Residents Rights

& Responsibilities

hud
Yuh as a rezedent, ave di rights ahn di rispensabilities to elp mek yuh HUD-asisted owzing ah behta owme fi yuh ahn yuh fambily.

Dis is a brochure distributed to yuh cawze Hud ah provide some fawm ahf asistance aur subsidy fi di whole apawtment buildin. As ah pawt ahfits dedi-cation fi maintain di bes pawsible living enviornment fi all rezedents, yuh HUD field affice encourage ahn suppows:

* Communication between rezedents, manigement agents ahn prahpati ownas.
* Promt considarashan ahn resalushan ahf rezedent complaints by ownas ahn manigahs.
* Rezedent auganizashan ahn pawticipashan in decishans regawding di apawtment building dat ahfek di well-being ahf yuh owme.

Along wid yuh owna/manigement agent yuh role is very impowtant in making yuh place ahf rezedence, di unit, di grouns ahn di ahdah cammon areas a behta place fi live ahn also elp create a community yuh caan be proud ahf.

Dis brochure briefly liss some ahf yuh muos impowtant rights ahn rispensabilities fi elp yuh fi get di muos owt ah yuh owme.
Yuh

Rights
Az ah rezedent in HUD's Multifamily owzing yuh mus become aware ahf yuh rights.

Rights
Invalving yuh apawtment
* De right fi live in a destent, safe, ahn sanitary owzing.
* De right fi ave repairs done in a timely mannah, uhpan reqes, ahn fi ave a quality maintainance program run by manigement.
* De right fi get reasonable notice, in writing fi ehni non-imergency inspeckshan aur ehni ahdah entry inna yuh apawtment.

Rights
Invalving Rezedent Auganizashans
* Di rights fi auganize as rezedents widowt obstrukshan, ahrassment aur retaliashan frawm prahpati ownas aur manigement.
* Di right fi puoss materials in cammon areas fi infawm ahdah rezedents bout dem rights ahn also about opportunities ahf ow dem caan invalve demself in deir projeks.
* Di right, dat may be subjek to a reasonable, HUD fee, fi use appropriate cammon space aur meeting facilities fi auganize aur fi concidah ehni issue dat ahfek di condishan aur manigement ah di prahpati.
* Di rights fi recognition by prahpaty ownas ahn manigahs as smady dat ave a seh in rezedenshal community affairs.

Rights
Invalving Non-diskriminashan
Di right fi egual ahn fair treatment ahn di use ahf yuh Building's services ahn facilities, widowt regard to colour, religion, gendah, disability, familial status (children undah 18), National origin (ethnicity aur language), aur age.
Yuh

Responsibilities

As a rezident ahhah HUD assisted projek, yuh also ave
Cer'en responsabilities fi ensure dat yuh buildings remain a
suitable owme fi yuh ahn yuh neighbahs. By signin yuh
lease, yuh ahn di owna/management compny ave entad
into a legal, enforceble contrak. Yuh ahn di owna/
management compny rispsansible fi comply wid yuh
lease, owse rules ahn local laws govanin yuh prahpati. If
yuh ave any question bout yuh lease aur duont ave a copy
ahfit, contak yuh manigement agent aur yuh local HUD
field affice.

Responsibilities

to yuh prahpaty owna aur manigment agent.
* Complyin wid de rules ahn guidelines dat govan yuh
lease.
* Payin de carrek amount a rent pan a timely basis everi
muhnt.
* Providin accurate infahmation to de owna at de
certification aur recertification intahview dat fi determin if
yuh eligible fi get assistance, ahn also fi yuh agreement to
de release ahf infahmation by a turd party dat wi allow fi
verification.

Responsibilities

to de projek ahn to yuh fellow rezedents
* Complyin wid de rules ahn guidelines dat govan yuh
lease.
* Payin de carrek amount a rent pan a timely basis everi
muhnt.
* Providin accurate infahmation to de owna at de
certification aur recertification intahview dat fi determin if
yuh eligible fi get assistance, ahn also fi yuh agreement to
de release ahf infahmation by a turd party dat wi allow fi
verification.
* Conducting yuhself in a mannah dat wuhduhn disturb
yuh neighbahs.
* Nat engagin in criminal aktivity inna di unit, common
areas aur grouns.
* Fi kyp yuh unit clean ahn nat littaryn di grouns aur
common areas.
* Fi dispose a yuh gawbige ahn wase in a prapah mannah.
* Fi comply wid local kwodes dat affek de ehlt aur safety ahf
di rezedence.
* Fi maintain yuh apawtment ahn common areas in di same
general physical condititio as wehn yuh moved in.
* Fi report ehni defeks inna de building systems, fixtures,
appliances ahn ahdah paws a di unit, di grouns aur
related facilities to de manigement.
Yuh Pawicipation is Impowtant

Rezedents in de HUD assisted familial owzin play an impowtant rowle in di decishan dat affek dem prokem. Diffrent HUD prowgrans provide fi specifik rezedents. Yuh ave di right fi know undah wahit HUD prowgram yuh building is assisted. Fi fynenout if yuh apawtment buildin covad undah ehni a di fahlowing kategories contak yuh manigement agent.

