



Harrietstown Housing Authority

A Place to Live is more than a Roof over your Head

Happy Healthy Attitudes

October 2024
Volume 24, Issue 10

PATRICK'S NEWS

Hey everyone!

I am excited to start my work in earnest here at the Housing Authority. It's been a bit of a whirlwind since I started in September, and I can't thank Sarah enough for all her help. The past month has flown by, and I realize I have some big shoes to fill!

We've got some important projects going on, including the physical needs assessments of our properties, which will really help us move forward. I'm all about keeping the momentum going and making positive strides for our residents.

I've enjoyed meeting many of you so far and can't wait to get to know everyone better. Remember, as it says in our newsletter, a place to live is more than just a roof over your head. HHA staff are here to support you and create a great environment for you to live.

My best to all of you and see you around!



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HHA BOARD OF COMMISSIONERS

Rich Loeber (Chair)
Amy Oliveras (Vice Chair)
Carrie Bradley
Bryon Connolly
James Edmonds
Rachel Karp
David Michael

TID BITS FROM DAVID SIEGRIST

October. A month full of changes. The leaves change color and fall. The temperatures falls and it's cooler. The mornings are darker. Daylight is shorter and the gardens bid farewell to the Monarch butterflies.

Retiring Soon

Oh, and did I mention there will be more staff changes here at HHA? Not only have we recently changed command at the top level with a new director there will be a change, sort of, in the middle level before the end of the month.

Yup, you guessed it. After 19-plus years here at HHA, I will be retiring with my last day being October 25th . A change for me indeed! I've seen a lot of people pass thru the doors at both of our locations. Tenants and staff alike. Together we have shared some good times, and some not so good times, but overall have managed to keep the wheels on the bus and ramble down the road.

I have no grand plan for my retirement, but I'm sure my wife has plans for me. I've told some people that she has purchased me my own vacuum cleaner! I'm not really sure what that means. I guess I will find out soon enough.

Thanks to all who have made my stay here certainly an interesting adventure and maybe I will see you around town. I'll be the one doing the food shopping. One good thing , she doesn't trust me doing the laundry!!

Farewell.

SUBMITTING WORK ORDERS

No work will be performed without a proper work order request

Call system 518 891 3050, Ext. 106 or Option 3

Email or Text request to

hhaworkorder@gmail.com

LEAVE DETAILED MESSAGE, THAT INCLUDES:

- ◇Name and apartment #
- ◇Phone number/text-able cell phone number or email address for communication and scheduling
- ◇Description of problem – attach photo if possible
- ◇Are any pets in the apartment?
- ◇Time slot preferred for work to be completed
 - ◇9:00am to 11:00 am, or
 - ◇1:00 pm to 3:00 pm

Requests deemed emergency are not subject to 24-hour prior notice to enter apartments

IRENE'S THOUGHTS

Housing vouchers – how do they function?

The housing choice voucher program places the choice of housing in the hands of the individual family. A very low-income family is selected by the PHA to participate is encouraged to consider several housing choices to secure the best housing for the family needs. A housing voucher holder is advised of the unit size for which it is eligible based on family size and composition.

The housing unit selected by the family must meet an acceptable level of health and safety before the PHA can approve the unit. When the voucher holder finds a unit that it wishes to occupy and reaches an agreement with the landlord over the lease terms, the PHA must inspect the dwelling and determine that the rent requested is reasonable.

The PHA determines a payment standard that is the amount generally needed to rent a moderately-priced dwelling unit in the local housing market and that is used to calculate the amount of housing assistance a family will receive. However, the payment standard does not limit and does not affect the amount of rent a landlord may charge or the family may pay. A family which receives a housing voucher can select a unit with a rent that is below or above the payment standard. The housing voucher family must pay 30% of its monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the payment standard the family is required to pay the additional amount. By law, whenever a family moves to a new unit where the rent exceeds the payment standard, the family may not pay more than 40 percent of its adjusted monthly income for rent.

https://www.hud.gov/topics/housing_choice_voucher_program_section_8

INTERESTED IN HOUSING ASSISTANCE?

If you are not currently living in the Lake Flower high rise or Algonquin Apartments, and you are not currently participating in the Housing Choice Voucher program, don't be shy!

If you are interested in assistance, you should start the process of determining your eligibility. You can go onto our website to print out an application and either drop it off at the office or in the mail. you can also call us and have us mail you an application or stop by to pick up an application. See contact information on last page.

You must be at least 18 years old, and a United States citizen or a non-citizen who has eligible immigration status. Single persons are eligible, as well as households with or without children. HUD commonly refers to a household as a "family," so don't let that term confuse you. A "family" consists of one or more persons, and having children is not required to be considered a "family."





