

Buford Housing Authority

"The Interview"

February 2020, Newsletter



FEBRUARY 2ND



February 14th

Happy Valentine's Day



February 17th



February 29

"Interview"

A newsletter for the Residents of the
Buford Housing Authority
Calendar of Events for February 2020

**LAST DAY TO PAY RENT IS
MONDAY, FEBRUARY 10, 2020.**

IN MEMORIAM



DEATH: David Sanchez, age 74, of Buford, GA passed away Monday, January 13, 2020. He was preceded in death by his parents, William Harry Sanchez and Bessie Wilson Sanchez; Uncle and aunt, Alton and Runnel Wilson; Uncle Frank Wilson. Mr. Sanchez is survived by several cousins. Mr. Sanchez was a native of Summerville, GA, and was born July 13, 1945. He was a member of Buford Church of God and worked as a cashier for Walmart in Loganville, GA for a period of time. Please remember David in his passing, and his family and friends who loved him and will miss him.



TERRY MEWBORN RETIRES: Terry has worked for Buford Housing Authority for 34 years. He was 24 when he applied for a job here and like most of us when we get older, the time has flown. If you know Terry, then you know he is easy going, very detailed, and always willing to help anyone. Maintenance can be a demanding job. It's not just a Monday through Friday job but on-call all hours, weekends, holidays. You're out in cold, windy, wet, hot, humid weather doing what needs to be done to make our Housing Authority better. So now the time has come, and Terry is taking his leave to go and enjoy his life and family at a leisurely place. We hate to see him go but want to wish Terry

the very best in retirement and we sincerely appreciate all his many years of service to the Buford Housing Authority as well as the City of Buford. If you see Terry out, shake his hand, thank him for his service and wish him all the best.

FOUR NEW RULES GO INTO EFFECT

March 1, 2020

There are some new approved Board Resolutions that go into effect on March 1, 2020 that everyone needs to be aware of.



1. A motion was adopted that approves a list of justified reason for Maintenance Mechanics to come out after hours to address maintenance issues as the following:

APPROVED AFTER HOURS ITEMS

1. AC problems (in warm weather)
2. Heating problems (in cold weather)
3. Hot Water Heater issues (any problems)
4. Any kind of leaking water issues where water cannot be contained
5. Any electrical issue where tenant experienced an arc
6. Smoke Detector chirping or nonoperational
7. Carbon Monoxide Detector chirping or nonoperational
8. Animal in home that create immediate threat (i.e. rattle snake)
9. Stove or refrigerator nonoperational
10. Broken window
11. Roof Leak
12. Toilet/sinks/tub nonoperational
13. Police or Fire Department calls to any development (also requires a phone call to Executive Director)
14. Any exterior door security issues
15. Smell of gas
16. Tenant gets locked out of unit
17. Unable to assess the issue due to language barrier
18. Any issue that presents an immediate maintenance related health or safety issue to the tenant(s)

2. A motion was approved to charge a flat transfer fee of \$200.00 to any tenant desiring to be added to the transfer list on their own accord to help offset the lost revenue in preparing the old unit to be newly renovated to rent. Exceptions are made and the fee waived for all BHA initiated transfers, domestic violence, dating violence, sexual assault, stalking or any other VAWA related transfer and/or approved reasonable accommodation requests.
3. A motion was approved that requires new residents to occupy their initial rental unit for 12 months before requesting to be put on the transfer list. Exceptions are made and the fee waived for all BHA initiated transfers, domestic violence, dating violence, sexual assault, stalking or any other VAWA related transfer and/or approved reasonable accommodation requests.
4. A motion was approved to add labor to the cost of any repairs at a quarter of an hour increments (\$6.00) for all tenant caused damages to a unit.

NEW MISSION STATEMENT

The Buford Housing Authority has a new Mission Statement that has been adopted which outlines three main core goals for the agency which are:

1. Maintain and improve our current low-income housing
2. Help promote financial self-sufficiency for our residence
3. Work with local government to meet the low-income housing needs in our communities

These three core goals have culminated in the approval of our Mission Statement.

