

## ***Resident Rights and Responsibilities***

BSRHA administers a HUD-assisted Low Rent housing program for eligible participants in accordance with their Admissions and Occupancy Policy. This pamphlet lists briefly your most important rights and responsibilities as a tenant to help make your housing a better home for you and your family. BSRHA maintains that it is a person centered service and offers the best possible living environment for all residents. We support the following:

- BSRHA communicates with residents on any and all issues.
- BSRHA gives prompt consideration to all valid resident complaints and resolves them as soon as possible.
- Resident's have a right to organize and participate in the decisions regarding the well-being of the project and their home.

Along with BSRHA, as a resident, you play an important role in making your place of residence-the unit (apartment), the grounds, and other common areas- a better place to live and in creating a community you can be proud of. ***You have Your Rights:***

### ***Involving Your Apartment***

- The right to live in a safe, decent, sanitary housing free from environmental hazards such as lead-based paint.
- The right to have repairs performed in a timely manner, upon request, and to have a quality maintenance program run by BSRHA.
- The right to be given reasonable notice, in writing, of any nonemergency inspection or other entry into your apartment.

### ***Involving Resident Organizations***

- The right to organize as residents without obstruction, harassment, or retaliation from management.
- The right to post materials in common areas and provide leaflets informing other residents of their rights and opportunities to involve themselves in their project.
- The right, subject to a reasonable HUD approved fee, to use appropriate common space or meeting facilities to organize or to consider any issue affecting the condition or BSRHA's management of their property.
- The right to meet without management present.
- The right to be recognized by property owners and BSRHA as having a voice in residential community affairs.

### ***Involving Nondiscrimination***

The right to equal and fair treatment and use of your building's services and facilities, without regard to race, color, religion, gender, disability, familial status (children under 18), national origin, (ethnicity or language), or in some circumstances, age.

As a resident of BSRHA, a HUD-assisted multifamily housing project, you have certain responsibilities to ensure that your building remains a suitable home for you and your neighbors. By signing your lease, you and BSRHA have entered into a legal, enforceable contract. You and BSRHA are responsible for complying with your lease, house rules, and local laws governing your property. If you have any questions about your lease or have lost your copy of it, contact BSRHA or stop by our office at 415 East Third Avenue. ***You have Your Responsibilities:***

***To Your Property Owner, BSRHA***

- To comply with the rules and guidelines that govern your lease.
- Pay the correct amount of rent on a timely basis each month.
- Provide accurate information to owner at the certification or recertification interview to determine your total tenant payment, and consenting to the release of information by a third party to allow for verification.
- Report changes in your family income.

***To the Project and to Your Fellow Residents***

- Conduct yourself in a manner that will not disturb your neighbors.
- Not to engage in criminal activity in the unit, common area, or grounds.
- Keep your unit clean and do not litter the grounds or common areas.
- Dispose of garbage and waste in a proper manner.
- Comply with local codes that affect the health or safety of the residents.
- Maintain your apartment and common areas in the same general physical condition as when you moved in.
- Report any apparent environmental hazards to BSRHA, such as peeling paint- which is a hazard if it is a lead-based paint- and any defects in the building systems, fixtures, appliances, or other parts of the unit, the grounds, or related facilities.

***Your participation is important***

Residents in HUD-assisted multifamily housing can play an important role in decisions that affect their project. BSRHA complies with nondiscrimination provisions applicable to the housing authority under the Native American Housing Assistance and Self-Determination Act of 1996, including Title VIII of the Civil Rights Act of 1968 (The Fair Housing Act) and 29 U.S.C. 794 (the Rehabilitation Act), the Age Discrimination Act of 1975, HUD regulations, and the State of Alaska Landlord and Tenant Laws.

BSRHA may find it necessary to change, the Schedule of Changes for Services and Repairs, Occupancy Policy, Schedule of Rents, Re-examination Schedule, and the Grievance Procedure, all incorporated into their lease by reference. If BSRHA proposes to make changes, BSRHA shall give Lessee thirty (30) day written notice of the proposed changes, the reason for the changes, and provide Lessee with an opportunity to give written comments. Before any proposed changes become effective, all Lessees' written comments shall be taken into consideration by BSRHA. A copy of the notice of any changes made shall be delivered directly to Lessee, or mailed to Lessee.