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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
Donnie Kent – Resident Board Member

October 2019 Resident Newsletter

October 1, 2019

To: All Residents
Re: General Notice

Hello Residents,

I just wanted to send out a notice letting you all now of some **very important things coming up that will affect you.**

Please note that the current T-Mobile Tablet program that most of the resident are participating **in will END as of October 1, 2019. The Blue Ridge Housing Authority will not be continuing this program as it was a 2-year deal and it ends at the end of September. The Blue Ridge Housing Authority DOES NOT want the residents to return the tablets; I have decided to give the residents, that currently have a T-Mobile tablet that was provided to you by the Blue Ridge Housing Authority, to you to use however you desire,; we will no longer receive a monthly bill for the “access to the internet” and that the resident will be responsible, if they desire to do so, providing their own internet connection.

*******RAD – We are on track to close on the RAD Conversion this year. I will be developing the new policies, dwelling lease, etc. over the next couple of months in order to be prepared for the conversion to start on January 1, 2019. This will be an entirely new program that will take some time for me to get use to as well as the residents. Everything you NEED to know about this program is up on our website, which is listed below, for residents to familiarize themselves with the new program. All resident will be required to sign a new lease and failure to do so will result in the termination of your lease.**

*****All “current” Flat Renters – Please call me to discuss how the rent change will affect you starting January 1, 2020. I have your income-based calculation rent amount for you to know in order to make the best decision for you and your family. If any resident has any questions and/or concerns regarding the RAD process please contact me to discuss.**

- 1. BRHA Website – I strongly urge ALL resident to visit our webpage routinely for information regarding our RAD conversion to “Multi-Family Housing”; the MUTLI-FAMILY Housing HANDBOOK is listed on our webpage (under the “RAD” tab) and this contains EVERYTHING you and I need to know is in this book! The lease, rules and regulations and anything and everything else you need to know. The name of the Website is www.blueridgeha.org. All current “Flat Renters” and “Credit Renters” should and I strongly encourage you to attend a meeting here at the “Community Room” on August 27, 2019 at 4:30 pm to discuss this big change that will affect you; I want you to be prepared as much as possible.**
- 2. The days the BRHA Office will be closed in October 2019: All resident need to know David’s Cell phone for after hours emergencies and routine work orders. It is your responsibility to know these numbers and to call to report to him and the office both. His number is 706-455-1671 – please report all non-emergency work orders to the office and I will generate a work order to correct the issue.**



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- a. **BRHA Office – Closed from October 14th for Columbus Day.**
- b. **Maintenance - I always check the voicemail at the office and emails even on weekends. I can be reached by cell phone at any time Please contact 706-455-1671 for afterhours “Emergency Maintenance Items only”; leave a message and we will contact you. For Routine Maintenance Issues please call 706-632-5742 and leave a message; I will periodically check the voicemail for reports. If there is any type of resident conflicts between other residents call the Police, we will not come out after hours for any type of Civil related issue. You may call the office to leave a message and I will return it on Monday. All non-emergency’s will be corrected the next business day.**
3. **Flat Rent and Utility Allowance Changes** – Per Public Law 113- 76 the 2014 Appropriation Act we must be in compliance of these Statutory changes. Per the new “RAD” Rents provide in our “Chapp” Award dated 10-11-18 please see the attached new RAD rents that will begin January 2020. I will be issuing all residents a “Revised” Flat Rent amount which did increase due to the 2019 “OCAF” factor. I will have the new rents available for review starting October 14, 2019 for 30-day review and comment period, I will only send out the new policies for review and comment for the ones that are NOT Administrative in context. During Re-Exam appointments I made sure ALL resident understood the increase in our “Flat Rents” and this affected in order for them to be prepared for the increase. With that being said because of the drastic increase I will be phasing these rents over a period of 5 years (The rents will increase yearly due to inflation and cost of living increases only) to get to the full rents. The Act stated that All Public Housing Authorities must set their flat rents at no less than 80% of Fair Market Rents. We have Not updated our Flat rents since 2016. I will compile a new Flat rent schedule that will be put out to the residents for a 30-day review and comment period. Your utility allowance has been determined by HUD as well. The attached breaks down what the rents would be under “Public Housing” and what they will be under “Multi-Family Housing.
4. **Food truck cookout** – on October 12, 2019 from 11:00 am to 2:00 pm the organization called “First Fruits Food Trailer will be onsite for a cookout during this time and ALL residents are welcome and encouraged to partake in the food!!!
5. **“Pet Runners” – Runners are NOT allowed for any resident’s dog’s, period. This becoming an issue with some pets because they are left out outside ALL day and the barking, safety for the pet and just a nuisance in general. If a dog needs to be outside on a runner then the resident may want to rethink having a pet. No other resident should be affected by someone else’s problem. I will be sending a policy out for review and comment regarding “Pet Rule” under Multi-Family Housing Program. Please be respectful to the other residents when it comes to your pet.**
6. **RAD** – The “Multi-Family” Housing complete Guidebook posted on our website for your review and reference. This will be what we will have to refer to after we convert to “Multi-Family Housing”, this contains the lease and all policies and procedures for the BRHA. Please review at your leisure.
 - a. **The Process for Transfers WILL Change once we convert to Section 8 Housing. Transfer are in process with current residents. Once we convert ALL residents that are still “Over-Housed/Under-housed (Not enough people on your lease for each bdrm. In your apartment) will be offered a unit to transfer too (When one is available only) within 30 days and if the resident refuses to move to the right size unit then that resident will be required by Multi-family regulations to pay “Market Rent” for that apartment until you transfer or move. This**



