

SAULT STE. MARIE HOUSING COMMISSION

August 2022 Newsletter



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Although summer is coming to an end, there are still plenty of things to do around town! Here's a few fun things you and your family can enjoy:

- Every Wednesday there is the Farmer's Market on the corner of Ashmun and Portage from 4:00pm-6:30pm. Fresh veggies are abundant right now as well as baked goods, honey, eggs, maple syrup, and other great items.
- Music in the Park is also on Wednesdays and is FREE to the public! With only four more events left for the summer - August 3rd, 10th, 17th, and 24th at 7pm, this is a great event for the whole family!
- The Chippewa County Fair will be back in Kinross from August 30th - September 5th. From carnival rides and games to live animals and derby events, stop by and have a day of fun! For more information, visit www.chippewafair.com for the carnival specials and schedule of events.

We hope you all have a great rest of your summer!



HOUSEKEEPING

When you signed your lease with the Sault Ste. Marie Housing Commission, you agreed to an extensive list of “requirements” to obtain and keep your subsidized housing. Subsidized means that a portion of your rent is paid for by the federal government, based on your income. Housekeeping is extremely important. HUD has set what is considered “acceptable” housekeeping and what is not. A complete list of what HUD requires is listed in your lease.

We understand that there are a lot of rules and requirements associated with federally subsidized housing. HOWEVER, in order to get the reduced rate of rent compared to the private landlord sectors rate of rent (*Example: For Chippewa County, a 3-bedroom unit at fair market rent is \$989.00/month*), these requirements have to be met.

When maintenance enters a home, part of their job is to report on the condition of the home, inside and out. They will take pictures as well. If it is sub-standard per HUD requirements, it is reported to admin and you will get notification of a follow up housekeeping inspection. Sub-standard housekeeping is a lease violation. Three lease violations in a year can result in the loss of your home.

There are agencies and programs that may be able to help if you are unable to keep up on your own. These agencies will be suggested to you during your inspections and we hope that you take advantage of them, if you qualify, for their assistance. Any questions, please contact our office and ask to speak with our Resource Manager, Jim.

ANIMALS/VISITING ANIMALS

Animals can be a great addition to any household. However, they come with added responsibilities and expenses. Please keep the following in mind if you are considering one.

- You must have approval from administration **PRIOR** to getting an animal. This must be requested in writing by completing our Animal Ownership Form and providing the required documentation.
- There is a one-time animal administration fee in addition to a monthly animal fee.
- Animals must be spayed or neutered, up to-date on all vaccinations (proof must be provided yearly), and dogs must be licensed yearly (verification required).
- You must always be present when supervising your animal, cats included. Your animal is **NEVER** to be left or tied up outside. Animals must be leashed at all times and animal waste must be disposed of immediately.
- Visiting animals must be requested in writing and approved from administration **PRIOR** to the animal coming onto Sault Ste. Marie Housing Commission property. Additional documentation is required.

Be sure to reference your tenant handbook for any and all information in regards to SSMHC’s Animal Policy.

FIRE/BURN PERMITS



The City of Sault Ste. Marie has a specific ordinance for burn pits and they must be followed. According to the ordinance (*sec 12-45*), the fire pit must be no larger than 3 feet by 3 feet square. They must be contained above the ground, in a fire safe pit, and with a screen cover. Only firewood may be burned.

You must present a burn permit from the city to our office **PRIOR** to having a fire. The permit has to be logged in your file. Burn pits must also be posted for random inspection purposes (city/housing). You may lose your privilege to burn if you do not have it on file and it is found at your unit! Any damages caused are the sole responsibility of the tenant.

2022 Burn Permits are available now for \$7.00. Visit www.saultcity.com/burn-permit to order yours online or contact City Hall at (906) 635-5700.

ANNUAL RECERTIFICATION & INSPECTIONS

When you receive notice that it is time for your Annual, you may wonder why it is 3 months prior to your original move-in month. In order to get your verification's and file processed prior to your annual move-in date, we have to start the process.

Call our office and ask about our current procedure and a time frame in which maintenance can enter your home (you do not have to be present) to complete the annual inspection or the follow-up work order. It is imperative these dates and times are kept.

4 FORMS

Any changes in your household must be reported **within 10 days** of notice. These changes would include: household income, new job or loss of job, pay increase, child support, a minor getting a job, unemployment, social security, disability increase or decrease, pension/retirement earnings, household size, daycare expenses, cash-assistance, etc. Do not wait until your first paycheck. Complete the forms **IMMEDIATELY** to avoid being charged retro rent, which can add up quickly! You can fax, email, or drop in the secure drop boxes. **You cannot make updates via the phone; a form must be completed.**

WORK ORDERS & LEASE VIOLATIONS

Any damages or work orders not called in as they occur and are found during an inspection are considered lease violations. Per your lease, you are required to call these in. Be sure you do your part and report as they happen so violations do not incur.



