

December 2009

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HOUSING AUTHORITY OF THE CITY OF NEW BRITAIN

EIV INCOME VERIFICATION

The Department of Housing and Urban Development (HUD) has determined that there is a significant amount of fraudulent income reporting in the Public Housing and Section 8 Programs therefore created a new electronic way for agencies to uncover fraud through the Enterprise Income Verification (EIV) system.

The Public Housing and Section 8 program has always required that tenants report their income

on the Affidavit of Income, and that all adult family members 18 years of age and older sign the release forms.

These release forms give the Housing Authority of the City of New Britain the right to verify the income that you report.

Now the new computer matching program called EIV has the capability to verify what you report through Federal Agency information

sharing. We urge you to make sure that the income you report is accurate.

WARNING:

If you are not truthful when you report your income, you will get caught, and you will lose your public housing or Section 8 voucher

**Don't risk
eviction!**

Fraud is no Joke! Look what happen in Troy, New York

If you don't report income or those living in your apartment it is FRAUD.

Look what happen in Troy, New York.

Three city residents were charged with felony welfare fraud Friday after a joint investigation by the Troy Housing Authority and the

Rensselaer County Sheriffs Office.

Deborah Butler, 54, Frank Brisco, 44 and Yasheca Waugh Harrison, 32, was arraigned in City Court on charges of third degree welfare fraud and released pending future court appearance. The Three defendants are **accused of**

failing to report income to the Housing Authority, as stated by Troy Authority staff person. Rent for the housing authority tenants is based on income.

NBHA staff are responsible to verify any income or family composition information provided by the tenant . **It's the law!!**

Fire Safety Facts

Each year, fire kills more Americans than all natural disasters combined.

Cords and plugs cause 28% of home electric fire-related deaths.

Cooking fires are the #1 cause of home fires and home injuries.

Oven fires—Turn off the heat and keep the door closed to prevent the flames from burning you or your clothing.

Small grease fires—Put on an oven mitt, turn off the

burner and smother the flames by carefully sliding lid over the pan. NEVER pour water or discharge a fire extinguisher onto a grease fire—these can actually spread fire.

Microwave Fires— Keep the door closed, unplug the microwave, call the fire department and be sure to have it serviced before you use it again.

Home fires caused by candles doubled between 1990- and 1998.

Children age five and

under are twice as likely to die in a fire than the rest of the population.

Smoking materials such as cigarettes, cigars, and pipes are the leading cause of fire deaths in the U.S.

Having a working smoke alarm more than double your chances of surviving a fire.

In a typical home fire you may have as little as two minutes to escape once the fire has started.

Smoke Detector Maintenance Policy



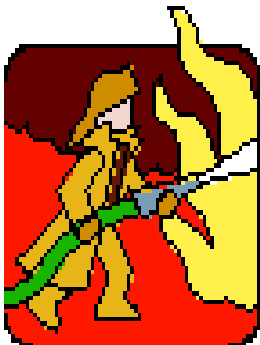
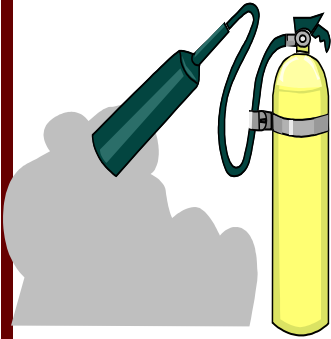
Your unit is

equipped with one or more smoke detectors. You must ensure that the smoke detectors are operating at all times. Never disconnect a smoke detector for any reason. The smoke detector has a green indicator light on

its face. If your smoke detector is operating properly, this light will be lit. If the light is flashing and the smoke detector beeps every few seconds, the battery is low and needs replacement. If the light is not lit or flashing, the battery is dead or has been disconnected if it's electric. If your smoke detector isn't operating

and you need assistance notify the office immediately.

If you fail to keep all smoke detectors in your unit operating at all times, you will receive one and only one warning, should you fail to follow the smoke detector policy, the Authority will seek eviction.



SCOOP YOUR PET'S POOP

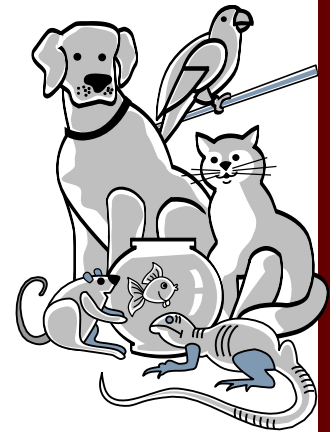
You know who you are! If you have a pet you must pick up the poop.

