



The Observer-Rated Housing Quality Scale (OHQS) – Rooming House and Single Occupancy Hotel Edition



Introduction and Acknowledgements

- The Observer-Rated Housing Quality Scale (OHQS) - Rooming Housing and Single Occupancy Hotel (SRO) Edition is based on the initial instrument developed during the Mental Health Commission of Canada (MHCC) At Home Chez Soi project.
- The OHQS was developed and tested by a team led by Dr. Carol Adair and included Dr. Jino Distasio who coordinated the training, testing and use of the instrument in Winnipeg during the course of the study (2009-2015).
- The present version involved extensively retesting the instrument as well as updating variables and developing a specific set of instructions for use of the OHQS in both rooming houses and SRO's.
- This version of the OHQS has two main purposes:
 - to help clients looking for housing make an informed decision related to rooming houses and SROs; and
 - for community groups to consider whether a housing subsidy should be considered
- The present work was led Jino Distasio, Carol Adair and Brianna Koop along with Robert Galston and Lindsay Stewart who undertook further field testing in partnership with the West Broadway Community Organization. Funding for this project was supported by the Mental Health Commission of Canada and the West Broadway Community Organization.
- For further details on the development of the scale or its use:

Adair, C E., Koop, B., Lavoie, J., Distasio, J., Hwang, S.W, Watson, A, Veldhuizen, S., Chislett, K., Voronka, J., Ahmad, M., Ahmed, N., Goering, P., (2014). Development and Initial Validation of the Observer-Rated Housing Quality Scale (OHQS) in a Multisite Trial of Housing First. *Journal of Urban Health*: <http://link.springer.com/article/10.1007/s11524-013-9851-6>

OHQS – Rooming House and SRO Edition

Observer-rated Housing Quality Scale (OHQS) Pre-Occupancy Version (Oct 1, 2015)

GENERAL INSTRUCTIONS FOR RATERS

- Please complete the pre-screen for Rooming Houses/SROs prior to proceeding
- When you get to the building – note the condition of the exterior and property, security features etc. but make your building ratings on the way out.
- Begin with a complete walk through of the unit looking at the features of each room, and take the measurements – this will give you an overall sense of the amenities of the unit. Then proceed through the items, returning to specific rooms as needed.
- Make your ratings independent of the other RA, but try to be on the same item at the same time – for example one person might state which item you are on as you go. You can discuss general aspects of the unit that you are looking at – just not what rating you are giving an item.
- Make your rating by circling the number on the scale above the text boxes.
- **NB – CHOOSE THE CATEGORY DESCRIPTION THAT REPRESENTS ‘BEST’ FIT/WE ARE NOT AFTER ‘PERFECT’ FIT.** There will most certainly be some attributes in some places that are not in the descriptions and you should take those into account in your rating. The descriptions are meant to guide you, not to be literal. For example, a shared bathroom in a rooming house would ordinarily be rated no higher than a 2, but if it is in pristine condition you can use your judgement in going up half a point to, for example, a 2.5 to provide for that extra quality.

Background

1. Assessing for License

- A license is required for rooming houses to operate in the City of Winnipeg, and the license must be renewed annually. Licensing ensure a basic standard of health and safety. To get a license, a rooming house must comply with the Winnipeg Neighbourhood Livability By-law and the Winnipeg Residential Fire Safety By-law.
- If a rooming house does not have a license, it should not be eligible for Housing First clients or for other supports and subsidies.

2. Assessing housing quality of rooming houses and SROs

- The objective of the OHQS (Rooming House SRO edition) is to assess the quality of a rooming house or SROs to help determine if a unit is habitable or should be considered for housing subsidies.
- Assessments are done using the Observer-Rated Housing Quality Scale (OHQS) tool. Ratings are measured against a range of scores for rooming houses and SROs (See the interpretation table).

3. Measuring Housing Quality

- Housing quality is linked to a person’s health and well-being. The OHQS helps people make informed decisions about housing options that are best for them.

