

### 3/08 – PAINTING UNITS

For the past several years, we have added a Capital Funds budget item to allow for interior painting of occupied units, but have found tenants to be less than cooperative with the process of making the unit accessible for painters, so very little of this has actually occurred with tenants in place. We WOULD ask our non-disabled and/or non-elderly residents to move their own furnishings / belongings and otherwise clean up in preparation for this work, but our staff would provide covers for furnishings and would assist with heavier items, as needed. For liability protection of our staff, we would prefer that they move NOTHING without a tenant's assistance &/or presence.

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If a tenant has lived in the apartment for 8 plus years and want it painted we have them cover everything and sign a paper saying we are not responsible for any damage that may occur. We do send a letter requesting them to move out their belongings, or they will have to sign the policy. They are charged for any repairs we have to do. If they have lived there less time we don't paint. But allow them to paint with the light colors. No dark paints are ever used.

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No--We try to paint before a new tenant moves into the apartment. If we need to paint before the tenant moves out most of the preparation is done by the staff. Minor things are done by the tenant.

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We do not paint occupied units. We offer paint and residents do their own painting within a period of time.

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If we have to paint a unit while it is occupied we prefer the tenant to move their own belongings. If the tenant is physically unable to move the larger items, we will help or provide a small allowance to pay someone to help them move.

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Our painting policy is such that a resident must move all the furniture and remove items from the wall. We really try to discourage it, though and concentrate on it on make-ready. If we were to move the items and something would break, it would be our responsibility.

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We do not paint occupied units. We offer to waive the transfer fee for them to move to another unit. If the family has been there a while and it must be painted, we will also reimburse utility transfer fees.

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We have the tenants prepare for the painting

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we do this on a case by case basis and consider how long the resident has lived there and the condition of the apartment. Residents are required to remove everything from the walls. If the resident is able to move the furniture or has

family that can help then we ask them to do it. If it is an elderly or disabled resident that cannot move the furniture then our staff moves it for them.

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We do not have a policy, however we ask residents to prepare the unit for painting if they request the painting be done.

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we never paint a unit when occupied. However, if they want to hire someone to do it, we provide the paint.

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Do not have a policy for painting, but could probably use one.

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We do not have a paint Policy but this last year I called the tenants- in house and told them we were going to be painting and to just remove the things from the walls and we moved all the furniture to paint.

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We do not have a written policy about painting occupied units.

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We do not paint in-house at all.

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Residents can have their apartments painted every five years if they choose, but they must remove all wall hangings, curtains, etc. for the painters. The contract painters will move the furniture away from the wall and cover it with drop cloths, and the maintenance men will move it back, but we do not hang pictures, curtains, etc.

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We do not have a policy on painting while tenant is still living in unit.

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We have a statement in our "Housekeeping Policy" that states "Residents may not paint their own apartment. If their apartment is in need of painting and the apartment was painted before the Tenant was housed it will then become the tenants responsibility to remove all furniture from the apartment and pay the appropriate fee for the bedroom size apartment in order for maintenance to paint. If the tenant has lived in the apartment for more than 10 years and the apartment is in bad need of repairs and painting due to normal wear and tear then it becomes the responsibility of the Authority to move everything out and do repairs and paint. It will be the responsibility of the Authority to provide housing for the tenant if they do not have a place to go while repairs are made.

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When we paint occupied, residents are asked to remove all items from the walls and to store breakables, heirlooms, etc. We move furniture to center of room and cover with plastic. We take down curtains and replace blinds if necessary and rehang curtains after paint is dry.

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We do not have a policy regarding painting units while they are occupied. We (myself & the maintenance director) make that decision when we make apartment inspections.

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Interior painting: Only when the interior of an occupied unit is determined to need painting, it is scheduled as availability permits. It must be no sooner than seven years and housekeeping must be acceptable.

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An annual inspection is conducted as well as an annual house keeping inspection to ensure that any deficiencies in the unit are addressed as necessary. A recommendation to paint the unit may be initiated by the Working Foreman, Inspector or tenant.

The Working Foreman establishes preventive maintenance schedules to include painting of the unit as necessary. Modernization projects may also include painting and this coordinated with staff and residents using the same procedures.

A 48 hr notice is given to tenant to ensure that he/she is given time to prepare and remove furniture, items from wall as necessary. In special cases, tenant may request assistance from maintenance based on their medical condition or disability.

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Primarily elderly tenants so maintenance removes from walls and moves furniture that can be easily shifted. I use semi-gloss paint for about the last 25 yrs. and it has proved to be a blessing to mtce. because of the lasting ability – just a damp cloth revitalizes it and touch up paint repairs holes, etc. UNLESS there has been abuse from such as smoking. Do not have a policy as has not been a problem. We do complete make over on move outs and even those do not always require complete painting.

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(PHA) repaints interiors every five years at a minimum. We do require residents to move valuables, electronics, cloths, appliances etc. Staff or the contractor moves only furniture as a part of the process. We do make exception for the elderly and disabled that do not have family or friends that can help them prepare. In addition, we forward a notice to the resident outlining the requirements for occupied paint. We require them to accept or deny the full paint. If they deny we will touch up only those areas that are accessible to us and in need of paint to pass UPCS requirements.

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No I do not have a policy on repainting an apartment while occupied but HUD has insisted that we do this. Anxious to see the responses you receive.

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Apartments are painted every five years, if the tenant is occupying the unit we do require when scheduled for painting for the tenant to remove items from the walls, and remove furniture away from the walls and we advise them to protect their furniture from paint, for them to cover the furniture with any blanket, sheets or other.

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The units that really need it cause the tenant has been there for years we do paint.

We schedule it and the tenant is responsible for removing stuff from the walls etc... if they are elderly we usually talk to a family member and they do it plus have the tenant stay with them for a day or two. Paint smells so it's just a comfort thing that we have them stay with a friend/family member ... no we don't pay to stay in a hotel or anything. They can stay in the unit if want. If they kick to much about taking stuff off the walls or staying somewhere else, we just don't do the unit. No it's not really in writing or in a policy.

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