



The SARATOGA HOUSING Newsletter

The mission of the Saratoga Springs Housing Authority is to assist low-income families with safe, decent and affordable housing as they strive to achieve social and economic opportunities, and to improve their quality of life. The Housing Authority is committed to operating in an efficient economical and ethical manner.



June Newsletter 2017

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The Saratoga Springs Housing Authority does not discriminate on the basis of age, race, color, gender, religion,

handicap, sexual orientation, familial status, or national origin in employment or the provision of service.

Housing Authority Board of Commissioners

Joanne Foresta- Chairman
Lucile Lucas, Co- Chairman
Ann Bullock - Commissioner
Michelle Deyette – Resident Commissioner,
Joy King
Donna McCarthy – Resident Commissioner
Stephen Sullivan

Board Meetings

The Board meets each third Thursday of the month, 2:30 pm @ Stonequist.

Saratoga Springs Housing Authority: 518-584-6600

Ext. 22 Paul Feldman, Executive Director
Ext. 17 Cindy, Director of Finance
Ext. 11 Katie, Executive Resident Advisor
Ext. 13 Jill, Asst. Resident Advisor
Ext. 10 Kathy, Executive Secretary
Ext. 21 Joan, Housing Assistant
Ext. 12 Gerard, Facilities Manager
Art, Assistant Facilities Manager
Thomas, Maintenance Staff
Larry, Maintenance Staff
Derek, Maintenance Staff
Joshua, Maintenance Staff

**EMERGENCY MAINTENANCE PHONE
NUMBER FOR PUBLIC HOUSING RESIDENTS
(AFTER HOURS)**

857-1051

Notice

Articles published in the Saratoga Housing Newsletter do not necessarily represent an endorsement by the Saratoga Springs Housing Authority Board of Commissioners.

It is with deep sadness that the SSHA announces the loss of a longtime resident, board member and friend in Ollie Wescott. Ollie passed away unexpectedly on May 25th. Ollie was a friend to many here at the SSHA and an advocate for all residents in her term as a member of the SSHA board. Our sympathy and prayers go out to Ollie's children, her sister Diane and husband Dave, and to all of Ollie's friends.



Reminder New Procedure

Effective Monday May 1, 2017, SSHA will accept rents in cash from 8 AM – 12:00 PM on the first five business days of the month. The window will be open from 8-12pm, to collect cash, checks or money order for rents, then close for lunch and re-open from 12:30 – 2PM for other business. SSHA will not accept Cash payment after 12PM. You may use the Drop Box in the Vestibule and lobby for checks and money orders 24 hours a day. Please do not put cash into the Drop Boxes. You may also sign up to have your rent automatically taken out of your bank account on the 5th business day of each month. We will soon be moving away from cash payments for security and insurance purposes.

Thank You for your cooperation!

REMINDER

Only SSHA maintenance staff is allowed to install and remove Air Conditioners (per SSHA insurance provider). The cost to install air conditioners is \$25, which includes removing it at the end of the season, an excess utility fee of \$30 per month (since SSHA pays for electricity) total charge for the season June, July, August and September for Stonequist will be \$120 + \$25. Anyone wishing to utilize an air conditioner should contact Kathy at the office so that an installation appointment can be made.

Monthly Calendar

- Tuesday, June 13th - Executive Director meeting at Stonequist at 10:00am
- Thursday, June 15th - Stonequist Residents Council meeting 7:00pm in Community Room
- Thursday, June 15th - Board meeting 2:30 pm at Stonequist



Notice to all Residents

SHOPPING CARTS

All residents have been previously notified that leaving shopping carts in hallways and lobbies are strictly prohibited. This is a violation of building codes and creates a potential hazard for residents and their guests. Unfortunately, a few residents still continue to ignore the housing authorities' requests to return all shopping carts to the rear patio area when finished using them. **Effective immediately**, when shopping carts are left in the hallways and/or lobby, the resident responsible will be charged \$20.00. The SSHA will remove the cart, review the security cameras and place a \$20.00 charge to the offending residents' monthly rental charge. Because, SSHA Staff must be called away from their current duties to remove the cart you will bear the cost of time and inconvenience to perform this task. The fee will be effective the 1st of the month. To the ones that continually violate this building code SSHA strongly encourage you to immediately begin to remove the carts after use. Thank You for your cooperation.

