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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

APRIL 2019 Resident Newsletter

April 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 David and myself are NOT responsible for collecting and delivering any residents mail at any time, running errands for residents, etc. This is solely the responsibility of the resident and that if Resident's are not capable of conducting their own daily activities and can't maintain an apartment due to certain limitations and you don't have a designated person or aid to help you maintain said apartment (Health and Safety wise) then it can be interpreted that other living arrangements may have to be made. With that being said, David and I have no problem helping from time to time for changing light bulbs, rides, mail collection, etc. BUT it cannot and will not be on a daily basis or weekly basis, only from time to time. **This help applies to Elderly and disabled residents only because of physical limitations. I understand residents have hardships from time to time (as do I) but if it is a daily occurrence then we may have to look at other arrangements. **Again, let me reiterate that we can and will help any resident if ample amount of time is given and if we are currently not in the middle of completing our daily responsibilities and it is not taken advantage of.**

2019*REAC Inspections –**

This Inspection is OVER!! While the inspection is complete there still are some outstanding work orders for David to complete and I ask you to be patient while David works on this.

We passed our "Physical" portion of our entire score but with that being said we did encounter some issues with some of the units we did inspect which resulted in a lower score than what we could've received. Items like holes in walls that are covered up by a picture or a piece of paper. Believe or not the HUD inspector that was following the REAC inspector was the one finding these hidden defects. Residents will be held accountable for any item that is reported that is verified to be a resident caused defect whether if we discovered before the inspection or during the inspection. However, the majority of the units we did enter and inspect were fantastic and very clean. I do have to address some "Housekeeping" issues with some residents but nothing to serious.

Attention ALL 1-bdrm apts. over here at 30 Ouida St.; ALL emergency "Pull-String" alarms that are in your apartment are there for a very Specific reason which is to alert the people outside if you have fallen and are hurt; we encountered a couple of units where there was furniture BLOCKING these devices. Please, all of these residents MUST move any and all furniture that are located in front of these devices. We will be coming to inspect each of these apartments next week starting **Thursday April 4, 2019.**





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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.**

2. **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 April 30, 2019 at 5:00 pm to discuss this big change that will affect you; I want you to be prepared as much as possible.**

3. **The BRHA Office only will be closed periodically through the next couple of months** 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. 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 706-455-6171 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. **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-**



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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 year 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 April 30, 2019 at 5:00 pm in the community room.**

The Following items will always be in our newsletter because it needs to said regularly and penalties will start to happen.

6. **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.**
7. 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

