

Part A of the SHSS Contract: Contract Information

1. **Contents of Contract** This SHSS contract has three parts:
Part A: Contract Information
Part B: Body of Contract Part
Part C: Tenancy Addendum
2. **Tenant:** HEAD OF HOUSEHOLD
3. **Household:** The following persons may reside in the unit. Other persons may not be added to the household without prior written approval of the owner and the MPHA.

ADDITIONAL HOUSEHOLD MEMBERS
4. **Contract Unit:** HOUSEHOLD ADDRESS
5. **Initial Lease Term:** Begins on (mm/dd/yyyy): MM/DD/YYYY
Ends on (mm/dd/yyyy): MM/DD/YYYY
6. **Initial Contract Rent to Owner is:** \$? per month
During the initial lease term, the owner may not raise the rent to owner.
7. **Initial SHSS Assistance Payment is:** \$? per month
The SHSS contract term commences on the first day of the initial lease term. Payments are made by MPHA to the owner. The amount of the monthly housing assistance payment by the MPHA to the owner is subject to change during the SHSS contract term in accordance with MPHA requirements. **Initial Tenant Payment is:** \$?
8. **Utilities and Appliances**
Any owner paid utilities and appliances indicated below mark as "O". Any tenant paid utilities and appliances indicated below mark a "T". Unless otherwise specified below, the owner shall pay for all utilities and appliances provided by the owner.

Item	Specify fuel type*	Provided by	Paid by
Heating *		?	?
Cooking *		?	?
Water Heating *		?	?
Other Electric (Other 2)		?	?
Water		?	?
Sewer		?	?
Trash Collection		?	?
Air Conditioning		N/A	N/A
Refrigerator		N/A	N/A
Other 3		N/A	N/A

Minneapolis Public Housing Authority

Owner: OWNER NAME

SAMPLE

SAMPLE

Print or Type Name of Owner & Title

SAMPLE

SAMPLE

Signature

Date (mm/dd/yyyy)

Signature

Date (mm/dd/yyyy)

Owner Mailing Address:

Part B of SHSS Contract: Body of Contract

1. Purpose

- a. This is a SHSS contract between MPHA and the owner. The SHSS contract is entered to provide assistance for the family under the SHSS Program.
- b. The SHSS contract only applies to the household and contract unit specified in Part A of the SHSS contract.
- c. During the SHSS contract term, the MPHA will pay housing assistance payments to the owner in accordance with the SHSS contract.
- d. The family will reside in the contract unit with assistance under the SHSS Program.
The housing assistance payments by MPHA assist the tenant to lease the contract unit from the owner for occupancy by the family.

2. Lease of Contract Unit

- a. The owner has leased the contract unit to the tenant for occupancy by the family with assistance under the SHSS Program.
- b. MPHA has approved leasing of the unit in accordance with requirements under SHSS.
- c. The lease for the contract unit must include word-for-word all provisions of the tenancy addendum required by MPHA (Part C of the SHSS contract).
- d. The owner certifies that:
 - (1) The owner and the tenant have entered into a lease of the contract unit that includes all provisions of the tenancy addendum.
 - (2) The lease is in a standard form that is used in the locality by the owner and that is generally used for other unassisted tenants in the premises.
 - (3) The lease is consistent with State and local law.
- e. The owner is responsible for screening the family's behavior or suitability for tenancy. MPHA is not responsible for such screening. MPHA has no liability or responsibility to the owner or other persons for the family's behavior or the family's conduct in tenancy.

3. Maintenance, Utilities, and Other Services

- a. The owner must maintain the contract unit and premises in accordance with the housing quality standards (HQS) and City of Minneapolis housing maintenance code (RQS).
- b. The owner must provide all utilities needed to comply with the HQS and RQS.
- c. If the owner does not maintain the contract unit in accordance with the HQS, or fails to provide all utilities needed to comply with the HQS, MPHA may exercise any available remedies. MPHA remedies for such breach include recovery of overpayments, suspension of housing assistance payments, abatement or other reduction of housing assistance payments, termination of housing assistance payments, and termination of the SHSS contract. MPHA may not exercise such remedies against the owner because of an HQS breach for which the family is responsible, and that is not caused by the owner.

