



## Communities Chatter



### Inside this issue:

Our Mission	1
RAD (Rental Assistance Demonstration) Program	1
New Office Location	1
Office Closing	1
High Performance	2
Resident Advisory Board	2
USDA Rural Development	2
Bed Bugs	3
Why is Education so Important?	3
Board Meeting	3
New Locations for payment	4
Lease Reminders	4
Recipe For The Season	4

**Our Mission:** *Providing and encouraging the development of quality affordable housing for individuals and families while promoting self-sufficiency and neighborhood revitalization.*

### RAD (Rental Assistance Demonstration) Program

Sylvester Housing Authority is passionate about preserving safe, secure, and healthy housing for our communities. Our public housing properties will soon be converted to a new program called RAD (Rental Assistance Demonstration). In order to give Sylvester Housing Authority a powerful tool to preserve and improve our properties and address the backlog of deferred maintenance, Sylvester Housing Authority is in the process of changing our public housing properties to a section 8 platform in order to sustain our public housing. Rental Assistance Demonstration (RAD) is a voluntary program of the Department of Housing and Urban Development (HUD). RAD seeks to preserve public housing by providing Public Housing Agencies (PHAs) with access to more stable funding to make needed improvements to properties. Public housing units across the country need more than \$26 billion in repairs. HUD refers to these repair costs as capital needs. Congress has not provided enough funding for PHAs to keep up with capital needs. As a result, PHAs have had to make tough choices between things like repairing roofs and replacing plumbing—or worse, demolishing public housing. RAD provides PHAs a way to rehabilitate, or repair, units without depending on additional money from Congress.

### AMP 1 NEW OFFICE LOCATION



We at Sylvester Housing Authority are proud to announce that the Residents of Sylvester Housing Authority AMP 1 now have a new Leasing Office located 104 Hamilton Circle. Sylvester Housing Authority AMP 1 residents which consist of residents living in Princeton Place, Worthington Way, and Day Lily Circle will now have to handle all housing business at this new office location. Hour of operation for this office will be Monday through Thursday, 7:00 a.m. through 5:30 p.m. The telephone number for this office is (229) 821-3894.

Sylvester Housing Authority  
Administration Office  
411 North Jefferson Street  
(229) 776-7621  
(229) 776-9674 (Fax)  
<https://www.shauthority.com/>

*"A house is made of walls and beams; a home is built with love and dreams."*

Emergency After-Hour  
Telephone Number  
(229) 317-2665



**Sylvester Housing Authority's Offices  
Will Be Closed The Following Days  
In Observance Of The Upcoming Holidays:  
December 25 - 26, 2017  
January 2, 2018**

# A Message from the Chief Executive Officer



## **SYLVESTER HOUSING AUTHORITY'S HIGH PERFORMANCE RATE:**

Sylvester Housing Authority endeavor to install pride and desire for an enhanced quality of life for our families. We are proud of our accomplishments and welcome the opportunity to be your source for affordable housing options and programs that promote economic development, sustained livability and self-sufficiency. All of these options are designed to enhance the lives of our customers, those we serve. Sylvester Housing Authority is committed to high standards of public accountability and continuous improvement through management excellence, professional development , and customer satisfaction. The Executive Director is pleased to announce that Sylvester Housing Authority has achieved a High Performance Rating by HUD on the ability to effectively manage our Public Housing Program. A High Performance Rating evaluate the performance of the Public Housing Program using key indicators including the physical condition of the our properties, our financial management, management compliance, and timely utilization of Capital Funds. For fiscal year ending December 2016, Sylvester Housing Authority Public Housing Program received a score of 94 out of a maximum of 100 points. Congratulations to the staff, residents, and everyone who made this accomplishment possible.

## Resident Advisory Board

**What is RAB?** RAB stands for Resident Advisory Board. The Resident Advisory Board is made up of residents from Public Housing who reflect and represents the residents of the Sylvester Housing Authority. The role of this board is to assist and make recommendations regarding the development of the PHA plan and the significant amendment or modifications to the PHA Plan. **If you are interested in serving on our Resident Advisory Board, please contact our Administrative office at 411 North Jefferson Street or (229) 776-7621.**



USDA's Rural Housing Service offers a variety of programs to build or improve housing and essential community facilities in rural areas. USDA offer loans, grants and loan guarantees for single- and multi-family housing, child care centers, fire and police stations, hospitals, libraries, nursing homes, schools, first responder vehicles and equipment, housing for farm laborers and much more. We and our partners are working together to ensure that rural America continues to be a great place to live, work and raise a family. **For more information on becoming a home owner, please contact our Sylvester Housing Authority's Rural Development Office at 1005 East Franklin Street or (229) 776-0203.**



# Don't Let the Bed Bugs Bite!



## What are bedbugs?

Bedbugs are small, brownish, flattened insects that feed solely on blood. Adult bedbugs are about 3/16-inch long and reddish-brown, with oval, flattened bodies. They are sometimes mistaken for ticks or cockroaches. They can not jump or fly. However, bedbugs are skilled climbers. Some studies show that they climb great heights in order to drop themselves down to lower surfaces that were otherwise inaccessible to them.

