

CLAY CENTER HOUSING JULY NEWSLETTER

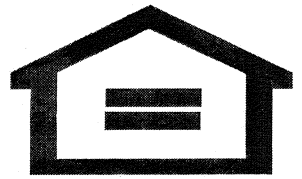


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KS Relay Center

TDD 800-766-3777



**EQUAL HOUSING
OPPORTUNITY**

Website: www.claycenterhousing.com

Office Window Hours - Tuesdays & Fridays from 9am to Noon

Reminder to all residents: The office window hours on Tuesday and Friday from 9:00 AM to Noon are for your convenience as well as ours. **Please do not come to the office at any other time for change, stamps or to pay your rent in person.**

If you have a work order it is not necessary to come to the office, just call. If no one answers, please leave a message stating the unit number, nature of the problem and whether maintenance has permission to enter. Your needs will be addressed as soon as possible.

Generally there is someone in the office from 8 AM - Noon & 1 PM - 5 PM, Monday thur Friday, during which time you may pick up packages or get help with a lockout. If you need to talk to John or Kim, please call to set up an appointment.

Safety Rules for Tenants to Abide By

All persons renting an apartment should abide by general safety rules. These include keeping heating vents and elements clear and locking all doors and windows before leaving the home. These rules protect the tenants, the landlord, the property and tenants' possessions.

Significance

Fire is the leading cause of property loss after flood damage. Tenants can't always avoid flood damage, but they can often prevent fire damage by observing safety rules. They can often avoid theft by locking windows and doors before leaving the home.

Benefits

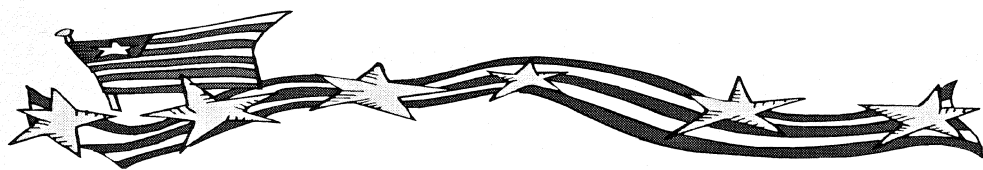
By following general safety rules you will protect your home, possessions and life.

Health Considerations

Never allow garbage or trash to pile up in or around your home. Garbage, especially food, attracts rodents and cockroaches. Remove garbage frequently to prevent attracting vermin.

Protect valuables

Do not discuss or flash cash and/or valuables in public or around those you don't know. This is an unintended invitation for a thief to help themselves to your property. Again, always lock your doors and windows whether you are home or not. A locked door makes it more difficult for the casual thief to take your property.

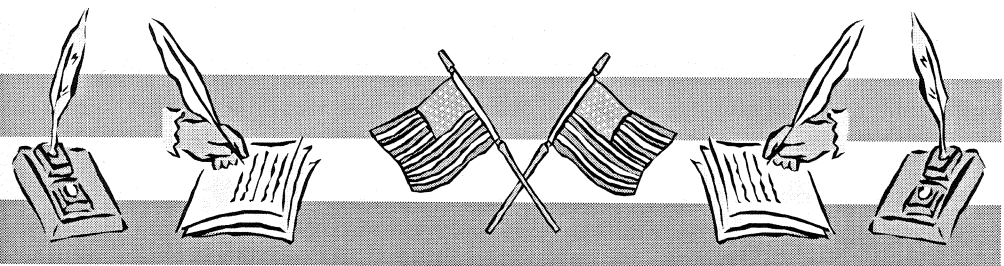


NEW OFFICE HOURS FOR RESIDENTS

EFFECTIVE IMMEDIATELY

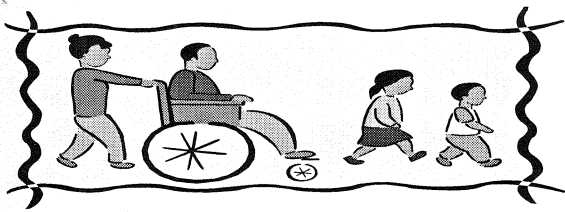
Residents shall only be received in this office by appointment, during window hours, to pick up a package or notify us of an emergency. WE HAVE WORK TO DO. Any resident not honoring this rule will be sent away. WE ARE BEING INTERRUPTED TOO MUCH FOR THINGS THAT ARE NOT EMERGENCIES. **EMERGENCIES** are overflowing toilets, washer or dryer not working, elevator not working, locked out of your apartment. PLEASE use some common sense so Kim and I can get our work done. This is why it is important to call if you have a work order and leave a message if no one answers.