Anyone seeing a violation please report it to the City Dog



Warden at (860) 826-3000 ask for dog Warden and our office to report the violation.

It is not only our policy but the law.



We Have One

Question?

Please

Tell us

Why?

WHY?

Why would you think it is ok to just drop your Garbage on the ground?

We can't seem to understand, but yet we find people cleaning out their cars of their garbage and just throw their coffee cups, bags

of finished fast food on the ground because they can't walk twenty feet to their house or a garbage dumpster.

You'll have to tell me what pride do YOU have in your home to just drop this litter?

The Office is always trying to make all our developments look nice and not only improve the appearance but the reputation.

Please THROW your litter in the trash can so we can ALL have a nice HOME!

Community Service Update

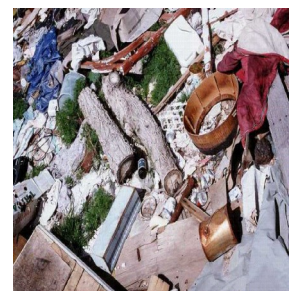


If you're over 18 years of age and under 62 and don't work more than 30 hours a week you may be required by law to perform

8 hours of community service each month. Please call Betty Evans or Evelyn Rodriguez for additional information.

Review current volunteer opportunities in over 100 communities listed at the

American Red Cross: or come to 16 Armistice Street to pick up a list of agencies willing to provide community service opportunities.





“Isn’t it expensive?”

Actually, renter’s insurance is relatively inexpensive. It can cost as little as \$100 to \$200 a year, depending on the amount of coverage you choose. In real terms, renter’s insurance can cost as little as one movie ticket or one pizza a month.

“What does renter’s insurance cover?”

Renter’s insurance typically covers you for property loss due to fire or smoke, lightning, vandalism, and theft.

Renter’s insurance also covers you if someone else is injured in your apartment or elsewhere by you, a family member, or a pet. You may want to ask a licensed agent for more details on what renter’s insurance

RENTERS INSURANCE

covers.

“Doesn’t the owner or property management company carry insurance to cover me?”

Our community’s owner’s insurance policy doesn’t cover damage to your personal property. Also, our policy doesn’t cover you if someone else is injured in your apartment or if someone else’s property is damaged in your apartment.

“Why do I need insurance if I don’t own anything valuable?”

Even the smallest apartment can contain personal property worth thousands of dollars. Just think about how much it would cost to replace your belongings. We recommend that you take an inventory of your per-

sonal

items so you can better understand the level of coverage you may need.

“Why does this apartment community advise renter’s insurance when the community down the street doesn’t?”

We see renter’s insurance as a service to our resident’s. Most losses that residents suffer aren’t their fault. For example, a candle left burning by a neighbor causes a fire that damages your apartment. Or a pipe bursts inside a wall and floods your apartment.

Or your apartment may be robbed. With renter’s insurance, you’re more likely to recover from any of these unforeseeable losses.

Attention All Tenants

Please report if you have oxygen, or any life support items so we can record it on your file in case of emergency. Call

Property Managers Evelyn Rodriguez, at (860) 225-3534 ext. 226 for Knapp Village, Kennedy, Mount Pleasant

and D’Amato or Betty Evans at (860) 612-5326 or 225-3534 ext. 214 for Oval Grove, Bond Street, Graham and Ribicoff.



Are you moving?

First, if you are moving out it is important to give 30-Day notice. This means you need to tell us on the first of the month that you are leaving the following month. Secondly, you need to think about your security deposit. Your security is returned within four to six weeks after your move-out date.

However, the amount is less charges for damages and /or cleanup. Anything (furniture or garbage) that needs to be removed from the apartment by our maintenance staff is back-charged against your security. Any cleanup of the apartment or appliances will also result in a charge.

Take the time to clean your appliances. Also, important to remember when moving, you are not allowed to drive trucks, moving vans, cars, etc. up on the lawns.

High-rise residents are reminded not to tie up the elevator when moving.



Let us know if a site lights go out, we periodically do night checks to see if any lights are out but we can miss one. Let us know for your own safety



Around the NBHA

Attention All Residents

Rent is due on the first of every month. After the grace period, a \$25.00 late charge will be added to your rental total. Tenants can pay rent at 16

Armistice Street between the hours of 8:30–12:00 and 12:30 to 3:45 or through the mail. Should you have any questions, please contact your property manager.

