



December Newsletter



November 29, 2021

Upcoming Meetings

Upcoming meetings are as follows & will be held in the Highrise Conference Room:

Thursday, December 9, 2021, 9:00 a.m.	Big Rapids Housing Commission Meeting
Tuesday, December 14, 2021, 3:30 p.m.	Resident Council Meeting
Tuesday, December 14, 2021, 4:00 p.m.	Neighborhood Watch Meeting
Thursday, January 13, 2022, 9:00 a.m.	Public Hearing, 2022 Annual Plan

All meetings will be held in the High-rise Conference Room. All residents are invited to attend.

Rent is due on December 1, 2021. Late fees will be assessed at 8:00 a.m. on Tuesday, December 7, 2021.

Holiday Schedule – Big Rapids Housing Commission

The Big Rapids Housing Commission will be closed on the following days in observance of the Holidays:

Christmas: Friday, December 24, 2021 - Monday, December 27, 2021
 New Year: Thursday, December 30, 2021 - Friday, December 31, 2021

Signatures Needed

If your apartment # appears on this list, then you need to stop by the office and sign your completed rent review:

14C, 15A, 18C, 19A, 105A, 105B, 107C, 108C, 112A, 113A, 403, 4B, 4C, 5C, 6D, 116B, 118B, 118C, 119A, 119B, 119C, 119D, 121A, 121B, 121C, 122D, 123A, 123D, 123E, 124B, 125E, 126B, 126E, 127C, 127D, 129C, 131E, 131F, 135C, 135F, 2A, 3C, 7C, 8CU, 12A, 126C, 131B, 133B, 133D, 404

Parkview & Evergreen FAMILY Apartments

It's Annual Rent Review time again. You will be receiving rent recertification documentation in the mail soon. It will be necessary for all FAMILY RESIDENTS LIVING IN THE FAMILY SECTIONS to complete this paperwork and return it to the office immediately. If you do not return this documentation by January 7, 2022, your April rent will increase to the flat rent. The flat rent amounts are based on bedroom size, but average \$1000.00 per month.

Children's Christmas Party, Christmas Light Tour and Christmas Dinner CANCELLED due to covid

Wild Rose Café

The Wild Rose Café is offering a free Christmas Dinner for elderly residents who do not have any family to spend Christmas with. This dinner will be on Thursday, December 16, 2021, at 4:00 p.m. at the Wild Rose Café, 708 Maple St. Big Rapids. Transportation through Dial-a-Ride is available if needed. The space is limited to 35 people – Please call the office to sign up today at 796-8689!

Thermostats

Your thermostat will not go above 72°. If you force it past 72° it will break, the connection to the heating system will be lost, you will have no heat and you will be charged up to \$101.00 for replacement.

Security Cameras

For your protection, we have security cameras throughout the Big Rapids Housing Commission complexes.

Parking on City Streets

Beginning November 15, 2021, parking is not allowed on city streets from 2:00 a.m. – 6:00 a.m. until March 15, 2022. This is to allow for snow removal. You will be ticketed if you park on the streets during this time.

Neighborhood Watch Election

The Neighborhood Watch Executive Board and Board Member positions are all up for re-election. If you are interested in running for a position or nominating someone else for a position, please contact Laurie at 231-796-8689. The election will be on January 11, 2022, during the Regular Meeting. We currently have the following nominations: President: Doug Hacko, Board Members: Phyllis Loveland, Deb Priest, Marsha Schoenborn & Douglas White.

Neighborhood Watch – Get Involved

The Neighborhood Watch program was created in 2004 and has been very successful over the years. There are currently several openings on the Neighborhood Watch Board, and we need residents to join to keep the program successful. If you are interested in joining the board/program, please contact Laurie & plan to attend the next meeting on Tuesday, January 11, 2022, at 4:00 p.m. Supportive residents are greatly needed to make a difference and help keep our neighborhood safe.

PHA Plan Public Hearing

The Big Rapids Housing Commission has revised its' Annual Plan for fiscal year 2022. It is available for review from November 15, 2021, until January 3, 2022, at the Big Rapids Housing Commission Office located at 9 Parkview Village, Big Rapids, Michigan. The Commission's hours of operation are 8:00 a.m. to 4:30 p.m. All comments must be received by January 3, 2022, at 4:30 p.m. A public hearing will be held on Thursday, January 13, 2022, in the Housing Commission's Conference Room at 9:00 a.m.

REMINDER: Report ALL income changes within 10 days!

Please be reminded that you must come to the Big Rapids Housing Commission office to report all income changes within **10 DAYS** of the date of change. Phone calls, emails, or voicemails do not guarantee proper reporting. You will be required to sign paperwork for the income change. Please do not wait until your first check or until you receive verification in the mail. If you fail to report the change in income, then you could be subject to retroactive rent. We receive reports from HUD of all new hires and if you fail to report the income it will show as a discrepancy.

