

Phone: 706-632-5742
Fax: 706-632-2406
Email: mbluehous@tds.net



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

January 2022 Resident Newsletter

January 3, 2022

To: All Residents
Re: General Notice

Hello residents,

Thank you ALL for another year in the books!! In 2022 there will be some changes to the Office Hours and staffing that will impact a few residents that have been accustomed to the 4-day a week office hours. The Board and I will be discussing this for implementation beginning in February 1, 2022. We will be operating with this schedule from January 4, 2022 to January 31, 2022 as a “trial run”. This is being done to accommodate the increasing work load for the new development.

The BRHA is excited to announce that we will have a new employee starting in the Office, beginning on January 4, 2022. Please welcome Ms. Jennifer McCalley to the BRHA family as she will be the BRHA’s “Administrative Assistant” and will be on a full-time basis, M-F. She will be helping me with anything and everything related to our day-to-day operations on a daily basis to help free up my time to focus on the future of this Housing Authority. We will be reviewing all policies and revising them based on the common daily lease violations that have been occurring lately and way too often; i.e.; trash removal issues, late rent payments, outstanding balances and most of all PET POLICY VIOLATIONS and INCOME REPORTING!! New Maintenance Employee for the BRHA is Mr. Gray Miller, he has been an incredible help for David and I during the last year and has proven to be an incredible asset to the Housing Authority, He and Ms. McCalley will be new full-time employees, please show them why we have the best residents of any Housing Authority!!

The office hours beginning 1-4-2022 (**Trial Run**) and will work the following way:

Monday – Friday from 8:00 am to 4:30 pm (Office Closed from 12:30 to 1:00 pm for Admin Lunch Break)

Executive Director Hours will be:

Monday – Thursday 7:30 am to 5:30 pm (The Office will be **CLOSED from 7:30 am to 8:00 am and from 4:30 pm to 5:30 pm**; this will be my time to get my day started and to wrap up my day).

After January 31, 2022 the Board will vote via Board Resolution for permanent implementation.

COVID still is an issue with the variants, so the office lobby will be continued 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 (Mr. Miller will be full time beginning on January 3, 2022 as an official Employee of the Blue Ridge Housing Authority).

Hours and operation for all Maintenance staff will be staying the same, Monday – Friday 8:00 am to 4:30 pm

1. **The days the BRHA will be closed in January 2022 - Office will be “CLOSED” - January 3, 2022 – Office and Maintenance will be closed for the New Year Holiday January 17, 2022– Office and Maintenance will be closed for the MLK, Jr. Holiday**





Phone: 706-632-5742
 Fax: 706-632-2406
 Email: mbluehous@tds.net

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

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

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

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. **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 December resident meeting will be on Thursday January 13, 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.

4. ******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



Phone: 706-632-5742
Fax: 706-632-2406
Email: mbluehous@tds.net



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

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.

5. **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. I will begin organizing this from all resident files beginning January 4, 2022. We must get a "Baseline" established now that we are operating as a Multi-family Housing, Housing Authority. We would like to have 100% participation in order to establish accurate data for the calculations.

6. **Rent Moratorium** – This CDC moratorium is **NO longer applicable**. I have pulled the HUD Income Data reports for ALL Residents and this information tells me about ALL UNREPORTED INCOME from all current residents. It shows a few with unreported income; I will be sending individual notices out to each household that this is applicable and will be issuing "Repayment Agreements" for all cases that must be followed or your lease can be terminated. This is considered major "Fraud" in the eyes of the Federal Government. All households now about the requirements for properly reporting all income for ALL members of the lease AT ALL TIMES. Leases will be terminated for any unpaid rent balances if these are not paid back through a "Repayment Agreement", NO EXCEPTIONS! I will also be verifying all "Household Compositions" in order to verify who is still actually residing in each household. "Boarders and Lodgers" WILL NOT be tolerated. Please make arrangements with me for any outstanding balances to be paid to prevent the termination of your lease for non-payment of rent or non-payment of any and all outstanding balances through a repayment agreement. Failure to execute and/or comply with a "repayment agreement" will result in the termination of your lease. **Beginning January 4, 2022 Lease terminations will begin for residents that have not settled any "Outstanding Balances". Failure to honor/pay one time for any repayment agreement will result in the termination of anyone's lease, no exceptions!!**

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

