



The Cumberland Housing Group

Cumberland Housing Alliance, Inc.
Housing Authority of the City of Cumberland

Changes to House Rules Lease Attachment 3 for November 5, 2026 Public Hearing and tenant comments.

ABILITY TO COMPLY WITH LEASE TERMS - Added - (on Form#150 Resident Emergency Notification, along with HUD form 92006, CHG Form#115) at the end.

ALTERATIONS TO YOUR UNIT - Added to #6 including chain locks

ANNUAL RECERTIFICATION - Added - It is a requirement of subsidized housing that you attend this appointment. #1 added income from work, etc.

APPLIANCES – Removed - An Excess Utility or monthly service charge will be payable by the tenant for gas operated appliances (which are not supplied by CHG) as the utility is paid by the CHG

BICYCLES (INCLUDING E-BIKES AND E-SCOOTERS) - New section

CHANGES TO THE HOUSEHOLD - Live-in Aides require the completion of a rental application, along with a background screening. CHG must approve a Live-in Aide if needed as a reasonable accommodation in accordance with 24 CFR 8 to make the program accessible to and usable by a family member with disabilities. Request for a Live-in Aide can be made through the CHG Department of Property Management Services.

CHARGES DUE UNDER THE LEASE - Added - except on policies where it specifically states payment must be pre-paid

COMMUNITY SERVICE REQUIREMENT - Added - This is a HUD requirement of tenancy within the Public Housing Program.

EXTERMINATION SERVICES - 1st paragraph - Added “and Service Animals”, 2nd paragraph Added - which is available for viewing at www.cumberlandhousing.org

FIRE DAMAGE TO UNITS - Added #5 - within the same program.

GARBAGE

Family Developments -Added: Any loose litter left on playgrounds or any other common areas by unsupervised children that can be traced to specific apartments will be charged for removal.

Mid-Rise and High-Rise Developments - Boxes of any type are not to be placed in the trash chute and are to be taken to the recycling container, if the property has one, or other designated area. Pizza boxes must be crushed up and contained within the trash bags

All Developments – Reworded and new information - Any garbage bag/box left outside of your unit will be considered trash, regardless of content. The bags/boxes will be removed by staff when noticed, and your account will be charged based on the most recently approved Schedule of Standard Tenant Charges. Any loose garbage or bags left outside of the dumpster that are proven to be from an apartment, will also be charged.

Added - In family developments, tenants are to place these items beside the dumpster not in front of it.



635 East First Street, Cumberland, MD 21502-4362
Office 301-724-6606 Fax 301-724-8731 | National Relay @ 711
www.CumberlandHousing.org



Cumberland Housing



For hi-rise properties, tenants should place bulk items in the dumpster area on Sunday nights for Monday pick up. No bulk items should be placed in this area before that time.

Last paragraph – Added - refrigerators, freezers

GROUNDS – All Developments –

Reworded and Added - These types of smaller containers are not for household trash. Sidewalks, doors and buildings are not to be written on with sidewalk chalk. Leaf removal, loose gravel, and other yard waste that may be around your apartment should also be cleared to help keep hazards off the property.

All entrances, sidewalks, walkways, hallways, door entries, stairs, parking areas, etc. which are designed for the exclusive use of tenants, are to never be blocked. These areas must also be kept free from hazards, trash, debris and litter. All yards and walks should be kept free of bicycles, strollers, toys, wheel chairs, furniture, or other similar articles and are to be stored inside of the rental unit. Shopping carts are not permitted on the CHG grounds and are considered stolen property. Tenants in possession of these carts or seen bringing them onto CHG property will be reported to the police department and a lease violation will be issued.

Removed - The only exception to this will be those high-rise tenants which previously purchased their own carts, if the carts remain in their units.

Rear Patio or Assigned Area - (Jane Frazier Village and River Bend Court) Added- **No grills are allowed on the property, according to CHG's insurance carrier.**

Removed- (due to grills not being allowed above) - Flammable materials are to be stored outside of the unit and limited to 1 quart of charcoal lighter fluid if there is a charcoal grill **or** one 20-pound propane tank if attached to a gas grill

HAZARDOUS LIFE, HEALTH, OR SAFETY DWELLING CONDITIONS - Edited info to include fireworks. _Explosives, including fireworks, and any flammable fluids or material of any kind shall not be kept in or around the apartment or premises.

HOLIDAY DECORATIONS - Added - including full door coverings or battery-operated decorations

HOUSEHOLD GUESTS – Added info - Any person requesting to be added to the lease will be required to complete a rental application and must pass the background checks as outlined in the tenant selection plan and Admissions and Continued Occupancy Policy (ACOP).

