



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.



May Newsletter 2016

Volume 16 Issue 5



EQUAL HOUSING OPPORTUNITY
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
Susan Christopher, Resident
Joy King
Stephen Sullivan
Olivine Wescott, Resident

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
Timothy, Maintenance Staff
Thomas, Maintenance Staff
Larry, 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.

No-Smoking Policy takes effect May 1st, 2016

Effective May 1, 2016, the No-Smoking Policy goes into effect at all SSHA properties. We understand that this will be an inconvenience for our smoking residents and sympathize with what some perceive as a violation of their rights. The scientific facts remain however that second hand smoke has serious negative health impacts on non-smokers. This policy will help enhance the health and safety of all SSHA residents by eliminating second hand smoke from buildings as well as eliminating the potential for catastrophic fire damage as a result of cigarette smoking. Signage will soon be placed on all SSHA owned buildings indicating that they are non-smoking. Please remember that if you are a smoker, you must be outside the building and at least 25 feet away from doors and windows, and 50 feet away from our playground areas. Residents are encouraged to report violations of this policy by calling the office or filling out incident report forms available at the main office or the JVT Resident Council office. We thank you in advance for your cooperation.

MAINTENANCE MECHANIC

Saratoga Springs Housing Authority seeks a qualified Maintenance Mechanic for full time employment. Four years of full-time experience in general building construction or maintenance activities involving application of carpentry, plumbing, and electrical trades. Driver's license required. Salary range 32-35K with excellent benefits. Apply at SSHA or Civil Service Office at One South Federal Street in Saratoga Springs or call 518-584-6600. No test required.

WELCOME



The Saratoga Springs Housing Authority would like to welcome the newest member of our Board of Commissioners:

Mr. Stephen Sullivan

Monthly Calendar

- Tuesday May 10, 2016 - Residents meeting 10a.m
- Thursday May 19, 2016 – Board Meeting located at Stonequist at 2:30 p.m.
- Office CLOSED for Memorial Day, May 30th



HUD Announces R.E.A.C. Inspections Dates
(Real Estates Assessment Center)

The Real Estate Assessment Center has notified the SSHA that inspections of the Stonequist Apartments and Jefferson/Vanderbilt Terraces will be conducted on June 8th, 9th and 10th.

Please take note that there are no exceptions to preventing these HUD inspectors into your units on the scheduled dates. Our maintenance team will be performing inspections of all units over the next 10 weeks to insure each apartment is in compliance with the Uniform Physical Conditions Standards (UPCS) as required by HUD. You can help insure that the SSHA receives the best possible score by doing the following:

1. Insure you have not altered the doors in your apartment. No locks can be installed on any doors and doing so is a serious violation of your lease.
2. Do not block bedroom windows with beds, dressers or other furniture.
3. If you only have one window in a bedroom, air conditioners are not allowed in that window.
4. JT residents, insure that the area around your furnace and hot water tanks is clear of any stored items.
5. Immediately report any plumbing (leaks, clogs) to maintenance by calling in a Work Order.
6. Insure that your smoke detectors are all working. Report to maintenance immediately if they are not working.
7. If you have any outlets that are not working, report to maintenance immediately.
8. If any of your appliances are not working correctly (missing parts etc.) report to maintenance.
9. Remove excess clutter (Fire load means the **fire loading** of a building or compartment is a way of establishing the potential severity of a hypothetical future fire. It is the heat output per unit floor area) from your apartment. You must be able to walk through your apartment unobstructed. Nothing can be placed in front of any of the doors in your apartment.

Every resident is responsible to maintain housekeeping habits that insure safe and sanitary living spaces in accordance with your lease. This means kitchens and bathrooms should be cleaned routinely, including mopping of floors and cleaning of appliances. Tubs and toilets should also be cleaned on a routine basis.

BOCES

(Board of Cooperative Educational Services)

If you are an adult who would like to train for a new career in the skilled trades, there are three paths you can take.

1. Daytime Career and Technical Education (CTE) program for adults.
2. Skilled Trades for Adults (Afternoon/Evening/night Classes)
3. Licensed Practical Nursing for adults.

For questions regarding course information or registration please contact: **Linda Ernst at 518-581-3555**

Automatic Rent Payments



This system works by automatically withdrawing your exact rental amount on the 5th business day of each month.

If you have any questions, please contact the office for more information on how to sign up at 584-6600.

Thoughts

By: Joan Gailor
Resident

"Do not hold too tight to
yesterday or you will miss
tomorrow and even the promise
of a bright future!"

Community Service Requirement

Unfortunately, many residents have contacted the office in a panic because they have been informed that the SSHA will not be renewing their leases because they have not complied with the Community Service Requirement. Please understand this is not a housing authority rule but an actual regulation which was passed by the United States Congress. Any resident of public housing who is not exempt must perform 8 hours a month of community service. Every resident who is not exempt from this requirement has been notified multiple times yet many have ignored the notifications. Now, some face lease terminations and others will have to enter into a legally binding agreement to "make up" the hours that they failed to perform in order to be able to maintain their housing with SSHA. I want to reiterate that the HUD Inspector General has made it very clear that if this policy is not enforced by the SSHA that the housing authority may have to return all subsidies received on behalf of residents whose leases were renewed in violation of the policy. Therefore we must strictly enforce the Community Service Requirement. Please contact the office if you need more information.