MAINTENANCE CORNER

- **Yard Reminders** - Children's toys must be picked up and put away every day. This includes any items left at the playgrounds. **NO** pools, trampolines, sprinklers, or swing sets of any kind. **NOTHING** is to be attached, nailed, drilled into the structure of your unit or your shed. Trash cans are to be placed in the **BACK** of your unit.
- **HiRise Tenants** - Bicycles cannot be stored in your unit. They must be parked in the bike rack outside whenever they are not in use.
- **Basements** - Nothing **FLAMMABLE** can be stored in your basement. The basement is also not a sleeping space! According to local fire codes and housing rules, the basement is not to be used for additional sleeping or as a bedroom space.
- **Car Washing** - Washing your car is **NOT** allowed on the property unless you pay your own water bill.
- **Lawn Care** - Upon lease signing, you were informed that you are responsible for your own lawn maintenance. This includes the trimming of your lawns edges. Whether you cut your own grass, hire someone, or borrow a lawn-mower from someone, it **MUST** be done. If your lawn does not meet lease guidelines, you will be door tagged and given ample time to meet these requirements. If the SSMHC maintenance staff ends up having to cut your lawn, you will be charged a **\$70.00** fee.



SENIOR FINANCIAL EMPOWERMENT EVENT



Don't get scammed! The United Way will be hosting a Senior Financial Empowerment event on August 17th from 11:30am-3:00pm at the Bayliss Public Library. Registration is required. Lunch will be provided.

This event will give tips and information to avoid common frauds, scams and other exploitations. There will be interactive discussions about protecting your personal information, being prepared, and tips for protecting yourself.

For more information or to register, contact Lindsey at (906) 632-3700 ext 6. You can also email her at lindsey@unitedwayeup.org.

PROJECT BACKPACK

Need help with back to school supplies for your student headed into Pre-School, Elementary or Middle School?

The Chippewa County Project Backpack Distribution Carnival will be held outside at AJ VanCitters Athletic Field located on 1100 Seymour St. This event will be held on Friday, August 12th from 11am - 1pm.



HIGH QUALITY PRESCHOOL

The CLM Community Action Early Childhood Program is now accepting applications for 3 and 4 year old children in Chippewa, Luce, and Mackinac counties. Transportation and full day options available at most locations as well as FREE meals and snacks!

Apply online today at www.clmcaa.com or call (906) 632-3363 for more information about a scholarship to this quality preschool program!

MDHHS ASSISTANCE PROGRAMS

The Michigan Department of Health and Human Services (MDHHS) offers numerous programs that could help you and your family with temporary assistance when times are tough. Some of the programs that they offer include the following:

- Healthcare Coverage
- Food Assistance
- Child Development & Care
- Cash Assistance
- Women, Infants, and Children (WIC)
- State Emergency Relief
- Low Income Households Water Assistance

If you would like more information, you contact the MDHHS office at (906) 635-4100 or apply online today at www.michigan.gov/mibridges.



CALENDAR OF EVENTS

IMPORTANT REMINDERS



- **Rent is DUE on August 1st.** Late fees will apply after 3:00pm on August 5th. If your rent is late, a **\$10.00** late fee will be applied to your account in addition to **\$1.00** each day until payment is received by our office.
- We are open Monday through Friday from 9:00am-5:00pm. However, our office lobby doors are closed to the public at 4:00pm.
- Our office vestibule is open 24/7. You can pick-up or drop-off our forms at anytime.
- Grass seed is available! You can pick it up inside our lobby during normal business hours.
- Cash payments are **NOT** accepted. Acceptable forms of payment include a Money Order, Cashier's Check, or Personal Check.
- Senior lunches are being served Monday-Friday at noon at the Calery Center (*previously known as the Avery Center*).

SAIL Open House

If you would like to learn more about SAIL, the Disability Network of the U.P., they will be hosting an open house on August 3rd from 2pm-6pm located at 1122 E. Easterday Ave.

Downtown Sidewalk Sales

Head down to Ashmun Street in Downtown Sault Ste. Marie to shop all of your favorite stores! The sales will begin on August 5th & 6th. Come see what hidden gems and deals you can find!

Twin Sault Cruisers Car Show

The Twin Sault Cruisers Car Show will be held on August 6th from 10:00am - 3:00pm and located on Water Street. There will be music, food, numerous awards, door prizes and a special guest of honor.

Sault Ste. Marie Riverfest

Soo Ultimate Paddle Day has been rebranded as Sault Ste. Marie Riverfest! Riverfest celebrates Sault Ste. Marie as an amazing playground for paddling and outdoor recreation. Hosted by Chippewa County Community Foundation, come have a day full of fun and relaxation on August, 20th. This event will be located on Rotary Island.

OUR BOARD OF COMMISSIONERS

Donn J. Riley, President
 Jennifer Dunton, Vice-President
 Jennifer LaBonte, Treasurer
 Michael B. Winnick, Commissioner
 Ancilla Lee, Resident Commissioner

OFFICE INFORMATION

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Sault Ste. Marie Housing Commission
“Changing Lives One Home at a Time.”

