



HOUSING AUTHORITY OF JEFFERSON PARISH

March 4, 2022

ATTENTION ACRE ROAD RESIDENTS

Re: Lease Amendment

Dear Resident:

On December 15, 2021, the HAJP Board Commissioners approved Board Resolution #2021-028, **Dwelling Lease Amendment to Include Required Provisions per 24 CFR 966.4 (h)**. The resolution authorizes the HAJP to amend its current lease to include the required provision.

Therefore, the HAJP Dwelling Lease will be amended, as follows:

24 CFR § 966.4 Lease requirements, (h) Defects hazardous to life, health, or safety.

The lease shall set forth the rights and obligations of the tenant and the PHA if the dwelling unit is damaged to the extent that conditions are created which are hazardous to life, health, or safety of the occupants and shall provide that:

- (1) The tenant shall immediately notify project management of the damage;**
- (2) The PHA shall be responsible for the repair of the unit within a reasonable time: Provided, that if the damage was caused by the tenant, tenant's household, or guests, the reasonable cost of the repairs shall be charged to the tenant;**
- (3) The PHA shall offer standard alternative accommodations, if available, where necessary repairs cannot be made within a reasonable time; and**
- (4) Provisions shall be made for abatement of rent in proportion to the seriousness of the damage and loss in value as a dwelling if repairs are not made in accordance with paragraph (h)(2) of this section or alternative accommodations not provided in accordance with paragraph (h)(3) of this section, except that no abatement of rent shall occur if the tenant rejects the alternative accommodation or if the damage was caused by the tenant, tenant's household or guests.**

Attached for your review is the lease amendment, which is effective immediately. Please sign and return the lease to the HAJP Management Office no later than March 31, 2022. A copy will be provided to you upon request.

Note - The amendment will be posted on the HAJP website at www.hajp.org and *emailed to those residents who have provided an email address to HAJP Management.*

On December 15, 2021, at the regular scheduled board meeting, the HAJP Board Commissioners approved resolution 2021-028 (**Approval of Dwelling Lease Amendment to Include Required Provisions per 24 CFR 966.4 (h)**).

Please contact the office at 504-321-0435 should you have any questions.

Thank you,

Teri Rouzan
Interim Executive Director