Community Service List

Below are lists of agencies but are not limited to work at:

Salvation Army: Contact: Captain Amber Boone - Phone: (518) 584-1640

Code Blue: (Between November 15th to March 15) Contact: Cheryl Ann Murphy (518) 812-6886

Shelters of Saratoga (SOS): Contact: Director Michael A. Finocchi - Phone (518) 581-1097

Saratoga County Economic Opportunity Council (EOC): Contact: Director of Community Services Lillian McCarthy - Phone: (518) 288-3206

Rural Preservation Company (RPC): Contact: Director Cheryl Hage-Perez - Phone: (518) 885-0091

Rebuilding Together Saratoga County: Contact: Director Michelle Larkin - Phone: 518-587-3315

Senior Center: Contact: Director Lois Celeste - Phone: (518) 584-1621

Habitat for Humanity: Contact: Jeff Clark - Phone: (518)793-7484

Saratoga Springs Housing Authority: Contact: Gerard Hawthorne - Phone: (518) 584-6600

Saratoga County Animal Shelter: Phone: 518-885-4113 and Press 0 for an Operator

Criminal Activity

Did you know that if there is someone residing in your apartment who is not on your lease that a crime is being committed? That's right, when someone is residing in your apartment who is not on the lease, housing fraud is being committed. When you complete your Tenant Information Paperwork (also known as recertification paperwork), you are legally required to list everyone residing in the household and income from each member listed. When you fail to list someone who is residing in your apartment, you have committed a felony by filing a false instrument. In addition to that charge, a larceny is committed because you are receiving subsidy that you are not entitled to. If the amount is over one thousand dollars, then an additional felony is being committed. The SSHA will not tolerate fraud and will prosecute violators to the fullest extent of the law. If you have someone staying with you who does not have their own legally established residence then that individual is residing with you! Your lease allows only 14 days for an individual to visit for the entire year. Don't risk being arrested by allowing a boarder. If you know of someone who is living illegally on SSHA property, please report it to the office. Everyone should pay their fair share of rent at the SSHA!

STONEQUIST



Shopping Cart

Carts are not to be left in hallways. Please Be considerate of your neighbors. The Housing Authority will view this as a violation of the lease since it creates a safety issue for other residents. Cameras will be viewed when violations occur and residents will be cited accordingly.



- 50/50 will be having a basket raffle and bake sale on May 6, 2016 in the Stonequist Community Room.
- 50/50 will be closing down for the months of June, July and August.
- We will reopen on the first Monday after Labor Day.

Thank you for all your support throughout the year.

Stonequist Annual Picnic



We will have our annual picnic in August. More details will be provided at a later time.

Garden at Stonequist

If you are interested in planting in the garden this year, please sign up with Kathy. Plots will be given out on a first come first serve basis.



Experience Works

A job training agency is looking for unemployed residents 55 and older who are 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 at 518-462-7600 ext. 134.

New Appliance's coming in May!

All residents of Stonequist will be receiving new stoves, and refrigerators starting the second week of May. In order to receive these appliances in a timely and orderly fashion we will need the help of the residents. Please begin to insure the area around your appliances is clean and that there is no clutter near your stove or refrigerator. There must also be a clear path from the entrance of your apartment for the contractor to remove and install the appliances. Although the contractor will be installing the new appliances **it will be up to you to empty out your refrigerator the day of delivery.** **Thanks for your cooperation!**



Air Conditioners

Summer will soon be here so it is time to remind all residents of the change made to the lease which now requires that SSHA maintenance staff install all air conditioners.

This change was made upon the advice of our insurance company to protect the housing authority from potential injuries and/or property damage resulting from improperly installed air conditioners.

The cost to install the air conditioner(s) is 25 dollars which includes removing it at the end of the season. Residents of Vanderbilt Terrace and Stonequist who wish to utilize air conditioners will be charged an excess utility fee of 30 dollars per month (since SSHA pays for the electricity).

Anyone wishing to utilize an air conditioner should contact Kathy at the office so that an installation appointment can be made. The charge for the season, which includes June, July, August, and September, is \$120 dollars. To insure installation for June 1st, you must contact Kathy before May 15th.

You may contact Kathy or Gerard at the office if you have any questions.

Saratoga Senior Center is Hosting a: Neighborhood Memory Café

When: 2nd & 4th Thursday of every month

Time: 10:30 am – 12:00pm

Where: The Adult & Senior Center of Saratoga 5 Williams Street, Saratoga Springs

Who: Individuals with Alzheimer's and their care partners

What: A safe and comfortable environment for socializing and sharing information

Why: Being active physically, socially and mentally is good for the brain

Events: 5/12 Dazzle Dogs with Caryn Tindal

5/26 Art with Susan

6/9 Chair Yoga

6/23 Trip to Tang Museum

Share your stories and socialize with others who have been diagnosed with memory challenges in a supportive, fun way.