BHA MISSION STATEMENT:

To provide, maintain and encourage quality affordable housing for individuals and families in our communities with an emphasis on promoting financial self-sufficiency and partnering with our governments in encouraging community-minded neighborhood redevelopment.



The GAHRA Scholarship Committee is privileged to announce that this year GAHRA will be awarding up to \$37,00 in scholarship funds to graduating high school seniors and adult students of GAHRA member agencies.

For high school

students, GAHRA will fund academic scholarships for programs leading to an undergraduate degree as well as vocational/technical scholarships. In addition, SERC/NAHRO will fund two academic scholarships. For adult students, GAHRA will fund academic scholarships and vocational/technical scholarships.



Any BHA resident who is interested in applying for these scholarships and is a graduating high school senior or adult student may pick up their household application information is available in the office. **Completed applications must be turned into the office no later than Friday March 1st.** Please call Peggy Denson with questions.

RENT CHANGES EFFECTIVE APRIL 1: **Please remember new rent amounts will go into effect April 1, 2020 for ALL tenants.** Recertification increases are immediate and therefore the standard 30-day delay on increased rent amounts do not apply. Please call the office if you have questions.



RECERTIFICATION: BHA is going paperless! For your recertification this year, you will sign all paperwork electronically and leave the appointment with your new 2020 lease. This appointment can take up to an hour. Because of this change it is crucial that you bring in **ALL required documentation to your scheduled appointment**. When you received your letter in December, these was a check list of required items that you must bring to your recertification appointment. **All adult tenants will also be expected to attend this appointment**. If you fail to bring ALL the required documentation or if

ALL adult family members are not in attendance to sign, you will be turned away and you will have reschedule a time to come back to complete your recertification.

Recertification is a required part of your lease. Failure to comply with recertification requirements will result in immediate lease termination and eviction. Please call the office if you have questions.



SOCIAL SECURITY STATEMENTS: All tenants who receive Social Security and/or SSI will need to bring in their 2020 award letter(s) to their recertification appointment. This statement should have been mailed to you by the end of December 2019. If you have not received your statement by the end of the year, you can get one by visiting a local Social Security office or you can go online and print one off yourself. The website is www.ssa.gov. On this website you can check your statement(s), change your address, and manage your benefits all online.

MEDICAL DEDUCTIONS: Recertification is continuing through March. Those tenants who have medical deductions need to contact their physicians, pharmacies, health care providers etc. and get **PRINTOUTS** of their 2019 out-of-pocket amounts paid. Please **DO NOT BRING IN STACKS OF RECEIPTS** or copies of checks written to physician groups as proof of medical expenses. Your medical providers can easily produce a printout of your 2019 history which is easier to decipher and is typically more accurate than a stack of receipts. Please call the office if you have questions.





IS FRAUD WORTH IT?

What is fraud?

BHA Fraud policy states:

Fraud is defined as “a single act or pattern of actions made with the intent to deceive or mislead, including false statements, omissions of information or the concealment of a substantive fact made with the intention of deceiving or misleading the housing authority when the act or acts lead to the person or person(s) involved receiving benefits to which they are not entitled.

These are some examples of fraud activity committed recently by tenants. (your neighbors)

- Not reporting income (wages from ANY SOURCE paid by cash, check, or direct deposit, child support, SS or SSI benefits, Pensions, TANF, unemployment, or any other regular financial assistance)
- Not correctly reporting deductions (childcare or medical expenses)
- **Having persons living in your apartment (more than 14 days a year) who are not on your lease.**
- Counting a minor as living in your apartment who actually lives elsewhere.



Did you know if you commit fraud against the Housing Authority, not only could you lose your apartment, but you will be required to repay all over paid rental assistance? In some cases, if the amount of retro rent owed to the Housing Authority exceeds \$5,000.00, the tenant will not be eligible for re-admission to the Housing Authority, regardless of repayment. All amounts owed are reported to HUD and shared with others inquiring Housing Authorities.

Fraud is one of the most common reasons for eviction. **IS FRAUD WORTH IT?**

NOTICE: This will inform you that Maintenance personnel will be going door to door during the month of **March on the 3rd, 4th, 5th, 6th, & 7th** to replace furnace filters and to check the vent systems. Maintenance will be going into each room to check every vent. This is your NOTICE that Maintenance personnel will be coming into your apartment.

