

Housing Programs & Services

NEWSLETTER

Is this a DIY project?

Are you thinking of switching from an electric range to a gas range and installing the appliance yourself? Think again. This is a project for not just one, but two professionals that have to meet codes and inspect the finished product. A gas stove requires both electricity and gas to function properly, so hire a plumber to install the gas line and an electrician to modify the electrical circuit. Otherwise, this fairly easy conversion could have explosive consequences.

Here are some other standard household improvements that require a professional and a city building permit to ensure the work is completed correctly and safely.

Disturb Old Insulation

If you own an older home, the attic insulation could be contaminated with the toxic substance asbestos. While it's possible to do a DIY asbestos removal, it's not recommended. There are numerous laws in place to regulate the removal of asbestos because of the dangers it poses to those in close proximity, including you, your family, and your neighbors. So, what's the solution? Hire

an asbestos abatement team.

Knock Out a Wall

If you're hoping to transform your layout to an open floor plan, or just want a little extra room, removing a wall may be on your list of things to do. But think twice before swinging that sledgehammer. The city may require permits if the wall in question is structural, and if you don't call in a specialist for a consultation beforehand, you could be doing major damage to the integrity of your house.



Replace a Hot Water Tank

While installing or replacing a water heater may seem like a DIY suited for the weekend warrior, grappling with 240 volts of electricity or fussing with gas lines, which could result in an explosive leak, is not a job for the inexperienced. Because of the permits, code adherences, safety regulations, and risks—like possible carbon monoxide emissions—a licensed plumber is required to take on this home task.

To inquire whether your project requires a building permit, contact the city of Apache Junction at 480-474-5156.

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Notable News

Tax session is here, but don't worry, there is help available. Each tax year the city works with the Tax Aide program, AARP and the IRS to provide free tax preparation services. These services are offered from February 2, 2016 until April 9, 2016 at the Apache Junction Public Library. Reservation are required and are accepted after January 4, 2016. Call 480-474-8555 to schedule your appointment today.

Calendar

- February 2—Ground Hog Day
- February 7—Super Bowl Sunday
- February 9—Fat Tuesday
- February 14—Valentine's Day
- February 15—President's Day, city office are closed
- February 29—Leap Day
- March 17—St. Patrick's Day
- April is Fair Housing Month
- April 1—April Fools Day
- April 15—Tax day

Programs

Housing Rehab Assistance

The City of Apache Junction has funding available for homeowners within the City of Apache Junction city limits. Funding is available to make improvements to owner occupied homes where one of the occupants is either elderly, under the age of 18, or disabled. Improvements can include, but is not limited to, electrical, plumbing, roofing, heating and air conditioning, and ADA accessibility improvements.

Homeowners may obtain an application either:

- 1) online at www.ajcity.net/rehab;
- 2) by phone at (480) 474-2635; or
- 3) by picking one up at City Hall 300 East Superstition Blvd in

the Development Services Building

Funding is available on a first come first serve basis, so applicants are advised not to wait. For more information call (480) 474-2635.

Fair Housing

Everyone is entitled to equal rights under the Fair Housing Law. The Fair Housing Law covers those persons who feel they may have been discriminated against due to their Race, Color, National Origin, Religion, Sex, Disability or Familial Status. If you feel you have been discriminated against, please call 480-474-2635. You will be asked to complete and return a complaint referral form. This information will be held confidential. Visit the Arizona Attorney General's office website for more information.

Busy Bee Home Maintenance Tips

Spring Cleaning tips:

- Change the batteries in your smoke and carbon monoxide detectors. In addition to testing batteries regularly, you should change these twice a year without fail.
- Flip or rotate your mattress.
- Wash pillows and curtains to help reduce allergens and dust mites.
- Clean windows and screens. Clean the residue left behind by winter storms by tackling the job while the weather is still cool to prevent streaking. Start indoors before installing your screens, then finish the job outside on a dry day.
- Contact an HVAC qualified provider to service your unit.
- Unclog and secure gutters and downspouts.
- Regrade around foundation to push standing water away from the home.
- Inspect your roof for damage. Contact a professional for repairs.
- Wash siding on the home.
- Weatherproof doors.

Bees Wishes



RESOURCES

Property maintenance does not only affect a homeowner but their neighbors and the neighborhood. The City of Apache Junction has property maintenance standards which help homeowners understand what they do on their property may result in a code violation. Visit the city's website at <http://www.ajcity.net/619/Brochures> for information.

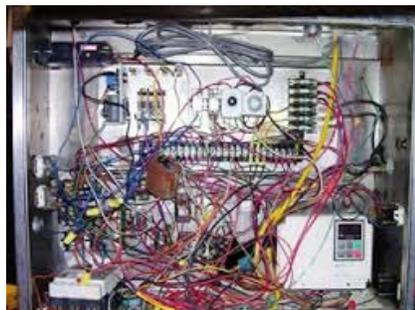
To get rid of your access trash and debris, consider using the quarterly Free Dump Week offered by the AJ Landfill.

HOUSING PROGRAM GOALS:

1. Eliminate health and safety hazards in homes;
2. Benefit low to moderate income residents; and
3. Improve neighborhoods and encourage stability.

Consult a professional to ensure work on your home is done correctly and safely.

Housing Funnies



If you have a question or comment about anything written in this newsletter, please contact:
City of Apache Junction
Housing Division
300 E. Superstition Blvd.
Apache Junction, Arizona 85119
Phone: (480) 474-2635
Fax: (480) 474-5102
TDD: (480) 983-0095
www.ajcity.net
hpatel@ajcity.net
Monday to Thursday 7 a.m. to 6 p.m.

ACCESSIBILITY The City of Apache Junction invites and welcomes people of all abilities to use our programs, sites and facilities. Any question about our service for people with disabilities can be answered by the city's ADA Coordinator (480) 474-2635, TDD (480) 983-0095, or adacoordinator@ajcity.net. Additional information may be found at www.ajcity.net/ada.