## How do I know if I have bedbugs?

A bedbug infestation can be recognized by blood stains from crushed bugs or by rusty (sometimes dark) spots of excrement on sheets and mattresses, bed clothes, and walls. Fecal spots, eggshells, and shed skins may be found in the surrounding area of their hiding places. An offensive, sweet, musty odor from their scent glands may be detected when bedbug infestations are severe. You may or may not have signs of bites on your body.

## What do I need to do if I think I have bedbugs in the unit?

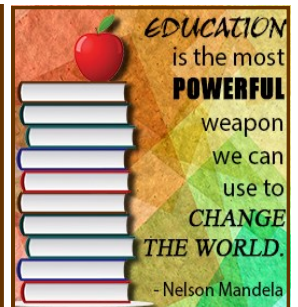
Contact your Property Management Office. DO NOT try to eliminate the problem alone or without our assistance. It is a very serious matter and a certified pest control provider needs to conduct this extermination.

## What can I do to make sure I do not get bedbugs in the unit?

- Do not pick up mattresses or other furniture from the side of the road, other apartments or from dump sites.
- If you purchase or rent used furniture or mattresses, inspect them carefully for signs of bedbugs.
- Inspect and wash in hot soapy water clothing purchased from consignment stores or second hand stores.
- Because we know that bedbugs are an increasing problem, it is important and necessary to inspect any location away from home where you are planning to sleep.
- Take steps to try to avoid picking up bedbugs from hotels, motels or any other sources when you or your family members travel, even to local destinations.
- It is much easier to control the problem when the infestation is small. Keep clutter down, so it is easier to inspect and bed bugs have fewer hiding places.
- Wash your bedding, including pillows and comforters weekly and dry them on high for at least 20 minutes.
- Bedbugs can come in with a guest, latching on to luggage and clothes. Take extra caution when you have guest spend the night at the unit.
- Wash and inspect your children's book bags and jackets weekly.

## Why is Education So Important?

Why education is so important cannot be stated enough. Education is crucial to the overall development of an individual and the society at large. The school years are the grounded years of one's education and lay the foundation of a child's development. On leaving school, we are all set to soar high in life and enter the real world in pursuit of our dreams. When we have the knowledge to pave the way for a good career we are more likely to be successful in the things we want to accomplish in life.



*Sylvester Housing Authority's Board Meetings are held every 3rd Tuesday of each month, beginning at 5:30 p.m. at the Sylvester Housing Authority's Administrative Building located 411 North Jefferson Street. Residents are welcome to attend the Board Meetings.*

Board Meeting



*Due to the Holidays, December's Regular Board Meeting will be held December 12th*

# Rent Payments



Rent Drop Boxes are available at each offices.

Beginning January 1, 2018, Rent Payments and all other payments will no longer be accepted at the Administration Building located 411 North Jefferson Street. All payments must be paid at your Leasing Office. Residents of AMP 1 will pay rent at 104 Hamilton Circle. Residents of AMP 2 will pay rent at 804 North Henderson Street. Residents of Rural Development will pay rent at 1005 East Franklin Street. You may still mail payments to P.O. Box 386, but payments will be delivered to your AMP's Leasing Office.

## Lease Violation Reminders

- ◆ Rent Payments are due on the 1st of each month and is considered late after the 10th of the month. Developing a history of paying rent late is a Lease Violation.
- ◆ Permitting persons not on the lease to reside in the unit more than fourteen (14) calendar days is a Lease Violation.
- ◆ Unauthorized Pets is a Lease Violation: All pets have to be pre-approved by management.
- ◆ Failure to provide timely and accurate information regarding family composition, income circumstances, or other information related to eligibility or rent is a Lease Violation.
- ◆ Acts of destruction, defacement, or removal of any part of the premises or failure to cause guests to refrain from such acts is a Lease Violation. This rule also applies to minors in the household; Head of the household is responsible for the acts of all household members and their guests.

## Recipe For The Season

- 6 ounces hot turkey Italian sausage
- 2 cups chopped onion
- 1 cup chopped green bell pepper
- 8 garlic cloves, minced
- 1 pound ground sirloin
- 1 jalapeño pepper, chopped
- 2 tablespoons chili powder
- 2 tablespoons brown sugar
- 1 tablespoon ground cumin
- 3 tablespoons tomato paste
- 1 teaspoon dried oregano
- 1/2 teaspoon freshly ground black pepper
- 1/4 teaspoon salt
- 2 bay leaves
- 1 1/4 cups Merlot or other fruity red wine
- 2 (28-ounce) cans no-salt-added whole tomatoes, undrained and coarsely chopped
- 2 (15-ounce) cans no-salt-added kidney beans, drained
- 1/2 cup (2 ounces) shredded reduced-fat sharp cheddar cheese



*All-American Chili*

### How to Make It

Heat a large Dutch oven over medium-high heat. Remove casings from sausage. Add sausage, onion, and the next 4 ingredients (onion through jalapeño) to pan; cook 8 minutes or until sausage and beef are browned, stirring to crumble.

Add chili powder and the next 7 ingredients (chili powder through bay leaves), and cook for 1 minute, stirring constantly. Stir in wine, tomatoes, and kidney beans; bring to a boil. Cover, reduce heat, and simmer 1 hour, stirring occasionally.

Uncover and cook for 30 minutes, stirring occasionally. Discard the bay leaves. Sprinkle each serving with cheddar cheese.