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HOUSING AUTHORITY OF CITY OF BLUE RIDGE
30 OUIDA ST. BLDG G1
BLUE RIDGE, GA. 30513

PHONE: 706-632-5742 FAX: 706-632-2406

Tonya Nuelle – Board Chair
Bill Tilly – Board member
Donna Gay – Board Member
Deb Cantrell – Board Member
Ellan Johnson – Resident Board Member

February 2022 Resident Newsletter

February 1, 2022

To: All Residents
Re: General Notice

Hello residents,

Here is your February 2022 newsletter:

Administrative Assistant (**trial run continuing**) office hours for February 2022:
Monday-Friday from 7:00 am to 3:00 pm

Executive Director Hours will be:
Monday – Thursday 8:00 am to 4:00 pm

After February 17, 2022 the Board will vote via Board Resolution for permanent implementation. COVID still is an issue with the variants, so the office lobby will continue to be closed to all residents and visitors unless you have a **SCHEDULED APPOINTMENT** to come inside. Depending on the situation, I will open it for emergencies and for our application process only.

MAINTENANCE = David Patterson and Gray Miller hours and operation Monday – Friday 8:00 am to 4:30 pm

1. **The days the BRHA will be closed in February 2022 - Office will be "CLOSED" - February 21, 2022 Closed for Veterans Day**
2. *******Cold Weather – It is the Residents Responsibility to always maintain your power usage and water usage to AVOID the freezing of interior pipes in your unit. All residents better maintain their power to prevent enormous high-cost power bills.** NO Gasoline powered heaters of any kind are ever allowed to be operated inside your apartment. If a pipe freezes and breaks and causes any damage then the resident of the apartment with the issue will be charged the full costs of repairs. If it is below freezing, please leave a drip at your faucets and the cabinet doors open to allow heat to get to the exterior walls that have water pipes.
3. **Resident Board member** – The current "Resident" Board Member's term will expire at the end of March 2022. The Housing Authority is seeking any resident who may be interested in being a Resident Board Member (Only 1 Resident can be on the BRHA Board per GA law) to please contact me at the office, 706-632-5742, and let me know. I will compile a list of any interested parties and then will schedule a meeting to discuss the role and responsibility for the candidate. **The term will be for 1 year from the date you will be sworn in. This is a serious position and is to be taken very seriously and all Board Members contact information will be given to HUD for their files.** All interested Parties must reply to this office in writing by the end of the day February 28, 2022. Any Resident that wishes to apply must be in good standing with the BRHA as far as rent payments and outstanding balances and have no personal conflict with any other



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residents. All prospective applicants must be willing to travel (VERY limited) and attend some training at HUD events.

4. **Re-Development of the BRHA** – The BRHA is moving forward with the Re-Development of ALL of our Apartments and Sites. I have been informing all residents, city officials, etc. for over 2 years that we will be moving forward with wanting to redevelop and should not be a surprise to anyone. I have been trying to conduct monthly resident meetings regarding the development and how it will affect all current residents now and when it is complete. I have been hearing from people that residents are worried about this and I can understand that but I want to make something very clear to all of you – NO ONE is being kicked out of their apartment at any time because of the redevelopment, NO ONE is being evicted because of the development (if anyone is being evicted it is for Lease Violations ONLY)!!! We are NOT “Bulldozing” any apartments!! If you have NOT heard it from me then whatever you are hearing is incorrect and NOT true. If any of you at any time have any questions or concerns regarding redevelopment, PLEASE CONTACT ME to DISCUSS; **I am scheduling the RESIDENT meetings for the Development of all of our 48 units of income-based housing and additional units for every 2nd Thursday of each month until it is completed. ALL Resident meetings will be held Every 2nd Thursday of each month, The January resident meeting will be on Thursday February 10, 2022 at 12:00 pm. All Meetings will be held at 12:00 pm in the BRHA Community Building located at 30 Ouida St. Blue Ridge, GA 30513.**

All residents and public are welcome and encouraged to attend and participate with any comments or concerns regarding developing all of our new apartments in the next couple of years. This will be a huge undertaking for me and will have multiple moving parts and I will keep residents informed through this process. We are currently looking at the options that could be available for development, regarding land or existing land. This will be a huge undertaking and will require a lot of work and RESIDENT INVOLVEMNT for input and concerns. This has been on our agenda since I was brought to the BRHA. I will continue to provide updates to you through the newsletter or stand-alone notices and Resident hearings and Public Hearings.

