

# **OUTDOOR TRASH AND LITTER POLICY**

## **ELBA HOUSING AUTHORITY**

In an effort to make the property of the residents of the Elba Housing Authority cleaner, safer, and more sanitary, it is necessary to adopt this policy and provide for its enforcement. Effective February 1, 2008, the following policy shall be in full force on the premises of the Elba Housing Authority:

1. The Dwelling Lease of the Elba Housing Authority provides in Section IV (BB) that the "Tenant agrees to perform seasonal maintenance or other maintenance tasks where performance of such tasks by Tenants of dwelling units of a similar design and construction is customary. Tenants unable to perform such tasks because of age or disability are exempt from this obligation."

The Board of Commissioners of the Elba Housing Authority hereby finds that tenants must pick up trash, litter, and other debris on the outdoor areas of their apartment unit, to include that area immediately in the front of and in the rear of each unit. This is considered to be seasonal maintenance and a maintenance task which shall be customary for residents of the Elba Housing Authority.

If management finds that the tenant is not complying with this policy, notice shall be given to the tenant that he or she shall have three days to clean the area. Failure to clean the area shall result in the Housing Authority having the area cleaned, and the tenant being charged a fee for this service, which shall be due and payable in fourteen days after the tenant is billed for the same. Failure to pay this fee shall be cause for eviction. If the tenant continues to refuse to pick up trash, litter and other debris as specified in this policy, this shall be considered to be a repeated breach of the lease, and the lease shall be terminated and the eviction process initiated. In the event that a tenant is unable to perform these tasks because of age or disability, he or she shall, within ten days after the effective date of this policy, or within ten days of the occurrence of a disability, report the same to the management office and the manager shall make an appropriate determination as to whether or not said person shall be excluded from the terms of this policy. In the event that any person is unable to perform services because of age or disability, he or she shall pay a maintenance charge for Housing Authority personnel to clean the yard and outdoor areas of said tenant's residence. A schedule of charges shall be posted on the bulletin board in the management office, and a copy of the same shall be furnished any tenant upon request.

2. During the grass cutting season, tenants are expected to have all paper and other items which might interfere with the cutting of the grass picked up prior to mowing. If these items are not picked up when the cutting begins, the tenant shall be charged a fee as specified in Paragraph 1, and the same shall be paid in the same manner, and the penalties for non-payments shall be the same as in Paragraph 1.
3. This policy shall be incorporated into the Dwelling Lease by reference and violation of this policy shall, in addition to being a violation of other portions of the lease, including Section IV (BB) shall be a violation of Section IV (X) of the lease, which states that the tenant agrees "To abide by all necessary regulations and policies promulgated by the Landlord for the benefit and well-being of the Landlord and Tenants. Said policies and regulations are posted in the Landlord's offices and are incorporated herein by reference."

Adopted by Board of Commissioners on 11/20/2007.  
Resolution #: 2008-19