.....



Freedom has its life in the hearts, the actions, the spirit of men and so it must be daily earned and refreshed - else like a flower cut from its life-giving roots, it will wither and die.

~Dwight D. Eisenhower



“WHY ARE FAMILIES WITH CHILDREN LIVING IN APOLLO TOWERS?”

From: "Tudor, Julie K", HUD PH Revitalization Specialist

To: Housing Authorities in KS, IA, NE

Unless the PHA has received HUD approval under a Designated Housing Plan (see below) to officially designate units as housing for Elderly Families only, Disabled Families only, or Mixed Populations of Elderly and Disabled Families only, public housing units are designated as either General Occupancy or Mixed Elderly and Disabled. This email is intended to clarify the eligibility of families to occupy mixed elderly and disabled housing.

Under current regulations, a Mixed Population development is a public housing development, or portion of a development, that was reserved for elderly and disabled families at its inception (and has retained that character). If the development was not so reserved at its inception, the PHA must have obtained HUD approval to give preference in tenant selection for all units in the development (or portion of development) to elderly families and disabled families. These developments were formerly known as elderly projects. The PHA must give preference to elderly families and disabled families equally in determining priority for admission to Mixed Population developments. The PHA may not establish a limit on the number of elderly families or disabled families who may be accepted for occupancy in a Mixed Population development.

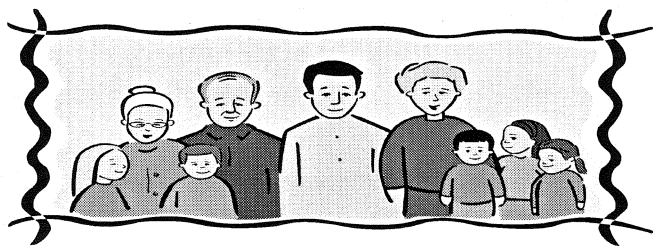
The only difference between general occupancy designation and mixed population elderly and disabled designation is that mixed population developments inherently give wait list preference or priority to families that are elderly or disabled. This does not preclude the eligibility of non-elderly or non-disabled families to occupy a mixed population development. At the point that there are no elderly or disabled families on the wait list, any other eligible family may be housed in the development. The basic eligibility for public housing is that a minimum, the applicant must be a family (as defined in §5.403 of title 24 – see directly below), and must be income eligible.

Family includes but is not limited to: (1) A family with or without children (the temporary absence of a child from the home due to placement in foster care shall not be considered in determining family composition and family size); (2) An elderly family; (3) A near-elderly family; (4) A disabled family; (5) A displaced family; (6) The remaining member of a tenant family; and (7) A single person who is not an elderly or displaced person, or a person with disabilities, or the remaining member of a tenant family.

The ACOP must identify all families (see above) which are eligible for public housing. The PHA's tenant selection policies, which must incorporate the waiting list preference system, provides the priority amongst all families who are eligible for occupancy for units of appropriate size. For example, after taking into account the mixed population priority, the order of selections will identify if another eligible family (i.e., near-elderly of 55 or older) has priority over those who do not.

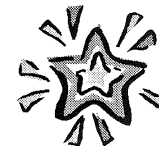
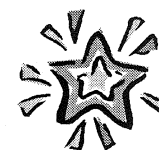
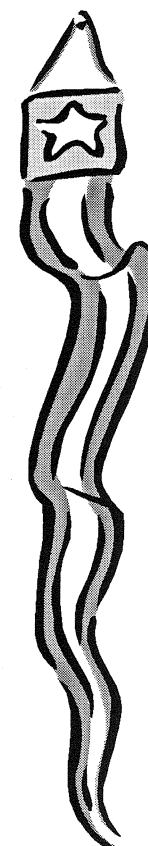
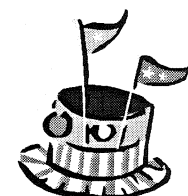
It is important to remember that an elderly family is defined by HUD as a family whose head, spouse, or sole member is a person who is at least 62 years of age. Consistent with this definition, an elderly family (whose head or spouse is over 62 years of age) can have minor children in the assisted household composition and still meet the definition of elderly family. The same applies to a disabled family. A disabled family, as defined by HUD, is a family whose head, spouse, or sole member is a person with disabilities. Again, a disabled family can have minor children in the assisted household composition and still meet the definition of disabled family.

