

HUDSON HOUSING AUTHORITY
Hudson, New York 12534

LEASE ADDENDUM
&
ADMISSIONS and CONTINUED OCCUPANCY PLAN (ACOP)

Introduction:

On July 11, 2018, the Hudson Housing Authority will adopt Resolution #_____, which includes the following Admissions and Continued Occupancy (ACOP) and Lease Amendments:

The Hudson Housing Authority will also conduct a 45-day public comment period beginning on May 25, 2018.

The public is advised that the Significant Amendment and related documents will be available for inspection at the principal office of the Housing Authority located at 41 N. Second Street between the hours of 8:30 am and 4:00pm, closed between 12 noon and 1:00pm for lunch Monday through Friday.

Comments will be received until Monday July 9, 2018 and can be addressed to Timothy Mattice, Executive Director, Hudson Housing Authority, 41N. Second Street, Hudson, NY 12534.

The Housing Authority Board of Commissioners at its regular meeting on July 11, 2018 at 6:00pm will present resolutions for approval for the amendments listed above. All comments will be provided to the Board of Commissioners for consideration of approval through a resolution to the Admissions and Continued Occupancy Policy.

I.

13.7 PAYING RENT:

If the rent is not paid by the fifth business day of the month, a Notice to Vacate will be issued to the tenant. A \$10 late charge will be assessed to cover the added costs of a rent payment received after the fifth day of the month. A check returned for non-sufficient funds shall be considered non-payment of rent and in addition to the late charge a \$25 returned check fee will be charged.

II.

19.1 REPAYMENT AGREEMENTS:

Debt Repayment Policy for tenants wishing to reenter public housing. The Hudson Housing Authority is required to enter tenants with outstanding balances into HUD's EIV system which allows PHA's to monitor and prohibit families and individuals from securing public housing until any and all debt is repaid. Tenants wishing to reenter Hudson Housing Authority with outstanding balances will be required to pay half of the balance due in addition to first month's rent at the time of lease signing. Tenants shall enter into a repayment agreement for balance not to exceed six months.

III.

23.0 SMOKE-FREE POLICY:

On July 25, 2018 the Hudson Housing Authority adopted Resolution #_____, which prohibits smoking anywhere on Housing Authority property by residents, guests, service people, or employees, specifically 25 feet from HA buildings. "Smoking" shall include

On July 25, 2018 the Hudson Housing Authority adopted Resolution #_____, which prohibits smoking anywhere on Housing Authority property by residents, guests, service people, or employees, specifically 25-feet from HA buildings. "Smoking" shall include the inhaling, exhaling, burning, or carrying of any lighted cigarette, cigar, or other use of tobacco products, including any form of electronic smoking device.

Resident acknowledgement:

I/we hereby acknowledge the above smoking policy as part of my/our lease agreement.

I/we agree that *I/we* will not smoke on HHA property or within 25-feet of HHA buildings. *I/we* will be responsible for enforcing this policy with all of my/our visitors and guests who visit the premises. *I/we* understand that any violation of this policy subjects *me/us* to eviction by the PHA in accordance with the terms and conditions of the Lease Agreement.

Resident acknowledgement:

IN WITNESS WHEREOF, the parties execute this Lease Addendum on the _____ day of

at _____.

BY:

HUDSON HOUSING AUTHORITY

Resident

BY:

Resident

BY:

BY:

Executive Director

Resident

BY:

Resident

7/2018