

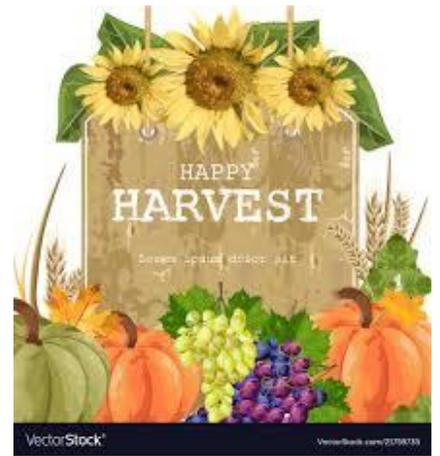
Housing Department

This newsletter is developed and distributed monthly by the Housing Department to provide general information and inform Service Coordinators of local housing options, as well as any Human Services employee of the availability of rentals in our area to assist with reducing the population of homelessness in our community.

Navigating low income housing

Sometimes trying to figure out the right move to make in terms of Low income housing can be difficult. Here are several tips to use when interacting with a housing authority or another low income housing option.

- **Always apply-** the housing authorities cannot reject an application. There is no way to know if the individual will be accepted unless you apply. Assuming the individual will not be accepted may be removing viable housing options
- **Apply at multiple sites-** don't wait on one application before turning in the second let several be processing at once.
- **Remember the deadlines-** When a Section 8 voucher expires an individual can ask for up to two 30 day extensions beyond the original 60 days. Submit the request in writing before the voucher expires.
- **Use the Appeal process-** whether it is a denial on the application or an eviction from the apartment. Use the appeal to present the individuals case. Write a letter explaining why the issue is no longer a problem and what has been done to correct it.
- **Contact a lawyer-** when exploring an appeal some may require the assistance of a lawyer. Northwestern Legal Services provides free legal services for housing problems. Call 814-437-3028



Upcoming Events:

October 31- Halloween

November 1st – LiHEAP Crisis begins

November 6- election day

Parking Lot Information:

Just a reminder if you have a personal vehicle that will be in the lot all day please try and not park in the front spots by the entrance. If you can try and leave those spots for the visitors or people that do not parked in the lot for the whole day.

Please stop at the stop sign entering the parking lot and adhere to the speed limit to prevent accidents.

Building Information:

With the colder weather arriving and if you are using a personal heater, check with maintenance to ensure it is appropriate to use in the building.

What makes a good Tenant?

There are many different ways that a person can answer the question, "what makes a good tenant?", and they would most all be valid answers. However, you can have it condensed down to four points that cover most all the other answers. When individuals achieve these objectives they have landlords wanting to keep them as tenants.

1. **Rent paid on time**- find a system or routine that works every month. Use technology for reminders or alerts. Use a tool of the bank for bill pay to make it happen automatically.
2. **Good neighbor**- minimize the reason for complaints. Watch out for what effects the neighbors: sounds, sights, smells and behaviors.
3. **Takes care of property**- these houses are investments for the landlords and they want to have someone that will take care of the investment. Daily care of cleanliness, report small problems before they become big (i.e. Leaks, cracks, or wiring problems) and report damages.
4. **Long term renter**- it costs landlords to rehab the apartments between tenants so to have one that stays year after year saves the landlord time, energy, and money.

LIHEAP/CRISIS SEASON BASICS:

- Generally runs from November 1st thru April 15th
- Apply through the Department of Human Services (DHS) or their website
- Guidelines are established yearly by the Department of Human Services(DHS)
- Must be Venango County resident and have income at or below 150% of the Federal Poverty Line to be eligible
- If they qualify, generally for repair or replacement of the primary source of heat for the residence.

The area's available apartments:

3BR Duplex 54 ½ Innis St Oil City \$650 month HUD Accepted 814-229-5316

1 BR apartment Downtown franklin \$425 month Call Dale Wilson 437-7954

3BR 2 Ba Franklin \$600 month 432-5160

2br – Apartment 40 Pearl Ave. Oil City \$485 Al text: (814) 664-0067

\$575 / 3br - Apartment for rent (Oil City, PA)