- d. MPHA shall not make any housing assistance payments if the contract unit does not meet the HQS, unless the owner corrects the defect within the period specified by MPHA and verifies the correction. If a defect is life threatening, the owner must correct the defect within no more than 24 hours. For other defects, the owner must correct the defect within the period specified by MPHA.
- e. MPHA may inspect the contract unit and premises at such times as MPHA determines necessary, to ensure that the unit is in accordance with HQS.
- f. MPHA must notify the owner of any HQS defects identified in the inspection.
- g. The owner must provide all housing services as agreed to in the lease.

4. Term of SHSS Contract

- a. Relation to lease term. The term of the SHSS contract begins on the first day of the initial term of the lease, and terminates on the last day of the term of the lease (including the initial lease term and any extensions).
- b. When SHSS contract terminates.
 - (1) The SHSS contract terminates automatically if the lease is terminated by the owner or the tenant.
 - (2) MPHA may terminate program assistance for the family for any grounds authorized in accordance with MPHA requirements. If MPHA terminates program assistance for the family, the SHSS contract terminates automatically.
 - (3) If the family moves from the contract unit, the SHSS contract terminates automatically.
 - (4) The SHSS contract terminates automatically 180 calendar days after the last housing assistance payment to the owner.
 - (5) MPHA may terminate the SHSS contract if program funding is not sufficient to support continued assistance for families in the program.
 - (6) The SHSS contract terminates automatically upon the death of a single member household, including single member households with a live-in aide.
 - (7) MPHA may terminate the SHSS contract if MPHA determines that the contract unit does not provide adequate space in accordance with HQS because of an increase or decrease in family size.
 - (8) If the family breaks up, MPHA may terminate the SHSS contract, or may continue housing assistance payments on behalf of family members who remain in the contract unit.
 - (9) MPHA may terminate the SHSS contract if MPHA determines that the unit does not meet all requirements of HQS, or determines that the owner has otherwise breached the SHSS contract.

5. Provision and Payment for Utilities and Appliances

- a. The lease must specify what utilities are to be provided or paid by the owner or the tenant.
- b. The lease must specify what appliances are to be provided or paid by the owner or the tenant.
- c. Part A of the SHSS contract specifies what utilities and appliances are to be provided or paid by the owner or the tenant. The lease shall be consistent with the SHSS contract.

6. Rent to Owner: Reasonable Rent

- a. During the SHSS contract term, the rent to owner may at no time exceed the reasonable rent for the contract unit as most recently determined or redetermined by MPHA in accordance with MPHA requirements.
- b. MPHA must determine whether the rent to owner is reasonable in comparison to rent for other comparable unassisted units. To make this determination, MPHA must consider:
 - (1) The location, quality, size, unit type, and age of the contract unit; and
 - (2) Any amenities, housing services, maintenance and utilities provided and paid by the owner.
- c. MPHA must redetermine the reasonable rent when required in accordance with MPHA requirements. MPHA may redetermine the reasonable rent at any time.
- d. During the SHSS contract term, the rent to owner may not exceed rent charged by the owner for comparable unassisted units in the premises. The owner must give MPHA any requested information requested on rents charged by the owner for other units in the premises or elsewhere.

7. MPHA Payment to Owner

- a. When paid
 - (1) During the term of the SHSS contract, MPHA must make monthly housing assistance payments to the owner on behalf of the family at the beginning of each month.
 - (2) MPHA must pay housing assistance payments promptly when due to the owner.
 - (3) If housing assistance payments are not paid promptly when due after the first two calendar months of the SHSS contract term, MPHA shall pay the owner penalties if all of the following circumstances apply: (i) Such penalties are in accordance with generally accepted practices and law, as applicable in the local housing market, governing penalties for late payment of rent by a tenant; (ii) It is the owner's practice to charge such penalties for assisted and unassisted tenants; and (iii) The owner also charges such penalties against the tenant for late payment of family rent to owner. However, MPHA shall not be obligated to pay any late payment penalty if MPHA determines that late payment by MPHA is due to factors beyond the MPHA's control. Moreover, MPHA shall not be obligated to pay any late payment penalty if housing assistance payments by MPHA are delayed or denied as a remedy for owner breach of the SHSS contract (including any of the following MPHA remedies: recovery of overpayments, suspension of housing assistance payments, abatement or reduction of housing assistance payments, termination of housing assistance payments and termination of the contract).