Light refreshments served!! For more info call: 584-1621

The Racing City Chorus 60th Anniversary Concert

When: Saturday, June 4th 2016 (Two performances on June 4th)

Time: 2:00 pm and 7:00 pm @ the

Where: Maple Ave Middle School Saratoga Springs, NY

Tickets on sale now! Order online: racingcitychorus.org/events or

Call: 518-504-7464.

50% of the net proceeds will be donated to the Saratoga Springs School District Music Department!

Jefferson and Vanderbilt Terrace

Community Resident Council would like to invite you to our meeting:

Thursday May 12th @ 6:30pm, Bldg. 24
Jefferson Terrace (Senior Way) TCRC meeting room.

Topics of discussion include:

1. **Resident meetings minutes:** Were you not able to attend the Executive Director's Resident meeting? Are there concerns or questions you want brought to the Executive Director but work and are not able to attend his meetings: We'll have all his updated information each month at the Resident Council meeting.
2. **The upcoming HUD REAC Inspections:** What you should know and how to prepare so that the **SSHA** receives the highest scores it can so we can receive more funding from **HUD** to do more projects to improve the living standards for the residents of the SSHA.
3. The no smoking policy is in effect as of May 1st – are you ready? Are there questions you may still have? Do I have to smoke 25' from my apartment now?? Where exactly can I smoke?
4. **Camp S.A.R.A.D.A.C** (Saratoga Springs Recreational Center) is now taking applications for Summer Camp.
5. **N.A.E.I.R** – This is the **LAST** month for the membership. Come hear about the updates and opportunities!
6. The **CANZ FOR KIDZ** program is up and running again!! Please help our Youth Programs by donating your cans and bottles today!!
7. **Discussions on the table for upcoming programs.**

We hope you'll join us for an informative evening.

Refreshments and snacks will be served.

If you have any questions please contact Bill Bloom or Susan Christopher @ 587-5476

Notice to all Jefferson and Vanderbilt Terrace Residents:

Thursday May 12th @ 6:30pm, Bldg. 24
Jefferson Terrace (Senior Way) TCRC meeting room.

All are welcome to attend!

Thank You!

I would like to thank the residents who have been outside sprucing up the area around your individual apartments. Many of you have already raked, mulched and planted. It's that sense of pride that makes the Terrace's a nice place to live and will attract future "good neighbors". I just want each of you to know how much I appreciate your efforts.

Paul Feldman, Executive Director

Pet Owners

For pets owners, a reminder that it is a violation of the pet policy to fail to pick up after your pet (and that charges will be applied if HA maintenance has to pick it up)!

Flowers available for beautification of properties
The SSHA will be making flowers available to residents who would like to beautify the area around their properties. Flats of flowers will be purchased and available for distribution on Friday May 27th at 1:00PM.



COMMUNITY NEWS

The Big Idaho Potato Truck comes to Saratoga Springs

When: Tuesday, May 3, 2016
Time: 12:00 PM to 3:00 PM
Where: Saratoga City Center
522 Broadway Saratoga Springs,
NY 12866

[Saratoga Springs City Center](#)

The Saratoga Springs Lions Club is welcoming The Big Idaho Potato Truck to Saratoga Springs on Tuesday, May 3rd from 12 p.m. – 3 p.m. at The Saratoga Springs City Center. The truck's appearance is part of a kickoff promotion for the upcoming Chip Festival being planned by The Saratoga Springs Lions Club for July 16, 2016 at The Saratoga Springs City Center. The Big Idaho Potato Truck is 72 feet long and hauls a 12,000 pound replica Idaho Potato around the country as part of [The Famous Idaho Potato Tour](#). Come and get your picture taken with this super spud and learn more about The Chip Festival coming to Saratoga Springs this July!

Saratoga Turf Talkers Toastmasters

When: Tue, May 3, 2016 | 12:00 PM to 1:00 PM
Where: Longfellows Conference Center,
500 Union Avenue, Saratoga Springs, NY 12866
Cost: FREE ADMISSION
Looking to develop your communication and leadership skills?

Lyme and Other Tick-Borne Diseases: What You Need to Know

When: Thursday, May 5, 2016
Time: 7:00 PM to 8:00 PM
Where: Saratoga Springs Public Library,
49 Henry St, Saratoga Springs, NY 12866
Cost:
FREE ADMISSION

[Saratoga Springs Public Library](#)

Living in the northeastern United States puts us at risk of becoming infected with Lyme disease and other tick-borne diseases. Join Lyme disease expert, Holly Ahern, an Associate Professor of Biology/Microbiology at SUNY Adirondack, to learn the facts about tick-borne diseases and how to protect you, including common misconceptions, diagnosis and interesting research underway. It is Co-sponsored by Wilton Wildlife. No registration required.

Saratoga City Ballet Performance

When: Sat, May 14, 2016 12:00 PM to 1:00 PM
Where: Saratoga Springs Public Library, 49 Henry Street Saratoga Springs, NY 12866
Cost: FREE ADMISSION

Experience the world of dance through this presentation by Saratoga City Ballet. The program will include excerpts from various ballets, dance demonstrations in costume and more. This program is appropriate for families and all ages. No registration required.