

Significant changes in the 2019 Public Housing Admissions and Continued Occupancy Policy (ACOP)

Introduction and Statement of Local Objectives. pg. 1 – Smoke-Free Living Environment added: restriction shall apply from curb to curb this also includes all PH-owned property, including PHA-owned parking lots.

Chapter 2. pg. 10 - B. Public Notice to Families, 1. Also posted to the PHA’s Webpage and any other social media.

Chapter 9. pg. 62 – F. Assets, PHA will accept the family’s declaration total net assets equal to or less than \$5,000.00. PHA will obtain supporting documentation from all assets greater than \$5,000.00.

Chapter 14. pg. 82 – C. Choice of Rent, 1. The PHA will provide through its orientations, individual counseling, and by written notices, sufficient information to allow families to make an informed choice of rent payment options at a minimum, families will be advised of: a) The dollar amounts of the flat rent and the income-based rent; and b) The policies on switching the type of rent in circumstances of financial hardship.

Chapter 19. pg. 106 – A. Repayment Agreement for Families, The PHA will not allow a person to enter into a Repayment Agreement if that person or household already has a Repayment Agreement with the PHA or any other PHA., Any failure to make payments on the executed repayment agreement, the PHA shall terminate the family’s tenancy, (3) the total retroactive rent must be paid in full by next Annual Recertification.

Chapter 22. pg. 120 – N. Occupancy of Over-Income Families, The Housing Opportunity Through Modernization Act of 2016 (HOTMA), 1. After a family’s income has exceeded one hundred twenty percent (120%) of the area median income, or a different limitation established by the Secretary, for two consecutive years, the PHA will terminate the family’s assistance within six (6) months of the second income determination or change the family a monthly rent equal to the greater of: a) The applicable Fair Market Rent; or b) The amount of monthly subsidy for the unit, including amounts from the operating and capital fund.

Appendix A pg. 123 List of Charges in Addition to Rent. (attached)

Appendix F pg. 128 Security Deposits (increased by \$25.00)

0	\$175
1	\$275
2	\$325
3	\$375
4	\$375

Admission and Continued Occupancy Policy
Appendix A

LIST OF CHARGES IN ADDITION TO RENT 2019

These charges are for repairs of items damages by resident or their visitors, beyond normal wear and tear.

General Items

Item/Service	Charge
After hours on call charge - Nonemergency	\$25.00
Clean Building Exterior (per hour and minimum 1 hour charge)	\$10.00
Closet Door Puller (per wood door)	\$2.00
Copy of Keys: Front and Back Door	\$2.00
Copy of Keys: Mail Box	\$2.00
Driving / Parking on Lawn (LVT)	\$25.00
Floor Tile (each)	\$1.00
Hang Pictures (Per picture and at resident request)	\$5.50
Illegally Parked: Blocking Emergency, Fire Lane and/or Garbage Areas (LVT)	\$25.00
Install Curtain Rods Labor only (Per window, at resident's request they provide hardware)	\$15.00
Lease Violation: Washing Vehicle on EHA Property (LVT)	\$25.00
Light Fixture / Light Cover - glass replacement	\$10.00
Lock - In or Lock - Out (during weekends, holidays, after working hours)	\$20.00
Lock - In or Lock - Out (during working hours)	\$0.00
Re-Key Front, Back and Storage Doors (Cylinder)	\$40.00
Re-light Range Pilot (at any time)	\$0.00
Replace Door Stopper	\$3.00
Replace Light Bulb - LED	\$3.00
Replace Mail Box Lock	\$7.50
Replace Smoke Detector	\$12.50
Replace Smoke/Carbon Monoxide Detector (Battery operated)	\$37.00
Replace Smoke/Carbon Monoxide Detector (Electrical with battery back up)	\$48.00
Smoke Detector/Carbon Monoxide Detector - Reactivation fee (when determined it was tampered with, destroyed, batteries removed, or detector completely removed) (LVT)	\$125.00
Trash Pickup	\$25.00
Window: Remove Tape and/or decals (frame/glass)	\$10.00

LVT = Lease Violation Tenant Charge

Note: Any other item not noted herein, will be at cost pulse labor.