- (4) Housing assistance payments shall only be paid to the owner while the family is residing in the contract unit during the term of the SHSS contract. MPHA shall not pay a housing assistance payment to the owner for any month after the month when the family moves out.

- b. **Owner compliance with SHSS contract.** Unless the owner has complied with all provisions of the SHSS contract, the owner does not have a right to receive housing assistance payments under the SHSS contract.

c. Amount of MPHA payment to owner

- (1) The amount of the monthly MPHA housing assistance payment to the owner shall be determined by MPHA in accordance with MPHA requirements for a tenancy under the SHSS Program.
- (2) The amount of the MPHA housing assistance payment is subject to change during the SHSS contract term in accordance with MPHA requirements. The MPHA must notify the family and the owner of any changes in the amount of the housing assistance payment.
- (3) The housing assistance payment for the first month of the SHSS contract term shall be prorated for a partial month.

- d. **Application of payment.** The monthly housing assistance payment shall be credited against the monthly rent to owner for the contract unit.

e. Limit of MPHA responsibility.

- (1) MPHA is only responsible for making housing assistance payments to the owner in accordance with the SHSS contract.
- (2) MPHA shall not pay any portion of the rent to owner in excess of the housing assistance payment. MPHA shall not pay any other claim by the owner against the family.

- f. **Overpayment to owner.** If MPHA determines that the owner is not entitled to the SHSS payment or any part of it, MPHA, in addition to other remedies, may deduct the amount of the overpayment from any amounts due the owner (including amounts due under any other SHSS contract).

8. Owner Certification

During the term of this contract, the owner certifies that:

- a. The owner is maintaining the contract unit and premises in accordance with HQS and RQS.
- b. The contract unit is leased to the tenant. The lease includes the tenancy addendum (Part C of the SHSS contract), and is in accordance with the SHSS contract and MPHA program requirements. The owner has provided the lease to MPHA, including any revisions of the lease.
- c. The rent to owner does not exceed rents charged by the owner for rental of comparable unassisted units in the premises.
- d. Except for the rent to owner, the owner has not received and will not receive any payments or other consideration (from the family, MPHA, or any other public or private source) for rental of the contract unit during the SHSS contract term.
- e. The family does not own or have any interest in the contract unit.
- f. To the best of the owner's knowledge, the members of the family reside in the contract unit, and the unit is the family's only residence.
- g. The owner (including a principal or other interested party) is not the parent, child, grandparent, grandchild, sister, or brother of any member of the family, unless MPHA has determined (and has notified the owner and the family of such determination) that approving rental of the unit, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.

9. Prohibition of Discrimination. In accordance with applicable equal opportunity statutes, Executive Orders, and regulations:

- a. The owner must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status, or disability in connection with the SHSS contract.
- b. The owner must cooperate with MPHA in conducting equal opportunity compliance reviews and complaint investigations in connection with the SHSS contract.

10. Owner's Breach of SHSS Contract

- a. Any of the following actions by the owner (including a principal or other interested party) is a breach of the SHSS contract by the owner:
 - (1) If the owner has violated any obligation under the SHSS contract, including the owner's obligation to maintain the unit in accordance with HQS.
 - (2) If the owner has violated any obligation under any other housing assistance payments contract with MPHA.
 - (3) If the owner has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing assistance program.
 - (4) If the owner has engaged in any drug-related criminal activity or any violent criminal activity.
- b. If MPHA determines that a breach has occurred, MPHA may exercise any of its rights and remedies under the SHSS contract, or any other available rights and remedies for such breach. MPHA shall notify the owner of such determination, including a brief statement of the reasons for the determination. The notice by MPHA to the owner may require the owner to take corrective action, as verified or determined by MPHA, by a deadline prescribed in the notice.
- c. MPHA's rights and remedies for owner breach of the SHSS contract include recovery of overpayments, suspension of housing assistance payments, abatement or other reduction of housing assistance payments, termination of housing assistance payments, and termination of the SHSS contract.
- d. MPHA may seek and obtain additional relief by judicial order or action, including specific performance, other injunctive relief or order for damages.
- e. Even if the family continues to live in the contract unit, MPHA may exercise any rights and remedies for owner breach of the SHSS contract.
- f. MPHA's exercise or non-exercise of any right or remedy for owner breach of the SHSS contract is not a waiver of the right to exercise that or any other right or remedy at any time.

