



Newsletter

SOUTH PITTSBURG HOUSING AUTHORITY

From the Desk of the Executive Director

We are nearing the end of the Sewer Line Replacements in Hemlock, OJR and North Elm. The contractors are finishing the lines at North Elm. They will be coming back through to make sure that the yards are put back in order with seed and straw. They will also be paving the parts of the roads that they cut.

The flooring repairs will begin in Hemlock on November 14, 2016. This process will be a lengthy process and there will be a lot of moving going on. We are going to try to make these moves as painless as possible on all of you. We hope to be able to keep all of the tenants in the same areas that they are in now. We appreciate all of you who have been patient with the repairs to the sewer lines, including your water, gas, phones, etc. being cut. Please continue to be patient with us, as the flooring repairs are going to take over a year to complete.

Two things that I would like to discuss with you all: 1). AT&T is working with HUD in a program that will provide Internet to public housing residents receiving SNAP

benefits for \$10 + tax per month. I will be learning more about this in a training on October 19th so I will be able to pass that information on to you. 2) Earned Income Disregard- this program encourages tenants to become employed if you have not been employed for one year. HUD will allow the SPHA to not count the income to anyone on the lease who begins working that has not been previously working in over a year. This will not be allowed at admission. Please call the office and speak with Jessica Kelley, PHM about this program.

I believe after driving through the apartment complexes that people have been getting their porches and yards ready for our monthly landscaping winners. Remember, this is a \$100.00 gift from the SPHA as a reward and is well worth a little cleaning!

Thank you for your continued efforts to keep our developments a safe, friendly, family environment where children can grow prosperous and we can continue to provide safe, decent and sanitary housing for all of YOU!!!!

Lisa Bradford, Executive Director

Maintenance Tips and Notes

Cooler weather is on its way. PLEASE do not pour your grease down your sinks. In colder weather, the grease sets up in your sewer pipes quicker causing your drains to get stopped up.

Also, PLEASE do not pour your grease outside your back doors. This attracts unwanted animals (dogs/cats). Let the grease cool down and put it in your garbage bags to be taken out.

*Thank you,
Phillip Smith
Maintenance Manager,
S.P.H.A*

Upcoming Events

- Construction continues on North Elm on the sewer line replacement.
- Construction will be on November 14th in Hemlock, so keep an eye out.
- SPHA Office will be closed for Thanksgiving on November 24th -25th.

Recertification Tips

- Notify the office of any changes in income throughout the year.
- Keep all of your income records together.
- Keep all of your medical deductions together.
- Be prepared for a recertification within 90-120 days of your lease expiration.
- Notify the office of any change in your family status.
- For your income, we need at least 2 pay stubs, if you're working to determine rent.
- Keep in mind that the SPHA may choose to not renew your lease from year to year if you have been violating your lease for any reason, no court action is required to do so!

Things to Remember

Rent- Rent is due by the first of every month and late after the 5th unless the 5th falls on a weekend. Keep in mind that the lease termination letters will go out after the 5th and you will have exactly 14 days from the 5th to have your full balance paid or a detainer will be issued.

Recertification- When you receive a letter stating your date to be in the office please write it down and remember it. You will need your income information and any changes that has happened over the year such as increase in family, loss of job, etc. Failing to show up for your recertification can terminate your lease. Please keep in mind this is only once a year unless you have an income change.

Income-Keep in mind as stated in your lease **YOU MUST REPORT** your job within 10 days or retro rent can/ will be added to your account. If you have been without a job in the past year or more and just started working you may qualify for the mandatory earned

income disallowance program. Please call or come by the office for more information in regards to the program.

Community Service- Community service is required by HUD stated in our policy and also in your lease. You **MUST** complete 8 hours each month if you are not working or not working more than 20 hours a week. We are keeping a list at the office and if you have not completed your full 96 hours in the 12 month period your lease will not be renewed at the time of your recert. We have received a report from HUD stating if you're in the TANF program you **DO NOT** have to do community service. Please bring proof such as documentation stating how much you receive in food stamps or your card.

Housekeeping- There have been several complaints in regards to housekeeping. Please keep in mind that this is a violation of your lease. Housekeeping also consist of the outside as far as front and back yards as well as your porch. Remember

only patio furniture may be allowed to be placed on your porch. Keep in mind that you will be fined if poor housekeeping and trash doesn't get picked up.

Bug spray- Your unit gets sprayed on the same Monday of every month unless you are having pest issues then our maintenance will complete a work order. Week #1 consist of Hamilton, Holly, and Senior Apts. #2 Hemlock #3 Prospect-3rd -Pine- & N Mag #4 OJR- N Elm, and scattered sites. The **ONLY** reason your apt will not get sprayed is if you have a signed doctor's note in your file.

Pets- Keep in mind that if you have not paid a pet deposit as stated in the lease and the charge listing papers that you received in March 2016 that you will be given a warning and charged a fee. Also the tenants who have paid their dep please bring the following to the office all shot records, flea treatments and a picture of animal in the household to be placed in your file

Jessica, PHM



Beautification Awards

AUGUST- Darren Armstrong, 201 North Elm Ave
SEPTEMBER- Nancy Haggard, 1203 Hamilton Ave
OCTOBER- Angela Walker, 803 Hemlock Drive

Correction from last newsletter: The winner from last quarter was Carolyn Young, not Carolyn Joyner. I apologize for this mess up.