



Harrietstown Housing Authority

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

Happy Healthy Attitudes

April 2023
Volume 23, Issue 4

SARAH'S NEWS

Last week, the Housing Authority received its Public Housing Assessment Score (PHAS), the first since the pandemic began in 2020. As anticipated, the pandemic's impacts were severe. After being designated a High Performing Housing Authority for at least the last ten years, the Housing Authority is now designated Substandard.

There are four scores that, together, make up the PHAS: Physical; Financial; Management; and Capital Fund. The calculation of these scores is complex. The table on the next page very generally identifies the subcategories of each score (but not how it is calculated) and how the Housing Authority fared.

Being short-staffed in the maintenance department for three years took its toll. With just one maintenance worker and known challenges finding contractors, it was not possible to keep up with maintenance needs and unit turnover. Unit turnover has been particularly challenging given the condition in which many units are vacated. Additionally, residents with large outstanding rent balances negatively impacted the score.

Recognize that we are striving to improve. With a full staff and some assistance from contractors and volunteers, units are being made ready and filled with new tenants. With courts open, tenants who have outstanding balances and have refused to work with the Housing Authority are being evicted.

The staff have every intention of reclaiming the High Performing designation.

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HHA BOARD OF COMMISSIONERS

Jim Connolly (Chair)
Allen Dunham (Vice Chair)
Rich Loeber
Eugene O'Dell
Dan Ruchkin
Susan Steen
Chad Wilkes

PUBLIC HOUSING ASSESSMENT SCORE (PHAS)



Category	General Description	Lake Flower Score	Algonquin Score	Total
Physical	Physical Inspection *Site *Building Exterior *Building Systems *Common Areas *Units Subtotal	11.93 out of 14.22 6.25 out of 16.25 11.66 out of 21.66 10.87 out of 13.00 27.41 out of 34.88 68 out of 100	7.35 out of 19.19 9.12 out of 15.98 19.00 out of 19.00 1.26 out of 1.92 27.19 out of 43.93 64 out of 100	Weighted Score is 27 out of 40
Financial	Measures financial condition (sufficient financial resources and managing resources correctly) *Liquidity *Adequacy of reserves *Capacity to cover debt	12 out of 12 11 out of 11 2 out of 2	12 out of 12 11 out of 11 2 out of 2	25 out of 25
Management	Measures occupancy, tenant accounts receivable, and accounts payable *Occupancy *Tenants account receivable *Accounts payable *Neighborhood environment *Physical condition (for older projects)	4 out of 16 5 out of 5 4 out of 4 Not Applicable 1 out of 1	0 out of 16 0 out of 5 4 out of 4 Not Applicable 1 out of 1	Weighted Score is 11 out of 25
Capital Fund	Measures timeliness of obligation of capital funds and timeliness of filling vacant units *Occupancy *Timeliness of fund obligation		0 out of 5 5 out of 5	5 out of 10
Total				68 out of 100

TID BITS FROM DAVID SIEGRIST

Always looking forward to the warmth of this month.

Pretty much lifts the spirits after a long winter.

Running has been put on the back burner for awhile but will be reinstated.

I'll never be in the half decent shape I once was.

Little by little, maybe I can do a 10K again.



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



If you know anyone out in the community who may be struggling to pay their rent – have them give us a call. They may qualify for rental assistance. At this time there is a short wait list and there are openings.

“Just for Fun” Days

Apr. 1 (first Saturday in April): International Pillow Fight Day

Apr. 3 (first Monday in April): Sweet Potato Day

Apr. 7: National No Housework Day

Apr. 10: [Gopher Tortoise Day](#) (Florida)

Apr. 16 (third Sunday in April): Go Fly a Kite Day

Apr. 17: Blah, Blah, Blah Day

Apr. 26: National Richter Scale Day

Apr. 29 (last Saturday in April): National Sense of Smell Day

<https://www.almanac.com/content/month-april-holidays-fun-facts-folklore>



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.”



April 2023

Sun Mon Tue Wed Thu Fri Sat

<p>RED: ALGONQUIN COMMUNITY ROOM PURPLE: L.F. COMMUNITY ROOM GREEN: L.F. BOARD ROOM</p>						1	
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
30							

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

NOT ACCEPTED

DO YOUR PART TO RECYCLE BETTER™
 THE ITEMS LISTED BELOW **DON'T** BELONG
 IN YOUR RECYCLING BIN

-  PLASTIC BAGS
-  BAGGED RECYCLABLES
-  CLOTHING/TEXTILES
-  TANGLES
-  SCRAP METAL ITEMS
-  BATTERIES
-  MEDICAL WASTE
-  FOOD WASTE/LIQUIDS
-  ELECTRONICS
-  HAZARDOUS MATERIALS OR EXPLOSIVES
-  PLASTIC WRAP, FILMS, OR TARPS
-  WOOD, WASTE, OR TIRES
-  DISPOSABLE ITEMS
-  WAXY COATED PAPER ITEMS
-  CERAMICS OR BAKING GLASS

RESIDENT NEWS AND ISSUES...By Tammy Burdt

April Fool's!! The days are getting longer. The Canadian Geese are flying overhead, and I hear the birds chirping. I have not seen any robins yet. They are a sure sign of spring. Cannot wait to see some flowers popping up out of the ground, snow melting away, and sand/salt being swept off the streets. From my office, I can watch the ice disappear on Lake Flower. I must say, I have quite a view! Beginning April 1, 2023, late fees will be applied to all rents not received by the 5th of the month. Late fee charges are based on 5% of the monthly rent amounts. They can add up quickly, so please pay on time. As you all may know, lease terminations for non-payment have begun. Tenants will be terminated for not paying their rent. The pandemic is considered over, and things are back to normal operations.



The following are observances for the month of April: April Fool's Day 1st, Palm Sunday 2nd, Saranac Lake Central School's Spring Break 3rd - 14th, Passover Begins 5th, Full Moon (Pink) & Holy Thursday 6th, Good Friday & World Health Day 7th, Easter Sunday 9th, National Pet Day 11th, Passover Ends 13th, Orthodox Easter 16th, Holocaust Remembrance Day & Tax Day 18th, Ramadan Ends 20th, Eid-Al-Fitr Begins, 21st, Eid-Al-Fitr Ends & Earth Day 22nd, Shakespeare Day 23rd, Administrative Professionals Day 26th, and Arbor Day 28th. What a busy month!

Lake Flower News: Major progress is being made on units to be made ready for occupancy. We anticipate openings soon. The Housing Authority continues to work on the replacement of the existing awnings. Soon all the daffodil bulbs should be popping up in the front of the building. Remember that the new benches are in place for those warmer spring days. Take advantage of the weather and the view. Lake Flower had three tenants move-in and zero move-outs during the month of March.

Algonquin News: Spring break for all those school children out there! Two weeks of what are we going to do! Annual recertifications have begun for the residents of the Algonquin Apartments. If you have not already done so, get your paperwork in as soon as possible. New rents go into effect May 1, 2023. Failure to complete your annual recertification is a violation of the lease and the tenant(s) will be subject to termination. Be sure to pick up items left in your yard you may have forgotten about before the snow came. If you have pets, please make sure to clean up your backyards of the lingering dog feces. Spring has a way of making the "leftovers" waft over in to neighboring yards, especially as we start opening our windows to let the fresh air in. The Algonquin Apartments had zero tenants move-in and two move-out during the month of March.

Reminder: Please make sure your rent is paid. If you are having difficulties, please call the office and set up a repayment agreement if necessary.

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.



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

Sarah A. Clarkin

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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HHA Office Hours

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

After Hours Emergency Call Number
(518) 923-1082

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