11. MPHA Access to Premises and Owner's Records

The owner must provide any reasonable information pertinent to the SHSS contract that MPHA may require.

12. Exclusion of Third-Party Rights

- a. The family is not a party to or third-party beneficiary of Part B of the SHSS contract. The family may not enforce any provision of Part B, and may not exercise any right or remedy against the owner or MPHA under Part B.
- b. The tenant or MPHA may enforce the tenancy addendum (Part C of the SHSS contract) against the owner, and may exercise any right or remedy against the owner under the tenancy addendum.

- c. MPHA does not assume any responsibility for injury to, or any liability to, any person injured as a result of the owner's action or failure to act in connection with management of the contract unit or the premises or with implementation of the SHSS contract, or as a result of any other action or failure to act by the owner.
- d. The owner is not the agent of MPHA, and the SHSS contract does not create or affect any relationship between MPHA and any lender to the owner or any suppliers, employees, contractors or subcontractors used by the owner in connection with management of the contract unit or the premises or with implementation of the SHSS contract.

13. Conflict of Interest

- a. "Covered individual" means a person or entity who is a member of any of the following classes:
 - (1) Any present or former member or officer of MPHA (except a MPHA commissioner who is a participant in the program);
 - (2) Any employee of MPHA, or any contractor, sub-contractor or agent of MPHA, who formulates policy or who influences decisions with respect to the program;
 - (3) Any public official, member of a governing body, or State or local legislator, who exercises functions or responsibilities with respect to the program; or
 - (4) Any member of the Congress of the United States.
- b. A covered individual may not have any direct or indirect interest in the SHSS contract or in any benefits or payments under the contract (including the interest of an immediate family member of such covered individual) while such person is a covered individual or during one year thereafter.
- c. "Immediate family member" means the spouse, parent (including a stepparent), child (including a stepchild), grandparent, grandchild, sister or brother (including a stepsister or stepbrother) of any covered individual.
- d. The owner certifies and is responsible for assuring that no person or entity has or will have a prohibited interest, at execution of the SHSS contract, or at any time during the SHSS contract term.
- e. If a prohibited interest occurs, the owner shall promptly and fully disclose such interest to MPHA.
- f. The conflict of interest prohibition under this section may be waived by MPHA for good cause.
- g. No member of or delegate to the Congress of the United States or resident commissioner shall be admitted to any share or part of the SHSS contract or to any benefits which may arise from it.

14. Assignment of the SHSS Contract

- a. The owner may not assign the SHSS contract to a new owner without the prior written consent of MPHA.
- b. If the owner requests MPHA consent to assign the SHSS contract to a new owner, the owner shall supply any information as required by MPHA pertinent to the proposed assignment.
- c. The SHSS contract may not be assigned to a new owner that is debarred, suspended or subject to a limited denial of participation under MPHA requirements.
- d. The SHSS contract may not be assigned to a new owner if MPHA has prohibited such assignment because:
 - (1) The Federal government has instituted an administrative or judicial action against the owner or proposed new owner for violation of the Fair Housing Act or other Federal equal opportunity requirements, and such action is pending; or