Laundry Room Reminder

The laundry rooms will be closed on Christmas Day, but otherwise open during the holidays.

Smoke Free/Flame Free/Burn Free

Please be reminded that the Big Rapids Housing Commission prohibits tobacco products in all public housing living units, interior common areas and outdoor areas. **The policy prohibits all residents, guests and employees from smoking on Big Rapids Housing Commission property and also bans candles, incense, vaping and e-cigarettes.**

Excess Utility Charge for Residents in apartments 101-A – 114-D – Call to Report your Space Heater

Please be reminded where no direct metering or check metering is in place, monthly charges will be assessed for resident owned appliances. This includes all residents living in 101A thru 114D ONLY. Residents in these apartments will be charged \$21.00 per month for excess electric usage for using a space heater. If you live in the North Parkview Senior Section, it is your responsibility to report your space heater to the office (the same as you do your air conditioner). Management will apply the excess utility charge for the period you use the heater and remove the charge when you report that you are no longer using the heater. All space heaters must be approved by the Big Rapids Housing Commission. A resident who fails to report the possession of a resident owned appliance will be assessed a \$50.00 fee. Please contact the office if you have any questions.

Stove Top Reminder

Please do NOT store anything on your stove top as this is a fire hazard.

Snow Removal Reminders

Do Not Pull Your Vehicle Over the Sidewalks!!!



Be prepared to move or have someone move your vehicle on snow days so all parking areas may be plowed properly. Residents shall be responsible to remove snow and ice from the immediate unit area, patios, porches and service walks to main sidewalk.

Please contact the office if you observe any icy sidewalks or lots that need attention. Ice melt is available for sale in the office – you must bring your own container.

Many of you are not moving your vehicles for snow removal. In most cases, it is necessary for ALL vehicles to move from the lot. Be considerate to others in your area who make the effort to move.

Please be on the lookout for our snow removal trucks and tractors! Keep a safe distance from this equipment. The maintenance staff is concerned for your safety, as many people walk out in front of and behind them. With all the attached equipment on their vehicles, it makes it very difficult for them to see a pedestrian behind their vehicle – especially children.

COVID EMERGENCY RENTAL ASSISTANCE

The U.S. Department of Treasury’s (“Treasury”) Emergency Rental Assistance (ERA) program makes funding available to assist households that are unable to pay rent or utilities. The funds were provided directly to states, U.S. territories, local governments, and (in the case of the first program, ERA1) to Indian tribes or Tribally Designated Housing Entities, as applicable, and the Department of Hawaiian Home Lands. Grantees use the funds to assist eligible households through existing or newly created rental assistance programs. In guidance and FAQs, Treasury advised that participants in HUD-assisted rental programs (including the Housing Choice Voucher (HCV), Public Housing, or Project-Based Rental Assistance programs) are eligible for the ERA program and may receive assistance for the tenant-owed portion of rent or utilities that is not subsidized.

In FAQs for PHAs and HCV landlords, PIH clarified that this assistance can include rent arrearages and utilities owed over the utility allowance. The FAQs include additional guidance on interim reexaminations, income calculations, and additional considerations for private landlords participating in the HCV program.

To learn more about how to apply for ERA go to MSHDA’s website: <https://www.michigan.gov/mshda/0,4641,7-141-5555-533463--,00.html> or contact Mid Michigan Community Action Agency at 1-877-213-5955. State and local ERA grantees can also be accessed from Treasury’s website using the link “Find rental assistance in your area.”

Leases may not be terminated due to nonpayment of rent until at least 30 days have passed after a tenant receives this notice.

Utility Allowance and Excess Utility Policy Effective April 1, 2022

<u>Parkview 1A thru 117C – Gas</u>	<u>Evergreen 118A thru 135G – Electric</u>	<u>201 thru 408 – Electric</u>
1 Bedroom \$38.00	1 Bedroom \$35.00	1 Bedrooms \$26.00
2 Bedroom \$43.00	2 Bedroom \$32.00	
3 Bedroom \$43.00	3 Bedroom \$46.00	
4 Bedroom \$58.00	4 Bedroom \$57.00	
	5 Bedroom \$66.00	
	6 Bedroom \$75.00	

Service/Companion Animal Agreement

Please find attached the proposed Big Rapids Housing Commission Service/Companion Animal Agreement that is currently going through a 30-Day Comment period until December 29, 2021. Please review the agreement

and submit any comments to the main office located at 9 Parkview Village, Big Rapids, MI 49307. All comments must be received by December 29, 2021, at 4:30 p.m.

