

**Athena-Weston  
School District 29J**

Code: **FM**  
Adopted: 3/10/14  
Readopted: 8/10/15  
Orig. Code(s): FL

**District Owned Rental Property**

The district shall retain ownership of existing rentals as long as it is necessary to provide and encourage district employees to reside within the district.

At the discretion of the Board, the district may divest itself of any and/or all district owned rental property through legally mandated means.

**Conditions of Rental**

1. The rental fee shall be established by the Board annually at the regular July Board meeting. At the May meeting the Board shall review the rental rates and make any adjustments deemed necessary.
2. The facilities director shall be designated to supervise the care of the properties. The facilities director may enter the property at any time that abuse is suspected.
3. In the event abuse is occurring, the superintendent may direct the tenant to cease the abusive action and repair the resulting damage immediately.
4. Tenants deemed unsatisfactory may be evicted within thirty days after eviction notice is delivered, if they have occupied the unit less than a one year, or sixty days after eviction notice is delivered, if they have occupied the unit for more than one year.
5. The district shall keep the roof, furnace, plumbing and general structure in good repair.
6. The tenant shall:
  - a. Repair windows (unless broken by storm);
  - b. Plumbing caused by freezing or abuse;
  - c. Maintain the grounds in an acceptable, aesthetic condition.
7. The tenant shall neither remodel nor change the physical structure of the abode without the expressed written consent of the district.
8. Tenants shall be prioritized accordingly:
  - a. Superintendent, principals and teachers shall have first priority;
  - b. Classified employees of the district shall have second priority;
  - c. Person(s) other than district employees may rent if:
    - (1) No qualified employee seeks to rent a vacant abode;

- (2) A cleaning deposit of \$100 is presented;
- (3) Two acceptable letters of personal recommendation are presented;
- (4) Rent is paid one month in advance.

9. In the event the district should decide to sell a particular piece of property which is occupied, that occupant shall have priority to rent any other district dwelling which is unoccupied at the time.

END OF POLICY

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**Legal Reference(s):**

[ORS 332.107](#)