

Public Hearing

Draft Admission and Continued Occupancy Policy (ACOP) Revision

Date:	March 7, 2022
Time:	10:00 am
Location:	Zoom

Zoom Public Hearing Information

<https://zoom.us/j/93734427231?pwd=aFp3cE1SNkZaQzlyVHdMbHZYUVNBUT09>

Join via Phone: (312) 626-6799

Meeting ID: 937 3442 7231

Passcode: **9Z5Bv4**

The Roanoke Housing Authority ("RHA") is receiving public comments regarding its proposed Admission and Continued Occupancy Policy (ACOP) revision. The public review and comment period begins on January 20, 2022 and ends on March 7, 2022 at 5:00 pm CT. The draft ACOP is available for review as follows:

Roanoke Housing Authority
231 Avenue A
Roanoke, AL 36274
Monday – Thursday, 7:30 am – 5:30 pm

Website
<https://www.auburnhousingauth.org/rha-acop>
<https://www.auburnhousingauth.org/calendar>

A Public Hearing will be held on Monday March 7, 2022, at 10:00 am via Zoom (see above). Comments related to the proposed revised ACOP may be submitted during the Public Hearing or mailed. Written comments may be mailed to the Roanoke Housing Authority c/o Auburn Housing Authority, Attn: Admission and Continued Occupancy Policy Comments, 931 Booker Street, Auburn, AL 36832. Comments received after 5:00 pm CT on March 7, 2022 will not be accepted or considered.

If you have questions or require additional information, please contact Laura Squiers, Multifamily Housing Director at (334) 821-2262 ext 243 or lsquiers@auburnhousingauth.org.



**Admission
and
Continued
Occupancy Policy**



Roanoke Housing Authority

June 29, 2017

Adopted Date

FYE-2017-009

Board Resolution

Admission and Continued Occupancy Policy

- The effect on the community of the termination, or the HA's failure to terminate the tenancy;
- The effect of the HA's decision on the integrity of the housing program;
- The demand for housing by eligible families who will adhere to the lease responsibilities;
- The extent of which the lease holder has shown personal responsibility and whether they have taken all responsible steps to prevent or mitigate the offending action; and
- The length of time since the violation occurred, the family's recent history, and the likelihood of favorable conduct in the future.

The Violence against Women Reauthorization Act of 2013 explicitly prohibits the program from considering incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking as "other good cause" for termination the tenancy or occupancy rights of the victim of such violence.

The lease may be terminated at any time by giving written notice for serious or repeated violations of the material terms of the lease, such as, but not limited to the following:

- Nonpayment of rent, service fees, or other charges due under the Lease, or repeated chronic late payment of rent (not paid before 5:00 p.m. on the 6th of the month);
- Use of the premises for purposes other than solely as a dwelling unit for the Tenant and Tenant's household as identified in this Lease, or permitting its use for any other purposes;
- Failure to pass inspections or violations of UPCS inspections;
- Failure to abide by necessary and reasonable rules made by the HA for the benefit and well being of the development and the Tenants;
- Failure to abide by applicable building and housing codes materially affecting health and safety;
- Failure to dispose of garbage waste and rubbish in a safe and sanitary manner;
- Failure to use electrical, plumbing, sanitary, heating, ventilating, air conditioning and other equipment, including elevators, in a safe manner;
- Acts of destructions, defacement or removal of any part of the premises, or failure to cause guests to refrain from such acts;
- Failure to pay reasonable charges (other than for normal wear and tear) for the repair or damages to the premises, buildings, facilities, equipment, or common areas: or
- The Tenant, any member of the Tenant's household, or a guest or other person on the premises due to the tenant's residency shall not engage in criminal activity, including drug-related criminal activity, on or off the premises (as defined in the lease), while the Tenant is a tenant in assisted housing, and such criminal activity shall be cause for termination of tenancy;
- Inviting, allowing, or creating a situation that causes any person or persons who have been banned from the property to be present on the property. An up

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Auburn Housing Authority

Rental Collection Policy

Adopted by Board Resolution #

FYE2008-44

January 29, 2008

Date

- I. **RENT DUE DATE:** Rent is due on the first (1st) of each month. **No partial payments will be accepted on or after the rent due date.**
- II. **LATE FEE CHARGED:** If rent is not received by 5:00 p.m. on the sixth (6th) of the month a “late fee” in accordance with the Board approved posted current late fee charge will be added to your account.
- III. Residents who fail to pay their rent or make arrangements to resolve balances by 5:00 p.m. on the sixth (6th) will be sent a “LEASE TERMINATION NOTICE.”
- IV. Residents who are still residing in the apartment after the lease termination notice has expired will be issued eviction papers.
- V. If a resident moves out of a dwelling unit owing the Housing Authority for back rent, repairs, and/or other expenses, he or she should arrange for the debt to be paid or face possible court action.
- VI. Residents who are late with their rent (have not paid rent on or before 5:00 p.m. on the 6th of the month), 3 times in a calendar year will receive a “LEASE TERMINATION NOTICE”: Non Curable.

I certify that a representative of the Auburn Housing Authority has read and explained this policy to me.

Resident Signature	Date:

Rental Collection Policy