BICYCLES (STONEQUIST)

All residents have been previously notified that all bicycles must be registered with SSHA Office. A sticker will be provided to you to place on your bicycle to indicate it belongs to a resident. There have been numerous bicycles that have been abandoned on SSHA property, many of which were locked to our bike racks, denying space to our residents. The registration process will allow us to remove bikes that do not belong to our residents and free up space on the bike racks. Maintenance has begun removing bikes that did not have stickers. If you own a bike that was removed let Gerard know and he will retrieve it for you so that you can immediately register it and place the sticker on it, Thanks for your cooperation.



Do you have a graduate in your household that you would like us to recognize in our newsletter?

You may contact Joan at 518-584-6600 x21, and we will place an announcement in July's newsletter!



Did you know if you are a resident of the Saratoga Springs Housing Authority that you are required to perform at least 8 hours of community service every month unless you are exempt?

You are exempt if you are over 62 years of age or you work full time, or go to school full time, or have a disability which prevents you from working and can provide a note from a medical professional stating such. If you have not been fulfilling your community service requirement, HUD will not allow the SSHA to renew your lease. If you have not been complying with this requirement (which is part of your lease) and would still like to remain a resident of the SSHA, please contact Kathy at the office 584-6600 so she can provide you the information you need to get into compliance.



Parking Lot Protocol

The Saratoga Springs Housing Authority has a vehicle registration system which requires all residents to register their vehicles with the office and receive a sticker.

This sticker will be displayed in the rear passenger side window. Any vehicle without the proper sticker may be towed at the vehicle owner's expense. This includes any parking lots owned by the SSHA including but not limited to Stonequist, Vanderbilt parking lot (old Ford Center), and dumpster areas at Jefferson and Vanderbilt terrace.

This practice became effective as of April 1, 2015. Residents may contact the office to get their new sticker. The cost of the sticker will be \$1.

The SSHA will also have temporary parking signs available for residents who notify the office of a visitor who is staying with their own vehicle.

These temporary passes should be displayed inside the vehicle on the dashboard during the duration of their visit.

STONEQUIST

Shower Curtains

Just a friendly reminder, that, shower curtains are required in showers in all apartments. There have been several situations where lower floors ceilings have been damaged due to a resident's failure to have a shower curtain in place. The water leaks onto the bathroom floor and eventually drips down to the ceilings below, causing damage. Unfortunately, the cost of ceiling repairs will be charged to your rent payment, if it is determined that ceiling damage was caused due to failure of not having a shower curtain in place. If you need assistance making sure that your curtain is doing an adequate job, contact the office and we will have maintenance inspect your curtain.

Thank you for your cooperation.

Stonequist Resident Council Meeting

On Thursday, June 15th @ 7:00pm in the Stonequist Community room, the Resident Council will be drawing for the winner of the Logo Contest.

A Floor Captain meeting will be held on June 12th at 7:00 PM. in the Community Room. All current Floor Captains as well as anyone who expressed an interest in becoming a Floor Captain, are requested to be in attendance at this meeting. If anyone has questions, please contact Michelle (Deyette) Roddy, Apt #809.

We would really like to see more residents in attendance at our Resident Council meetings, as we discuss and make decisions based on the input of those who do attend, we also have informative news, fundraising brainstorming, open discussions of the residents, contest, and lots of fun at our meeting. So please consider coming to our meetings



Message from the Newly Weds

Gary and I want to thank the Saratoga Springs Housing Authority, especially Executive Director Mr. Paul Feldman, Gerard Hawthorne, Art Kirker and Kathy Peterson for allowing the first Stonequist wedding to take place and to help get everything ready that day. We especially need to thank Ted Harrington for getting the grounds looking great and getting all the chairs ready. Thank you Donna McCarthy for agreeing to be in charge of decoration and making it beautiful!!! To all the residents who helped Donna set up Saturday morning, especially James Thomas, Chris Duffney and David Harris. To everyone who helped Cathy Caruso, Louise Chase, Ruth Thomas and Donna McCarthy prepare, cook and serve the wonderfully delicious buffet of food, I can't thank you enough. I'm still receiving compliments! To my photographers, Dirk Johnson & Norman Fuller, Thank You! We can't wait to see the pictures!! Finally, thank you to Tom Burton who took this time to transform me into a "Beautiful" bride. Our day was wonderful and we appreciate each and every one of you that shared it with us.

Michelle & Gary Roddy



The Resident Council would like to extend a Huge Congratulations to Gary & Michelle Roddy on their Nuptials



STONEQUIST (con't.)

A big **Thank You** to our Executive Director Paul Feldman for addressing the problems with our elevators and seeing to it that we have nice brand new ones (the second, smaller elevator's projected finish date is in about 3 weeks.)

