



HOME TBRA Minimum Occupancy Standards

The following minimum occupancy standards are intended to be used by KHC subrecipients as a means of best practice for administering rental assistance programs. Please note, under these standards, programs are able to provide households served with maximum flexibility and choice in finding a unit that meets their unique needs.

24 CFR 982.401(d)(2)(ii), Housing Quality Standards (HQS):

The dwelling unit must have at least one bedroom or living/sleeping room for each two persons. Children of opposite sex, other than very young children, may not be required to occupy the same bedroom or living/sleeping room.

will use the following subsidy guidelines to determine the number of bedrooms required to accommodate each household with consideration given to overcrowding, over housing and reasonable family and household accommodation. These guidelines apply in determining the bedroom size to be listed on the voucher.

1. Housing Provider must allow at least 2 heartbeats per bedroom.
2. Pregnant women will count only as 1 heartbeat.
3. A child may be excluded from an occupancy count up until 12 months old.
4. Housing Provider/Landlord may not dictate how occupants divide themselves within a dwelling, (i.e. a Housing Provider/Landlord may not state that siblings of different genders cannot share a bedroom).
5. In the case of chronic serious illness requiring special medical equipment, a deviation from this guideline may be permitted with current detailed documentation from a licensed physician or other qualified medical professional.

Approval of this request will be made by .

6. In the event that eligible and available units cannot be identified within the timeframe of the issued voucher, participants, Service Providers, and/or Agency may document the lack of eligible unit housing stock in the county of choice. Upon Housing Program Manager approval, the participant may seek a larger unit that is eligible and available. **These occurrences should be rare, and will be determined on a case by case basis.**

General Occupancy Guidelines

Number of Bedrooms	Number of Persons Minimum	Number of Persons Maximum
1	1	2
2	2	4
3	3	6
4	4	8
5	5	10

7. A family may choose, at their expense, a different size unit than indicated above as federal regulations allow but cannot be overcrowded, as specified by HQS regulations. In some instances, a living room may be used as a bedroom, allowing up to two additional persons in the unit. The living room must meet all window and outlet regulations for a bedroom but is not to be perceived as an additional bedroom for voucher purposes. Under these conditions, the family members using the living room will not be considered an overcrowded family. These decisions will be made on a case by case basis, taking into account family accommodation and available housing stock.

All Occupancy Standards meet federal regulation under Housing Quality Standards 24 CFR 982.401(d)(2)(ii) Space and Security and are in compliance with Fair Housing.