Reason for change to Public Housing Lease Part II: Residential Lease Agreement Terms And Conditions

Language was updated in order to reflect SAHA's policy on garage/yard sales.

IX. Tenant's Obligations: Tenant will be obligated:

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(cc) To refrain from holding a garage/yard sale on SAHA property, including the dwelling unit of the tenant. Garage/yard sales may be permitted only when sponsored by property management. For the purpose of this lease, garage/yard sales can be defined as all general sales to the public conducted from or on the residential premises for the purpose of selling tangible personal property.

Reason for change to Public Housing Lease Part II: Residential Lease Agreement Terms And Conditions

Language was added to restrict the display or use of legal firearms on SAHA property.

IX. Tenant's Obligations: Tenant will be obligated:

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(p) Not to display, use, or possess or allow members of Tenant's household or guests to display, use or possess any illegal firearms, (operable or inoperable) or other illegal weapons as defined by the laws and courts of the State of Texas anywhere on the property of SAHA; and not to display or use, or allow members of Tenant's household or guests to display or use any legal firearms, as defined by the laws and courts of the State of Texas anywhere on the property of SAHA.
Reason for change to Attachment A: San Antonio Housing Authority Public Housing Grievance Procedure

The section was added in order to allow residents to settle grievances through an informal conference at their community office rather than scheduling an informal hearing when applicable. The language was changed in subsection III to reflect the request for an informal hearing may be made by a resident in the event they are dissatisfied with the informal conference decision.

I. Applicability of this grievance procedure (966.51)

This grievance procedure is applicable to all individual tenant issues relating to SAHA. SAHA grievance procedure will not be applicable to disputes between Tenants not involving SAHA or to class grievances. The grievance procedure is not intended as a forum for initiating or negotiating policy changes between a group or groups of tenants and SAHA's Board of Commissioners [966.51 (b)].

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II. Informal Conference

Any grievance shall be presented, either personally or in writing (no telephone calls accepted), to the Community Office located at the property where the complainant resides within ten (10) business days after the grievant event, so the grievance may be discussed through an informal conference and settled without a hearing.

A summary shall be prepared within five (5) business days of the informal conference date and one copy shall be given to the resident and one retained in the resident's file. The summary shall specify:

A. The names, addresses and phone numbers of the informal conference participants;
B. Date and time of the informal conference;
C. Nature of the proposed disposition of the complaint and specific reasons therefore;
D. The right of the complainant to a hearing; and
E. The procedure by which a hearing may be obtained.

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III. Grievance Hearing

If the complainant is dissatisfied with the informal conference decision to terminate housing assistance, the complainant must submit a written request for a hearing within ten (10) business days of the notice to Vacate / Lease Termination Notice of adverse action.
Reason for change to Attachment A: San Antonio Housing Authority Public Housing Grievance Procedure

The change reflects language regarding housing assistance termination being replaced by adverse action in accordance with the changes noted above. There is also added language to subsection VII that supports the final decision of the grievance hearing and specifies the timeframe for appeal.

IV. Selecting the Hearing Officer or Hearing Panel [966.55 (b)(2)(ii)]

A grievance hearing will be conducted by an impartial person appointed by SAHA other than the person or a subordinate who made or approved the adverse action decision to terminate housing assistance.

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VII. Decision of the officer [966.57]

The hearing officer will prepare a written decision, together with the reasons for the decision within ten (10) business days after the hearing. A copy of the decision will be sent to the complainant and SAHA. SAHA will retain a copy of the decision in the complainant’s Tenant file. SAHA’s decision is final and may only be appealed through the courts up to one (1) year from the date the decision was made.

Reason for change to Attachment B: Pet Ownership Policy

The language was changed to reflect the updated pet deposit amount of $150.00 and the repayment agreement total sum being $150.00 by implementing a $50.00 down payment and (2) $50.00 monthly payments.

E. Pet Deposits

1. Payment of Deposit: Pet owners are required to pay a pet deposit in addition to any other required deposits. The amount of the deposit is $200.00 $150.00 and must be paid in full before the pet is brought on the premises, unless unauthorized pet fees are applied to the deposit as specified below. Residents may enter into a repayment agreement of a $50.00 deposit and three (3)(2) $50.00 monthly installment payments.
Reason for change to Attachment B: Pet Ownership Policy

The Language was changed to align with the updated pet deposit amount of $150.00.

D. Pet Rules

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8. Pets Rule Violations:

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b. If a determination is made on objective facts that a resident/pet owner has violated the pet rules by having an unauthorized pet, a one-time 24-hour written warning will be served prior to being charged any unauthorized pet fee(s). If the situation has not been addressed within the time period specified in the warning, the resident will be given a $10.00 per day charge, up to a total of $200.00 $150.00, until the unauthorized pet is removed from the unit or is registered and approved per this policy. Any charges collected for an unauthorized pet will be applied to the $200.00 $150.00 pet deposit upon approval by SAHA.

Reason for change to Attachment C: Schedule Of Maintenance, Sales And Service Charges To Residents

The unauthorized pet fee was changed in order to reflect the updated pet deposit and repayment amount of $150.00.

<table>
<thead>
<tr>
<th>Unauthorized pet fee</th>
<th>$10.00 per day charged after one-time 24-hour warning, up to a total of $200.00 $150.00 applied to pet deposit; up to $10.00 per month for additional unapproved pet(s)</th>
</tr>
</thead>
</table>