



FORT PAYNE HOUSING AUTHORITY

Outdoor Trash and Litter Policy

Board Resolution #11-03

In an effort to make the property of the residents of the Fort Payne Housing Authority (Housing Authority) cleaner, safer, and more sanitary, it is necessary to adopt this policy and provide for its enforcement. Effective **June 6, 2011**, the following policy shall be in full force on the premises of the Housing Authority:

1. The Dwelling Lease of the 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 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 seasonal maintenance and a maintenance task which shall be customary for residents of the 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 24 hours 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 not 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. A schedule of charges shall be posted on the bulletin board in the management office, and a copy of the same shall be furnished a tenant upon request.

2. During the grass cutting season, Tenants are expected to have all paper, toys 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-payment shall be the same as in Paragraph 1.
3. Each resident shall place all materials collected in a bag and dispose of it in a safe and sanitary manner.

4. All Garbage must be in garbage bags and garbage cans behind the unit or disposed of into dumpsters as provided. (Grocery Bags, Shopping Bags, Paper Bags, Boxes, Etc. are not acceptable.)
5. All Garbage is to be transported to the designated curbside on trash collection day. Trash and Trash containers are not permitted on the curb until trash collection day. Trash must be kept in designated areas behind the apartment. Any trash receptacle left out after trash pickup will receive an \$8.00 fine. Any receptacle not retrieved promptly after trash pickup will be impounded by the Maintenance Division. This will subject the tenant to additional charges or fines. Some City of Fort Payne Housing Authority residents have city trash receptacles at their apartment. If trash receptacle is missing or damaged, please contact your local sanitation department immediately.
6. No major appliances, furniture or auto parts (tires, motors, batteries, etc) are to be placed behind or in front of the unit for storage or disposal. Tenant(s) will be responsible for transporting item(s) to the street curb and calling their local sanitation department for pick-up. Failure to move item(s) to the street curb for pick-up by the local sanitation department promptly could result in an \$8.00 per day fine until the item(s) are removed or a up to a \$50.00 charge if the maintenance department has to remove these items.
 - City of Fort Payne Sanitation Department (256) 845-0758
 - *For the **City of Valley Head and Sylvania**, it is the tenant's sole responsibility for disposing of the property, otherwise be charged for expenses incurred by Housing Authority maintenance staff for disposal.*
7. 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."