OCTOBER 2024



Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8 8-3 WIC Clinic	9	10	11	12
13	14 Closed for Columbus Day Holiday	15	16 HHA Board Meeting 4pm	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31 HAPPY HALLOWEEN	RED: ALGONQUIN COMMUNITY ROOM PURPLE: L.F. COMMUNITY ROOM GREEN: L.F. BOARD ROOM	

6	4	8	9	1		
2					7	
3	1	6		2		
1		4	5	8	3	6
5		9	2		4	7
8		6				3
			3	2		4
	8				9	
4					2	9



RESIDENT NEWS AND ISSUES...By Tammy Burdt

First, I would like to wish Sarah Clarkin good-bye, good health, happiness, and relaxing days ahead, as she sets out to enjoy her well-earned retirement. Thank you for all that you have done and your dedication to the Harriestown Housing Authority, ADHC (Adirondack Development Housing Corporation), and the HH HDFC (Helen Hill Housing Development Fund Company) over the last 14 years. She has overseen major projects and improvements to our structures and applied for, and secured, grants for these projects. Sarah's last day was Friday, September 27, 2024. But, with that, we would like to welcome the new incoming Executive Director, Patrick Murphy, to the Housing Authority family. He started on September 3, 2024. The staff wish him the best of luck taking over the helm. Welcome to the family!

Fall has arrived and chill is in the air, especially in the early morning. The leaves are turning. Time to start thinking about putting the summer toys away. We all know what comes next. School is well under way and hopefully the children are settling in with their new schedules. On September 12 & 13, all the Lake Flower and Algonquin apartments were inspected. A REAC (Real Estate Assessment Center) HUD inspection is scheduled for October 21, 2024.

The following are observances for the month of October: Rosh Hashanah 2nd – 4th, World Smile Day 4th, Child Health Day 7th, National Stop Bullying Day 9th, Yom Kippur 11th & 12th, Columbus Day & Indigenous Peoples' Day 14th, Boss's Day 16th, Full Moon (Hunter's) 17th, Sweetest Day 19th, National Pumpkin Day & National Make A Difference Day 26th, and Diwali & Halloween 31st.

The office will be closed on Monday, October 14, 2024 in observance of Columbus and Indigenous Peoples' Day.

Lake Flower News: The Lake Flower Apartments received two new 500-gallon propane tanks to replace the one 500-gallon that was currently in place. These have been placed in the back of the building and the old one has been removed. The Lake Flower Apartments had no tenants move-out, and no tenants move-in during the month of September.

Algonquin News: Reminder, please be careful of children and stopped school buses entering and exiting the apartments. The Algonquin Apartments had no tenant families move-out, and no tenant families move-in during the month of September.

Reminder: Lake Flower Apartments and the Algonquin Apartments are non-smoking facilities. Smoking of any kind is not allowed in apartments, in yards, or anywhere on the property. This is a violation of the terms of the lease agreement.

Happy Halloween everyone. Stay safe. Be responsible, respectful of others, and be kind!

Bed Bug Information

Where should you look?

- Mattress (piping, sides, underside)
- Box spring (remove ticking)
- Bed frame
- Linens
- Furniture – seams, pleats, piping, joints
- Corners and drawers of desks, dressers, etc.
- Door, window, and baseboard trim
- Items on the floor

What should you look for?

- All life stages: eggs, nymphs, adults
- Skin casts
- Blood spots

How do you avoid them?

Carefully inspect all used furniture, linens, and clothing before bringing them into your home.

- Wash and dry clothes on hottest setting items can stand. Transport clothes in plastic bags. Do not put clean clothes in bags used to transport dirty clothes. Throw those away!
 - Vacuum frequently.
 - Remove clutter.

If possible, use a high powered flashlight when looking around your unit. If you find a bed bug, notify staff immediately. Staff and you will work together to prepare for any needed treatment. Don't delay. It's much easier to treat one or two than it is twenty or thirty. Again, successful eradication requires resident involvement and cooperation.

The sooner we know, the lower the cost to you.

If a tenant declines any regularly scheduled inspections and/or preventive treatments, the tenant is responsible for the full cost of any treatment of any subsequent infestation that occurs in the next six calendar months.

Our Mission

The mission of the Harrietstown Housing Authority is to provide public housing and tenant-based assistance program residents with clean, safe and affordable housing in a non-discriminatory manner.

The Harrietstown Housing Authority is committed to operating in an efficient, fiscally prudent, ethical and professional manner.

The HHA will encourage and monitor partnerships with appropriate community agencies in order to improve the quality of the resident's lives.

Our Staff

EXECUTIVE DIRECTOR

Patrick Murphy

HOUSING ASSISTANT

Tammy Burdt

HOUSING CHOICE VOUCHER SPECIALIST

RESIDENT SERVICES COORDINATOR

Irene Snyder

FACILITIES MANAGER

David Siegrist

MAINTENANCE STAFF

John Burns

Patrick Giblin

ACCOUNT CLERK

Kathy Scriver



Harrietstown Housing Authority

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www.harrietstownha.org

HHA Office Hours

9:00 a.m.-1:00 p.m.

Get the Newsletter Via E-Mail!

We encourage those with access to e-mail to sign up for e-mail delivery of the monthly newsletter. To sign up, send a quick e-mail to kscriver@harrietstownha.org.

The newsletter is also available on the website:
www.harrietstownha.org

After Hours

Emergency Call Number

(518) 619-0720