

SRHA PRESENTS: THE COMMUNITY HUB

ISSUE NO 1 | SEPTEMBER 25TH, 2020



PAY ONLINE!

Please follow the registration link on SRHA's homepage to access our new features,
www.suffolkrha.org.

WHO?

Head of Household and any household member 18 years or older can register for an account.

UPCOMING EVENTS

- **Voter Registration Drive**
Where: Colander Bishop Meadows.
When: Friday, October 2nd, 2020.
Time: 3:30 P.M. – 5:30 P.M.
Due to COVID-19 guidelines this will be an **outside bipartisan event**. Please **wear face masks & practice social distancing!**
- **Flu Shot Clinic**
Where: Chorey Park.
When: Tuesday, September 29th, 2020
Time: 10:00 A.M. – 12:00 P.M.
Rain Date: Wednesday, October 7th, 2020.
Due to COVID-19 guidelines, this will be an **outside event**. Please **wear face masks & practice social distancing!**

OTHER SERVICES:

- make payments,
- view your balance,
- stay updated on rent changes, upload documents and issue work orders.

Resident Services

Dear Resident,

We are looking to recruit new participants to our Family Self-Sufficiency Program! This is a unique opportunity for you to make a difference in your future. Through this program you will learn about credit, professionalism, homeownership, employment opportunities, education, and so much more.

We are accepting Head of Household participants only. If you are interested, please contact Alberta Walker @ (757) 925-6496 or awalker@suffolkrha.org



So, What's on your Mind?

What are some resources and/or services you may be in need of?

Contact Roxanne Flamer, FSS Coordinator @ 757-925-6496 or Alberta Walker, Resident Services Specialist @ 757-925-6507.

Other News:

- Visit the library's free WiFi page to find dates and locations for free hotspots. WWW.SuffolkPublicLibrary.com/FreeWifi
- Print from anywhere services are offered for no-contact pick up at Morgan Memorial Library and North Suffolk Library. Apply for a free library card: WWW.SuffolkPublicLibrary/Digitalcard
- **UpCenter:** Adults Seeking one on one mental health counseling may contact Aieja Davis, Intake Coordinator @ 757-965-8622.



MANAGER'S CORNER:

Greetings SRHA Residents! 2020 has been a challenging year for all of us, the changes this year have been fast and furious. As residents of Suffolk Redevelopment and Housing Authority, you may have noticed a few changes within our organization.

Let me start by introducing myself, My name is Mary Beth Dooley and I am your Property Manager. I have had the privilege to serve the residents of SRHA for the past 6 years. While I am based out of Hoffler, I will be visiting each site on a weekly basis.



If you need assistance, please feel free to reach out to me via telephone, (757) 539-8742, (757) 934-2445, or 757-925-1461 or via email mbdooley@suffolkrrha.org

MEET OUR STAFF:

We are pleased to welcome **LaShan Pittman** as our new, Assistant Property Manager. He will be based out of Chorey Park Apartments and is available to **ALL** residents of each community. You can reach him at (757) 925-1461 or lpittman@suffolkrrha.org.



Our maintenance staff includes, Tony Young (Hoffler), Jesie Joyner (CBM), and Donald Ellison (Chorey Park). If you need a work order please call the rental office or go online through our website, suffolkrrha.org, in order to submit your work order. Should you have an emergency after hours please contact the on call at (757)539-4358 or (757) 539-4758



Manager's Corner Cont'd:

The following are reminders of your lease. It is imperative that as residents we all follow the policies set forth in our lease, and it is important that as management, we enforce these policies.

1. Smoking Addendum – “Smoking Prohibited (Interior): as of August 1st, 2018, smoking is prohibited anywhere in the building(s) of the Housing Community, including resident's apartment, other apartments, common rooms, hallways, and elevators.



2. Timely Rent Payment – Rent is DUE and Payable in advance on the first day of each month and shall be considered delinquent after the seventh calendar day of the month. Rent not received by management on the seventh day of the month will subject the resident to a late fee of \$30.00

3. Section 18 of Lease Addendum – Obligations of the Tenant – (h) Trash Disposal: Resident agrees to dispose of all ashes, rubbish, and other waste from the unit in a sanitary and safe manner. To refrain from and cause members of Resident's household, guest or invitee to refrain from littering or leaving trash and debris in common areas.



C.D.C. Eviction Moratorium Fact Sheet

On September 1st, the Centers for Disease Control (C.D.C) announced a national eviction moratorium for virtually all tenants in the U.S impacted by the COVID-19 pandemic. The order will be in effect from September 4, 2020 through December 31, 2020. **The order does not replace or override stronger state or local eviction protections in place and tenants and advocates should continue to work for strong local, state, and federal protections.**

What You Need to Know

- The order covers virtually all rental properties, including single-family homes, mobile homes and apartments.
- The order bans landlords from evicting tenants for non-payment of rent through the end of 2020 if the tenants have submitted a declaration of income loss or significant medical expense (see declaration below).
- Once a tenant has sent the declaration to their landlord, the landlord cannot take any action to remove or cause the removal of that tenant for non-payment of rent before January 2021 — including such actions as serving an eviction notice, filing an eviction lawsuit, or harassing or intimidating a tenant to vacate.
- It does NOT cancel or stop the rent from being owed, or stop the build up of owed rent, which would be due after the expiration of the order expires.
- The order does allow an eligible tenant to be evicted before January for certain reasons other than nonpayment of rent, which include (unless state or local law provides stronger “just cause eviction” protections):
 - engaging in criminal activity while on the premises; threatening the health or safety of other residents; damaging or posing an immediate and significant risk of damage to property; violating any applicable building code, health ordinance, or similar regulation relating to health and safety; or violating any other

contractual obligation, other than the timely payment of rent or similar housing-related payment (including non-payment or late payment of fees, penalties, or interest).

