

Buford Housing Authority

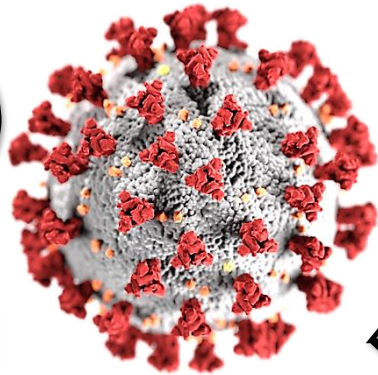
“The Interview”

January 2021, Newsletter

Riddance

~~GOODBYE~~

2020



HELLO

2021



“Interview”

A newsletter for the Residents of the
Buford Housing Authority
Calendar of Events for January 2021

**LAST DAY TO PAY RENT IS
MONDAY, January 11, 2021.**



Buford Housing Authority
OFFICE WILL BE CLOSED
Friday, January 1st
New Year's Day
And
Monday, January 18th
Martin Luther King Jr. Day

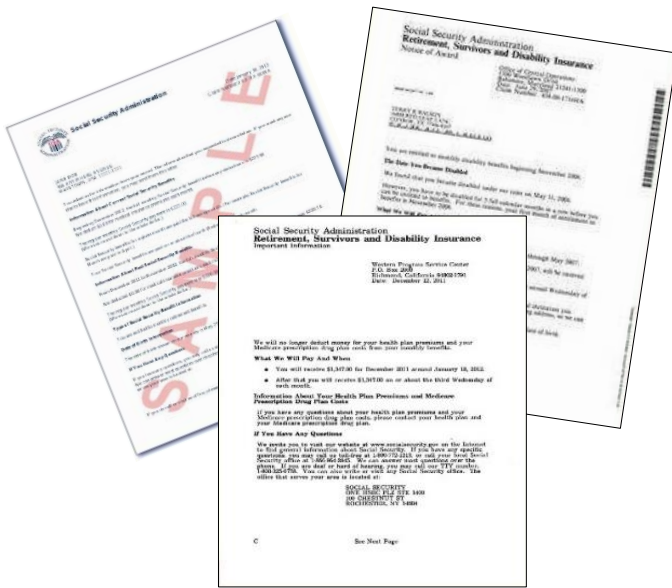


RECERTIFICATION: For your recertification again this year, you will sign all paperwork electronically. Only one family will be allowed in the lobby each hour and the area will be sanitized after each recertification. We ask that everyone entering the lobby wear a mask. There will be a plexiglass barrier between you and the BHA staff member conducting your recertification.

It is crucial that you bring in **ALL** required documentation to your scheduled appointment. When you receive your letter in this month, there will be 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 a new appointment will be scheduled. **LIVE-IN AIDES: NEW** All Live-In Aides are required to be recertified. They must bring a photo ID, sign the lease, a background release, and other forms.

ID AND DOCUMENTATION: NEW We are requiring that you bring Social Security cards, birth certificates, photo ID, and any citizenship documentation (Resident card or Citizenship certificates) for **EVERY HOUSEHOLD MEMBER**.

Recertification is a required part of your lease. **Failure to comply with recertification requirements will result in non-renewal of your lease and your lease will terminate April 1, 2021.** 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 2021 award letter(s) to their recertification appointment in January. This statement should have been mailed to you by the end of December 2020. 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 will begin in January. Those tenants who have medical deductions need to contact their physicians, pharmacies, health care providers etc. and get **PRINTOUTS** of their 2020 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 2020 history which is easier to decipher and is often more complete and accurate than a stack of receipts. Please call the office if you have questions.



2021 PHADA SCHOLARSHIP PROGRAM

Scholarships for high school seniors living in public or assisted housing at a PHADA member agency.

Three Scholarships Will Be Awarded

Stephen J. Bollinger Memorial Scholarship	\$7,000
Freedom & Civil Rights Scholarship*	\$5,000
Nan McKay Pathway to Achievement Scholarship	\$5,000

Applications are available in the BHA office and must be completed and returned no later than January 14th, 2021. See Cristina Peralta for details.



PHADA'S SCHOLARSHIP PROGRAM

In order to encourage academic excellence and community responsibility among high school students, PHADA has implemented a scholarship program for graduating seniors who are preparing to enter college. PHADA will award three (3) scholarships to deserving youth currently residing in a PHADA member agency.