5. **2022 ANNUAL APRTMENT INSPECTIONS and RE-EXAMS (MANDATORY COMPLIENCE)** - This is an **Initial notice** that our HUD required Annual resident Apartment inspections will begin **Monday March 14, 2022 and will continue on a daily basis until completed by Monday March 22, 2022.** All apartments will be inspected. This inspection is being coordinated with the 2021 Annual Re-Exams as required by HUD. All Apartments **MUST** comply with the inspections and Re-Exams or your **lease will NOT be renewed**, no exceptions. I will provide a separate notice on the scheduling of the Re-Exams for all residents in March and April 2022. **NO DUMPSTERS will be PROVIDED** for this year’s inspections. David and a helper will start at Apartment #712 on Ash Street and will proceed down the street to Boardtown St. We will then go to East 1st street and the East Second. From there we will go to Industrial Blvd then 55 Ouida St. and end with 30 Ouida St. apartments. Dumpsters are NOT being provided this year. There are quite a few households that **MUST** clean out their apartment and I will contact each of you independently to inform you. For any type of REAC HUD inspection all apartments MUST have hallways clear, all windows cannot be blocked anywhere above the window sill; if there will be a Federal Inspection then I will provide a separate notice. If there is an apartment that has been receiving notices for excessive cigarette butts and if you have been provided these notices but have yet to comply with the notice WILL NOT have their Leases renewed due to “Material Non-Compliance” of your lease.



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6. *****3rd Year PHASSE-IN of new RAD Rents -** *THIS ONLY applies to any “Current Resident” that was and is still paying the “RENTS” (our OLD “Flat Rent” prior to June 1, 2020). I only have (1) one current Resident where this is applicable. The Rent for the 3rd year of the “Flat rent Phase-in” are as follows: **1-Bdrms = \$510, 2-bdrms = \$609.00, 3-bdrms = \$707.00 and the 4-bdrms. = \$844.00 (These rent amounts are ONLY for existing BRHA “Flat Rent” calculation Households ONLY, I have only 1 Household on this schedule. The New 2022 HUD determined Rents will be determined thought the Utility Allowance Update and the HUD Rent Update Form we must provide to HUD for Approval, this will continue to in the newsletter until adoption of the new rents in by May 31, 2022.** Remember also, if you are on the Transfer list because of being “Over-Housed” you MUST move to the correct bedroom size regardless if want to or not OR you Must pay the full amount of the new Rents. I will be Generating the new revised Transfer List this week; some family Compositions have changed which in turn revises the current list. You will be notified individually if you are on that “Transfer List”. If you need any more clarification with this, please contact me individually and we can discuss it how relates to you specifically.*

7. **2022 Utility Allowance Calculation Update** – I will be using the HUD form that all residents sign at each annual re-examination that provides the BRHA the Authority to “request Information” from 3rd parties as it relates to income information and utility usage information. All HOH (Head of Households) sign this each year and when you applied to the BRHA. We will ONLY be gathering this information from the city of blue Ridge Water and Sewer Department and Tri-State EMC for all Usage data for a 12-month period. This will take affect after Board Approval and will be effective June 1, 2022 after HUD approval. This will be done every year around this time, once we have the baseline set, the process for this each year is easier and quicker.

If you have any questions regarding this notice please contact me at the office, 706-632-5742. The B.R.H.A. appreciates your cooperation with the inspections.

Thank you

Traver Aiken
Executive Director

