

May 2021

Contact Us

Contemporary Housing Alternative of Florida, Inc.

2675 50th Avenue North
#123

St. Petersburg, FL 33714

(727) 522-1504

8:00 a.m.- 4:30 p.m.

www.Chafproperties.com

Our Mission

Our Mission is focused on urban revitalization by providing affordable vibrant multi-family housing for low and moderate-income individuals and families.

Our Values

Contemporary Housing Alternatives of Florida, Inc. has a commitment to excellent customer service, diversity, integrity, respect, and teamwork.

WE ARE CHAF

Connecting homes and families



Where Affordable Housing Meets Affordable Living

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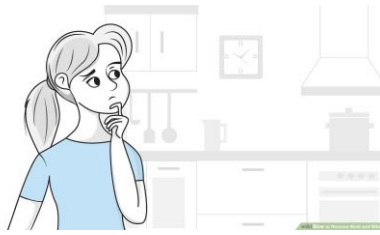


Important Notices

- Face mask coverings must be worn in ALL offices until further notice.
- Please make an appointment prior to visiting the leasing offices with your property manager.
- Towing: ALL vehicles without permits are subject to tow at owner's expense. Obtain visitor passes prior to overnight guest. Please bring in licenses and registration.
- Trash cans have been placed around communities to keep the property clean. The trash cans are for trash. Please do not put your personal garbage in these trash receptacles. Garbage is to be emptied in the dumpsters. Violators will be fined.



Maintenance Tips for Mildew Prevention



1. Keep your home clean and dry.
2. Immediately report all issues related to water, such as leaky faucets, roofs, AC leaks and water heater leaks.
3. Moisture on windows: Anytime there is a drastic temperature difference between inside and outside, condensation will form on the windows. If the moisture is not addressed properly, it can cause mildew to grow. Wipe down the windows to remove the condensation (do NOT put a towel on the sill, that will cause even greater problems).
4. Run the AC system to help remove humidity. You can purchase a dehumidifier or DampRid to help remove humidity in the air. DampRid can be purchased at most retail stores in a plastic tub, and it will absorb moisture.
5. Run your bathroom fans during baths or showers to rid moisture. Also, you can run fans throughout day to help remove moisture.
6. You can also open your windows ¼ inch during the day.
7. Open blinds/curtains during the day so air can circulate between the covering and windows.
8. Do NOT leave wet towels or wet clothes in a pile. Hang them on the towel bar or hook so they can dry.
9. While cooking, even boiling your favorite foods can create a lot of humidity which can cause damage to the cabinets and cabinet doors. You should run your AC system, turn on the exhaust fan, open a window or run a dehumidifier.

It starts with you! All these suggestions will help remove humidity, which in turn will help prevent any mildew issues.

KEEP CHAF CLEAN

We have noticed an increase amount of trash on some of the properties. Though we know that most residents do take pride in their community, unfortunately there are some who do not. Going forward we will be accessing a \$50.00 fee to resident's accounts if we find your trash on the ground, in the stairwells, by the dumpster and other visible areas. After the second violation and fee, your lease will not be renewed with CHAF Properties.

CHAF hopes that everyone will be mindful and encouraged to take pride in the community that you reside in and we hope we don't have to access any fees that can be easily avoided.

Please Keep in Mind

- Do not throw trash on the ground. Dispose of waste in the trash can distributed around your community and encourage others to do the same.
- When you see trash that somebody else left, pick it up and throw it away
- Volunteer to help keep the community clean.

Notes to Residents

CHAF wants your account to remain current. Communication and planning are essential in staying in your housing.

Take your housing seriously and consult with your leasing office before you are faced with an eviction notice.

AVOID AN EVICTION!!

- Evictions will show up on your background.
- Evictions stay on your public record.
- Evictions can damage your rental and credit history.
- If you have been evicted, it may be difficult to qualify for a new rental if a potential landlord checks your rental history.

Abiding by your rental agreement is the most important thing you can do to avoid being evicted. Your agreement is a legally binding contract.