Please make sure your maintenance closet is not blocked with furniture or other personal belongings.

DOWNLOAD FORMS FROM THE WEBSITE: If you go to our site www.bufordhousing.com you will already note that we have made it easier for you to get any forms you need to report income, Authorization of Release, Child Care and background consent forms, as well as a new tab for our monthly NEWSLETTER. If you go to the Public Housing Tab and select "Tenant Forms" you can now print off these form(s) directly to your home printer. We'll continue to update the site with additional forms for your convenience.



TAXES: If you or anyone in your household files taxes you will need to bring them to the office along with your W-2 forms as certification of your 2019 income. State and Federal taxes are required documentation to complete your recertification. If you have any questions, please call the office.



DRIPPING FAUCETS: During periods of very cold weather when the temperature is expected to be below freezing, you are required to let the water in your kitchen sink, bathroom sink and bathtub drip or run a tiny stream of water. The Housing Authority pays for your water and this action should prevent your pipes from freezing. We also require that you leave kitchen and bathroom cabinet doors open. This will allow the warm air from the room to circulate and help prevent the pipes from freezing. If your water pipes freeze, you will have no water until they thaw

and there is nothing that Maintenance can do speed up the thawing of frozen water pipes in the walls.

From your lease:

4. UTILITIES

B. I agree to maintain heat to the apartment sufficient to prevent freezing of piped water. If for any reason, I am unable to maintain sufficient heat, I will immediately notify the Authority. During periods of very cold weather, I shall allow faucets in my kitchen and bathroom to drip or run slowly and I will open the cabinet doors under my sinks to allow heated air from my apartment to enter the cabinets as these actions may prevent the freezing of water in the pipes associated with my apartment. I will be charged for any damages resulting from my failure to maintain sufficient heat or to notify the Authority. I will take action to conserve energy including keeping lights off during the day and keeping windows closed during the winter. I will not permit anyone to use electricity, gas and/or water except for my family or housing authority staff. I agree not to utilize water for recreation purposes. I agree to report all minor water leaks to the Authority office within three (3) working days and will immediately report any major leaks.

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER.

Karen Art Studio
1134 Main Street
Louisville, KY 40211
(502) 123-1234

My Bank
123 Bank Road

No. 1000
67-78890

6/17/2010

Pay To The Order Of John Smith \$ **959.79

Nine Hundred Fifty-Nine Dollars and 79/100

John Smith
1123 River Road
Louisville, KY 42011

Memo: PayCheck

SECURITY FEATURES INCLUDED. DETAILS ON BACK

000000 10000 2345678901234567890

Karen Art Studio 1134 Main Street Louisville, KY 40211 (502) 123-1234	Smith, John 1123 River Road Louisville, KY 42011	SSN 132-12-3123	Gross Pay \$1,288.46	Period Beginning 6/3/2010
		Net Pay \$959.79	Period Ending 6/17/2010	Check Date 6/17/2010
		Filing Status M3	Check No 1000	

Earnings	Hours/Rate	Amount	YTD Amt	Taxes/Deductions	Amount	YTD Amt
Salary		\$1,288.46	\$1,288.46	Fed Income Tax	\$104.23	\$104.23
Overtime	0/0	\$0.00	\$0.00	Social Security Tax	\$76.78	\$76.78
Bonus		\$0.00	\$0.00	Medicare Tax	\$17.96	\$17.96
Commissions		\$0.00	\$0.00	State Income Tax	\$64.70	\$64.70
Tips		\$0.00	\$0.00	Local Income Tax	\$0.00	\$0.00
Gross Pay		\$1,288.46	\$1,288.46	Health Insurance	\$15.00	\$15.00
				401K	\$50.00	\$50.00
				Net Pay	\$959.79	\$959.79

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				401K	\$50.00	\$50.00
				Net Pay	\$959.79	\$959.79

REPORTING INCOME: Buford Housing Authority would like to remind tenants that **ALL INCOME** (no matter the source, amount, or who earned it) **MUST BE REPORTED WITHIN 10 DAYS**. Sources of income include but are not limited to Employment, Unemployment, Self-employment, Direct Selling, Babysitting, Social Security, SSI, VA, Child Support, Alimony, Retirement, Work Study, Military, Government pay whether local, state or federal, yard sales, etc. It is also required that tenants **report any CHANGES to their current income**. Examples would include job change, hourly pay increase (RAISE) or a change in your Social Security or SSI amount. Paystubs and any income documentation can be faxed to 770-945-0216, emailed

to: bufordhousing@bufordhousing.com or dropped in the drop box at the office. Failure to report changes in income within 10 days of the change occurring can result in lease termination. Should you have any questions, please call the office.