HOUSEKEEPING STANDARDS - Removed - Hardwood floors from #3, B. #1

Added - #4, B. Torn gaskets lead to the appliance drawing in air and causing ice buildup and malfunctioning motors. Do not overload the doors so they close properly and do not block the vent in the freezer so that the appliance operates correctly.

IDENTIFICATION – Removed

INTERCOM & DOOR LOCK SYSTEMS - Added - or give your key card out to anyone, allowing entry into the building.

ISSUANCE OF UNIT/BUILDING ENTRY DEVICES - Updated key to mailbox to one from two.

LOCKOUT SERVICE - Added - CHG staff will also not unlock an apartment door without the tenant present.

MOVING IN AND OUT - Updated -The CHG will inspect the unit and advise of any items that will be a charge for the tenant, for which tenant is responsible.

PARKING - Tenant Parking - Removed #2 Tenants shall not park in spaces reserved for visitors.

Visitor Parking section – removed

Removed #H - Registered vehicles parked in a visitor parking area. I became H from previous

Removed Loss of Parking Privileges

PICTURES AND FIXTURES – Updated wording - You may call in a Work Order Request to have our Maintenance staff hang your desired items using no damage type of devices, at no cost to you.

PLUMBING FIXTURES - Updated wording - Basic drain maintenance for sinks, toilets, and other plumbing fixtures begins with avoiding the disposal of inappropriate items in the drains. Do not drop or place paper towels, newspapers, rags, balls, fish tank gravel, dirt, fats, oils, grease or any other objects into fixtures as they will clog the drain. Fats, oils, or grease can be disposed of by first allowing the substance to cool, then transferring it to a container with a lid and disposing in the garbage. Do not throw cooking oil/grease into the grass areas around the buildings. This will invite unwanted rodents into apartments and kill the grass.

RENTAL PAYMENT - updated information for current operations. Tenant Ledger balances are available electronically by accessing the RentCafe online portal, on or before the last day of the month for rent and other charges due, the following month.

SAFETY PRECAUTIONS - New section - JFK Apartments now has a red phone in the lobby that is for emergency personnel only. Any tampering with this device is an automatic notice to vacate. Any misuse for the 911 buttons on any floor is also an automatic notice to vacate. Emergency Services may also press charges for misuse.

4th paragraph, new information - call the 911 center by placing the call outside of your apartment to avoid any electrical spark from your device

SMOKE and CO2 DETECTORS - Added - Tenant will also receive a Notice to Vacate.

SMOKE FREE HOUSING – Added - Tenants must be twenty-five (25) feet off the property at all times while smoking.

TERMINATION OF THE LEASE - Added “ineligible citizen

UNIT ENTRY - Added - Exterminators must enter the unit and is performed monthly. The schedule is listed in monthly newsletter. The Maintenance Department will not make any repairs in any unit where a child is the only resident in the apartment, unless it is an emergency situation.

UTILITY CONSERVATION - Electricity - Energy saving fixtures are used throughout every property and can only be replaced by maintenance.

VIDEO RECORDING DEVICES, SURVEILLANCE CAMERAS AND PRIVACY - Added information

WINDOWS AND DOORS

Removed information - If there is only one window in a room, per the State Fire Marshal requirements, no window is to be blocked at any time by furniture, air conditioner, boxes etc. This is the only way out in an emergency.

New information - No additional window coverings will be permitted.

MANAGEMENT DISCLAIMER - New

The information contained herein is provided for the administration and operation of this HUD-assisted property and is subject to applicable federal, state, and local laws, HUD requirements, the applicable regulatory and/or operating agreements, and the property's approved policies and procedures.

Management reserves the right to make reasonable changes, modifications, or adjustments to day-to-day operational procedures, practices, schedules, and administrative processes as necessary to effectively manage the property, maintain health and safety, address operational needs, and ensure compliance with applicable requirements. Such operational changes do not constitute a change to the terms of a lease, regulatory agreement, or other governing document unless otherwise required by applicable law or HUD regulations.

Changes to Pet Ownership Policy Lease Attachment 6 for November 5, 2026 Public Hearing and deadline for tenant comments.

- III. **PERMITTED PETS:** C. #3, changed age from six months to twelve months, D. #1 (a) Added amount cannot exceed one month's rent, including the security deposit, as of 10-23-2025. F. #5 added must be eighteen years and older. F. #12 reworded whole paragraph and added new information. F. #13 removed identification sticker information.
- V. **ADDITIONAL RULES APPLYING ONLY TO TENANTS OF QUEEN CITY.** #C and D removed reference to Reasonable Accommodation Policy.