Please understand everything that is expected of you, from maintenance of your property to noise restrictions and timely rent payment.

Behind on rent due to the COVID-19 pandemic?

Financial help will be available starting March 31.

Learn more at:
www.bit.ly/pc-rent



Are you behind on rent due to the COVID-19 pandemic?

Financial help is now available through Pinellas County's new Emergency Rental Assistance Program.

You may qualify if:

- You've lost your job or significant income due to the COVID-19 pandemic,
- You're behind on rent payments or at risk of missing a rent payment, and
- You have a household income at or below 80% of the area median income (AMI). To check your household's AMI eligibility, visit: www.bit.ly/rental-ami

To apply visit: <https://covid19.pinellascounty.org/where-to-get-help/>



FINANCES... MAKE

PAYMENTS WORK FOR YOU

ON-TIME RENT

With Credit Builder you get:

- On-time payments reported to the major credit bureaus
- Personal credit coaching program
- Financial budgeting tools, and more

Benefits of Good credit:

- Improved chance of loan approvals and lower rates
- Increased credit card limits
- Better negotiating power, and more

Contact the leasing office for details

Parking Decals

PARKING PERMIT
A-0001

All vehicles parked on property must clearly display a valid parking decal. Residents' decals must be installed on the bottom left corner by the VIN number.

Only the licensed drivers on the lease will receive a parking decal.

If you purchase a new vehicle, you must bring your registration into the office for verification and we will issue a new decal.

If you sell your vehicle, please provide the Bill of Sale and return the parking decal to your leasing office.

Old decals are not transferable and must be returned, even if it is damaged, or a \$25.00 fee is charged.

Follow us on social media

Facebook



Instagram



March EVENTS

Breakfast on the Go
@ Caribbean Court
on 4/23/21



FREE FIRST TIME HOME BUYER ZOOM SESSIONS!



"Home Buyer Education is a must in today's market! Knowledge is Power!"
Jo Ann S. Nesbitt
Home Ownership Consultant
727-954-5381

April EVENTS

Jump into the Jelly Bean Count!

During the month of April, guess how many Jelly Beans are in the Jar. The closest guess wins a \$25 gift card. Good Luck!





A project of Contemporary Housing Alternatives of Florida, Inc. on partnership with the City of St. Petersburg

We have laid down foundations on the

Southside of St. Petersburg

2/1 (1000 sq ft) and

1/1 (700 sq ft) duplex

Units are available at affordable Prices.

For more information, Please call (727)-522-1504

Locations:

- 1825 13th Street South
- 1861 13th Street South
- 936 23rd Ave South



CHOOSE YOUR NEIGHBOR!

Refer a friend and make **\$50.00**



CHAF Properties, LLC.
Contemporary Housing Alternatives of Florida, Inc.

April Is National Child Abuse Prevention Month

Abuse Hotline: 800-962-2873

How to Report

This toll free number is available 24/7; counselors are waiting to assist you.

Phone Options

Press 1 to report suspected abuse, neglect or abandonment of a child

Press 2 to report suspected abuse, neglect or exploitation of the elderly or a vulnerable adult

Press 3 to verify the identity of a child protective investigator who recently visited you

Press 4 for information/referrals to other services in your local area.

Be prepared to provide specific descriptions of the incident(s) or the circumstances contributing to the risk of harm, including who was involved, what occurred, when and where it occurred, why it happened, the extent of any injuries sustained, what the victim(s) said happened, and any other pertinent information are very important. Information callers should have ready includes:

- Name, date of birth (or approximate age), race, and gender, for all adults and children involved.
- Addresses or another means to locate the subjects of the report, including current location.
- Information regarding disabilities and/or limitations of the victims (especially for vulnerable adult victims).
- Relationship of the alleged perpetrator to the child or adult victim(s).
- Other relevant information that would expedite an investigation, such as directions to the victim (especially in rural areas) and potential risks to the investigator, should be given to the Abuse Hotline Counselor.

