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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
 Donnie Kent –Resident Board Member

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July 2019 Resident Newsletter

June 28, 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 is spring time, the grass is growing the pests, rodents and **snakes are out!! Be aware of your surroundings at all times outside. The lawn maintenance contract has begun and the services are for every 2 weeks as opposed to the previously every 2 weeks. This should allow for more consistent mowing but we all know the grass grows really fast but we can only do every 2 weeks so please understand that as we progress through the summer months. Also, the sunshine brings people outside, which I strongly encourage all residents to get outside and enjoy our beautiful surroundings BUT with this I also expect ALL residents to RESPECT each other’s privacy and “Right to a Peaceful” surrounding. Please have children play in the dedicated areas behind my office as well as the park across the street. If your child rides their bikes please make sure that they need to pay attention when riding in the parking lots because of the cars coming and going. Please make sure they wear a helmet at all times for safety. Please just treat people the way you want to be treated and there should be no problems.

*****“Summer Meals” Annual Program** – summer meal program for children under 18 years of age will start this **MONDAY June 3, 2019 and ends on July 26, 2019. NO meals will be delivered on July 4th.** This program is ONLY for our current residents with Children ONLY. I have given the program administrators a copy of the apartments with Children under 18 years of age only. The program administrators will DELIVER the food packages to each apartment on Monday and Thursdays Only.

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 July 25, 2019 at 4:30 pm to discuss this big change that will affect you; I want you to be prepared as much as possible.***



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2. **The days the BRHA Office will be closed in July 2019:**

- a. **July 2nd at 12:00 noon and thru July 5th for the 4th of July Holiday. Rent will be late after July 8th**
 - b. **Maintenance – David will be out of town from July 4th and 5th. Maintenance will re-open on Monday July 8th at 8:30 am. 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.**
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. 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 3 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. **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 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 May 15, 2019 at 5:00 pm in the community room. I have Scheduled a BRHA Public Hearing for August 29, 2019 at 4:30 pm to discuss the RAD conversion and the Board will vote via Resolution and significant amendment**



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to continue the RAD conversion process and complete the conversion. This was completed in October 2018 when we added it to the Budget and this will give residents a final chance to discuss the present their opinions and concerns if the BRHA does finish the conversion.

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

5. 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 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.

6. 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 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