AFTER HOURS MAINTENANCE: BHA Maintenance staff is available after hours and weekends for emergency repairs. **An emergency problem includes, but is not limited to, issues with toilet or water leaks; no hot water or a leaking water heater; heat or air conditioner problems, smoke alarm beeping, locked out of unit; gas leak; major electrical issues; non-working refrigerator etc.** If you have an emergency maintenance issue, please call 770-945-5212 and the answering service will relay your situation to the on-call BHA Maintenance man. **When you give the answering service your phone number you can expect a call back from the on-call BHA Maintenance man.** It is important that you answer his call so he can assess the situation and bring the appropriate repair supplies and equipment.

Avoid This Common Cleaning Mistake:

Mixing Bleach Products With Others

Chlorine Bleach
+
Ammonia = Chlorine gas (deadly)

(Ammonia products like many dish liquids, some window cleaners & many disinfectants)

Chlorine Bleach
+
Acids = Chlorine gas (deadly)

(Acids like most toilet bowl cleaners, vinegar, & many all purpose cleaners)

Chlorine Bleach
+
Alcohol = Chloroform (toxic/pass out)

(Alcohol products like enzyme cleaners & sanitizers)

 HowToCleanStuff



****STOP!****

Household chemicals should be used with caution!

Please **DO NOT** mix the following household chemicals:

- Vinegar and Bleach -

Vinegar is an acid. Adding any acid to bleach will release chlorine and chloramine vapors, creating chlorine gas. This may result in chemical burns to your eyes and lungs.

- Ammonia and Bleach -

Combined, if ammonia is in excess, releases liquid hydrazine, which is toxic in very small dosages and potentially explosive.

- Bleach and Rubbing Alcohol -

Mixing these two chemicals creates chloroform and hydrochloric acid, which can cause irritation to eyes, skin, and respiratory system.

- Vinegar and Hydrogen Peroxide -

These can be used separately to clean the same surface, but should not be mixed. Combining in the same bottle can create peracetic acid.

- Ammonia and Hydrogen Peroxide -

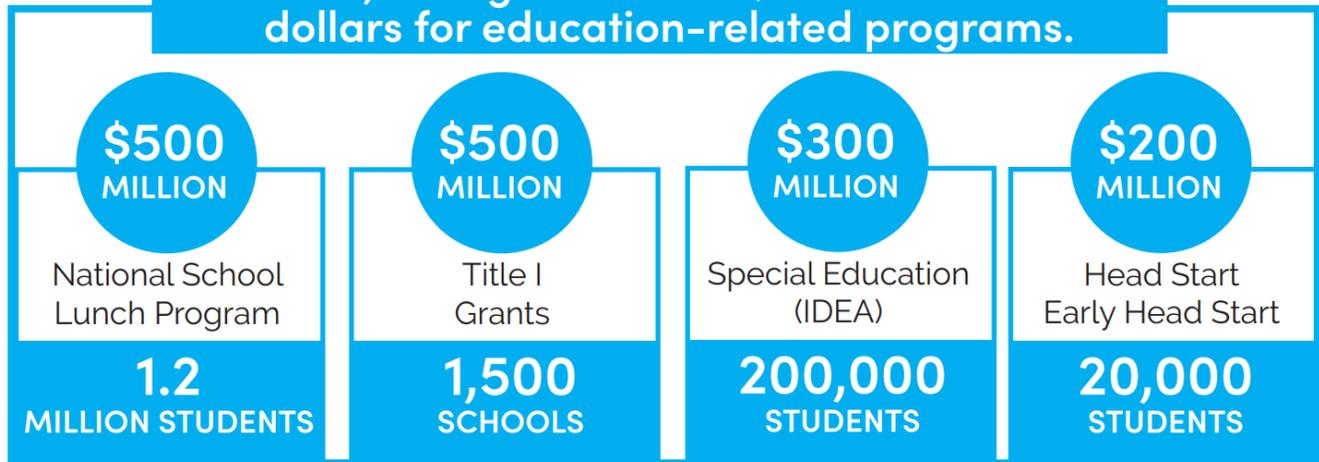
When combined, the reaction will produce nitrogen gas. Because nitrogen is extremely stable, a large amount of heat energy will be released possibly resulting in an explosion. Also, pure nitrogen gas can result in death if it displaces all the oxygen in a confined space.