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will be out of my control and will be enforced because we will NOT receive subsidy for that unit after that initial offering.

- b. The BRHA, over the past year have already transferred + or - 6 families into the correct size unit and will continue to do so until all residents are in the appropriate size unit. There are about 4 more families that will have to transfer and they have all been notified already and are on the BRHA Transfer List. **We have completed all necessary “Public Hearings” and Resident meetings regarding our PBRA RAD conversion. The last Public Hearing was on 8-21-19, we DID NOT have one on 8-29-2019.**
7. *****BAN LIST for the BRHA – I will include the attached “Ban List” of people that are NOT allowed on the property of the BRHA at anytime regardless if you invited them or not. Pictures of these individuals are on our Bulletin Board in our office located at 30 Ouida St. Blue Ridge, GA 30513. Any resident that has any of them on the property will be in violation of your lease and it can be terminated. This is a serious matter and the City of Blue Ridge police will get this list every month and they will be charged with Trespassing if they are found on BRHA policy. Failure to abide by this will be subject to having their lease terminated.**
8. **This item is just a reminder of our code of conduct – All residents that have children, please be sure that at no time is it appropriate behavior for Children to use “foul” language towards any adult on any BRHA property. THIS also goes the other way, Adults, please be sure to be adults and do NOT ever use any type of “Foul” language towards any children, except your own!**

The Following items will always be in our newsletter because it needs to be said regularly and penalties are being enforced.

9. **It is NEVER acceptable to throw out any type of food scraps, grease, etc. outside into the yard. This affects, your neighbors and the overall look of the Housing Authority. If we find food scraps outside your apartment you will be fined \$25.00 per the Outside/Porch Policy. IT attracts ants, roaches, rodents and snakes! Please do not do this anymore. Please, as a reminder, all residents are responsible for cleaning/picking up their yards of ALL, TRASH TOYS, BIKES, etc. at the end of each day.** I know people have a lot of things going on with their kids as far as after school activities, school, etc. but it is NOT fair to any other resident and Maintenance or Lawn service to have worry about someone else's mess. It gives a bad look to the aesthetics of the Housing Authority and is just not acceptable. Please clean up your children's toys and belongings. **Also, we have noticed a lot of cigarette butts out in people's yard; this also is extremely inconsiderate and is a violation of our No-Smoking Policy of the other residents, myself and especially David. If we see any more evidence of this your will be fined per the “No-Smoking Policy” and possibly have their lease terminated.**
10. ALL Resident Trash MUST be in trash cans with SECURE lids, at no point is it acceptable to have your household waste in garbage bags sitting out in your yard behind the unit, ALL Resident Trash Cans should always be stored BEHIND your apartment and only brought to your front yard on the day of Trash pick-up and then return back behind your unit failure to do this is a violation of our Porch Policy. This causes the presence of mice, rats, vermin and most importantly SNAKES. They are out so please be careful when walking outside. We have killed 3 in the past week. If anyone sees a unit with an overflow trash bags





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sitting on the ground please call the office and leave a message. **There is a \$25.00 fine for each occurrence, the Housing Authority has a “Outside Personal items, yard and Porch Policy” on file at the office if you wish to receive a copy please let me know.** This Policy has been adopted and implemented since October 27 ,2016 and every new applicant receives this policy at move in. We will soon post this policy inside each apartment for your reference and on our new website.

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