- By measuring housing quality, a rating scale is established for housing first interventions and other housing supports. There are “shades of grey” in housing quality in rooming houses, and this instrument is an effective tool in better understanding the quality of a place.

4. Rating of Unit

- Rating a rooming house involves an on-site visit by staff trained in the OHQS who take a detailed look at the individual unit(s) (including items such as fire safety, heating, appliances, lighting) and the property overall (including items such as condition of surfaces, bathrooms, garbage facilities, and green space). There are a total of 27 rating items in the OHQS instrument.

5. Assessing the Rating

- Refer to the Rooming House/SRO interpretation guide for help understanding the score. Some rooming houses may score very high in some rating items, and very low in others. But “good” rooming houses will rate higher than “bad” ones overall, and should fall within a range identified in the pilot project.
- There may be “red flag” items that fall outside of the rating, such as serious pest infestation or safety issues. These should be noted and considered in addition to the final score.
- Note as well that a copy should be placed on file for review and reference. Information from the pre-occupancy report should be attached (licence information and details from the General Description section).

Observer-rated Housing Quality Scale (OHQS) Pre-Occupancy Version (October, 2015)

Residence Study ID _____

Rater INITIALS: _____ PRIMARY YES NO

BUILDING AND UNIT GENERAL DESCRIPTION

Street Address _____ Photo of front exterior taken

I. Building Market Type:

- Private market
- Public/social housing
- Both/mixed
- Don't know

II. Building: Type of building:

- Highrise (>4 storeys) Storeys _____ Units _____ Working Elevator YES NO
- Lowrise (<=4 storeys)
- Fourplex
- Duplex
- House

III. Unit: Type of Housing:

- Room in group home
- Room in rooming house
- Single Room occupancy room, alone
- Single Room occupancy room, shared
- Room in parent/guardian home
- Room in friend's home
- Own Unit, alone
- Own Unit, shared

Is this room or unit below grade (i.e. basement room or suite) YES ___ NO ___

If Own Unit – type:

- Bachelor apt or open studio apt (no separate bedroom)
- One-bedroom unit
- Two-bedroom unit

Is this assessment being accompanied? No Yes

If Yes by whom? Owner/landlord Manager/Supervisor Other (specify) _____

BUILDING – GENERAL INFORMATION (all questions in green would be asked of the Landlord or Building Supervisor – the items on this page would usually be collected in advance and those embedded in the questions would be asked during the walk through (but are OPTIONAL)

- **“Does this building/ place having any restrictions on who can live here [PROMPT FOR AGE, GENDER, MARITAL STATUS, DISABILITY]?”** YES NO
If YES, specify:
- **“Does this building/place allow pets?”** YES, no additional deposit YES, with additional deposit NO
- **“Does this building allow smoking inside?”** YES, in unit only YES, anywhere inside NO
- **“How often is staff available in this building/place? By staff we mean building staff such as a caretaker or manager?”** [FOR RATING Q22]

UNIT

- **“How much is the monthly rental amount? \$_____ Does that include utilities?”** YES NO SOME
 - [if only SOME, provide details of what is included, what is extra and the typical monthly amount of extra costs]
- **“Is there a signed tenancy agreement or lease?”** YES NO
 - a) If YES, what is the term? ONE YEAR SIX MONTHS MONTH TO MONTH OTHER _____
 - b) If NO, how and how often does the tenant typically pay rent?”
- **Does the tenant share a washroom or kitchen with the owner or landlord or a member of the owner or landlord’s family?**
 - YES NO NA IF YES, WITH WHOM? _____
- **“In your view, is this unit/place in need of any major repairs?”** By major repairs we mean repairs of things like plumbing or appliances, electrical wiring that is faulty or serious defects to walls, floors or ceilings. YES NO [if yes, briefly describe]

UNIT ASSESSMENT

Unit Size _____ sq feet [measure in square feet; incl. hallways and tub space in bathroom but not closets or shared kitchen or bathroom space that is outside the unit]