Report Elder Abuse

The Florida Department of Elder Affairs is committed to ensuring the safety and well-being of the elders in Florida. The Department works in conjunction with the Department of Children and Families (DCF) Adult Protective Services and the Aging Network to protect disabled adults or elderly persons from further occurrences of abuse, neglect or exploitation. Services provided may include protective supervision, placement and in-home and community-based services. How To Report Elder Abuse, Neglect and Exploitation

By Phone: Call Florida Abuse Hotline at **1-800-96-ABUSE (1-800-962-2873)**. Press 2 to report suspected abuse, neglect or exploitation of the elderly or a vulnerable adult. This toll-free number is available 24/7.

TDD (Telephone Device for the Deaf): **1-800-453-5145**

[Learn more.](#)

By Fax: To make a report via fax, please send a detailed written report with your name and contact telephone to **1-800-914-0004**.

[Download the Florida Abuse Hotline's fax reporting form.](#) (DCF)

To report online: Go to DCF Web site at <https://reportabuse.dcf.state.fl.us/Adult/AdultForm.aspx>



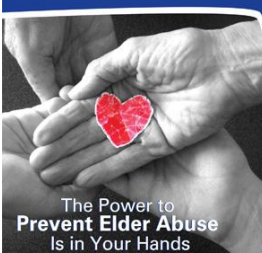
Child abuse happens in every zip code.



STOP THE
ABUSE
Pretty please

**IF YOU
SEE
SOMETHING,
SAY
SOMETHING.**

SOMETHING



Elder Abuse.
Neglect. Exploitation.
It happens to **your** friends,
neighbors and family.

To Learn More, Call:
1-800-96-ELDER
(1-800-963-5337)

To Report Abuse, Call:
1-800-96-ABUSE
(1-800-962-2873)

The Power to
Prevent Elder Abuse
Is in Your Hands

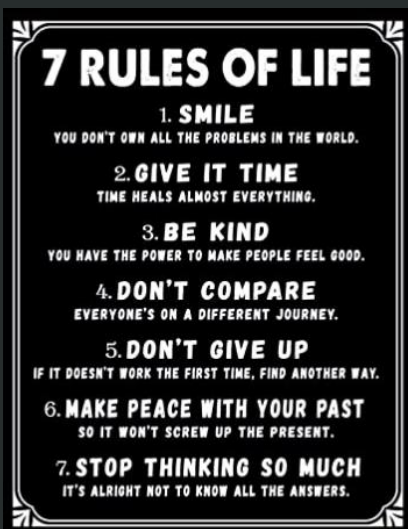
FLORIDA DEPARTMENT OF ELDER AFFAIRS
DCF
ADULT PROTECTIVE SERVICES



Remember to take
care
of yourself!

It's not selfish to
love yourself, take care
of yourself, and
to make your happiness
a priority.

It's necessary!



Memorial Day Best BBQ Chicken Ever!

This recipe is everything off the shelf, nothing too fancy, but wonderful and perfect for grilling. Marinate, or add sauce directly to the chicken. Send the kids to do the dishes and enjoy the evening!

Prep:
30 mins
Cook:
20 mins
Additional:
8 hrs
Total:
8 hrs 50 mins
Servings:
6
Yield:
6 servings



Ingredients

Ingredient Checklist

½ cup Worcestershire sauce

- 1 teaspoon Cajun seasoning
- 1 teaspoon garlic powder
- 2 ½ tablespoons brown sugar
- 1 ½ tablespoons ketchup
- 6 skinless, boneless chicken breast halves

Directions

Instructions Checklist

Step 1

In a large bowl, blend the Worcestershire sauce, Cajun seasoning, garlic powder, brown sugar, and ketchup. Place the chicken in the bowl, and coat thoroughly with the sauce mixture. Cover, and refrigerate 8 hours or overnight.

Step 2

Heat an outdoor grill for medium heat, and lightly oil grate.