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 generally prevent your pipes from freezing. We also require that you leave the cabinet doors open in your kitchen and bathroom which will 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.

REPORTING NEEDED REPAIRS: It is very important that you immediately report to the office if there is something in your apartment that needs repair. Please note the areas from your lease highlighted in GREEN:

U. To let the Authority, know immediately if there is any unsafe condition. I must alert the Authority within 24 hours if something needs to be repaired.

Failure to report needed repairs is neglectful and you can be charged for parts **AND** labor to make repairs you do not report OR delay reporting.

IF YOU HAVE AN ISSUE, DO NOT WAIT, CALL THE OFFICE IMMEDIATELY!

OUTDOOR FAUCET COVER: Our maintenance staff has been installing faucet covers for the outdoor spigots on every building. Please do not tamper with these covers. They have been installed to keep the spigot from freezing this winter. Should you need to use the outdoor spigot please call the office.



OVERLOADED ELECTRICAL: Homes today are brimming with state-of-the-art technology, entertainment, and computer equipment. However, when too many lights and appliances are attached to the electrical system, it will overload and then overheat. The heat causes the wire insulation to melt and ignite, resulting in an electrical fire.

OVERLOADED ELECTRICAL OUTLETS ARE ONE OF THE MAJOR CAUSES OF RESIDENTIAL FIRE DEATHS

Two-thirds of all electrical fires begin in plugs or cords on appliances such as refrigerators, or lamps. Frayed cords expose the electrical wires that spark on contact with each other or anything that can ground the electrical current.

MOST ELECTRICAL FIRES CAN BE PREVENTED

Take the proper safety measures and regularly check your electrical appliances, cords, and outlets:

- Use light bulbs with the appropriate wattage for the size of the light fixture. A bulb of too high wattage may lead to overheating and fire. We recommend no larger than 60-watt bulbs in the ceiling fixtures of your apartment.
- Protect all electrical cords from damage. Do not run cords under carpets or rugs, around objects or hang from nails.
- Give televisions, stereos, and computers plenty of air space clearance so they won't overheat.
- To prevent overloading, never plug more than two appliances into an outlet at once or "piggyback" extra appliances on extension cords or wall outlets. Use only outlets designed to handle multiple plugs.
- Unplug appliances such as toaster ovens, hair dryers, flat irons and coffee pots when not in use.
- Check outlets and switch plates to make sure they are not unusually hot to the touch. If they are, immediately unplug the cords from these outlets and do not use the switches. Call the office to have maintenance check the wiring as soon as possible.
- Special attention should be given to large appliances that use high wattage, such as refrigerators, irons, microwave ovens, dishwashers, and deep fryers. **Avoid plugging them into the same outlet or circuit.**

If you have any questions about the electricity in your apartment, please call the office and we can have maintenance staff come by and address your concerns.

NOTICE: This will inform you that Maintenance personnel will be going door to door during the month of **January on the 11th, 12th, 13th, 14th, & 15th** to replace furnace filters, check the vent systems and to change the batteries in your smoke alarm and thermostat. 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.**

LEASE CHANGES



OPEN FLAME DEVICES: Because open flame devices constitute a significant risk to the health and safety not only to your household but also to other resident in the building, there is a new resolution and change to the lease banning such items.

The new addition to the lease states:

MM. “I understand that if any candles or other open flame devices (i.e. incense sticks or incense burners) are found in my apartment it will be immediately confiscated and a single warning will be issued. If a second violation occurs, I will be given 30 days to vacate my apartment. If a candle or open flame device(s) (i.e. incense sticks, incense burner or gas stove lite) is discovered burning and no one is found to be home at the time it is discovered, no warning will be given and I understand that I will be given a 30-day notice to vacate my apartment due to endangering the property and health and safety of other residence.”