Housing Unit N = 19										
1. Security	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
	No locks on exterior doors No locks on windows or broken window(s) No way to screen visitors		Handle locks only and hollow core exterior doors No locks on windows			Handle lock and security chain or bar on hollow core doors Windows lock		Handle and deadbolt locks on semisolid doors and peephole viewers		Handle and deadbolt locks on solid exterior, self-closing solid core doors with door savers, peephole viewers and electronic entry system to screen visitors
2. Safety	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
<i>Escape route means another way to exit besides the door of a room or unit (usually will be a window big enough for an adult to get out, a second door, a balcony)</i> <i>If ROOMING HOUSE RATE THE ROOM.</i>	No smoke detector(s) No escape route other than door		Battery operated smoke detector not working No escape route other than door to unit			Battery operated smoke detector working Second escape route present but not direct (e.g. balcony above 2 nd floor)		Hardwired smoke detector Second escape route (e.g. 2 nd floor or lower or balcony with stairs to ground)		One or more hardwired smoke detectors w/ battery backup More than a second escape route (e.g. large window and second door)
3. Natural Light	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
	No source of natural light – space is dark if not artificially lit.		Small or few windows and/or no fixtures for appropriate window coverings; e.g. resident has to use unconventional means to cover windows such as tin foil or plastic. Space is dim.			Smaller or few windows relative to space, with basic fixtures for coverings. Space has average brightness.		At least two moderate to large windows and fixtures that would allow for adequate coverings. Space is bright.		Windows large in relation to space in every or nearly every room (except bathroom) incl. windows on opposite or adjacent walls. Space is very bright. Drapery fixtures that permit good quality coverings
4. Artificial Light	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
Functional areas are: living, eating, sleeping, bathing <i>“Have there been any problems with the electricity in the past 3 mos....?”</i> Lighting features are: spot/task lighting, under cabinet lighting, lighting that can be dimmed).	No working built-in light fixtures		Only one working built-in light fixture for the whole unit or room with frequent failures past 3 mos.			Two working built-in fixtures for the whole unit or room, with occasional failures past 3 mos.; no features		Three or more working built-in light fixtures, infrequent failures past 3 mos.; no lighting features		At least 1 functioning built-in light fixture per room or functional area incl. closets, plus one lighting feature. No failures past 3 months

5. Utilities - Power	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
<p><i>“Have there been any problems with the power in the past 3 mos.... what happened, how often does this happen?”</i> Rate only for power loss due to supply problems, not for non-payment of utility bills</p>	No power available to space		Frequent loss of power for extended time periods past 3 mos. Exposed/frayed wiring Most outlets not working Use of extension cords to hallway outlet No phone jack		Occasional loss of power/tripping of breakers during regular activities, immediately restored At least one outlet not working No exposed/frayed wiring 1 phone jack No access to power panel		Power almost always available past 3 mos. Less than 1 working outlet per room No exposed/frayed wiring 1 phone jack Resident access to power panel and panel has fuses		Power always available past 3 mos. Two or more working outlets per room or functional area No exposed/frayed wiring Two or more phone jacks Resident access to power panel and panel has circuit breaker switches	
6. Indoor Air/Ventilation	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
<p><i>Odor can be dust, mold, smoke or stale air. Fans include ceiling fans, range hood fans, bathroom fans but not simple air return vents.</i></p>	No operable windows or ventilation, significantly stale air, continuous unpleasant odor.		One window with small opening, no built-in fan, some unpleasant odor.		One window with small opening, built-in fan present but not working, minimal stale air odor.		Small openings on more than one window; at least one built-in fan usually working. Barely detectable stale air odor.		At least two operable windows on opposite or adjacent walls; at least 2 built-in ventilation fans. Air in room is completely fresh.	
7. Utilities–Heating System	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
<p><i>“How often are there problems with the heat is the place ever extremely cold?”</i></p> <p>Does this unit or room have a working air conditioning system? Yes No</p>	No heating system present or system completely not working (e.g. space heating necessary or outerwear worn in cold weather).		Heating system present but frequent problems and controls external, disconnected or removed; frequent discomfort.		Heating system present but occasional problems and controls external; occasional discomfort.		Heating system present and nearly always fully functioning but controls external to unit; nearly always comfortable.		Heating system available, always fully functioning and under the control of the resident; room always completely comfortable.	
8. Utilities – Water	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
<p><i>Turn on each faucet, check for hot & cold water and that the water stops when turned off.</i></p> <p><i>“Have there been any problems with the water service in the past 3 mos.?”</i></p>	No water available		Cold water only; poor pressure, one or more faucets not working, and/or one or more faucets continuously dripping; very old faucets with structural problems.		Hot water occasionally not available, pressure average, and one or more faucets have a bit of dripping; older faucets.		Hot and cold water always available, pressure good, dripping rare; older faucets.		Hot and cold water always available, pressure very good, no dripping. Very modern, high efficiency faucets.	
9. Utilities - Plumbing	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
<p><i>“Have there been any problems with the plumbing in the past 3 mos?”</i></p>	No plumbing or plumbing present but not working at all, with serious degree of leaking, corrosion, rusting and draining problems.		Plumbing present but frequently not working and moderate degree of leaking, corrosion, rusting, draining problems. Very old plumbing.		Plumbing present and occasionally not working and mild degree of leaking, corrosion, rusting, draining problems. Older plumbing.		Plumbing nearly always working; leaking or draining problems are rare, no corrosion or rusting. Plumbing reasonably modern.		Plumbing available and always working perfectly, no leaking, corrosion, rusting, draining or problems of any kind. New plumbing.	

