



House Rules Updates

To be posted on bulletin boards (community spaces) at all Public Housing sites during the 30-day comment period (*June 28 – July 27, 2023*). **Please remove posting July 28, 2023.**

Unauthorized People & Guests/Visitors:

- The following change was made: “*Visitors are not permitted to stay more than ~~14 consecutive days or~~ an accumulative total of thirty (30) days in a twelve (12) month period. ~~It is mandatory that the Tenant informs Management of guests or visitors staying in the unit for a week or more.~~ Residents are responsible for their visitors/guests, at all times, while they are on the property.*”
 - This change was made to mirror the language that was changed and added to the Dwelling Lease.

Absence from Unit:

- The following change was made: “*~~You must report any absence from your unit that will last 7 or more days to management. If any/all household members are absent from the unit 3 or more consecutive months they will be considered permanently absent.~~ The Tenant specifically agrees to notify Management of any anticipated extended absence from the dwelling unit in excess of seven (7) days, no later than the first day of the said extended absence. Total absence from the dwelling unit without notice to Management for thirty (30) days shall constitute abandonment.*”
 - This language was changed to mirror what SMHA’s Dwelling lease states regarding extended absences from the unit.

Rent:

- The following changes were made: “*Rent is due the 1st of each month. Payments received after the 10th ~~7th~~ of the month will be considered late and a fifteen (\$15.00) dollar late fee will be assessed ~~charged~~. You are responsible for making ~~to make~~ sure your payment is received no later than the 10th ~~7th~~ day of the month. ~~Envelopes postmarked by the 7th will not prevent a late fee from being charged. Payments must be made by check, cashiers check or money order only. NO CASH WILL BE ACCEPTED. There will be a \$20.00 charge for NSF checks or any other payment rejected due to non-sufficient funds. You must send your rent statement along with payment to: SMHA, PO Box 645398, Cincinnati, OH 45264-5398. SMHA may have other payment options available including online payments, ACH withdrawals or payment at established cash payment locations. Please ask your manager for further information that may be available at any given time.~~ Rent and other charges must be paid electronically through Zego. The charges for each type of transaction are listed as follows:*

ACH-FREE

Cash Pay (Walmart)- \$4.00

Credit Card-3% of payment amount

Debit Card-\$6.95

CASH PAYMENTS WILL NOT BE ACCEPTED.



- These changes were made due to our payment process changing and to mirror what the Dwelling Lease states.

Criminal Activity:

- The following language was added: *“Drug-related criminal activity is explicitly prohibited whether the said activity occurred on the leased premises, on or near the housing development of which the leased premises is a part, or in any other location whatsoever. Residents should refer to the SMHA dwelling lease for a more detailed explanation of criminal activity.”*
 - Originally there was a separate section in the House Rules regarding drugs. Since drugs are a part of criminal activity the drug section was omitted, and the information was added to the criminal activity section.

Weapons:

- The following change was made: *“Physical assault or the threat of physical assault ~~by firearms (gun) or other weapon is a violation of the lease~~ to any person and/or the illegal use and/or possession of a firearm or other weapon or threat to illegally use a firearm or other weapon are all violations of the lease.”*
 - This change was made to mirror what the Dwelling Lease states for physical assaults or threats of physical assaults.

Alterations:

- This section was added to include information from the sections titled locks, satellite dishes and security cameras, and carpet, painting, wallpaper, contact paper, & ceiling fans. The above-mentioned sections were deleted after the language was added to alterations.
 - The following language was added inclusive of what the lease states and the House Rules: *“Tenant shall not make any alterations, additions, or repairs to any part of the interior or exterior of the unit without written consent of Management. This includes, but is not limited to, additional locks, satellite dishes, security cameras, fences, etc. Tenants are not permitted to alter the flooring in their unit or install ceiling fans. Wallpaper, border, contact paper, and mirror tile are not permitted anywhere in the unit including on the walls or in cupboards. No spikes, hooks, or large nails may be driven into the walls or woodwork of the unit. Painting the walls with an SMHA approved color may be permitted upon written permission from SMHA and an inspection of the painting will be conducted. Tenants should use appropriately sized hanging devices to securely hang pictures and other wall hangings. Please refer to your lease for a complete list of alterations, additions, or repairs that are prohibited.”*

No Smoking ~~Smoke-Free~~ Housing Policy:



- The following language was added: *“This includes, but is not limited to, any lighted cigar, cigarette, pipe, electronic nicotine delivery systems (ENDS), or other lighted smoking devices used for burning/heating tobacco products or any other plant.”*
 - This language was added to the House Rules since we decided to prohibit vaping. This language mirrors what the lease states.