Disposable Needle Container

We will soon be changing the Disposable Needle Containers located in the lobby near the rental office

NEW HEATING SYSTEM

The J.W. Danforth Company will soon be installing the new boiler system at Stonequist. Work has already begun to remove the old boilers. This project includes installing new piping and radiator covers in every apartment in the Stonequist building. Your cooperation is vital to a successful installation. All residents need to begin to ensure that the radiator in your apartment is free from all furniture or other storage so that the installers can gain access to the area. If you are a person with a disability and need assistance in moving items, please contact Joan at extension 21. Thanks in advance for your support

Pet Policy Reminder

This is a friendly reminder to all dog owners that the SSHA Pet Policy requires that you pick up after your dog. Several residents have received friendly reminders because they were observed not picking up after their dogs. This poses a health risk to other residents, especially children so we must insist that you respect your neighbors and the housing authority and pick up after your dog. If the SSHA maintenance staff has to pick up after your dog, a \$25.00 fee will be placed under maintenance charges to your account. Also keep in mind that the city of Saratoga Springs has an ordinance requiring dog owners to pick up after their dogs and that fine is higher than the SSHA's fee. Thanks to all of the dog owners who do their part by picking up after their dogs and for being responsible pet owners. Also please remember that tie-outs may not be left on the grass as they pose a threat to SSHA lawn mowing equipment. Any tie-outs left on the SSHA grass will be removed



LIBRARIAN

The Saratoga Springs Outreach Librarian, Jeanine Jeter will be here Monday June 19th at 1:30pm in the Stonequist Community Room. She will be bringing books (many in large print) and DVD's. A Saratoga Springs Library Card is necessary to check out items, however, Jeanine can assist any resident in obtaining one. You may contact Jeanine at the Library telephone # 518-584-7860 extension 7 for Outreach Librarian, to reserve books or DVD's ahead of time.



Jefferson and Vanderbilt Terrace

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Chalk Use on SSHA Property

The SSHA realizes that children using chalk on sidewalks is normal children's play and as long as there is no offensive language written on any SSHA property with the chalk, there are no problems. However, (**please note that no chalk is to be used on SSHA buildings**) Chalk on buildings is considered, graffiti by HUD. If chalk is found on buildings then the cost for maintenance staff to remove it will be charged to the resident.

Thanks for your cooperation.



Please take note that we will be using a lawn mowing service this summer at the Terraces. If you have any belongings including but not limited to bicycles, cooking grills, lawn furniture, and children's toys, you are responsible for keeping them organized and off the lawn. All belongings that are not in use should be stored tight in the rear of your apartment building.

If there are any articles that are found elsewhere they will be considered rubbish and be disposed of. The Housing Authority will not be responsible for any items that are deemed rubbish and are discarded.

FYI

We now have containers for Diabetic Disposable needles. It is located in the Laundry facilities
You may pick up a container; fill it with your disposable needles then return to the large safety container

Laundry Facility

Due to extremely low usage, the SSHA is considering closing the Terrace laundry facility. The SSHA would like to open a satellite center for the Boys and Girls Clubs of America and we have identified building 29 as an ideal location for it. In order to make this happen, the proposed space would need to pass NYS inspection for the operation of such a club. If you are opposed to the closing of the laundry facility, we want to hear about it. Please contact Joan at extension 21 to leave your name and how often you use the facility. Thanks

COMMUNITY NEWS

Saratoga Race Course Job Fair

Thursday, June 15th to Saturday, June 17th

Saratoga Springs Civic Center
522 Broadway Saratoga Springs, NY 12866

Thursday, June 15th 2017 from 2:00 to 6:00 p.m.

Friday, June 16th, from 2:00 to 6:00 p.m.

Saturday, June 17th, from 11:00 a.m. to 4:00 p.m.

For more information call: 518-584-0027



The 40th annual Freihofer's Saratoga Jazz Festival, one of the most celebrated and longest running jazz events in the world, is having a two-day event on June 24th and June 25th featuring world-renowned jazz legends, Chaka Khan.

Performances start Saturday & Sunday 12PM, and continue all-day-long at the Saratoga Performing Arts Center, 108 Ave of the Pines, Saratoga Springs, NY. Tickets can be purchased online at <https://tickets.spac.org>, by calling (518) 583-9330, or in person at the Route 50 box office.

More info at www.spac.org



Experience Works

A job training agency, is looking for unemployed residents 55 and older who is interested in earning income while receiving job skills training. The Experience Works program will be partnering with the Saratoga Springs Housing Authority by placing people 55 years of age and older in several training positions at the Housing Authority. If you are 55 years old and meet the eligibility requirements you could be picked to work at the Housing Authority. Experience Works will be looking to fill positions for office and janitorial workers. The income you receive may not count against your rent. If you are interested in this program, contact Iris Brown at Experience Works 518-242-8234



Evictions???

