



Housing Authority of the City of Columbia, Missouri

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To: Resident Advisory Board

From: Phil Steinhaus, CEO

Date: May 7, 2009

RE: Revisions to Public Housing Lease Regarding Notification of Non-Emergency Entries.

When the ACOP was originally revised in 2007, the intent was to move from defining time in terms of “business days” to “calendar days.” Lease provision 18 was overlooked when the lease was revised to match the new ACOP. Currently, the lease requires staff to give 48 hours written notice of non-emergency entry to residents, *excluding* weekends.

Given the staff’s determination to increase preventive maintenance inspections coupled with more rigorous pest control, it is reasonable to *include* weekends in any 48 hour written notice. This does not conflict with HUD regulations. 24 CFR 966.4 (j) (1) specifies at least two day’s written notice, but does not specifically exclude weekends.

The current and proposed changes to PH Lease section 18 are as follows:

Current Lease:

“**18. ACCESS BY LANDLORD:** The Landlord shall provide 48 hours [two (2) days] excluding weekends advance written notice to the Resident of intent to enter the Premises for the purpose of performing routine inspections and preventive maintenance, monthly extermination or to show the Premises for re-renting. The notice shall specify the date, time and purpose for the entry. The Resident shall permit the Landlord, Landlord’s agents, or other persons when accompanied by the Landlord, to enter the Premises for these purposes.”

Revised lease:

“**18. ACCESS BY LANDLORD:** The Landlord shall provide 48 hours [two (2) days] advance written notice to the Resident of intent to enter the Premises for the purpose of performing routine inspections and preventive maintenance, monthly extermination or to show the Premises for re-renting. The notice shall specify the date, time and purpose for the entry. The Resident shall permit the Landlord, Landlord’s agents, or other persons when accompanied by the Landlord, to enter the Premises for these purposes.”