

State-Aided Public Housing Lease Addendum for the “A Better Life” Program

“A Better Life” (ABL) is a program in state-aided public housing that aims to help residents pursue their career goals and improve their financial stability through a combination of coaching, escrow savings accounts, community partnerships with local service providers, and program requirements.

This Lease Addendum is entered into between the **Gloucester Housing Authority** (GHA) and the Tenant in order to incorporate the requirements of the ABL program as part of the terms of tenancy in the Lease. Failure to comply with the provisions of this Addendum may be grounds for an increase in the Tenant’s monthly rent. In the event the Tenant household is non-exempt and has been determined to be non-compliant (as defined below), the Tenant's monthly rent shall be 150% of the rent which would otherwise have been charged to the Tenant until the first day of the month following the Tenant household achieving such compliance or the first day of the month following the expiration of this Lease Addendum.

The ABL program requires full participation by at least one adult household member between the ages of 18 and 55 unless the household is considered exempt (as defined below).

Exempt Households

A Tenant household will be considered exempt from participation in the ABL program when at least one of the following applies:

- A. There are no adult household members between the ages of 18 and 55.
- B. All of the adult household members between the ages of 18 and 55 have a documented disability.
- C. There is a child (or children) under the age of 3 in the household, there is only one adult caregiver, and the household is unable to find childcare.
- D. The household has been approved for a hardship waiver due to some other documented extenuating circumstance that prevents all adults from meeting the minimum program requirement (i.e. communicating monthly with a coach).

Compliant Households

A Tenant household will be considered compliant with the ABL program and the terms of this Lease Addendum when at least one adult household member (ages 18 to 55) is:

- A. Working, attending school, and/or volunteering for a monthly average of at least 30 combined hours per week

OR

B. Working, attending school, and/or volunteering for a monthly average of 1-29 combined hours per week AND meeting with a coach at least once per month in person or over the phone

OR

C. Meeting with a coach at least once per month in person or over the phone.

Non-Compliant Households

A Tenant household will be considered non-compliant with the ABL program and the terms of this Lease Addendum when there are non-exempt adult household members between the ages of 18 and 55 and **none** of those non-exempt household members are:

A. Working, attending school, and/or volunteering for a monthly average of at least 30 combined hours per week

OR

B. Working, attending school, and/or volunteering for a monthly average of 1-29 combined hours per week AND meeting with a coach at least once per month in person or over the phone

OR

C. Meeting with a coach at least once per month in person or over the phone.

Attached to and incorporated into this Lease Addendum is the “ABL Non-Compliance Process” outlining in more detail how non-compliance will be defined and determined; the steps that GHA will take to support residents in becoming compliant; and the process that will be followed in cases of non-compliance.

This Lease Addendum and the requirements of the ABL program shall remain in full force and effect until the ABL program is ended at the GHA or the Tenant’s tenancy with the GHA is terminated, whichever is sooner. The GHA shall notify Tenant of the end of the ABL program not less than thirty (30) days prior to the program expiring.

I understand and acknowledge that the above provisions are requirements of this program and my state-aided public housing tenancy and that my failure to comply with any of the terms above may result in my rent increasing to 150% of the rent which would have otherwise been charged to me.

This Lease Addendum shall be effective upon the date of Tenant’s signature hereof, as set forth below.

Tenant Name

Tenant Signature

Date