Structures

Item/Service	Charge
Aluminum Screen Door - Complete plus labor	Actual Cost
Aluminum Screen Door Handle	\$20.00
Aluminum Screen Door Piston plus labor	\$20.00
Base Trim (per foot)	\$9.00
CFL BULB T8/T12 48"	\$4.00
Closet Clothes Rod (metal/wood)	\$10.00
Closet Door Knob (Brass)	\$10.00
Closet Door Replacement plus labor and paint	\$90.00
Closet Shelf	\$20.00
Cover Molding (per foot)	\$9.00
Door Lock Striker	\$5.00
Door Threshold	\$20.00
Electrical Outlet Cover Plug	\$3.75
Exterior Front and Rear Door Replacement plus labor and paint (34 x 36 x 80 or 32 x 80)	\$300.00
Exterior Light Fixture Replacement plus labor	\$10.00
Installing/Replacement of Shower Sliding Door plus labor	Actual Cost
Interior Door Jam Repair/Replace plus labor	\$50.00
Interior Door Replacement - plus labor	\$60.00
Interior Door Replacement labor and paint included	\$180.00
Kitchen Cabinet Door labor and paint included	\$25.00
Kitchen Cabinet Hinges (each)	\$3.00
Medicine Cabinet Shelves	Actual Cost
Medicine Cabinet with Mirror Replacement - plus labor	Actual Cost
Patio Light Cover	\$10.00
Peephole Viewer	\$10.00
Privacy Door Hardware Lock Knob/Lever	\$10.00
Removal of Unauthorized Cable/Wire (per hour)	\$7.00
Repairing Door -Knot Hole in Wall plus materials	\$25.00
Shower Curtain Rod	\$15.00
Storage Room Door - Exterior, plus labor and paint	\$70.00

Note: Any other item not noted herein, will be at cost plus labor.

Kitchen Range

Item/Service	Charge
Broiler Pan (used)	\$15.00
Burner Cap Gas Brner Grid	\$5.00
Chrome Burner Bowl - Drip Pan (Small/Large)	\$10.00
Electric Stove Glow Bar Igniter	\$18.00
Heat Control Knob	\$6.00
Oven Control	\$47.50
Oven Door Gasket	\$8.00
Oven Door Handle	\$12.50
Oven Door Springs	\$5.00
Oven Igniter (Electric or Gas)	\$47.50
Oven Wire Shelf (used)	\$10.00
Range Hood	\$45.00
Range Porcelain Top (used)	\$40.00
Replace Range due to Resident Negligence plus labor	Actual Cost
Thermal Valve	\$21.50
Top Grate - Large (used)	\$10.00
Top Grate - Small (used)	\$8.00
Unclog Gas Regulator Vent	\$10.00
Vent Hood Filter	\$10.00

Refrigerator

Item/Service	Charge
Appliance Light Bulb Replaced	\$2.50
Chiller Cover/Crisper Cover (used plastic)	\$30.00
Chiller Tray Post	\$5.00
Chiller Tray/Crisper Tray (new)	\$27.50
Freezer Hinges, pair (used)	\$9.50
Inner Door Panel	\$55.00
Outer Freezer Door (used)	\$80.00
Plastic Inner Freezer Door - Freezer Door Gasket	\$30.00
Refrigerator Compressor Cover (used)	\$10.50
Refrigerator Door Gasket	\$55.00
Refrigerator Door Handle	\$36.00
Replace Refrigerator due to Resident Negligence plus labor	Actual Cost
Shelf Support Bracket	\$3.00
Unstop Refrigerator Drain Lines due to clogging	\$7.50

Window Screens Complete

Item/Service	Charge
Complete Replacement	Actual Cost

Note: Any other item not noted herein, will be at cost pulse labor.

Painting

Item/Service	Charge
3 Gallons	
4 Gallons	\$60.00
5 Gallons	\$80.00
6 Gallons	\$100.00
7 Gallons	\$120.00
Patio	\$140.00
	\$200.00

Janitorial

Item/Service	Charge
Cleaning Vacant Unit: In excess of 2 Man-Hours plus materials (per job)	\$50.00

Routine Exterminating and Housekeeping

Item/Service	Charge
Monthly services for all bedroom sizes	\$0.00
Not allowing access for routine extermination or for Poor Housekeeping	\$25.00

Plumbing

Item/Service	Charge
Bathroom Exhaust Fan/Light	\$50.00
Clean Toilet Bowl - material plus labor	\$12.00
Install Grab Bar (includes special accommodation)	\$20.00
Install/Replace Sink Strainer Basket (each)	\$4.00
Lease Violation: Damage due to Failure to Report (any type of water leak)	\$25.00
Replace Overflow Plate Assembly	\$10.00
Replace Pop-Up Stopper	\$15.00
Replace Shower Hand Held	\$30.00
Replace Shower Head	\$10.00
Replace Sink and Tub Stopper	\$5.00
Replace Toilet Bowl plus labor	\$65.00
Replace Toilet Seat - Elongated	\$17.00
Replace Toilet Seat - Round	\$10.00
Replace Toilet Tissue Holder with Wood Base	\$10.00
Replace Toilet Water Tank	\$60.00
Replace Tub Spout	\$10.00
Towel Bar with Wood Base	\$11.50
Unstopping Main Sewer Lines	\$0.00
Unstopping Tub, Lavatory and Toilet	\$65.00

Note: Any other item not noted herein, will be at cost plus labor.

Glass Installation

Item/Service	Charge
Double Pane Glass with Compressed Air plus labor (Lantana, La Posada, Ramirez)	Actual Cost
All Other Types and Sizes Including Single Pane plus labor (El Jardin)	Actual Cost