Step 3

Discard the marinade, and grill chicken 6 to 8 minutes per side on the prepared grill, or until no longer pink and juices run clear.

Memorial Day Safety Tip

Grill/Fire Safety

Emergency care centers see their share of burn victims because of unsafe grilling or bonfire practices. If your weekend plans include grilling or sitting near an open fire, please keep these Memorial Day Safety Tips in mind:

- Never leave a grill or fire unattended, be mindful of the wind and extinguish all fires completely.
- Do not grill indoors, keep grills, bonfires, and fire pits away from low hanging branches and materials that can easily catch fire.
- Make sure your grill is properly cleaned before using it, clogged gas burners, and leftover grease can cause a fire to spiral out of control within seconds.
- When grilling, use the long handle utensils made especially for barbecuing and keep an extinguisher nearby.
- Never add starter fuel to already ignited charcoal & ALWAYS keep children and pets away from the grill and fire pit.

*** Grills are to always be stored a minimum of 10 feet from any building and only allowed on floor units.



High Point Youth Empowerment Center

5345 Laurel Place, Clearwater, FL 33760

Free Karate Classes

Wednesdays from 5-6 p.m.

At High Point Youth

Empowerment Center

Located at 5345 Laurel PL.

Clearwater, FL 33760.

Ages 10-17

For further information,
please call 727-382-1420

Bay Area Pregnancy Center

Every Monday, the Bay Area

Pregnacy Center is at

High Point Neighborhood
Family Center helping new
and expecting mothers.

Call 727-200-9165

Food Pantry

High Point Neighborhood
Family Center

5812 150th Ave. N.

Clearwater, FL 33760

Every Monday from
3 p.m. – 6 p.m.

ALL PROGRAMS AND SERVICES WILL BE FREE TO THE COMMUNITY!!!

- ✦ **Open Playgrounds-** Monday- Friday 11:00 a.m. – 2:00 p.m. (with guardian supervision)
- ✦ **Teen Basketball- (ages 12-17)** Monday- Friday 2:00 p.m. – 7:00 p.m.
- ✦ **Teen Computer Lab- (ages 12-17)** Monday- Friday 2:00 p.m. – 7:00 p.m.
- ✦ **Teen Game Room- (ages 12-17)** Monday- Friday 2:00 p.m. – 7:00 p.m.
- ✦ **Karate classes- (ages 12 and up)** Thursdays 5:30 p.m. -6:30 p.m.
- ✦ **Yoga classes- (ages 12 and up)** Tuesdays 5:30 p.m. -6:30 p.m.
- ✦ **Resources-** Appointment scheduling Tuesdays and Thursdays 1:00 p.m. – 5:00 p.m.
 - Bilingual Specialist
 - Resume building
 - Job seeking
 - Basic counseling
 - Transportation (TD buss pass) * fee \$11,
 - ACCESS (Assistance applying for and re-certifying for food stamps, Medicaid, TANF)
- ✦ **AMI Kids Pre-Apprentice Program-** (Free access to construction trade) Registered Apprenticeship Program (RAP)
- ✦ **Early Learning Readiness-** (ages Infant – 5years) dates and times TBA
- ✦ **Feeding Tampa Bay Food Pantry-** 2nd Friday of every month from 4:30 p.m.-6:00 p.m. (As of February 1st, we had 3 of these events distributing over 14,000 pounds of produce and 900 bags of groceries to the community.)
- ✦ **Weekly food distribution-** dates and times TBA



AMI Kids
FLORIDA REGISTERED
**PRE-APPRENTICESHIP
PROGRAM**
EDUCATION | TRAINING | CERTIFICATION | EMPLOYMENT

Are you looking for **Career Training and Job?**
Are you between the ages of **16-24?**

If so, the AMI Kids Workforce Development Program may be the right fit for YOU!

AMI Kids Pre-Apprenticeship Program is
every Monday from 2-5 p.m. at High Point Youth Empowerment Center

For further details,

call 727-382-1420



