

Curfew Policy: A Tenant, or member of the Tenant's household, being the parent, guardian or other adult person having the care, custody or control of a person under the age of nineteen (19) years, who shall suffer or permit, or, by ineffective control, allow such person to violate the curfew policy of OHA, shall be considered to have violated their lease, and shall be subject to termination.

Cable Piracy: Tenant and members of tenant's household shall refrain from either the unauthorized reception of cable television services, or the unlawful use, theft or conversion of cable television equipment, property or services.

Possession of Firearms: Tenant and members of Tenant's household and any guest or visitor of either Tenant or any member of Tenant's household, shall comply with all applicable laws and safety devices defined by the Nebraska courts and Article 24 of the Revised Statutes of Nebraska, as it relates to the possession of firearms. Legal requirements for firearm possession include, but are not limited to, registration, certification, and completion of the State required Health and Safety course. All firearms are required to be secured by an approved key lock device and maintained in an approved safety box. Examples of approved devices include handgun trigger locks, cable locks, and shotgun/rifle trigger locks. Any violation of the law and/or OHA's policy shall be grounds for termination of this lease as provided under the lease. A Tenant or applicant in violation of OHA's Gun Safety Policy will be ineligible for housing assistance and must wait one (1) year to apply for housing assistance.

OHA Vehicle Registration and Parking Policy: All tenant owned vehicles must be registered with the management office. Residents must own the vehicle being registered and prove ownership by providing the vehicle registration in the tenant's name. The resident must own the car and have title in their name to be eligible for parking privileges. Residents may not register a relative or friend's car. Residents are responsible for advising OHA if they sell or change vehicles.

A parking permit may be issued to each tenant household member owning a motor vehicle. At the time of lease-up and annually thereafter, stickers will be issued for each registered vehicle, said sticker to be placed in the rear window of the registered vehicle.

Only vehicles properly registered and tagged by OHA will be allowed to park in OHA parking areas. Registration does not guarantee a parking space.

The car must have a valid license plate and current license tags in accordance with State and local ordinances.

The car must be in operable condition and able to run at all times.

Cars and other vehicles may not be parked on the lawn.

Residents may not make repairs to their vehicles including changing oil or

replacing mechanical parts.

Residents who intend to be away from their unit are still responsible for adhering to the parking policy. Residents who will be away on vacation, in the hospital, etc. should authorize another person to look after their vehicle and be prepared to remove the vehicle if necessary. Failure to designate a responsible person to look after a resident's car does not exempt that vehicle from being towed at owner's expense.

Any vehicle found to be in violation of the above policy will be ticketed by OHA personnel and towed at owner's expense. Residents are given 72 hours after tagging in which to remove the vehicle or cure the violation. Prior to towing, OHA personnel will make every effort to contact the owner for resolution of the situation.

OHA reserves the right to tow all vehicles without notice if they (i) are not properly tagged; or (ii) present a hazard; or (iii) violate federal, state or local laws and ordinances; or (iv) otherwise jeopardize the safety of others.

An authorized representative of OHA shall document all pertinent information relative to any of the forgoing standards and such documentation shall be the basis for the rejection of an applicant to admission or, as the case may be, would constitute grounds for the termination of the lease of any Tenant. The above standards shall become part of all leases entered between OHA and its residents.

Incentive Transfers for Single-Family Dwellings:

1. The provisions of this Section VII shall govern transfers involving all single-family homes on scattered sites which have been designated as part of the Logan Fontenelle North Replacement Plan. For purposes of this Section of the Transfer Policy, said single-family homes on scattered sites shall be designated as "incentive homes". Except as otherwise specifically provided, no other provisions of this Transfer Policy shall apply to incentive homes. Single-family homes on scattered sites which are not designated as Logan Fontenelle North replacement homes shall be governed by Section VI of this Policy dealing with transfers for homeownership purposes.
2. The purpose of this incentive policy is to provide the opportunity to live in a single-family home on a scattered site to those tenants of OHA who have properly, conscientiously, and consistently performed those duties required of a tenant under lease with the OHA; who have acted as a role model for other tenants, who have participated in programs for personal and/or communal improvement such as enrollment in job training or promotional programs or other education or self-improvement courses, or active involvement in a resident association or other communal, civic, or educational organizations or programs;

who possess the desire and capacity for upward mobility; and who possess the eligibility standards set forth below.

3. Tenants who wish to participate in the incentive homes program must meet the following eligibility requirements.
  - a. The participant must be a tenant who has resided under lease with OHA for a period of at least six (6) months;
  - b. During said period, the tenant shall have paid all rent, utility, and other charges, if any, and the record shall show no delinquencies;
  - c. During said period, the tenant shall not have committed any violation of his or her lease with OHA;
  - d. The tenant shall not have a history of criminal activity involving crimes of physical violence to persons or property and other criminal acts which would adversely affect the health, safety, or welfare of others;
  - e. The tenant shall have a record relatively free of complaints and serious confrontations with neighbors, staff, or others arising primarily from the activities of the tenant;
  - f. The tenant shall have a record of good housekeeping;
  - g. The tenant shall have the willingness and capacity to perform yard maintenance, such as mowing and watering the grass, raking leaves, trimming trees and bushes, shoveling drives and walks, provided, however that in the event that the tenant is handicapped or disabled, such that these duties cannot be performed by the tenant personally, then such tenant shall have the ability to secure the services of another family member or other person or persons who will perform said duties on the tenant's behalf.
  - h. The tenant should also show a willingness and capacity for self-improvement and upward mobility. This can be demonstrated by a record of enrollment in job training or promotion programs or other educational or self improvement courses or active involvement in a resident association or other communal, civic, or educational organizations or programs. Nothing contained herein is dependent upon tenant's level of income.
  - i. The tenant shall have sufficient resources to pay all costs of moving and to make the required deposits with utility companies.
4. Except as otherwise specifically provided herein, from and after the date that this incentive homes transfer policy shall have received final approval, all incentive

homes shall be occupied solely by tenants placed therein from the Incentive Homes Transfer List, a special list to be maintained by OHA. This policy shall not, however, apply to any tenant of the OHA who on or before the date of final approval of this policy was occupying an incentive home dwelling, or who, subsequently, is placed therein due to an emergency as provided in Section III A due to severe under housing as provided in Section III C of this Policy by OHA staff.

