

MARIETTA HOUSING AUTHORITY

95 Cole Street

Marietta, Georgia 30060

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Variations to Housing Quality Standards

For the Exterior Appearances of Properties

The following variations to Housing Quality Standards (HQS) have been adopted by the Marietta Housing Authority (MHA) to apply standards contained in the "Official Code of Cobb County, Georgia" and "The Code of Marietta, Georgia" to MHA's Housing Choice Voucher (HCV) Program. The variations to HQS exceed current HQS performance requirements by including the exterior appearance of properties as a part of HQS. The variations to HQS do not unduly limit the amount and type of rental housing available at or below the fair market rent. The variations to HQS will not adversely affect the health or safety of participant families or severely restrict housing choice in the jurisdiction served by MHA.

The variations apply to all property (Property) proposed to receive or receiving Housing Assistance Payments (HAP) from MHA's HCV Program repair times shall be those contained in MHA's HCV Program Administrative Plan:

Applicable to single family Property and to all other residential Property (deficiencies at all other residential Property need not be located at the building or unit inspected; deficiencies shall be cited even when the deficiency is not in proximity to the building or unit inspected)

All vehicles or trailers of any kind or type parked on the Property shall have a lawful license plate unless parked within an enclosed building;

Unless within an enclosed building no inoperable vehicle or trailer of any kind or type is permitted to be parked on the Property inoperable vehicles are wrecked, dismantled, partially dismantled, inoperative, abandoned, discarded;

Any dead or hazardous trees, shrubs, ground cover, or weeds likely to harbor vermin, insects or to restrict or impede access to a public use of adjacent sidewalks or streets or to pose a risk of physical injury shall be removed;

All fences and retaining walls on the property shall be structurally sound and be kept in good repair. Fence posts shall be firmly set in a base that does not allow the fence post to shift with the fence railings firmly attached to the supported posts, fences and retaining walls shall be maintained in a manner to protect the fence or retaining wall from rotting or decaying and to maintain the structural integrity of the fence or retaining wall;

Exterior wall surfaces, windows, and screens must be maintained in good condition. Exterior walls must be free of holes, breaks, loose or rotting boards and the exterior paint must be maintained in good condition. Windows and window screens must be in good condition with all window panes being intact without cracks or holes;

The following list of items not permitted on the exterior premises of a Property includes but is not limited to:

Trash, debris, junk or items considered unsuitable for the surroundings, damaged lumber, scrap metal, unsecured, stored or salvage concrete, unsecured, stored or salvage asphalt, sand (not part of an amenity) cans, bottles, tires, containers, salvage materials, abandoned, discarded or unusable furniture, stoves, refrigerators, freezers, sinks, toilets, cabinets or any other household or commercial fixture or equipment.