Winter is fast approaching

Please remember that when it snows, you are responsible for moving your car so the Authority can plow. Its for your Safety!

Back-ups

If your sink or tub drains slow or



starts to gurgle, call the office immediately at (860) 225-3534 ext. 234 and make a work order-it may be a back-up. Also,

when there is a back-up common sense says not to use your water if possible. It will only make more of a mess.

Its Getting Cold

Mice go where its warm. Keep garbage in tight containers and if they get into your apartment use

traps placed along the wall using peanut butter, cheese or bacon. We have some literature at the office if you need more information.





THE MIND IS
A TERRIBLE
THING TO
WASTE.



EDUCATION

Golden Ticket Program

The Housing Authority along with Goodwin College is offering the "College with a Purpose" Partnership, which is a unique collaborative effort between Greater Hartford-area Community Based Organizations and the clients we serve.

Goodwin College in East Hartford is offering schol-

arships through their associate degree level at the institution. All the programs selected by Goodwin College, have been designed to ensure graduates will have the opportunity to find careers with a "living wage" upon completion. The college will also provide support services including: tutoring, remediation/

foundational coursework, mentoring programs, academic advising, retention and personal counseling and coordination of community services, interested in this free program, please contact Betty Evans, (860) 612-5326, this program is offered throughout public housing and Section 8.

Connecticut Talent Assistance Cooperative Educational Opportunity Center (CONNTAC-EOC)

CONNTAC-EOC is a federally funded agency that provides no-cost assistance to Connecticut residents seeking to enter or re-enter postsecondary education. Services include academic and financial aid counseling, college referral services

and college tutoring. Counselors are available .

Income qualified students receive admission application fee waivers which are accepted by most U.S. colleges and universities. Expertise is available with defaulted student loans.

Should you have any questions, or would like to set up an appointment with CONNTAC-EOC, please call Betty Evans, at (860) 612-5326 or 225-3534 ext. 214.

IT'S UP TO YOU!

ADULT BASIC EDUCATION

Adult Basic Education (ABE) classes are offered for adults who wish to improve their basic skills in reading, writing and math.

Classes are provided free of charge to New Britain residents in the daytime

and evening.

Daytime Classes beginning at 8:30 a.m. at the Learning Center, 136 Main Street, Please call 225-4397 for more information.

Evening Classes beginning at 5:30 p.m. at the Learning Center, 136 Main Street, Please call 225-4397 for more information.

ENGLISH AS A SECOND LANGUAGE

English as a Second Language (ESL) classes are offered to adults whose native language is not English.

Classes are conducted at the beginning, intermediate and advanced levels and emphasize life skills and workplace literacy. This program is provided free of charge, for New Britain residents, in the

daytime and evening.

Daytime Classes at the YWCA, 22 Glen Street, beginning at 8:30 a.m., Please call 225-4681 for more information.

Morning Classes at the Learning Center, 136 Main Street, beginning at 8:30 a.m., Please call 225-4397 for more information.

Afternoon Classes at Smalley Academy, 175 West Street, beginning at 12:30 p.m., Please call 229-6106 for additional information.

Evening Classes at the Learning Center, 136 Main Street, beginning at 5:30 p.m. to 8:30 p.m. Please call 225-4397.

ADULT HIGH SCHOOL CREDIT DIPLOMA PROGRAM

The New Britain Adult Education Center offers individuals 16 years of age or older who have withdrawn from school the opportunity to obtain a high school diploma.

Twenty credits are required for graduation; thirteen credits must be in the following areas: English 4 credits, Math-3 credits, Social Science-3 credits, Science-2 credits and Vocational Education or Arts -1 credit.

Credits may be earned through participation in classes or through program packets (IDP).

All individuals must earn

a minimum of 2 credits with the Adult Education program and no one will be eligible to graduate before his/her high school class.

Students must attend a class for 60 hours to earn one credit.

Classes meet one night per week for 20 weeks. Individuals who wish to participate must provide a copy of their high school transcript.

A program will be planned based on the record of credits earned and performance of the CCS or ECS Appraisal Test.

For more information, please contact a counselor at 229-6106 to register.

NURSE ASSISTANT TRAINING

is being offered at the YWCA of New Britain, classes are now forming, for more information call (860) 225-4681 ext. 216.