Pets:

- The language was updated and changed to the following: *“A common household pet is defined as a domesticated animal, such as a dog, cat, bird, or fish that is traditionally kept in the home for pleasure. Residents may own up to two (2) pets. There is a limit of one (1) cat or one (1) dog per household. If you wish to have a pet the following must be provided BEFORE the animal can be approved to be on the premises: a dog license, a registration of all vaccinations, and a two-hundred and fifty (\$250.00) pet deposit. The pet deposit is refundable. Please note that SMHA has the right to ask that any animal be removed from the premises if it causes a disturbance. Visitors and guests are not permitted to bring animals to the property. Residents are not permitted to “animal sit.” Please know that SMHA’s Pet Policy shall not apply to animals that are used to assist persons with disabilities. A copy of SMHA’s Pet Policy can be requested and/or viewed at your management office.”*
 - The language was changed to reflect SMHA’s Pet Policy.

Utility Bills:

- Management agrees to furnish the following utilities:
☒ gas ☐ electric ☒ water ☒ sewer ☒ trash

The following utilities will be the responsibility of the Tenant:

☐ gas ☒ electric ☐ water ☐ sewer ☐ trash

- This was changed, because it was incorrect according to the utilities that SMHA furnishes per the Dwelling Lease.

Moving Out:

- The following language was omitted from this section: *“If you move out prior to the expiration of your initial 12 month lease, you will forfeit your security deposit.”*
 - This language was omitted from the lease based on a recommendation from Attorney Morris and the Ohio Revised Code.

Moving:

- The entire section was omitted: ~~*“Moving into and out of the building/unit should be done between the hours of 8:00 a.m. and 7:00 p.m. so as not to disturb other residents.”*~~



- This entire section was omitted, because it is not being enforced and there does not seem to be any issues with the times that people are moving in and out of the buildings.

~~Carpet, Painting, Wallpaper, Contact Paper, Window Coverings, & Ceiling Fans:~~

- The following language and title from this section was omitted: *~~“You are not permitted to alter the flooring in your unit. Painting the walls with SMHA approved paint color is permitted upon written permission from SMHA. Only neutral colors will be permitted and inspection of not permitted anywhere in your unit including the walls or in the cupboards. Ceiling fans are not permitted to be installed.”~~*
 - The information that was omitted was moved to the section entitled Alterations.

Hanging of Pictures:

- This entire section was omitted, and the information was added into the section entitled Alterations.

Extermination:

- The following language was omitted and replaced with: *~~“SMHA provides extermination services for residents at no cost. Residents experiencing insect or rodent problems should contact the SMHA management office to schedule your unit for pest treatment. Failure to properly prepare for extermination services may result in a maintenance fee for additional treatments resulting from resident not being prepared.”~~* Extermination services shall be provided for all units by Management on a regularly scheduled basis and/or as conditions may require. Residents are required to report problems such as rat or insect infestation including bed bugs and to permit extermination unless they can prove such services are hazardous to their health. Failure to report problems requiring extermination and/or failure to properly prepare for extermination services may result in maintenance fees for additional treatment services and/or eviction.
 - The language was changed to reflect the same language as the Dwelling Lease.

Lawn, Trees, and Shrubbery:

- The only changes made to this section include transposing sentences to make the section sound better.

Garbage:

- The following language was added: *“Residents must dispose of garbage, waste, and rubbish in a safe and sanitary manner. Each tenant, where applicable, upon occupancy, must have two (2) lidded twenty (20) gallon securely lidded cans for refuse and garbage. Tenants should regularly wash garbage containers and always keep the surrounding area orderly and sanitary. Garbage containers should be securely lidded at all times.”*
 - The language added was taken from the Dwelling Lease and replaced with the following language *~~“If there is no garbage dumpster provided at your location,~~*



~~you are responsible for having a garbage can with a secure lid. Residents are responsible for maintaining trash cans that will keep the contents securely inside the trash can."~~

Window Air Conditioners:

- The following language was omitted: ~~"All window air conditioning units shall be removed from the windows by November 1st of each year. Window units must be removed by November 1st to assist SMHA with the reduction of utility costs."~~
 - The consensus was to remove this language because there are many residents who need and/or want to have their air conditioning units running at different times of the year.

Obstructing Halls & Passageways:

- The following language was omitted: ~~"Tenants are not permitted to use 'welcome' mats in the hallways. Welcome mats may pose a tripping hazard for other tenants."~~
 - The consensus was to omit this language to provide tenants with the opportunity to make their units feel like a home. If there has been an incident where a resident or guest has tripped over a welcome mat, it has not been reported to SMHA.

Medical Card or Vial of Life:

- This entire section was omitted as residents are no longer provided medical forms to fill out.