10. Bathroom Facilities	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
<p><i>Look under sinks</i></p> <p>*if not living alone then shared bathroom OK for co-habiting partner or child</p>		Shared bathroom by more than 3 people Major structural damage to fixtures and chronic problems with function Problems with closing door		Shared bathroom by 3 or fewer people with some structural damage to older fixtures and frequent problems with function Closable door but no lock		Private bathroom for resident but < 3 working fixtures, minor structural damage to fixtures and frequent problems with function. Poorly functioning door		Private bathroom for resident* with 3 working fixtures; no structural damage to relatively new fixtures and only occasional problems with function.		Private bathroom for resident* with at least 3 working fixtures (toilet, sink, bath/shower). No structural damage to newer fixtures. Built-in working exhaust fan or opening window.
11. Condition of Surfaces	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
<p><i>Do not count mold if on tub caulking or grout or on dishes; look under sinks; structural mold is patches of mold that has penetrated surfaces and cannot be cleaned off. Weather stripping is material to seal edges with either rubber or vinyl stripping or grouting material</i></p>		Holes, cracking, peeling, chipping on all or nearly all walls, ceilings, floors, (e.g. carpets worn, stained or burns, missing tiles). Incomplete structure (e.g. just studs), missing trim, exposed pipes. Evidence of active water damage (e.g. dripping, damp, and structural mold (patches of mold directly on floors, walls, ceilings).		Holes, cracking, peeling, chipping on more than half of walls in all rooms, ceilings, floors, windows and/or some water damage, exposed pipes. Some evidence of water damage, e.g. dried water stains. Slight structural mold.		Moderate holes, cracking, chipping, etc. on several walls, ceilings, floors, windows. Minor water damage, no structural mold.		Minor holes, cracking or chipping etc. on no more than 2 walls, ceilings, floors, or windows. No water damage or structural mold.		Walls, ceilings, floors (e.g. wall to wall carpets not worn, stained or burned) free of holes, cracking, peeling, or chipping and windows weather stripped. No water damage or structural mold.
12. Kitchen/Food Prep Area	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
		No kitchen or food preparation area of any kind.		Shared (outside of unit) kitchen or food prep area incl. a secure place to keep food.		In unit kitchen area but limited food preparation area (< 3 continuous feet), a poor quality sink/faucet and limited storage.		In unit kitchen with at least 3 feet continuous counter space, a nearby place to sit and eat, a basic sink and faucet; basic storage.		In unit kitchen or kitchen area with >5 feet of continuous counter space, a dedicated place to sit and eat, a good quality sink and faucet and lots of storage.
13. Kitchen Appliances	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
<p><i>"How well do the appliances work – any problems in the past 3 mos.?"</i></p> <p>Basic sizes: Fridge – 24" wide 60" high Stove/range – 24" wide Larger will usually be 30" wide</p>		No working appliances.		Only one working appliance, smaller than basic size and/or or very frequent operating problems. Resident uses small appliances only e.g. hotplates, microwave.		Two working appliances but smaller than basic size OR regular size or larger but VERY frequent problems; or shared appliances such as in rooming house		Fridge and stove/range consistently operating, basic size or larger.		At least 3 continuously operating appliances (fridge, stove/range, and hoodfan)-all larger than basic size and no problems.