5. In order for a tenant to be placed on the Incentive Homes Transfer List, he or she must be nominated and approved as follows:
  - a. The name of the tenant shall initially be nominated by any one of the following staff persons an Occupancy Specialist, a Resident Relations Coordinator, a Sector Supervisor, the Resident Relations Manager, or the General Manager. Nominations may also be made by any three officers, acting jointly, of the resident association of the sector that the nominated tenants' current dwelling is assigned.
  - b. Nominations shall be on a form entitled "Request for Incentive Transfer". The nominator shall state why he or she believes a particular tenant should be considered for an incentive transfer. Said forms shall be submitted by the nominator to the Resident Relations Manager. The Resident Relations Manager shall keep a list of all nominations made by the staff nominators. Upon receiving the name of a tenant from a nominator, the Resident Relations Manager shall notify the Sector Supervisor of the Sector where said tenant's current dwelling unit is assigned, and said Supervisor shall conduct an inspection of said tenant's current unit (Note: A nominator should submit the names of only those tenants that the nominator believes suitable for incentive transfer. The nominator should not nominate tenants solely due to pressure from other staff or tenants).
  - c. All the names of tenants who have been nominated and who shall have received an inspection, as stated above, shall be reviewed by the Incentive Transfer Nominating Panel. This Panel shall consist of all Sector Supervisors, the General Manager, the Resident Relations Manager, the tenant that is currently serving as the Tenant Commissioner, and a member of the Board of Commissioners of the OHA. The Resident Relations Manager shall act as the Chairman of the Panel. In the absence of the Resident Relations Manager, the General Manager shall act as Chairman. The Resident Relations Manager shall convene a meeting of the Panel at least once a month and notify the members of the Panel as to the time and place of the meeting. Three members shall constitute a quorum. The Panel shall act by majority vote of those present at the meeting, with the Resident Relations Manager having the right to vote.

- d. The Panel shall place upon the Incentive Transfer List the names of all tenants who, after nomination and successful report of the home inspection referred to above, meet, in the Panel's opinion, the eligibility standards provided above. If a nomination is disapproved, the Panel will indicate the reason for disapproval on the form entitled "Request for Incentive Transfer" and relay the same to the nominator. Said nominator may then counsel said tenant in regard thereto, provided, however, if said nominator or the officers of the resident association, then the counseling shall be done by the sector supervisor, where the tenant's current dwelling unit is assigned. Any tenant who has been nominated on more than one occasion, but whose eligibility continues to be denied by the Incentive Transfer Nominating Panel, and who believes that he or she meets the eligibility requirements provided in Paragraph C above, and said denial is unfair, may file a grievance in accordance with OHA's Resident Grievance Procedure.
        - e. The List shall be maintained in the order and date the tenant's name was placed by the Panel thereon. In the event that the names of several tenants have been approved by the Panel at a particular meeting, tenants shall be placed on the List in the order of their length of tenancy with the OHA.
6. The tenants who have been placed on the Incentive Transfer List by the Panel shall be notified thereof by the Resident Relations Manager. The Resident Relations Manager shall provide a Resident Relations Coordinator to counsel said tenant on the procedures and requirements necessary for moving to an incentive home. When an incentive home becomes vacant, the Senior Vice President shall assign said home to a tenant listed on the approved Incentive Transfer List. Assignments shall be made pursuant to the order of the names on the list provided in Clause 5 of Part E above.
7. At anytime after tenant shall have received notification that he or she has been placed upon the approved Incentive Transfer List, said tenant may notify the Resident Relations Manager that he or she no longer desires such a transfer, and the Resident Relations Manager shall remove said tenant's name from said list. Any tenant so requesting said removal cannot be eligible for nomination, again, for at least one (1) full year. Any tenant whose name was placed in nomination but failed to achieve the approval of the Panel may, after counseling, be reconsidered for nomination after six (6) months. The Panel shall also have the power to remove the name of any tenant from said approved Incentive Transfer List if, prior to transfer, said tenant shall have become delinquent in his or her rental payments, or shall have violated his or her lease, or otherwise have failed to be ineligible for re-nomination for a period of six (6) months. The Resident Relations Manager shall notify the tenant whose name was removed and the reasons therefor. Any tenant objecting to the removal of his or her name from the approved list may request, in writing, an informal meeting with the Resident Relations Manager regarding the removal. The Resident Relations Manager shall

have the discretion to recommend to the Panel at its meeting that said removal be reconsidered if sufficient grounds exist.

8. Except for emergencies governed by Section V of this Policy, all transfers into said incentive homes shall be at the expense of the tenant.
9. Notification shall be given to residents to inform them of the opportunity to participate in the OHA's Incentive Transfer Program and the requirements for participation. New residents will be given this information and the same will also be posted in all development offices.