- (2) A court or administrative agency has determined that the owner or proposed new owner violated the Fair Housing Act or other Federal equal opportunity requirements.
- e. The SHSS contract may not be assigned to a new owner if the new owner (including a principal or other interested party) is the parent, child, grandparent, grandchild, sister or brother of any member of the family, unless the MPHA has determined (and has notified the family of such determination) that approving the assignment, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.
- f. MPHA may deny approval to assign the SHSS contract if the owner or proposed new owner (including a principal or other interested party):
 - (1) Has violated obligations under a housing assistance payments contract with MPHA;
 - (2) Has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing program;
 - (3) Has engaged in any drug-related criminal activity or any violent criminal activity;
 - (4) Has a history or practice of non-compliance with HQS for units leased under the MPHA HCV programs, or non-compliance with applicable housing standards for units leased with MPHA project-based assistance or for units leased under any other Federal housing program;
 - (5) Has a history or practice of failing to terminate tenancy of tenants assisted under any Federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:
 - (a) Threatens the right to peaceful enjoyment of the premises by other residents;
 - (b) Threatens the health or safety of other residents, of employees of MPHA, or of owner employees or other persons engaged in management of the housing;
 - (c) Threatens the health or safety of, or the right to peaceful enjoyment of their residents by, persons residing in the immediate vicinity of the premises; or
 - (d) Is drug-related criminal activity or violent criminal activity;
 - (6) Has a history or practice of renting units that fail to meet State or local housing codes; or
 - (7) Has not paid State or local real estate taxes, fines or assessments.
- g. The new owner must agree to be bound by and comply with the SHSS contract. The agreement must be in writing, and in a form acceptable to MPHA. The new owner must give MPHA a copy of the executed agreement.

15. Foreclosure. In the case of any foreclosure, the immediate successor in interest in the property pursuant to the foreclosure shall assume such interest subject to the lease between the prior owner and the tenant and to the SHSS contract between the prior owner and MPHA for the occupied unit. This provision does not affect any State or local law that provides longer time periods or other additional protections for tenants. **This provision will sunset on December 31, 2012 unless extended by law.**

16. Written Notices. Any notice by MPHA or the owner in connection with this contract must be in writing.

17. Entire Agreement: Interpretation

- a. The SHSS contract contains the entire agreement between the owner and MPHA.
- b. The SHSS contract shall be interpreted and implemented in accordance with all MPHA requirements.

Part C of SHSS Contract: Tenancy Addendum

1. SHSS Program

- a. The owner is leasing the contract unit to the tenant for occupancy by the tenant's family for a tenancy under the SHSS Program with MPHA
- b. The owner has entered into a Stable Homes Stable Schools Payments Contract (SHSS contract) with MPHA. MPHA will make housing assistance payments to the owner to assist the tenant in leasing the unit from the owner.

2. Lease

- a. The owner has given MPHA a copy of the lease, including any revisions agreed by the owner and the tenant. The owner certifies that the terms of the lease are in accordance with all provisions of the SHSS contract and that the lease includes the tenancy addendum.
- b. The tenant shall have the right to enforce the tenancy addendum against the owner. If there is any conflict between the tenancy addendum and any other provisions of the lease, the language of the tenancy addendum shall control.

3. Use of Contract Unit

- a. During the lease term, the family will reside in the contract unit with assistance under the SHSS program.
- b. The composition of the household must be approved by MPHA. The family must promptly inform MPHA of the birth, adoption or court-awarded custody of a child. Other persons may not be added to the household without prior written approval of the owner and MPHA.
- c. The contract unit may only be used for residence by MPHA-approved household members. The unit must be the family's only residence. Members of the household may engage in legal profit making activities incidental to primary use of the unit for residence by members of the family.
- d. The tenant may not sublease or let the unit.
- e. The tenant may not assign the lease or transfer the unit.

4. Rent to Owner

- a. The initial rent to owner may not exceed the amount approved by MPHA in accordance with MPHA requirements.
- b. Changes in the rent to owner shall be determined by the provisions of the lease. However, the owner may not raise the rent during the initial term of the lease.
- c. During the term of the lease (including the initial term of the lease and any extension term), the rent to owner may at no time exceed:
 - (1) The reasonable rent for the unit as most recently determined or redetermined by MPHA in accordance with MPHA requirements, or
 - (2) Rent charged by the owner for comparable unassisted units in the premises.

5. Family Payment to Owner

- a. The family is responsible for paying the owner any portion of the rent to owner that is not covered by MPHA housing assistance payment.
- b. Each month, MPHA will make a housing assistance payment to the owner on behalf of the family in accordance with the SHSS contract. The amount of the monthly assistance payment will be determined by MPHA in accordance with MPHA requirements for a tenancy under the SHSS Program.
- c. The monthly housing assistance payment shall be credited against the monthly rent to owner for the contract unit.
- d. The tenant is not responsible for paying the portion of rent to owner covered by MPHA housing assistance payment under the SHSS contract between the owner and MPHA. MPHA's failure to pay the housing assistance payment to the owner is not a violation of the lease. The owner may not terminate the tenancy for nonpayment of MPHA's housing assistance payment.
- e. The owner may not charge or accept, from the family or from any other source, any payment for rent of the unit in addition to the rent to owner. Rent to owner includes all housing services, maintenance, utilities and appliances to be provided and paid by the owner in accordance with the lease.
- f. The owner must immediately return any excess rent payment to the tenant.