Am I Eligible?

Tenants are eligible for protection if they:

- Are unable to pay the rent due to income loss or medical expenses
- Either expect to make less in 2020 than \$99,000 individually or \$198,000 as a family, or received a stimulus check or did not have to file a 2019 tax return
- Try, or have tried, to access any government rental assistance funds that may be available
- Agree to make partial rent payments based on what they can afford
- If evicted the tenants would be homeless or would have to move into a crowded or substandard living situation

To get these protections, the tenant — and all adults living in the household — have to submit a signed declaration (see below) to their landlord stating they are eligible and that they are telling the truth, under legal penalty. Tenants should keep a copy of the declaration and all correspondence with the landlord.

Contact your local legal services organization or local community organizing group to be connected to legal assistance for help with the declaration or if you are facing eviction.



DECLARATION OF ELIGIBILITY

I certify under penalty of perjury, pursuant to 28 U.S.C. 1746, that the foregoing are true and correct:

- I have used best efforts to obtain all available government assistance for rent or housing;¹
- I either expect to earn no more than \$99,000 in annual income for Calendar Year 2020 (or no more than \$198,000 if filing a joint tax return), was not required to report any income in 2019 to the U.S. Internal Revenue Service, or received an Economic Impact Payment (stimulus check) pursuant to Section 2201 of the CARES Act;
- I am unable to pay my full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, lay-offs, or extraordinary² out-of-pocket medical expenses;
- I am using best efforts to make timely partial payments that are as close to the full payment as the individual's circumstances may permit, taking into account other nondiscretionary expenses;
- If evicted I would likely become homeless, need to move into a homeless shelter, or need to move into a new residence shared by other people who live in close quarters because I have no other available housing options.³
- I understand that I must still pay rent or make a housing payment, and comply with other obligations that I may have under my tenancy, lease agreement, or similar contract. I further understand that fees, penalties, or interest for not paying rent or making a housing payment on time as required by my tenancy, lease agreement, or similar contract may still be charged or collected.
- I further understand that at the end of this temporary halt on evictions on December 31, 2020, my housing provider may require payment in full for all payments not made prior to and during the temporary halt and failure to pay may make me subject to eviction pursuant to State and local laws.
- I understand that any false or misleading statements or omissions may result in criminal and civil actions for fines, penalties, damages, or imprisonment.

Signature of Declarant _____ Date _____

¹ "Available government assistance" means any governmental rental or housing payment benefits available to the individual or any household member.

² An "extraordinary" medical expense is any unreimbursed medical expense likely to exceed 7.5% of one's adjusted gross income for the year.

³ "Available housing" means any available, unoccupied residential property, or other space for occupancy in any seasonal or temporary housing, that would not violate Federal, State, or local occupancy standards and that would not result in an overall increase of housing cost to you.

Struggling to Pay Your Rent due to COVID-19?

You may be eligible for financial assistance through the Virginia Rent and Mortgage Relief Program.

Virginia Housing is now administering relief for renters experiencing financial difficulties due to the COVID-19 pandemic through the Virginia Rent and Mortgage Relief Program (RMRP). Through this new state program, you can apply (or your landlord may apply on your behalf) to receive funds to pay delinquent rental payments dating as far back as April 1, 2020, to current payments due.

Eligibility

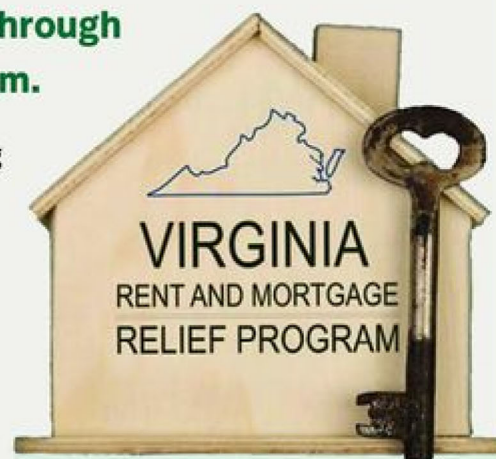
RMRP will provide financial help on behalf of renters who meet the following criteria:

- ▶ Have a valid lease in their name or other documentation confirming the landlord-tenant relationship.
- ▶ Have a rent amount that is at or below 150% Fair Market Rent.
- ▶ Have a gross household income at or below 80% area median income (based on current month's income).
- ▶ Have experienced a loss of income due to the coronavirus pandemic, for example:
 - Being laid off.
 - Place of employment has closed.
 - Reduction in hours of work.
 - Loss of spousal/child support.
 - Inability to find work due to COVID-19.
 - Having to stay home with children due to closure of day care/school.
 - Unwilling or unable to participate in previous employment due to the workplace's high risk of severe illness from COVID-19.
- ▶ **Applications must be received by 11:59 p.m. EST on Nov. 15, 2020. Funds are limited, so apply soon.**

Required documentation

You'll need the following as proof of eligibility:

- ▶ Proof of income (pay stubs, bank statements, letter from employer, social security documents, pension).
- ▶ Valid lease or other documentation confirming the landlord-tenant relationship.



Learn More & Apply:

- ▶ Your landlord may be able to apply on your behalf. Contact your landlord for information.
- ▶ Or, apply for yourself. Get started on DHCD's website: dhcd.virginia.gov/RMRP

Funding for RMRP is made available through Virginia's allocation of the federal Coronavirus Aid, Relief and Economic Security (CARES) Act and is administered through the Virginia Department of Housing and Community Development. The funds will be available through Dec. 30, 2020 or until the money has been expended. Interested applicants will work directly with grantees throughout Virginia to complete applications and process payments. Virginia Housing is the grantee for landlord-initiated applicants.