14. Bedroom/Sleeping Space	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
shared bedroom OK if occupants are co-habiting couple or parent with pre-school child		No private sleeping space; multiple occupants sleeping in the unit with no separation.	Semi-private sleeping space only e.g. non-fixed barrier i.e. curtain for separation between occupants		Sleeping space open to living space but private for resident and (if applicable) partner. This will usually be a bachelor apt. or rooming house/SRO with no structural separation for the sleeping area.		Sleeping space partially open to living space and private for occupant, with window. This will usually be a bachelor apt. with structural separation.		Private bedroom for occupant separate from other living space, with window and lockable door; other space is available in the unit for daytime sitting.	
15. Noise	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
<i>Are there any problems with noise in the past 3 mos? Where does noise come from? How loud is the noise, how often does it happen?</i>		External (from other units AND from outside) noise levels high incl. both continuous and intermittent	Periodic high levels of external noise and/or non-resident-generated internal noise		Frequent moderate levels of external noise or non-resident-generated internal noise		Infrequent low levels of external or non-resident-generated internal noise		Unit is quiet all or nearly all of the time/ no external or noise and no internal noise not generated by the resident	
16. Pests	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
(taking season into account) <i>“Have there been any pests in this unit in the past 3 mos - what kind, how often, what was done?”</i> Major = mice, rats, bedbugs, cockroaches, pests in food Minor = termites, moths, flies, ants, spiders Check in drawers and cupboards and tap/gently shift appliances – if there are soft furnishings examine for bedbugs		Major pests continuously present, debris/droppings visible, no treatment and signs of very frequent minor pests	More than one indication of major pests past 3 months; no treatment and signs of very frequent minor pests		One indication of major pests past 3 months, which were treated but not completely controlled, signs of frequent minor pests		One indication of major pests in past 3 months which was treated effectively; signs of occasional minor pests		No indication of major pests and minor pests appear to be rare	
17. Storage space	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
(other than kitchen) i.e. shelving and closets		No built-in closets or cupboards in unit	1 built-in storage space; serious problems with condition (major damage, doors not working and missing)		1 built-in storage space; minor problems with condition (some damage, some doors malfunctioning)		2 built-in storage spaces; good condition – (no damage and doors working)		3 or more built-in closets or cupboard spaces appropriate to functional area; in excellent condition i.e. working doors, no damage)	
18. Overall Design	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
Focal points are things that draw the eye/are pleasing to the eye E.g. textures such as hardwood flooring, transom windows, moulding/trim, coffered ceilings, tree branches outside a window, brickwork on the next building, an interesting balcony railing. This is not about furniture placement itself but space that accommodates good furniture placement.		Very poor design, such as extra low ceilings, all functions in one space, no interior or exterior focal points	Space has inadequate layout but minor separation of functions and no interior or exterior focal points		Space has basic separation of functions but no focal points		Space has separation of functions, with at least one interesting finish, feature of layout or focal point (interior or exterior)		Space has interesting layout/flow with separation of functions, with more than one feature of layout or focal point (interior or exterior), ceiling heights may vary but none uncomfortably low	