EDUCATION

Knowledge

Is

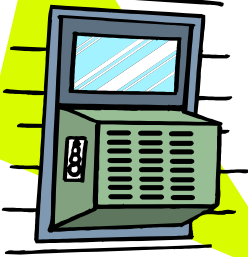
Power



EDUCATION

Reminders/Recordatorio

We all need to do our part to conserve energy/Todos necesitamos poner de nuestra parte para conservar energia.



Help

Us

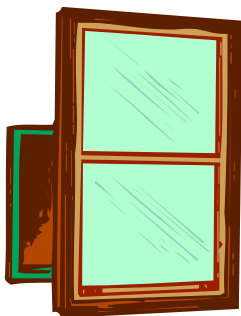
In

Saving

Energy

It's a win, win for

us all



HOW TO HAVE A SAFE AND COMFORTABLE WINTER

- Remove air conditioners from windows
- Do not heat apartments with ovens
- Dress warmly
- Move personal computers, tvs and lamps away from thermostat
- Move Furniture away from radiators
- There may be a difference in the hot water temperature. It was far higher than safety regulation. It is now at a safe level
- Please keep all windows and doors closed to ensure proper heating. Should the Authority see or identify doors and windows that are open, you will be in violation of your lease and possible charges will apply
- There will be a surcharge of any air conditioners left in the windows of \$45.00 after November 14, 2008. Please cooperate! The Authority is expecting a 20% decrease in funding with no way of increasing income.

COMO ECONOMIZAR Y TENER UN INVIERNO COMODO

- Remover todos los aires acondicionados de las ventanas.
- No calentar apartamentos con los hornos
- Usar ropa caliente
- Remover computadoras personales, televisiones y lamparas del termostato
- Remover muebles de los radiadores (calentadores).
- Habra una diferencia en la temperatura del agua caliente. Es una norma de seguridad. Ahora esta a un nivel seguro.
- Favor de mantener todas las ventanas y puertas cerradas para asegurar calefaccion apropiada. Si la autoridad ve o identifica puertas y ventanas que esten abiertas, usted estara en violacion de su contrato de arrendamiento y posiblemente se le aplicaran cobros

Habra un recargo de \$45.00 por cualquier aire acondicionado dejado en las ventanas despues de Noviembre 15, 2008. Por favor coopere! La autoridad espera un 20% de descenso en fondos sin incrementar los ingresos.

Reminders/Recordatorio

We all need to do our part to conserve energy/Todos necesitamos poner de nuestra parte para conservar energia.

How to operate your Thermostat

The little black dot after the number shows that the heat is ON.

The number represents the temperature of the room. The maximum temperature for Graham, Kennedy, Ribicoff, Bond Street, Knapp Village and D'Amato will be 76 and for Mount Pleasant and Oval Grove family developments it will be 72.

The Setback feature is not functional. It should never light up.

Use this button to set the temperature, and leave it there. If you want to lower the temperature at night, or when you are out, move it back a few degrees, not all the way down. The number will take a few minutes to adjust to the actual room temperature.

Your thermostat does not work like the accelerator in your car. Pushing it all the way up or all the way down won't make the temperature change any faster. Set it at a comfortable temperature, and wait for the heating system to do its job.

Como Manejar Su Termostato

El pequeño punto negro despues del numero indica que la calefaccion esta puesta.

El numero representa la temperatura del cuarto. La temperatura maxima para los edificios de el Graham, Kennedy, Ribicoff, D'Amato, Knapp Village sera de 76 y para los complejos de familia sera de 72.

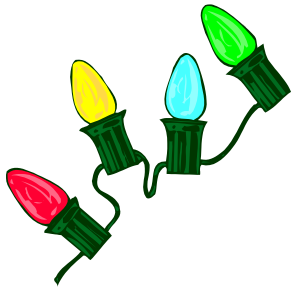
El boton de contratiempo no funciona, este boton no debe estar prendido nunca.

Use este boton para establecer la temperatura y lo deja ahi. Si quiere bajar la temperatura por la noche, o cuando usted este fuera, muevalo hacia atras unos cuantos grados, o hasta abajo. El numero tomara unos minutos para ajustarse a la temperatura actual del cuarto.

Su termostato no trabaja como el acelerador de su carro. Empujando todo hacia arriba o hacia abajo, esto no hara que la temperatura cambie rapidamente.

Pongalo en una temperatura comoda y espere que el sistema de calefaccion haga su trabajo.

