



TACOMA HOUSING AUTHORITY

MAIN CHANGES THA PROPOSES FOR THE NEW LEASE

October 1, 2015

THA must change its lease. Tenants must sign the new lease if they wish to remain in their homes. In other letters, we explained the reason for these changes. In general we are changing from one federal program to another that helps to pay your rent and helps us maintain our properties.

We are drafting the new lease now. Below we explain the main changes we propose for the new lease. We would like to know your views and suggestions about our proposal. At the end of this letter we explain how you can tell us:

- **How long is the Lease for?** The lease is for one year to start. At the end of the first year, the lease automatically renews for another year. However, the tenant (you) may give THA a proper twenty (20) day notice at any time and move out without penalty.
- **What is Rent?** The new lease redefines "Rent" to include all amounts due under the lease. This will mean that THA could evict a tenant for any unpaid amounts, not just the base monthly rent.
- **How is Rent applied?** When THA receives your payment, it will apply it first to amounts other than your base monthly rent due, such as late fees and damage-related expenses. Then THA will use it to pay your base monthly rent. This will mean that you must pay all you owe each month in order to be current on your rent. This change will help THA cover all of its actual expenses and not just that of the base monthly rent.

If you owe THA money, you can prepare for this change by paying what you owe. If you need help doing that, talk to your property manager to ask about a repayment agreement to give you more time to pay.

- **Are the deposit amounts the same?** New tenants and tenants who transfer to another apartment will pay higher security deposits. Here are the new amounts:

\$375 (0-1 Bedroom)	\$550 (3 Bedrooms)
\$475 (2 Bedrooms)	\$600 (4+ Bedrooms)

THA has a new program that can help people pay this deposit if they need help.

- **Are there any new fees? THA will charge these new fees:**
 - \$25 late fee each time you pay rent after the 5th of the month.
 - \$10 for each check returned because of non-sufficient funds.
 - \$75 each time you tamper with a smoke or carbon monoxide alarm.
 - The Maintenance Schedule of Charges has been updated. The price of some items is a little more than before.

- **Are the policies the same?** Generally, the policies are the same, but a few have changed.
 - The House Rules are shorter but include new rules making them applicable to you and your guests.
 - There are now limits on the number of keyless cards out at any one time; there are new fees and additional screening for lost or stolen cards.
- **When can THA terminate my Lease?** THA can terminate the lease and evict a tenant at any time for “good cause”. In general, good cause means the tenant broke the rules or the law that requires you to take good care of the property, be a good neighbor, and pay your rent on time. Section 17 of the draft lease gives examples. Please note that good cause includes tampering with smoking detectors and carbon monoxide alarms.
- **Will the lease be easier to read?** We have tried hard to make the lease easier to read. We did that by using plainer words, shorter sentences and shorter paragraphs.
- **How can I see the entire lease to review it?** Copies of the new lease and its changed attachments are at each of THA’s offices. It is also available online at www.tacomahousing.org.
- **How and when do I comment about these changes?** You may send us comments between October 1 and October 31st. You can send comments in writing to elane@tacomahousing.org. You can call your Property Manager. You can also attend any of the public meetings listed in this mailing. You are most welcome to comment in any of these ways. We would like to know your views and suggestions.
- **When do I have to sign the new lease?** You will need to sign your lease within 30 days after we send you a letter with the new lease. We think you will get that on November 1, 2015. That would mean you have until November 30th to sign.
- **When is the new lease effective?** **If all goes according to plan, the lease will be effective January 1, 2016. Your new lease will state its effective date.**
- **What if I need translation services?** If you need translation at any time you may contact the THA office and we will assist you.

The lease may have changed in other ways, as well. This letter is not intended to list all of those changes. Please take the extra step to carefully read the lease. If you have any questions, you are most welcome to call the THA office.

Thank you!