19. Laundry	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
<p>Look around and inside the laundry appliances to determine if they are currently working</p> <p><i>“Have there been any problems with laundry facilities or appliances in the past 3 mos.? How often?”</i></p> <p>Security concerns include poor lighting, poor site lines, no lockable door – i.e. risk of access by intruders, not petty issues like theft of laundry</p>	No laundry facility available in building or appliances present but not working	Shared coin laundry facilities in building, frequently not working, security concerns	In suite washer and dryer one or the other or both not working OR shared laundry facilities with no additional cost in building; always functioning and no security concerns	In suite washer and dryer, occasionally not working, or not vented properly OR same floor shared laundry always functioning, no concerns and very secure	In suite functioning washer and dryer, appropriately vented and always functioning					

BUILDING/PROPERTY ASSESSMENT

Building & Property N = 8										
20. Security	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
<p>Record rating from observations and question to landlord/super if they are present:</p> <p><i>“Does the security equipment in this building usually work? If not, how often are there problems?”</i></p> <p>A crash bar is a bar on a door that will open if someone falls against it.</p>	Building is not secured against external entry in any way.	Front and rear entrance security equipment usually not working or bypassed (e.g. doors propped).	Only one of two entrances is secured; one or both doors are only semi-solid door. Entrance by standard key.	Front and rear entrances have solid doors and deadbolts and basic buzzer system. Entrance by secure key.	Front and rear entrances are secured with solid door, deadbolt locks and modern equipment including buzzers into suites and cameras. Exterior doors are alarmed, and equipped with ‘crash’ bars. Entrance keys are fobs or cards.					
21. Safety	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
	No fire safety equipment. Only one way in or out of building.	No fire safety equipment. Inadequate escape routes.	Minimal fire safety equipment in building.	Extinguishers/pull station equipment is present in building. Escape routes present.	Extinguishers and pull stations are present on floor. Escape routes are present and well signed. Sprinkler system.					
22. Staff in Building	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
<p>Rate based on prior question to landlord/super.</p> <p>Staff means caretaker or manager.</p>	Staff or landlord almost never attends the building.	Staff rarely attends the building and/or only after repeated calls.	Staff is occasionally available at the building, and usually responds to calls.	Staff is available in the building most of the time and is almost always responsive to calls.	Staff is always available in the building, and/or always responds immediately to calls.					
23. Access/Visitability	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
<p>(rate building, not unit)</p> <p>Accessibility features are: Sloped sidewalks or ramps on to property and into building if not at grade, elevators for > 1 storey, automatic doors, Wide hallways, wide doorways</p>	No building or property accessibility features	One building or property accessibility feature	2 building or property accessibility features	3 or more building or property accessibility features	Building and property is completely equipped for accessibility with all or nearly all features					

