

SAULT STE. MARIE HOUSING COMMISSION

June 2025 Newsletter



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As warmer weather approaches, residents can request a work order for maintenance to install their air conditioner. There is a **\$10.00 service fee** for each installation and removal of the unit. For new installations, maintenance will construct the necessary support, seal the window to ensure the unit is secure, and the cost of materials will be charged to the resident.

If you choose to install the air conditioner yourself, an inspection by our maintenance staff is required to ensure it is installed correctly. Please contact the office to place a work order for the inspection. This is necessary due to past incidents where tenant-installed units were not properly positioned, leading to water leakage and damage to the unit. In these cases, tenants were financially responsible for damages.

ELDER ABUSE AWARENESS AND ROCK PAINTING



On Thursday, June 12th from 1:00pm to 3:00pm, the Community Action Agency, in partnership with the Department of Health and Human Services, will be hosting a Rock Painting & Awareness Walk at Avery Square. The event will begin with a rock painting session at the Atrium in Avery Square, where participants will create colorful rocks as a symbol of their commitment to raising awareness about elder abuse.

Afterwards, an awareness walk will take place, with participants leaving the painted rocks throughout the community to spread the message of support and protection for vulnerable elders. This event aims to unite the community in the important cause of elder abuse awareness and highlight the need to protect older generations.

CLOVERLAND TOUCH-A-TRUCK



Head to Cloverland Electric Cooperative's "Touch-a-Truck" event on June 27th from 10am to 1pm during Engineers Day! Bring the family to the Famous Soo Locks Boat Tours parking lot, near the Cloverland Hydroelectric Plant, to explore trucks from Cloverland, Chippewa County Road Commission, GFL Environmental, and more. See drones, safety demos, and equipment, plus enjoy flashlight giveaways and Cloverland swag raffles. Don't miss this fun, family-friendly event!

LITTLE SAILORS DAY



Don't miss Little Sailors Day at the Original Soo Locks Boat Tours on Saturday, June 28th from 10am to 4:30 pm. This fun-filled, event offers kids (ages 5-17) a chance to learn about Great Lakes sailing and water safety, with FREE lock tours for kids. Activities include throwing life rings, handling lines, designing fleet flags, water safety lessons, meet-the-crew sessions, games, prizes, souvenirs, boat rides, and live demos.

COMMUNITY EVENTS

Soo Locks Engineers Day

In partnership with the City of SSM, the U.S. Coast Guard, and the U.S. Army Corps of Engineers, enjoy a day full of fun and amazement at Engineers Day! On June 27th beginning at 9:00am, a section of West Portage Avenue between Ferris Street and Osbourne Boulevard will be closed to traffic until 4:00pm. There will be over 30 vendors on the street offering water safety and information on various local attractions.

International Bridge Walk

Lace up your sneakers and get ready to walk a Michigan landmark. The International Bridge Walk takes an easy pace and provides spectacular views of the Twin Saults, the St. Marys River, and the Soo Locks. Best of all, there is no admission fee and no long waits! The walk will begin at 9:00am on June 28th and parking will be available at the Norris Center at Lake Superior University. Walkers must bring a passport or other approved I.D. to walk the bridge. Animals are not permitted for this event.



FOOD PANTRIES

Feeding America: Upper Peninsula

- Thursday, June 12, 2025 at 4:00pm. Located at the Big Bear Arena (Chi Mukwa) on 2 Ice Circle, Sault Ste. Marie, MI.
- Wednesdays-Fridays (11:30a-1p) FREE Summer Meals at Bayliss Public Library for youth 18 and under & disabled adults up to 26.