6. Other Fees and Charges

- a. Rent to owner does not include cost of any meals or supportive services or furniture which may be provided by the owner.
- b. The owner may not require the tenant or family members to pay charges for any meals or supportive services or furniture which may be provided by the owner. Nonpayment of any such charges is not grounds for termination of tenancy.
- c. The owner may not charge the tenant extra amounts for items customarily included in rent to owner in the locality, or provided at no additional cost to unsubsidized tenants in the premises.

7. Maintenance, Utilities, and Other Services

a. Maintenance

- (1) The owner must maintain the unit and premises in accordance with the HQS and RQS.
- (2) Maintenance and replacement (including redecoration) must be in accordance with the standard practice for the building concerned as established by the owner.

b. Utilities and appliances

- (1) The owner must provide all utilities needed to comply with the HQS.
- (2) The owner is not responsible for a breach of the HQS caused by the tenant's failure to:
 - (a) Pay for any utilities that are to be paid by the tenant.
 - (b) Provide and maintain any appliances that are to be provided by the tenant.

- c. **Family damage.** The owner is not responsible for a breach of the HQS because of damages beyond normal wear and tear caused by any member of the household or by a guest.
- d. **Housing services.** The owner must provide all housing services as agreed to in the lease.

8. Termination of Tenancy by Owner

- a. **Requirements.** The owner may only terminate the tenancy in accordance with the lease and MPHA requirements.
- b. **Grounds.** During the term of the lease (the initial term of the lease or any extension term), the owner may only terminate the tenancy because of:
 - (1) Serious or repeated violation of the lease;
 - (2) Violation of Federal, State, or local law that imposes obligations on the tenant in connection with the occupancy or use of the unit and the premises;
 - (3) Criminal activity or alcohol abuse (as provided in paragraph c); or
 - (4) Other good cause (as provided in 8 d.).
- c. **Criminal activity or alcohol abuse.**
 - (1) The owner may terminate the tenancy during the term of the lease if any member of the household, a guest or another person under a resident's control commits any of the following types of criminal activity:
 - (a) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of the premises by, other residents (including property management staff residing on the premises);
 - (b) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of their residences by, persons residing in the immediate vicinity of the premises;
 - (c) Any violent criminal activity on or near the premises; or
 - (d) Any drug-related criminal activity on or near the premises.
 - (2) The owner may terminate the tenancy during the term of the lease if any member of the household is:
 - (a) Fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of the State of New Jersey, is a high misdemeanor; or
 - (b) Violating a condition of probation or parole under Federal or State law.
 - (3) The owner may terminate the tenancy for criminal activity by a household member in accordance with this section if the owner determines that the household member has committed the criminal activity, regardless of whether the household member has been arrested or convicted for such activity.
 - (4) The owner may terminate the tenancy during the term of the lease if any member of the household has engaged in abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of the premises by other residents.

d. Other good cause for termination of tenancy

- (1) During the initial lease term, other good cause for termination of tenancy must be something the family did or failed to do.
- (2) During the initial lease term or during any extension term, other good cause may include:
 - (a) Disturbance of neighbors,
 - (b) Destruction of property, or
 - (c) Living or housekeeping habits that cause damage to the unit or premises.
- (3) After the initial lease term, such good cause may include:
 - (a) The tenant's failure to accept the owner's offer of a new lease or revision;
 - (b) The owner's desire to use the unit for personal or family use or for a purpose other than use as a residential rental unit; or
 - (c) A business or economic reason for termination of the tenancy (such as sale of the property, renovation of the unit, the owner's desire to rent the unit for a higher rent).
- (5) The examples of other good cause in this paragraph do not preempt any State or local laws to the contrary.
- (6) In the case of an owner who is an immediate successor in interest pursuant to foreclosure during the term of the lease, requiring the tenant to vacate the property prior to sale shall owner may terminate the tenancy effective on the date of transfer of the unit to the owner if the owner: (a) will occupy the unit as a primary residence; and (b) has provided the tenant a notice to vacate at least 90 days before the effective date of such notice. This provision shall not affect any State or local law that provides for longer time periods or addition protections for tenants. **This provision will sunset on December 31, 2012 unless extended by law.**

e. Protections for Victims of Abuse.