Why do people get evicted from SSHA??

During my most recent monthly resident meeting I was asked by a resident what are the circumstances that cause a resident to be evicted. This resident stated that there is a lot of misinformation going around about evictions and requested that I let the residents know what the facts are. I thought it was a great idea so here is what you need to know about why the SSHA does evictions.

The most obvious reason is that when a resident fails to pay their rent, the eviction process is initiated. The SSHA needs to collect rent because without the rent we collect from residents, we would not be able to operate the agency and pay for the day-to-day costs associated with running the housing authority. I do want to point out that the monthly rent that a family or individual pays is based on the total household income and set at 30% of the adjusted amount (after allowing for deductions like childcare, medical expenses for persons with disabilities etc). The definition of "affordability" in the housing industry is paying no more than 30 percent of monthly adjusted income for rent, so your rent will always be "affordable" provided you keep your income updated with the SSHA. If you lose your job and don't report it, then your monthly rent will not be adjusted. It's imperative that you keep the SSHA informed of any significant income changes so that your rent remains affordable. Reporting increases in income is equally important to insure you continue to pay the required 30 percent.

There are other reasons that the SSHA must seek evictions and they all pertain to violations of the lease. The SSHA is mandated to provide safe and sanitary housing. Often times, residents violate their lease by allowing their apartments to get into a condition where they are no longer safe and/or sanitary. When this happens, the resident is notified that an unacceptable condition exists and they are offered the opportunity to correct the problems. The SSHA will even make referrals to agencies who are willing to come in and assist the resident with correcting the situation.

Unfortunately, some residents are unwilling to cooperate with the agency who is trying to provide the help and the problem does not get corrected. In these cases, the SSHA must seek eviction because we can't allow someone to continue living in unsafe or unsanitary conditions.

Other lease violations that can result in eviction are those related to disturbing the peaceable enjoyment of the premises for other residents, damaging SSHA property or failing to comply with other rules in the lease. These situations result when residents fail to show basic common decency and respect for their neighbors or SSHA property. Examples might be continuing noisy parties or guests who disturb the neighbors, public lewdness, fighting etc. These disturbances of neighbors may also result in eviction proceedings if requests for corrective action are ignored.

Failing to keep the area outside your property clean and organized, excessive littering, damaging your apartment etc. are all examples of situations that may result in eviction proceedings. It is important to note however that the SSHA will always provide warnings and offer opportunities to correct behavior, pay for damages etc. before commencing eviction proceedings. When a resident fails to comply with these opportunities to correct behavior, or demonstrates a pattern of behavior over a period of time which shows their inability to comply with the lease moving forward then eviction is unfortunately the only option.

The final reason why someone may be evicted from the SSHA is due to criminal behavior. This can include drug activity, DWI arrests, convictions for housing fraud or other violent acts including crimes committed on SSHA property. I hope this has been informative but feel free to contact me with questions.

Paul J. Feldman, Executive Director



Use Your EBT (SNAP) Card at the Farmer's Market!

Did you know that you can use your EBT card at the Saratoga Springs Farmers' Market?



Get fresh produce AND a \$2.00 FreshConnect coupon for every \$5.00 you spend!



Swipe your EBT card at the Farmers' Market Shed and get tokens that are as good as cash! **Tokens never expire and are accepted by all market vendors. The farmers' market will refund unused EBT tokens back to onto your card.**

What products ARE eligible

- ✓ Fruits and vegetables
- ✓ Breads
- ✓ Meat, fish and poultry
- ✓ Dairy products
- ✓ Maple and honey products
- ✓ Seeds and starters for food bearing plants (tomatoes, herbs, garden greens etc.)
- ✓ Baked goods: *wrapped, labeled and intended for home consumption*
- ✓ Value added foods (jams, sauces, spices, soup mixes etc.).

What products ARE NOT eligible

- ☒ Beer, wine or liquor
- ☒ Tobacco products
- ☒ Non-food items (soaps, flowers, decorative items etc.)
- ☒ Hot foods meant to be eaten on site
- ☒ Vitamins and Medicine

Don't know how to prepare farmer's market produce? No problem!

Recipes and preparation guidelines are always available!

Stop by the Cornell Cooperative Extension Table or the Market Shed for recipe ideas, preparation instructions and storage advice. Vendors are also full of cooking knowledge! And pick up a copy of

Saratoga Today Newspaper every Friday for a Farmers' Market recipe.