The Salvation Army

132 W. Spruce St: 906-632-6521

- Pantry: by appointment only.
- Community Kitchen: Mon-Fri (12pm-12:30pm)
- Bread Rack: Mon/Wed/Fri (10am-12pm) and Tues/Thur (10am-12pm & 12:30pm-3:30pm)

First Church of Christ

300 W. Spruce St: 906-632-6511

- Mon-Wed (9am-11am)

First United Presbyterian Church

555 Bingham Ave: 906-632-7771

- 2nd and 4th Tuesday of each month (3:30pm-5pm)

St Joseph's Catholic Church

1101 Minneapolis St: 906-632-9625

- Every Tuesday (2pm-3pm)

CLM Community Action Agency

524 Ashmun St: 906-632-3363

- Mon-Fri (9am-4pm)



FINANCIAL WELLNESS

4Front Credit Union is offering free financial resources to help you make the most of your money. Whether you're working on building credit, saving for a home, or just looking to take control of your finances, they've got tools and support to guide you. They are offering the following services – at not cost to you:

- **1-on-1 Financial Coaching** – Get personalized advice from a financial expert.
- **Free Financial Workshops** – Learn the ins and outs of budgeting, saving, and investing in a way that's easy to understand.
- **Online Tools & Resources** – Access helpful articles, videos, and tools anytime, on your schedule.

Contact Sheena Adams at 4Front Credit Union at 231-943-2671 for more information and to get started!

DOLLY PARTON'S IMAGINATION LIBRARY



Dolly Parton's Imagination Library offers free, high-quality books to children ages birth to five, regardless of family income. If you live within the EUPISD service area, your child is eligible for this program!

Parents can enroll their child, and anyone can sponsor a child. To register, you may contact Emily Mayer at 906-632-3373.



SSMHC PROJECTS

The Sault Ste. Marie Housing Commission has recently contracted with R&K Lawn. If you are interested in exploring job opportunities in lawn care, you can contact them at 906-322-6877 or 906-322-6715 to inquire about available positions.

4-FORMS

Any changes in your household must be reported **within ten (10) business days of receiving notice.** This includes updates such as new employment, job loss, changes in pay, child support, a minor starting a job, unemployment benefits, changes in SSI/Social Security, pension or retirement earnings, household size, childcare expenses, cash assistance, etc.

Updates cannot be made via phone or email; you must complete the 4-forms. To avoid retroactive rent charges that can accumulate quickly, complete and submit these forms as soon as possible.

ANNUAL RECERTIFICATION & INSPECTIONS

When you receive notice that it is time for your Annual Recertification, you may wonder why it's scheduled three months before your original move-in date. We start this process early to ensure we can complete the necessary verifications and file processing before your annual move-in date.

The notice will also include the dates when maintenance will enter your home for the annual inspection. You do not need to be present for this inspection. If you have any questions or concerns, please feel free to contact our office.

WORK ORDERS

Any damages or work orders not reported when they occur and later discovered during an inspection are considered lease violations. As outlined in your lease, you must report these issues promptly. Be sure to notify us as soon as they arise to avoid any potential violations.

HOUSEKEEPING

When signing your lease for subsidized housing, you agreed to the specific requirements needed to keep your eligibility. Subsidized housing means that a portion of your rent is paid by the federal government, depending on your income. Although we understand there are many regulations associated with federally subsidized housing, these requirements are necessary in order to receive reduced rent. For instance, in Chippewa County, the fair market rent for a 3-bedroom unit is \$1,233/month.

Housekeeping is crucial and HUD has established standards for what is considered acceptable. These standards are outlined in your lease. When maintenance enters your home, they will assess and document its condition. If they find it below HUD standards, it will be reported, and you may receive notice of a follow-up housekeeping inspection. Sub-standard housekeeping will be a lease violation and you will be placed on biweekly housekeeping inspections. Three (3) violations within a calendar year could lead to the termination of your lease.

If you need assistance maintaining these standards, there are agencies and programs that may be able to help you. We strongly encourage you to inquire about eligibility for assistance. Any further questions, please contact our office and ask to speak with our Resource Manager, Jim.



REMINDERS!



- **Rent is DUE on June 1st.**
If rent is not paid by the end of day on June 5th, a \$10.00 late fee will be added to your account, along with an additional \$1.00 per day until payment is made.
- We do not accept cash payments. Acceptable forms of payment include a Personal Check, Cashier's Check, Money Order, or Online Payment.
- Our lobby doors are open to the public Monday through Friday from 9:00am to 4:00pm. However, we are available for phone calls until 5:00pm.
- The office vestibule is open 24/7. You can pick up or drop off forms at any time.



