

Federal Public Housing Common Area Policy

Purpose

This policy outlines the rules and expectations regarding tenant use, maintenance, and behavior in common areas of the property. The intent is to ensure safety, cleanliness, and enjoyment for all residents, in accordance with federal regulations and the terms of the tenant lease.

I. Definition of Common Areas

Common areas include, but are not limited to:

- Hallways
- Stairwells
- Laundry rooms
- Community rooms
- Outdoor grounds
- Lobbies
- Parking areas
- Shared restrooms or kitchens (if applicable)

II. Tenant Responsibilities in Common Areas

As outlined in the Federal Public Housing Lease; Tenant Obligation's Section 8(M) of the lease, tenants are **prohibited from making repairs, alterations, or installing equipment** without prior written consent. This extends to common areas and includes:

- **No alterations** to fixtures, paint, lighting, bulletin boards, or other permanent features of any common space.
- **No installation of cameras (ring doorbell), antennas, signage, or decorations** in or around common areas without explicit written approval from Management.

III. Conduct and Use of Common Areas

Tenants and their guests must use common areas responsibly. The following actions are **prohibited**:

- Loitering, smoking, or vaping
- Littering or leaving personal belongings
- Creating excessive noise or disturbances
- Blocking hallways or exits
- Allowing unsupervised children or pets to roam freely

Tenants are **responsible for the actions of their household members and guests** in common areas, per HUD regulations (24 CFR § 966.4(f)(11)).

VI. Violations and Enforcement

Violations of this policy may be treated as a lease violation and subject to enforcement procedures under 24 CFR § 966.4 and the PHA's grievance procedures. Consequences may include:

- Written warning
- Mandatory Conference
- Charges for repairs or cleaning
- Lease termination for repeated or serious violations

VII. Contact for Requests or Clarifications

Tenants must submit all requests for modifications or use of common areas in writing to Management. Please contact the Federal Public Housing Manager for such requests.

This policy is considered an addendum to the tenant lease and is enforceable under HUD and PHA guidelines. Tenants are encouraged to review it regularly and comply to maintain a safe and respectful community environment.