If yuh buildin ave a mawgage lown undah sekshon 202 aur is assisted undah sekshon 230,221(d) (3)/BMIR, Rent Suppliment prowgram aur de sekshon 8 lown Manigement Set Aside Prowgram fahlowin convershan ahf de prowjek from rent suppliment, program assistant yuh ave di right fi pawticipate in aur be notified ahf, ahn comment on di fahlowing:

* An inkrease ahf di maximuhm permissible rent.
* Convershan ahf a prowjek fram prowjek-paid utilities to tenant-paid utilities aur a redukshon in tenant utility ahlowance.
* Convershan ahf rezedental units inna multifambily owzing prowjek inna non- rezedental use aur canduhminimums, aur di transfer ahf di prowjek inna cooperative owzing mawgagah caparalshon aur associashon.
* Pawschal release ahf mawgage sikurity.
* Capital improvments dat represent subsotial additian to de prowjek.
* Non renewel ahf a prowjek-based secudity mawtrek.
Yuh Participation continued...

If yuh buildin is subsidized undah di sekshan 202 aur 811 prowgram ahf di Nashinal Owzing Ahk, yuh ave the right fi notifikashan ahf ahn to comment pan a reques to HUD fi consent to di prepayment ahf a lown.

If yuh buildin ave a prowjek-based sekshan 8 contrak dat soon expyah aur bein terminated ahn will naht be renewed, yuh ave a right to a wan year "powtable" Sekshan 8 certificate dat yuh caan use inna ehni buildin wid rents in di allowable range. Yuh also ave de right to Appawtunity Kownseling, weh yuh caan learn bout owzing aupshans dat is available to you. If yuh live inna wan buildin dat is owned by HUD dat a sell, yuh ave di right to be notified, ahn commment pan, HUD’s plan fi dispowse ahf di buildin. If yuh fawm aur awreddi fawm a rezedent did auganizashan, yuh ahn yuhfellah tenants caan nigoshiate wid HUD to buy di buildin fi establish karpowrative owzin aur rezedent owned rental units.

"We ave a pawtnship wid everi rezedent of HUD-assisted owzing developments: HUD provtekss di rights ahf di tenants, ahn tenants gauwd dem own right tru risponsible be'aviah. Owah goal is fi guh beyan dat pawtnship ahn create a sense ahf com-munity by encouraging di rezedents fi bekum more aktive ahn involve demelves inna di decishans dat ahfek di development ahf deir own owzing developments."

Sekretary Andrew M. Cuomo, fella
Addishinal Assistance

If yuh need ahni elp aur more infahmashan yuh mus contak:
* Yuh prahepaty manigah.
* Di prowjejek manigah inna di Mulifambily HUB aur yuh local programe centah.
* Di owzin counsellin agency inna yuh kummunity (fi ahsistance, call di HUD Owzing Counsellin Service lowcah at 1-800-569-4287).
* HUD’s Nahshinal Multifambily clearin at 1-800-685-8470 fi repowt maintenance aur managemen consens.
* De affice ahf de Inspectah General ahf line at 1-800-347-3735 aur 202-708-4200 fi repowt fraud, waste aur mismanagemen.

- Resident Rights and Responsibilities Brochure
  http://www.hud.gov/fha/fharent.html

If yuh belive dat yuh ave sufahd from discriminashan aur whud like more infahmashan call 1-800-669-9777 aur cawl yuh lowkal HUD affice ahf Fair Owzing ahn Equal Appatunity.

Yuh lowkal govahment tenant/lanlawd ahfair ahfice, legal services ahfice, ahn tenant auganizashan may also provide yuh wid more infahmashanpan ahdishanal rites yuh ave ahanda lowkal aur state law.

Dis broshure bout yuh rite ahn risppansibilities as a rezedent ahf HUD ahisted multifambily owzin is also available in Braille ahn de fahlowing languages, English, Spanish, Mandarine, Chinese, French, Russian, Vietamese, Korean, Creole, Portugues ahh Ethiopian, Contak yuh lowkal HUD Prowgram Centah aur HUD’s Nahshinal Multifambily Owzing Clearinowse at 1-800-685-8470
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