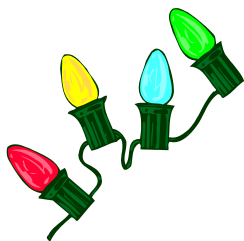




Feliz

Temporada

Navidena



Reminders/Recordatorio

We all need to do our part to conserve energy/Todos necesitamos poner de nuestra parte para conservar energia.

As the Holiday's are fast approaching, the Housing Authority of the City of New Britain staff and its Board of Commissioners would like to wish you all "Happy Holidays" this season.

As a reminder, and due to the increase cost and liability the Authority is imposing the following restrictions:

- No outside inflatable decorations
- For outside lighting, please see Property Managers prior to displaying (Mount Pleasant and Oval Grove)
- No real Christmas trees allowed in the home, due to potential fire hazards

Should you have any questions or concerns, please contact your Property Managers: Betty Evans at (860) 612-5326 and Evelyn Rodriguez at (860) 225-3534 ext. 226. Your cooperation is greatly appreciated, again Happy Holidays.

Acercandose esta temporada festiva, la Autoridad de Vivienda De la Ciudad de New Britain junto con la Junta De Comisionados les desean una temporada feliz.

Como recordatorio, y por el aumento de costo y responsabilidad a la Autoridad de Vivienda, la Autoridad impone las siguiente restricciones:

- Se prohíbe las decoraciones inflable de afuera
- Favor de ver a las gerente de propiedad antes de mostrar las bombillas decorativas afuera de su unidad
- Se prohíbe arboles de navidad reales en el apartamento, por peligro de incendios

Cualquier pregunta por llame a su Gerente de Propiedad:

Betty Evans, (860) 612-5326

Evelyn Rodriguez, (860) 225-3534 ext. 226.

Gracias por su cooperacion, Felizes dias de fiesta!

Pets

Throughout Public Housing, the Authority has been receiving complaints regarding animals that are roaming within the development without their owners.

Animals have been allowed to roam and use the bathroom in other residents yards, flower gardens and walkways.

The Authority has allowed residents to have pets with the understanding that all residents are going to follow the rules.

The Pet Policy requires that each leaseholder with a pet do the following:

- One pet per household
- Register your pet with the Authority

Articles of Care:

1. No pet be left unattended
5. Dogs and cats shall remain inside the resident unit. No animals shall be permitted to be

loose in hallways, lobby areas, Laundromats, yards, community rooms or other common area within any development.

6. When your pets are taken outside, dogs and cats must be kept on a leash all times and controlled by adult. Roaming of dogs and cats is strictly prohibited in all Authority developments.

7. Residents shall not allow their pet to disturb, interfere or diminish the peaceful enjoyment of other residents. The terms “disturb, diminish and interfere”, shall include, without limitation to barking, urinating in hallways, common areas or doorways, howling, chirping, biting, scratching, producing an odor that infringes on other peaceful enjoyment and other like activities.

8. Residents must provide litter boxes for cat waste, which must be

kept in the dwelling unit.

9. Resident/pet owners are solely responsible for cleaning up pet droppings, if any, outside the unit and/or on the development grounds droppings must be disposed of by being placed in a sack and then placed in a NBHA container outside.

11. Residents are prohibited from feeding or harboring stray animals.

The Authority will begin its Authority Wide Resident Advisory Board meeting to discuss various policies within the Authority that affect all residents.

Residents will be encouraged to participate in the Advisory Board process, the Authority Wide Pet Policy will be an item up for discussion.

In order to have a pet, lets all follow the rules, so that everyone can enjoy their home.



HOUSING AUTHORITY OF
THE CITY OF NEW BRITAIN

16 Armistice Street
New Britain, CT 06053

Phone: 860-225-2534
Fax: 860-832-6079
E-mail: nbha_admin@yahoo.com

Participating Under the Section 3 Program

The Housing Authority of the City of New Britain (NBHA) is committed to provide “Economic Opportunities” to public housing residents.

It is the policy of the NBHA to require its contractor to hire public housing residents whenever possible. Therefore, in order to provide contractors with participants who are interested in employment, the NBHA needs to know the basic skills that residents have and/or interested in employment .

The Section 3 Program is to assist public housing residents in becoming gainfully employed. In order to comply with this program, the NBHA is requesting residents who are interested in working for contractors who are conducting work for the NBHA to contact your Property Managers for the paperwork that needs to be completed.

Should you have any questions, please call your Property Manager at (860) 225-3534.