

GREAT FALLS HOUSING AUTHORITY
APRIL 2015
NOTICES

College Scholarship

We are still accepting applications from graduating High School Seniors for the \$1400.00 college scholarship. Applications are available at any of the high schools, and must be turned in to the Housing Authority office at 1500 Chowen Springs Loop by Friday, April 10, 2015.

Holland Court Tenants

Effective May 1st, the two bedroom rent will increase to \$475 and the three bedroom rent will increase to \$550.

Effective November 1, 2015 the rent for all apartments will increase another \$25. Two bedroom rent will be \$500 and three bedroom rent will be \$575.

Finally May, 2016 the rent for all apartments will increase an additional \$25. This will be the final increase. Two bedroom apartments will rent for \$525 and three bedroom apartments will rent for \$600.

The only exceptions to this schedule will be those tenants receiving Section 8 rental assistance. The rules for Section 8 state that rent can only be increased at the time of the annual review. Any Section 8 tenants wanting further information on when these increases will affect you contact Donna at 453-4311 ext. 309.

GREAT FALLS
HOUSING AUTHORITY

1500 CHOWEN SPRINGS LOOP

PHONE: 406-453-4311

FAX: 406-727-5566

EMERGENCY NUMBER AFTER
HOURS: 788-0427

EMERGENCY DISPATCH: 911

POLICE DISPATCH:
727-7688

SPRING CLEAN-UP

It's about that time of the year again when the snow and ice start to melt and the trees and grass begin to green. The weather begins to warm up and everybody starts to enjoy the outdoors.

To further benefit from this experience tenants need to remember to keep their yards clean from trash and pet feces.

If a tenant's yard is not kept clean within the guidelines of the lease they will receive a **lease violation**. If the tenant then fails to resolve the problem they will be charged **\$50.00** for maintenance to come by and clean it up.

The Leasing Managers will be out checking yards to enforce the policy.

APRIL PYAC SCHEDULE

Grade School: Ages 6 through 12

Friday, April 10th, 6:00p.m. to 8:00p.m.

Junior High & High School:

Friday, April 24th, 6:00p.m. to 8:00p.m.





Why am I being held responsible for my guest?

The Great Falls Housing Authority follows Montana State Landlord / Tenant law (MCA 70-24) except for a few situations (non-payment of rent and drug violations).

Example 1: A tenant has a party and the noise gets loud and a neighbor complains, the police show up and then a shouting match starts which escalates to a fight between three of the guest who are then arrested. **Result:** The tenant receives a 30 day termination notice for noncompliance of the Great Falls Housing Authority lease. Tenant ask “why am I being evicted I did not do anything?” Answer: Montana Code Annotated 70-24-321(1)(f) states that “A tenant shall conduct oneself and require all other persons on the premises with the tenant’s consent to conduct themselves in a manner, that will not disturb the tenant’s neighbors’ peaceful enjoyment of the premises. Therefore the tenant (head of household) is at risk of losing their housing.

Example 2: A housing authority staff member is walking through the complex and notices that a tenants’ unit has numerous broken blinds in the windows as well as a broken door. This is relayed to the tenants leasing manager who confirms the damage that was observed. What next? According to the Montana landlord tenant act there has been a noncompliance of the law. Montana Code Annotated 70-24-321(2) states “A tenant may not destroy, deface, damage, impair, or remove any part of the premises or permit any person to do so.” **Result:** The Housing Authority may give a (3) three day written notice to terminate the rental agreement (Montana Code 70-24-422(3) based upon noncompliance of the rental agreement.

Both examples are preventable. One requires that you control your guest and do not be afraid to ask them to leave and if they do not leave you would call the police to have them removed; hence they are no longer an invited guest. The second example requires the tenant to, first, maintain the property and then, to report repairs to the housing office. If this process is not complied with the family could lose their housing privileges at the Great Falls Housing Authority.

Any questions please contact me at 453-4311, Ext. 319.

Terry