24. Inside Surface Condition	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
(common areas in a multi-unit building or shared rooms in a shared house or rooming house)		Holes, cracking, peeling, chipping on all or nearly all walls, ceilings, floors of lobby, hallways, stairwells etc. no hand railings or broken hand railings. Virtually no working lighting.		Holes, cracking, chipping etc. on more than half of walls, ceilings, floors of lobby, hallways, stairwells. Light is present but inadequate in amount or function.		Moderate holes, cracking, chipping etc. on several walls, ceilings, floors of lobby, hallways, stairwells. Basic lighting frequently not working.		Minor holes, cracking, chipping etc. on no more than 2 walls, ceilings, floors of lobby, hallways, stairwells. Basic lighting occasionally not working.		Walls, ceilings, floors, free of holes, cracking, peeling, or chipping and windows weather stripped in lobby, hallways, stairwells etc.; excellent lighting consistently working.
25. Outside Condition	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
(condition of building and property)		Building incl. balconies (if appl.) is in serious disrepair. Fences, curbs, drives, walks/paths are in very poor, unsightly condition and there is a lot of litter and/or graffiti.		Building incl. balconies (if appl.) is in some disrepair. Fences, curbs, drives, walks/paths are in poor, somewhat unsightly condition with some litter and/or graffiti.		Building, incl. balconies (if appl.) is in minor disrepair. Fences, curbs, drives, walks/paths are in basic condition with a few repairs needed and a little litter and/or graffiti.		Building incl. its balconies (if appl.) is in sound condition. Fences, curbs, drives, walks/paths are in good condition with almost no structural deficiencies, litter and/or graffiti.		The building, its balconies (if appl) is in excellent condition. Fences, curbs, drives, walks/paths areas are in excellent, well-maintained condition; no litter or graffiti.
26. Garbage Facilities	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
(if you can't see any garbage facilities you can ask the landlord or super about garbage facilities – where they are and how they are kept)		Garbage bins/bags are visible and overflowing, lids are missing, garbage is strewn around. If present chutes are very unsightly/smelly/blocked/broken or propped open. Garbage bags in locations unspecified for garbage. No recycling service or facility.		Garbage area is nearly always unsightly/smelly overflowing but garbage remains in the collection area. Some lids missing. Chute very untidy. No recycling service or facility.		Garbage area is visible and occasionally untidy, but lids are present on bins. If present, chutes are untidy. Basic recycling service or facility.		Garbage collection is usually tidy and out of sight. If present chutes are mostly clean, maintained. All bins have lids. Facilities for recycling most materials.		Garbage collection area is tidy, pick-up is regular and complete. If present chutes are very clean, clear + maintained. All bins have lids. Facilities or service for recycling a full range of materials (incl. composting if available in your city).
27. Access to Nature	.5	1	1.5	2	2.5	3	3.5	4	4.5	5
(on property – please take season into account)		Property has no trees, shrubs, plants, grass or garden space of any kind or completely wild, unmaintained grass, plant and weed growth.		Property green space is minimal e.g. small grass area only or hedge only, no features, and poorly maintained – lots of weeds.		Property has small green space, at least two types of plants in beds, and some maintenance/weed problems.		Property has green space with trees, shrubs and perennials and/or grass, one outdoor feature incl. potted plants and minor maintenance/weed problems.		Property has lush greenery and outdoor space, with trees, shrubs and planting beds with > 1 feature such as benches and/or tables. Excellent maintenance/weed free.

Please indicate how confident you are in the overall validity of your ratings?

Completely confident Some doubts No confidence

Interpretation Process for Rooming Houses and SROs:

1. Once the OHQS has been completed, enter a total score for the 27 items in the rating sections: _____
2. Refer to the Table below and enter the corresponding "Condition Range" result: _____
3. Provide a detailed recommendation for both potential for the unit to be occupied: YES or NO
Comments:

4. Provide a detailed recommendation for whether a subsidy (if applicable should be supported): YES or NO
Comments:

5. Final Summary thoughts on unit to be discussed with client (discuss the strengths and weaknesses of the selection to assist client in making an informed decision)
Notes for discussion with client or agency:

Interpretation Guide:

Rooming House/Single Room Occupancy Hotel (SRO) General Interpretation Guidelines			
Range	Condition Range	Description	Action
Below 50	Not Acceptable	Very likely substandard, potentially not meeting licencing/community standards; not advisable for habitation	Not advisable for a rental subsidy and that client should directed to seek alternative accommodation
51-60	Very Poor – Marginal	Lowest scores in this range are associated with very poor quality habitation and not desirable for clients; higher scores provide marginally acceptable conditions	Lowest scores may result in a not acceptable recommendation; quality of amenities and unit deficiencies must be carefully examined to assess for habitation or program subsidy; higher likelihood with increased score
61-70	Acceptable to Higher Quality	Quality and amenities generally improve, with habitation much more possible as score rises	Likely more acceptable, with subsidy and support possible but careful weighting of individual deficiencies advisable
70+	Most Acceptable	Quality rises and most likely units are much more acceptable in condition and amenities	Offers higher standard for a Rooming House or SRO with subsidy more easily supportable

Notes: