



Resident in Good Standing: Avoid Eviction



JD youth cleaning their community

The question of what it means to be a “Resident in Good Standing” has remained unclear to some. To clarify, a resident in good standing is a tenant, all household members, guests or other persons under their control who adhere to and follow the Housing Authority Resident’s Obligations according to Section Nine of the Public Housing Rental Agreement. All tenants receive and sign the Public Housing Rental Agreement upon moving into a public housing unit.

The Public Housing Rental Agreement which includes Resident’s Obligations is also available on the HACLA website at www.hacla.org/attachments/wysiwyg/10/Leasenogrievance.pdf.

In the past, **the top 3 causes for eviction have been:**

1. **Habitually delinquent or non-payment of rent**
2. **Criminal activity by a resident, household member, guest, or other person under their control (this includes harassment of other residents).**
3. **Unauthorized guests living in the household and/or unreported income.**

To avoid situations when tenants are faced with evictions, the tenants must be mindful of the following:

RENT AND RENT DUE DATE—The resident shall pay Management the monthly rent set forth in the Rental Summary and as adjusted in accordance with HUD regulations. Rent shall be paid on or before the first (1st) day of each calendar month beginning with the rent commencement date that is set forth in the Rental Summary.

DELINQUENT RENT—Should the Resident fail to pay rent by the first (1st) of the month when due, a notice to pay rent or quit will be served. Rent is delinquent if received by Management after the due date.

LATE CHARGE—Residents who pay their rent after the 10th day of the calendar month will be charged a late fee of \$20. Residents will be notified of the late fee which is due on the first day of the following month.

CRIMINAL ACTIVITY— Federal regulations require zero tolerance position towards the commission of any Criminal or Drug-related Criminal activities. No Resident, Household

Member, guest or other person under their control shall commit any criminal or illegal act on or off HACLA owned or operated property which threatens the following:

1. health or safety of any HACLA resident
2. rights of any HACLA resident to the peaceful and quiet enjoyment of their residence,
3. health or safety of any of Management’s employees, or
4. health or safety of any member of the public who is on or near HACLA property.

The 15 obligations that tenants must abide by in order to be considered a resident in good standing are listed in the Housing Authority’s section Nine of the rental agreement

How to achieve status

Now is a time for new beginnings. With the new year, a new president and a new Jordan Downs, Management will be elevating enforcement of rules and regulations at the housing developments. If you are a resident in the housing development and you adhere to the 15 stated obligations at minimum, you will be considered a “Resident in Good Standing” and as a result, a productive member of the Jordan Downs community.



JD youth help clean up their community as part of the Summer of Success Program.

Support available to residents

The Housing Authority appreciates that to some residents, this may seem like a lot of information. If you have questions about the policies, need for information about them, or feel that you are not able to meet one or more of these obligations, support is available, please do not hesitate to notify your property Manager Martin Peery for assistance. Mr. Peery may be reached by phone at 323-357-6785, by email at Martin.Peery@HACLA.org or you may feel free to stop by the Managers Office located on-site at 9800 Grape Street.

Consequences for neglecting to meet resident obligations

Failure to meet the obligations listed in your Public Housing Rental Agreement, any criminal or drug-related activity, or failure to pay rent on or before the first day of each month and by the 10th day of the month including a late fee as set forth in the Public Housing Rental Agreement, **are grounds for eviction, no exceptions!**