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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

March 2019 Resident Newsletter & 2019 REAC Inspection

March 4, 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.**

2019*REAC Inspections –**

This Inspection WILL take place Thursday March 14, 2019 starting at 8:30 am

and will be over at 5:30 pm. All residents have 10 days to get the interior, porches and exteriors cleaned up and organized before the inspection. I do NOT know which apartments will be inspected until the day of the inspection. We will have to enter a percentage of units with the inspector; we will not know which apartments we will be entering so we will need all households to prepare as if we are coming into your apartment for the inspection. **All residents are responsible for the cleaning of their Interiors, porch areas and any storage rooms;** If the BRHA is cited for any items that is the responsibility of the resident and we have just fixed the item through the annual inspection (David is still trying to get all Work orders complete) you will be responsible for the correction and any other costs associated with the correction. **David and some help are currently going around and the interior issues from the inspection and correcting some issues we know of on the exterior of all buildings in preparation so please be aware he may be in and around your unit until the inspection. Please see attached list of areas that ALL residents should follow for the inspection. Residents will be held accountable for any item that is reported that is verified to be a resident caused defect.**

1. **Resident Board member** – *The solicitation process for the “BRHA Resident Board Member is expired and it looks like we will have a new “Resident Board Member. I will notify all of you the who the new resident board member is after the Mayor officially makes the final decision. The current “Resident” Board Member’s term will expire at the end of March 2019. The Housing Authority was 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. **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 had to reply to this office in writing by the end of the day February 28, 2019. Any Resident that wishes to apply must be in*



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good standing with the BRHA as far as rent payments and outstanding balances. All prospective applicants must be willing to travel (VERY limited) and attend some training at HUD events.

2. **BRHA Website is up and live!** – the name of the Website is www.blueRidgeHA.org. ALL REAC Information will also be posted on our new the Website is up and is live right now at www.blueridgeha.org. The site is STILL under construction but it does have some links available and some policy information is up. I will be adding pictures of the site, buildings and dwelling units to website as well. I will be adding stuff to it on an ongoing basis but I would love to hear about and comments or concerns about the website, so please feel free to stop by and let me know! I will be adding a lot of information about our process of converting from “Public Housing” to “Section-8 “Multi-family Housing”) through-out this next year. No payment method will be established at this time and there will be no application process online.
3. **The BRHA Office only will be closed Monday February 18, 2019, Thursday February 7, 2019 (I will be attending our legislative day at the state capital.** Due to a family issue I will be in and out of the office having to travel back and forth to Atlanta. Please understand that I may not be available at times due to this and that your understanding and cooperation will be greatly appreciated. Please contact 706-455-6171 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.
4. **Flat Rent and Utility Allowance Changes** – Per Public Law 113- 76 the 2014 Appropriation Act we must be in compliance of these Statutory changes. 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 allowances may increase as well because of utility company rates increase; this could end up decreasing rent or vice versa. Once I receive the updated figures, I will send them out to all residents for review and then start the process of implementing, review and comment period.
5. **No parking on Grass or Driving on grass – Absolutely NO parking or driving until after March 15, 2019. (After the Federal REAC Inspection) any resident seen driving on the yard during this time will be fined per the outside/yard policy and may terminate your lease. This is very important that NO ONE drives on the yards especially after this enormous amount of rain we have had recently.**

I have noticed some people driving or parking on the lawns, this is not acceptable and has never been acceptable. **The Resident are not allowed to drive or park on the lawns at any time without written approval from the office. The only time I will make exceptions is if the resident calls and discusses this with me first. If this continues NO resident will be able to drive on the lawns at any time.** I will make exceptions with residents only if I am provided an excused Medical reason, moving in and moving out. These are the only reason why I will grant permission to drive on the grass. Residents are not aware where water or sewer lines are located, cost of damage caused to a water and sewer line by driving or parking on the lawn will be applied to the applicable resident. We have had way too much rain for people to be driving on the lawns this is completely unacceptable. Any resident caught driving or parking on lawn and they do not have permission from the office will be warned, fined and lease terminated. **Also, All cars**



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parked at any location of the BRHA MUST be operational at ALL times and MUST have ALL current tags, registration and Insured. This will be verified through the City Police if some residents do not correct their current vehicles they will be towed at your expense. I understand that it cost money to fix a car but it also does to operate one so if you operate one you have to be able to fix you current vehicle. I am asking that ALL non-working cars or registered cars be moved and relocated to the “Visitor” spots until a reasonable time for you to get your car fixed. This is a “Lease Violation” and can result in the termination of your lease if ignored. Plus, it allows residents, visitors, guests, etc. to utilize a closer parking space.

6. **RAD** – We have retained “Brinson Askew Berry” Attorneys at law to represent the Blue Ridge Housing Authority during this transition. I will have 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 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 6 months, have already transferred 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. **I will be conducting a RAD “Resident Meeting” on March 14, 2019 at 4:30 pm in the community room.**
7. **Housekeeping** – still an issue with some residents and the BRHA is evicting any resident that has excessive “Housekeeping” violations. This is never acceptable to let an apartment get to this point and the lease will be enforced in all aspects of “Housekeeping”. The Blue Ridge Housing Authority has a “Housekeeping Policy” that is used to keep the apartments in a safe and sanitary condition. If during a routine inspection, routine pest control or work order and the presence of (1) insect, roach, etc., which constitutes as an infestation in the eyes of HUD REAC, we will begin weekly “Housekeeping Inspections” to make sure that the resident is doing their part to correct the issue. You will be notified individually if this happens and it will be kept between the resident and Management only, Board members will be involved if at any point these issues lead to the termination of anyone’s lease. There has been 1 eviction for poor Housekeeping this past year. There can be more if this does not start to be corrected by those residents. We will go through great efforts to help each household maintain Housekeeping before any lease is terminated.
8. **It is NEVER acceptable to throw out any type of food scraps, grease, etc. outside into the yard. This is 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





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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.**

9. 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. 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 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