Net rents will be adjusted as follows for Parkview Family, Evergreen & Highrise Residents to reflect the change in the utility allowance:

<u>Bedroom Size</u>	<u>Parkview Family (1A – 117C)</u>	<u>Evergreen Village (118A – 135G)</u>
1 Bedroom	Decrease \$7	Decrease \$4
2 Bedroom	Decrease \$2	Decrease \$2
3 Bedroom	Increase \$6	Decrease \$7
4 Bedroom	No change	Decrease \$8
5 Bedroom	n/a	Decrease \$11
6 Bedroom	n/a	Decrease \$16

Parkview Highrise – Units 201 thru 408 – Rents will decrease \$3

Residents living in North Parkview Senior section are not subject to utility allowances. South Parkview Seniors are only subject to the electric consumption allowance. Electric consumptions allowances for South Parkview Seniors and Families are staying the same. Residents in these areas will be charged for any electric consumption in excess of the allowances as indicated below:

<u>Parkview Village 10A thru 31C</u>		<u>Parkview Village - Family Units 1A thru 117C</u>	
0/1 Bedroom	150	1 Bedroom	180
2 Bedroom	160	2 Bedroom	203
		3 Bedroom	225
		4 Bedroom	248

Flat Rent Schedule Effective April 1, 2022

North & South Parkview <u>SENIOR</u> Section Bedroom Size		HIGHRISE Bedroom Size	
0	\$580.00	1	\$652.00
1	\$678.00		
2	\$804.00		
North and South Parkview <u>FAMILY</u> Section Bedroom Size		EVERGREEN VILLAGE Bedroom Size	
1	\$640.00	1	\$643.00
2	\$761.00	2	\$772.00
3	\$980.00	3	\$977.00
4	\$1,135.00	4	\$1,136.00
		5	\$1,305.00
		6	\$1,475.00

Variations in the flat rent amounts are due to differences in utility allowances for different complexes.

PLEASE REMEMBER: Your rent is based on 30% of your income or the flat rent, whichever is **LOWER**. If you have any questions regarding the Flat Rents, please contact the office.

Residents whose rent is affected by a change in utility allowance or the flat rent will receive a notice of rent adjustment before April 1, 2022, indicating their new rent amount.

Maintenance Reminders to All Residents

If you are aware of an emergency work order, such as having no heat, or toilet not flushing – call during hours of operation, if possible! Please do NOT wait until the end of the day to report an issue you were aware of earlier in the day! If you do have an after-hours **maintenance** emergency that cannot wait until working hours, please call 1-877-451-0123.

Resident Owned Appliance Charges – effective April 1, 2022, resident owned appliance charges will be amended as follows:

NORTH PARKVIEW VILLAGE ONLY

(Subject to the following surcharges due to no individual utility meters)

<u>Appliance</u>	<u>Cost per Month</u>
Air Conditioners	\$19.00
Space Heaters*	\$23.00
Freezers:	\$5.00 No change
Waterbeds	\$19.00

COMMISSION WIDE

(Subject to the following surcharges due to no individual water meters)

Washing Machine	\$5.00
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*Space heaters must be UL approved (Underwriters Laboratory Safety Compliance – UL LISTED) and be approved by the Big Rapids Housing Commission.

Coffee with a Cop

On Tuesday, December 7th, 2021, from 5:30 PM to 7:00 PM, the Big Rapids Department of Public Safety will be hosting another Coffee with a Cop event at Bigby Coffee in Big Rapids.

The mission of Coffee with a Cop is to break down the barriers between police officers and the citizens they serve by removing agendas and allowing opportunities to ask questions, voice concerns, and get to know the officers in your neighborhood. Please join us out there for some good coffee and great conversations!!

Maintenance Treatment for Bed Bugs

Residents will receive an additional notification. This is the tentative schedule for December 2021:

Apt #	Date	Apt #	Date	Apt #	Date	Apt #	Date
3D	12/8/21	5D	12/15/21	7D	12/22/21	115C	12/29/21
4A	12/8/21	6A	12/15/21	8A	12/22/21	116A	12/29/21
4B	12/8/21	6B	12/15/21	8B	12/22/21	116B	12/29/21
4C	12/8/21	6C	12/15/21	8C	12/22/21	116C	12/29/21
4D	12/8/21	6D	12/15/21	8CU	12/22/21	117A	12/29/21
5A	12/8/21	7A	12/15/21	8D	12/22/21	117B	12/29/21
5B	12/8/21	7B	12/15/21	115A	12/22/21	117C	12/29/21
5C	12/8/21	7C	12/15/21	115B	12/22/21	118A	12/29/21