- (1) An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of such a victim.
- (2) Criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of domestic violence, dating violence, or stalking.
- (3) Notwithstanding any restrictions on admission, occupancy, or terminations of occupancy or assistance, or any Federal, State or local law to the contrary, MPHA, owner or manager may "bifurcate" a lease, or otherwise remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others. This action may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of

the violence who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or SHSS Program.

- (4) Nothing in this section may be construed to limit the authority of a public housing agency, owner, or manager, when notified, to honor court orders addressing rights of access or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up.
- (5) Nothing in this section limits any otherwise available authority of an owner or manager to evict or the public housing agency to terminate assistance to a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the owner, manager, or public housing agency does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate.
- (6) Nothing in this section may be construed to limit the authority of an owner or manager to evict, or the public housing agency to terminate assistance, to any tenant if the owner, manager, or public housing agency can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant is not evicted or terminated from assistance.
- (7) Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.

f. Eviction by court action. The owner may only evict the tenant by a court action.

g. Owner notice of grounds

- (1) At or before the beginning of a court action to evict the tenant, the owner must give the tenant a notice that specifies the grounds for termination of tenancy. The notice may be included in or combined with any owner eviction notice.
- (2) The owner must give the MPHA a copy of any owner eviction notice at the same time the owner notifies the tenant.
- (3) Eviction notice means a notice to vacate, or a complaint or other initial pleading used to begin an eviction action under State or local law.

9. Lease: Relation to SHSS Contract

If the SHSS contract terminates for any reason, the lease terminates automatically.

10. MPHA Termination of Assistance

MPHA may terminate program assistance for the family for any grounds authorized in accordance with MPHA requirements. If MPHA terminates program assistance for the family, the lease terminates automatically.

11. Family Move Out

The tenant must notify the MPHA and the owner before the family moves out of the unit.

12. Security Deposit

- a. The owner may collect a security deposit from the tenant. (However, MPHA may prohibit the owner from collecting a security deposit in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants. Any such MPHA-required restriction must be specified in the SHSS contract.)
- b. When the family moves out of the contract unit, the owner, subject to State and local law, may use the security deposit, including any interest on the deposit, as reimbursement for any unpaid rent payable by the tenant, any damages to the unit or any other amounts that the tenant owes under the lease.
- c. The owner must give the tenant a list of all items charged against the security deposit, and the amount of each item. After deducting the amount, if any, used to reimburse the owner, the owner must promptly refund the full amount of the unused balance to the tenant.
- d. If the security deposit is not sufficient to cover amounts the tenant owes under the lease, the owner may collect the balance from the tenant.

13. Prohibition of Discrimination

In accordance with applicable equal opportunity statutes, Executive Orders, and regulations, the owner must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status or disability in connection with the lease.

14. Conflict with Other Provisions of Lease

- a. The terms of the tenancy addendum are prescribed by MPHA in accordance with Federal law and regulation, as a condition for Federal assistance to the tenant and tenant's family under the SHSS Program.
- b. In case of any conflict between the provisions of the tenancy addendum as required by MPHA, and any other provisions of the lease or any other agreement between the owner and the tenant, the requirements of the MPHA-required tenancy addendum shall control.

15. Changes in Lease or Rent

- a. The tenant and the owner may not make any change in the tenancy addendum. However, if the tenant and the owner agree to any other changes in the lease, such changes must be in writing, and the owner must immediately give the MPHA a copy of such changes. The lease, including any changes, must be in accordance with the requirements of the tenancy addendum.
- b. In the following cases, tenant-based assistance shall not be continued unless MPHA has approved a new tenancy in accordance with program requirements and has executed a new SHSS contract with the owner:
 - (1) If there are any changes in lease requirements governing tenant or owner responsibilities for utilities or appliances;
 - (2) If there are any changes in lease provisions governing the term of the lease;
 - (3) If the family moves to a new unit, even if the unit is in the same building or complex.

