

3/3/11

Do you have specific procedures for handling a tenant's belongings if they die and there are no family members to claim them?

We have our Resident's sign a procedure sheet listing the name of a person who will have the authority to remove all personal belongings from the apartment.

(PHA) addresses handling property of deceased tenants in its Dwelling Lease:

* Ten (10) days after the death of a sole resident, Management will consider that resident's unit abandoned.

* Any possessions left in the abandoned unit will be removed and stored by Management for thirty (30) days, so long as Resident is not present when possessions are removed from unit. Storage is at the expense of the Resident. After storing the possessions for thirty (30) days, Management may dispose of the possessions in any manner that Management chooses.

* Nothing in this Section shall limit Management's right to immediately dispose of trash or other property appearing to have no value.

yes resident signs a letter stating who to contact should they pass away at time of move in

There is an area of our lease that asks for a designation of a beneficiary and hopefully that person would take charge of the belongings.

The Housing Authority will put tenants belongings in storage for 30 days, after 30 days they are removed from storage and disposed of.

We let person on Indemnity Agreement handle it; what they leave we haul to dump.

We dispose of them – if usable, we contact our local missionary program (share) and they pick them up and give to a needy family.

No—not run into it yet. But, we have a "sponsor" name/info sheet on file. Resident gives us authority to contact sponsor if something happens to them.(it is part of the Move-In package).

We use the form HUD-92006 Supplement to Application to Federally Assisted Housing and we have had every household fill one out to let us know who would get their things in the event of their death and there is no remaining household members. This form allows them to designate anyone they want and it doesn't have to be family.

Before move-in MUST put in writing who will be if they die and there are no family members to claim them? responsible for their items in the event of illness or death.

If After 90 days no one claims the items we dispose of everything.

We store the items for thirty days, if no response during this time fram, we dispose the items.

Yes we store them for thirty days just in case some relative shows up and if not, we have a garage sale and use the money in the residents fund.

We have the resident fill out an Authorization of Release of Property when they move in and ask if they want to update it each time they are recertified. One resident insisted on putting me down and when he passed away, I made sure all of his bills were paid up and then sold everything and bought him a headstone for his grave.

Not really, haul off what is un-usable, see if some other needy tenants can use anythings. We have kept documents for a while to see if they would be needed later.

I do not have specific procedures for handling a deceased tenants belongings if they do not have family to claim their belongs. I have a form for the residents to fill out with the person's contact information they want to claim their belonging; however, I assume we could have a form on how to handle their belongings if they have no one. I do the first one at move-in and annuals as well.

We require the tenant to provide a name of someone as part it their lease.

If someone dies, we donate everything to the thrift store.

We post a 10 day notice for vacancy in the event of the death of a sole resident. At move in we ask for a "Authorization Person" in the event they have to remove the belongings. If we are unable to contact the authorization person, then we file in court for possession of the unit and then writ of possession if still necessary.

We require that all of our tenants fill out a disposition agreement listing atleast two individuals that would be willing to take care of their belongings. We have never had an issue with someone not claiming a tenants belonging.

We have tenants name a beneficiary on their lease form. This would be who we would call to clean out the apartment if something happens to them. If this person does not clear out the apartment, I suppose we would have to treat the remainder of the belongings under our abandonment section. We would store them for 30 days, and then dispose of them if no one comes forward to pay the storage costs associated with moving and storing them.

We have a form for tenants to complete to advise us on who is responsible for the tenants belongings in case of death. (It's up to the tenant to remember to notify the HA if that information changes).

We hold them for 30 days if no family members claim the belongings, the Housing Authoirty will either donate their belongings or dispose of them.