

Proposed Lease Change Matrix 2018

Location	Current	Proposed Change
2 (a), page 1	Flat Rent: Flat rent is based on the market rent charged for comparable units in the private unassisted rental market. It is equal to the estimated rent for which Homes for Good could promptly lease the public housing unit after preparation for occupancy.	Flat Rent: Flat rent is based on HUD's fair market rent
2(c), page 2	Tenant Rent: The amount payable monthly by Resident as rent to Homes for Good	Tenant Rent: The monthly payment due as rent from the Resident to Homes for Good
2(e), page 2	Utility Allowance: The amount equal to the estimate of the monthly cost of a reasonable consumption of utilities by an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment.	Utility Allowance: The estimated amount of the monthly cost for a reasonable use of utilities (by an energy-conservative household) necessary for a safe, sanitary, and healthful living environment. Utility allowances are not deducted from flat or fair market rent.
2(f), page 2	Utility Reimbursement: The amount, if any, by which the utility allowance exceeds the Resident's total tenant payment. (This definition is not used if paying flat rent.)	Utility Reimbursement: The amount, if any, of the utility allowance is higher than the Resident's total tenant payment. (Utility Reimbursements are not used if paying flat rent.)
2(g), page 2	N/A- Language no in original lease	Over Income: When the gross annual income for the household goes above the income limits set forth by HUD for eligibility of Public Housing assistance.
2(h), page 2	N/A- Language no in original lease	Fair Market Rent: The amount of rent that HUD has determined to be fair for a unit of similar size on the private market.
3(c), page 2	Thereafter, rent in the amount of \$«Tenant_Rent».00 per month shall be due and payable on the first (1st) day of each month, without demand or billing, and shall be delinquent after the seventh (7th) day of the month. A late charge of \$50.00 may be assessed for rent paid after the seventh (7th) day of the month.	Thereafter, the rent of \$«Tenant_Rent».00 per month shall be due and payable on the first (1st) day of each month, without demand or billing, and shall be delinquent after the seventh (7th) day of the month. A late charge of \$50.00 may be assessed for rent paid after the seventh (7th) day of the month.
3(d), page 2	Flat rent is \$__.00 Resident may choose to pay flat rent or an income-based rent. Except as provided by HUD, Resident may not be offered this choice more than once a year. If Resident chooses flat rent, Homes for Good does not pay a utility reimbursement.	Flat rent is \$__.00. The resident may choose to pay flat rent or an income-based rent. Except as provided by HUD, Resident will be offered this choice once per year. If Resident chooses flat rent, Homes for Good will not pay a utility reimbursement. Notifications of increases in flat rent will be provided in writing 90 days prior to the effective date of the change.
3(g), page 3	N/A	(g) In the event that a household goes over the income limit for two years, the household will be subject to a rent increase to Fair Market Rent. The current fair market rent for this unit is \$__. Increases in fair market rent will be provided in writing 90 days prior to the effective date of the change.

Proposed Lease Change Matrix 2018

3(h), page 3	N/A	<p>(h) In the event that a household chooses to pay income-based rent and their total tenant payment goes above the current rent they will be given a 30-day notice of rent increase. Should the resident's portion of the rent go above Fair Market Rent they will be given a 90-day notice of rent increase.</p> <table border="1" data-bbox="980 380 1562 730"> <thead> <tr> <th data-bbox="980 380 1162 449">Flat Rent</th> <th data-bbox="1162 380 1344 449">Fair Market Rent</th> <th data-bbox="1344 380 1562 449">Income-Based Rent</th> </tr> </thead> <tbody> <tr> <td data-bbox="980 449 1162 730">\$__.00</td> <td data-bbox="1162 449 1344 730">\$__.00</td> <td data-bbox="1344 449 1562 730">Varies anywhere from \$0 to above Fair Market Rent, based on the household income</td> </tr> </tbody> </table>	Flat Rent	Fair Market Rent	Income-Based Rent	\$__.00	\$__.00	Varies anywhere from \$0 to above Fair Market Rent, based on the household income
Flat Rent	Fair Market Rent	Income-Based Rent						
\$__.00	\$__.00	Varies anywhere from \$0 to above Fair Market Rent, based on the household income						
5, page 3	<p>Payment Location: Rent and other charges shall be paid by mail or in person at 300 West Fairview Drive, Springfield, Oregon, 97477 and shall be paid by check or money order. Homes for Good may require a Resident who has had a check returned for insufficient funds to pay only by cashier's check or money order.</p>	<p>Payment Location: Rent should be paid through an automatic deduction from the resident's bank account. If no bank account is available, and for all other charges, the resident shall pay by mail or in person at 300 West Fairview Drive, Springfield, Oregon, 97477 and shall be paid by check or money order. Homes for Good may require a Resident who has had a check returned for insufficient funds to pay only by cashier's check or money order.</p>						
8 (c4), page 6	<p>Changes in income or family composition must be reported within 14 days of the occurrence. Failure to report timely may result in a retroactive rent charge.</p>	<p>Changes in income must be reported within 30 days of receipt of the first payment. The addition of a child or removal of a household member must be reported within 14 days of the change. When adding an adult to the household the adult must be screened and approved by Homes for Good before they may move in. Failure to report changes in income in a timely manner may result in a rent increase and the family being held responsible for repayment of any overpayment of the subsidy. Failure to report changes in family composition in a timely manner or moving an adult in without prior approval may result in termination of lease agreement.</p>						