- c. MPHA approval of the tenancy, and execution of a new SHSS contract, are not required for agreed changes in the lease other than as specified in paragraph b.
- d. The owner must notify MPHA of any changes in the amount of the rent to owner at least sixty days before any such changes go into effect, and the amount of the rent to owner following any such agreed change may not exceed the reasonable rent for the unit as most recently determined or redetermined by MPHA in accordance with MPHA requirements.

16. Notices

Any notice under the lease by the tenant to the owner or by the owner to the tenant must be in writing.

17. Definitions

Contract unit: The housing unit rented by the tenant with assistance under the program.

Family: The persons who may reside in the unit with assistance under the program.

SHSS Contract: The housing assistance payments contract between the MPHA and the owner. The MPHA pays housing assistance payments to the owner in accordance with the SHSS contract.

Household: The persons who may reside in the contract unit. The household consists of the family and any MPHA-approved live-in aide. (A live-in aide is a person who resides in the unit to provide necessary supportive services for a member of the family who is a person with disabilities.)

Housing Quality Standards (HQS): The MPHA minimum quality standards for housing assisted under the SHSS tenant-based programs.

Lease: The written agreement between the owner and the tenant for the lease of the contract unit to the tenant. The lease includes the tenancy addendum prescribed by MPHA.

MPHA: Minneapolis Public Housing Agency.

MPHA Requirements: MPHA requirements for the SHSS program. MPHA requirements are issued by MPHA headquarters, as regulations, Federal Register notices or other binding program directives.

Premises: The building or complex in which the contract unit is located, including common areas and grounds.

Rent to owner: The total monthly rent payable to the owner for the contract unit. The rent to owner is the sum of the portion of rent payable by the tenant plus the MPHA housing assistance payment to the owner.

RQS: Rental Quality Standards, housing maintenance code.

SHSS Program: Stable Homes Stable Schools (SHSS). Under this program, City of Minneapolis provides funds to MPHA for rent subsidy on behalf of eligible families. The tenancy under the lease will be assisted with rent subsidy under the SHSS contract.

Tenant. The family member (or members) who leases the unit from the owner.

English

This information is important, if you do not understand it, please call your MPHA representative, for free language assistance

Hmong

Yog koj tsi to taub txog cov nqi lust seem ceeb no, thov hu mus rau ntawm tsev luam qhov chaw ua hauj lwj MPHA peb yuav pab ntxhais rau nej

Somali

Halkan waxaa ku qoran war ama akhbaar aad u muhim ah, haddii aad fahmi kari weydo, fadlan ula tag wakiilka hay'adda MPHA, si aad tarjumaad bilaash ah uga hesho.

Oromo

Beeksifni kun hedduu barbaachisaa dha. Yaadni isaa hoo isiniif hin galle ta'e, bakka bu'aa "MPHA" (Bulchiinsa Mana Mootummaa Magaalaa Minneapolis) akka afaan isiniif hiikamu gargaarsa tolaa gaafadhaa.

Amharic (Ethiopian)

ይህ መረጃ በጣም አስፈላጊ ነው። ምን እንደሚል የማይገባዎ ከሆነ ከ MPHA (የሚንያፖሊስ የመንግስት የመኖሪያ ቤቶች ባለስልጣን) ወኪል ጋር ተገናኝተው በእያንዳንዱ የቋንቋ[ማስተርጓሚ] እርዳታ እንዲሰጥዎ ይጠይቁ።

Laotian

ຖ້າຫາກວ່າທ່ານບໍ່ເຂົ້າໃຈໃນຂໍ້ຄວາມສໍາຄັນນີ້, ທ່ານຕ້ອງໄຫຼ່ໄປຫາທີງ ທ້ອງການເຮືອນຫລວງ MPHA ພວກເຮົາຈະຊ່ວຍອະທິບາຍໃຫ້ທ່ານ.

Spanish

Esta información es importante, si usted no lo entiende, por favor póngase en contacto con MPHA para asistencia lingüística gratuita