Our office will be closed on Thursday, June 19th for Juneteenth.

**SUBMIT YOUR RENTAL PAYMENT ONLINE
BY SCANNING THE QR CODE WITH YOUR PHONE!**



STAFF DIRECTORY

Occupancy Specialist I - Senior Housing

jodi@saulthousing.com

Occupancy Specialist II - Family Housing

jeannine@saulthousing.com

Section 8/Resource Manager

jim@saulthousing.com

Accounts Payable/Receivable & Collections

allison@saulthousing.com

Administrative Assistant

melissa@saulthousing.com

Receptionist

chrissy@saulthousing.com

BOARD OF COMMISSIONERS

Donn J. Riley, President

Jennifer Dunton, Vice-President

Jennifer LaBonte, Treasurer

Michael B. Winnick, Commissioner

Ancilla Lee, Resident Commissioner

Board meetings are held on the third Thursday of every month at 12:00pm in our office, located on 608 Pine Street, Sault Ste. Marie, MI.

Meeting dates may be subject to change

OFFICE INFORMATION

P.O. Box 928 / 608 Pine St
Sault Ste. Marie, MI 49783

Phone: (906) 635-5841

Fax: (906) 635-9500

Website: www.saulthousing.com

Executive Director

Candy Seward-Farstad P.H.M.
candy@saulthousing.com

Deputy Director

Lauren Gamelin
lauren@saulthousing.com



NSPIRE HOUSING INSPECTION

The Sault Ste. Marie Housing Commission is preparing for the upcoming HUD NSPIRE inspection. NSPIRE stands for "New Standards for the Physical Inspection of Real Estate." Every resident can help the Housing Commission get ready for this important inspection by checking the following in their own unit:

- **Ensure Accessibility:** All areas of your unit must be accessible for inspection, including closets, appliances, and utility areas. The electrical panel (breaker box) must be easily accessible and not obstructed in any way.
- **Maintain Cleanliness:** Keep your unit clean and free of excessive clutter to ensure a thorough inspection can be conducted.
- **Windows:** Windows must not be blocked and that windowsills are free from mildew buildup.
- **Radiators:** Ensure radiator covers and all components are intact. No items should be resting on or touching any radiators, including bags, clothing, bedding, etc. *All items should be kept away from the radiator.*
- **Yard Maintenance:** Keep the yard free from trash and debris.
- **Dryers:** Dryer hoses are not dented and that vents are free of obstructions.
- **Fire Safety:** Do not store gasoline, charcoal lighter fluid, propane, gas mowers, or engines in your unit or common areas. This includes unvented gas, oil, or kerosene space heaters. All flammable items must be removed from your unit **ASAP** and stored outside. Make sure all entry/exit doors and windows open freely and are not blocked. If you live in an apartment building, do not prop your apartment door open.
- **Report Work Orders:** If you have any outstanding work orders related to the condition of your unit, please submit them to the office **immediately**. Some common work orders include:
 - Water leaks (e.g., from shower heads, faucets, or toilets), stove burners that don't heat, missing or damaged sink stoppers.
 - Torn screens, broken windows, or windows that do not open, close, or lock properly.
 - Water damage or unusual substances.
 - Loose grab bars or toilet seats.
 - Missing or broken smoke or carbon monoxide detectors.
 - Broken or missing electrical outlets, switches, or cover plates.

If you are unsure whether something requires a work order, please contact the office. Maintenance staff will inspect the issue and determine the necessary steps.

The Housing Commission will notify all tenants once the HUD NSPIRE inspection is scheduled. Inspectors will select a random sample of units across all Housing Commission's properties. The inspector chooses units at random and we do not know which units will be inspected.

If you have any questions about the NSPIRE inspection process or need further clarification, please contact the office at 906-635-5841 and ask to speak with an Occupancy Specialist. Thank you for your cooperation.

Sincerely,

Candy Seward-Farstad, PHM
Executive Director