Proposed Lease Change Matrix 2018

8 (c5a), page 6	Resident requests and receives an interim decrease in rent. (If a reduction is granted, Resident must report any changes that might require an increase in rent within 30 days of the occurrence, and will be subject to an increase in rent.)	Resident requests and receives an interim decrease in rent.
8 (c5b), page 6	N/A- Language was not in original lease	Resident is participating in the Family Self Sufficiency program that requests and receives an interim increase in rent.
8 (c5e), page 6	N/A- Language was not in original lease	The regular reexamination date may be changed to a date earlier than 12 months.
8 (c6Bi), page 6	N/A- added 'i', language was not in original lease	In the case where the rent increase for a family paying income-based rent goes above the fair market amount the family will be given a 90-day notice of the rent increase.
8 (c6C), page 7	In the case of a rent increase due to misrepresentation or failure to report a change in family composition, an increase in income, or any other circumstance resulting in an increase in rent, Homes for Good shall apply the increase in rent retroactive to the first of the month following the month in which the misrepresentation occurred.	In the case of a rent increase due to misrepresentation or failure to report a change in family composition, an increase in income, or any other circumstance resulting in an increase in rent, Homes for Good shall apply the increase in rent retroactively to the first of the month following the notice period a family for which would have been eligible had it be reported in a timely manner.
8 (d1), page 7	If Homes for Good determines the size or design of the dwelling unit is no longer appropriate, or if Homes for Good determines it is necessary to rehabilitate or demolish the Resident's current unit, Homes for Good shall send Resident at least 30 days' written notice, and Resident agrees to accept a new lease for a different dwelling unit of the appropriate size or design. Resident shall move to the dwelling unit assigned by Homes for Good, and shall vacate their previous unit within 14 days of signing the lease to their new unit.	If Homes for Good determines the size or design of the dwelling unit is no longer appropriate, or if Homes for Good determines it is necessary to rehabilitate or demolish the Resident's current unit, Homes for Good shall send Resident at least 30 days' written notice, and Resident agrees to accept a new lease for a different dwelling unit of the appropriate size or design. Resident shall move to the dwelling unit assigned by Homes for Good, and shall vacate their previous unit within 14 days of signing the lease to their new unit. Rent for the previous unit will continue at the daily prorated flat rent until the unit is vacated and keys are returned to the agency.
10 (bii), page 8	N/A- added ii, language was not in original lease	Resident agrees to not allow any individual who has received a Trespass Notice from Homes for Good onto or in any Homes for Good property.

Proposed Lease Change Matrix 2018

10 (o), page 9	To act in a cooperative manner with neighbors and Homes for Good Staff. To refrain from and cause members of Resident's household or guests to refrain from acting or speaking in an abusive or threatening manner toward neighbors and Homes for Good staff.	To act in a cooperative manner with neighbors and Homes for Good Staff. The family must not engage in abusive or violent behavior towards Agency personnel or neighbors, which includes verbal as well as physical abuse or violence. Use of racial epithets, or other language, written or oral, that is customarily used to intimidate may be considered abusive or violent behavior. Threatening refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.
18, page 14	N/A- Language was not in original lease (original #18 moved down to #19)	Grievance Procedure: If Homes for Good makes a decision, takes action, or fails to act on a matter involving the lease or a policy that negatively affects the Resident (or Resident's family), the Resident is entitled to an appeals process in accordance with the Grievance Procedures for Public Housing Residents, which is incorporated herein by reference. The Homes for Good Grievance Procedure is included in the Homes for Good Admissions and Continued Occupancy Policy, which is available in the Homes for Good Office at 300 W Fairview Drive in Springfield and on the Homes for Good website. A copy has been provided to the Resident, is available on the Homes for Good website and may be requested at any time by contacting the Homes for Good office.
Attachments, page 16	N/A- Language was not in original lease	Grievance Procedure for Public Housing Residents (Chapter 14, Part III, of the Admissions and Occupancy Policy)