Tenants have until February 1st, 2021 to comply with this lease change. To make it clear, **any open flame device found in your apartment will be removed by BHA staff.** **And if an open flame device is found burning in your apartment while you are not at home, you will receive a 30-day lease termination notice to vacate your unit.**

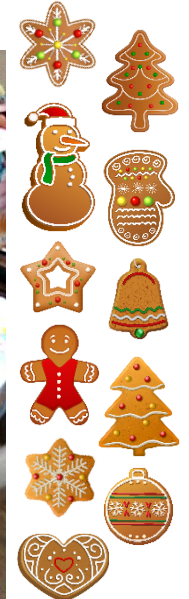
EAST PARK and FOREST STREET DUMPSTERS: BHA has been informed by the City of Buford, that tenants are not permitted to place large bulky items such as furniture, tires, carpets, mattresses, or appliances in the dumpsters. Additional items that are prohibited are hazardous chemicals, oil, flammable materials, or paint cans. If you have any of these things you wish to throw away, please call the office and we will direct you to a proper disposal location. **Tenants are also asked to break down any boxes so that they are flat and will fit in the dumpster in a compact manner.**





Santa and his helpers were able to distribute gifts early in December for BHA resident children. We would like to thank Shaun Rogers, Stephanie Reid and Charles Calhoun Jr. for all their hard work in collecting, organizing and distributing all of these gifts. Their dedicated and selfless actions brought smiles to many faces in this 2020 Holiday season. We would also like to thank everyone who made donations

and all the Yard Sale participants and shoppers for their efforts earlier this year. All of these contributions combined to make it possible to purchase gifts for our BHA resident children. Thank you for helping all to have a Merry Christmas!



We would also like to thank David Williams representing Keller Williams Realty Atlanta Partners and their Kares for Kid's project for their contributions to our teens. Kares 4 Kids Partners is a non-profit organization that believes in giving back to help children in need at all levels of our communities. Local KW real estate agents volunteer their time and monies throughout the year to give back to our local communities and its children. The KW Kares for Kid's team strongly feels that during the Holiday season teenagers are an overlooked age group. We want to thank Keller Williams North Gwinnett for contributing gift cards to all our resident teens living in BHA. Thank you, Keller Williams!



The Kares for Kid's mission statement is: **We Will Positively Impact Children Today, And Thereby Strengthen Our Communities For Tomorrow.**



BUFORD-SUGAR HILL BRANCH

January Virtual Programs

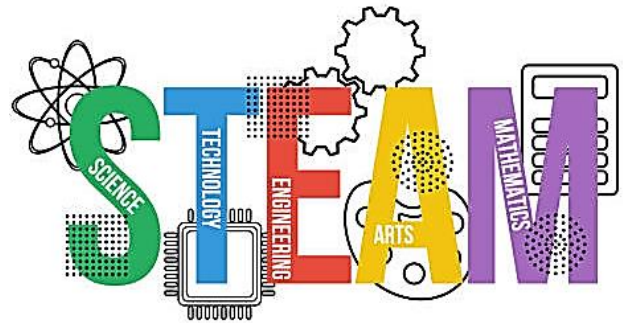
STEAM Squad

Monday - January 11th & 25th at 4 pm

Join us in a Google Hangout as we delve into some STEAM at home activities and explore different fields of science. For Grades 4th - 5th.

January 11th Topic - Frozen Bubbles

January 25th Topic - Instant Ice



Arduino 101

Wednesday - January 13th at 6:30 pm

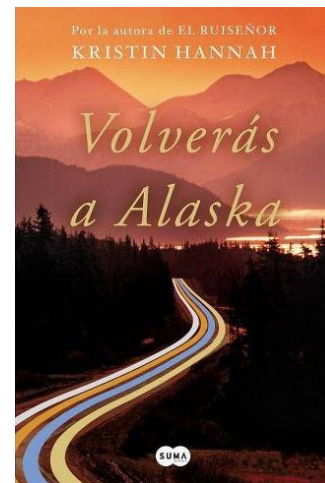
Join us in a Google Hangout and learn to code and build fun circuits with Arduino online. For Teens and Adults.

Bilingual Book Club

Tuesday - January 5th at 11 am

Lea el libro del mes en inglés o español y venga a discutirlo con nosotros en inglés o español / Read the book of the month and come discuss it with us on Google Hangout.

January's Book: *The Great Alone/Volverás a Alaska* by Kristin Hannah. For Teens and Adults.



GWINNETT COUNTY
PUBLIC LIBRARY

BUFORD-SUGAR HILL BRANCH
2100 Buford Highway, Buford, GA 30518

Find links to these events at :

<https://gwinnettpl.libnet.info/events>