census impacts

EDUCATION

It is essential that everyone in Georgia be counted in Census 2020 since the federal government uses these counts to determine funding for education. We need to get the count right so your schools can be properly supported!

In 2015, Georgia received \$1.6 billion federal dollars for education-related programs.



Georgia has

**2.5
MILLION**

kids (birth-18).



Georgia ranks

34th

in education
in the U.S.



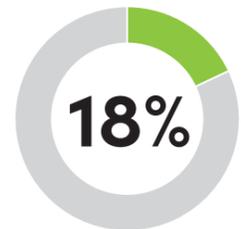
of 3-4 year olds
are not in school.



of 3rd graders
are not proficient
in reading.



of 8th graders
are not proficient
in math.



of high school
students are not
graduating on time.



REFERENCES: tinyurl.com/y5j6mhh3

LEARN MORE: EVERYONECOUNTSGA.ORG

census impacts

HEALTH CARE

An accurate count in Census 2020 is essential to positively impact health care, ensuring we meet the needs of our communities. Census 2020 will influence two areas:

1

federal funding for health programs

2

population data directing where resources, community services, and hospitals should go.

In federal dollars, Georgia received

\$15.8
BILLION

in 2015 from 2010 census counts



More than

50%

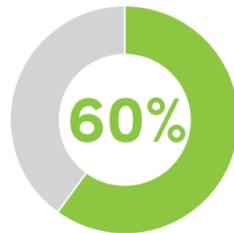
went to public health programs like



MEDICAID
MEDICARE
PEACHCARE/CHIP
SNAP & WIC
HEALTH CENTERS



of Georgia's kids **did not have dental care** in the last year



of Georgia's kids **don't receive the behavioral health services** they need



of Georgia's kids **did not receive any medical care** in the last year

Georgia's county healthcare shortage

23 have NO dentist

76 have NO licensed psychologist

79 have NO OB-GYN

63 have NO pediatrician

9 have NO doctor

CENSUS 2020

GEORGIA
family connection
PARTNERSHIP

Voices
for Georgia's Children

United States
Census 2020

REFERENCES: tinyurl.com/y5j6mhh3

LEARN MORE: EVERYONECOUNTSGA.ORG



February Programs

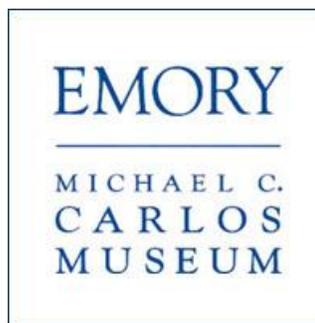
Highlighted programs:

- **2nd Annual Bridge Build Contest! (Children)**
Monday, February 17 at 4:00 pm
Design and build with bridges with popsicle sticks.
- **Python Programming 101 (Teens and Adults)**
Sunday, February 16 at 4:00 pm
Learn the basics of coding with a fun project.
- **DIY Energy Bites (Adults)**
Thursday, February 20 at 11:00 am
Make a nutrient-dense snack.

Highlighted Service:

Park Passes

Search the catalog or ask a librarian for details.



Branch hours

Monday - Thursday: 10 am - 8 pm
Friday - Saturday: 10 am - 5 pm
Sunday: 12 pm - 5 pm

Passport hours

Monday - Thursday: 12 pm - 7 pm
Friday - Sunday: 12 pm - 3 pm
First come, first served.