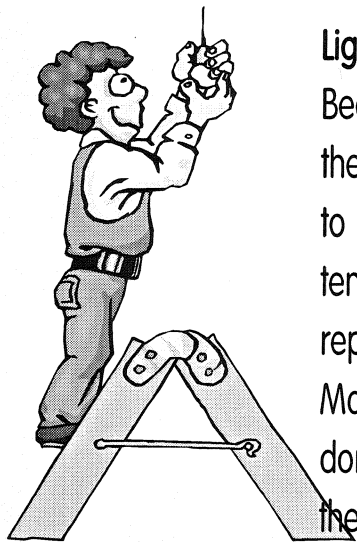
If there are no elderly or disabled families on the waiting list, the PHA must offer the unit to any other eligible family of appropriate size. Unless the PHA has been approved by HUD for a designated project, or portion thereof, failure to house eligible families when no preference families are on the waiting list is a violation of the Fair Housing Act of 1988 and subject to sanctions. Conceivably eligible applicants could include a grandmother who has custody of her 2 year old grandchild, a married couple in their 20s, two 30 year old sisters, a 40 year old single mom with a 16 year old daughter or a single 18 year old man.



Independence Day Trivia Quiz

1. The Second Continental Congress met in which city to draft The Declaration of Independence?
a) Boston, MA b) New York, NY c) Baltimore, MD d) Philadelphia, PA
2. Which of the following European powers did not fight on the side of the colonists in the Revolutionary War?
a) Spain b) France c) The Netherlands d) Germany
3. Who wrote "The Star-Spangled Banner"?
a) John Philip Sousa b) Francis Scott Key c) Katharine Lee Bates d) Samuel Francis Smith
4. According to legend, which of the following women sewed together the first American flag?
a) Dolly Madison b) Martha Washington c) Eleanor Roosevelt d) Betsy Ross
5. In 1773, which of the following was thrown into Boston Harbor as a protest against taxes?
a) Coffee b) Tea c) Tobacco d) Cotton
6. After losing New York City to the British, which river did George Washington and his men cross on Christmas Day in 1776 in a prelude to a surprise attack on the Hessian garrison?
a) Hudson River b) Potomac River c) Connecticut River d) Delaware River
7. Which of the following was not one of the thirteen original colonies?
a) Georgia b) Virginia c) Vermont d) Massachusetts
8. What happened on July 4, 1776?
a) The first battle of the Revolutionary War was fought.
b) The Second Continental Congress declared independence from Britain.
c) The Declaration of Independence was adopted by the Second Continental Congress.
d) The Declaration of Independence was signed.
9. The "midnight ride" of which American patriot was later immortalized by poet Henry Wadsworth Longfellow?
a) John Hancock b) Samuel Adams c) Joseph Warren d) Paul Revere
10. Which of the following did not sign the Declaration of Independence?
a) Samuel Adams b) Benjamin Franklin c) John Hancock d) George Washington
11. Who was the primary author of the Declaration of Independence?
a) Benjamin Franklin b) George Washington c) Thomas Jefferson d) John Adams

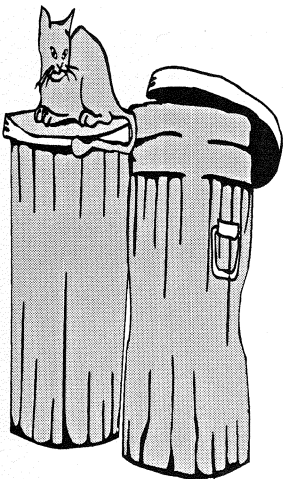
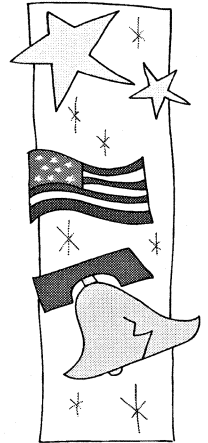




Light Bulb Replacement

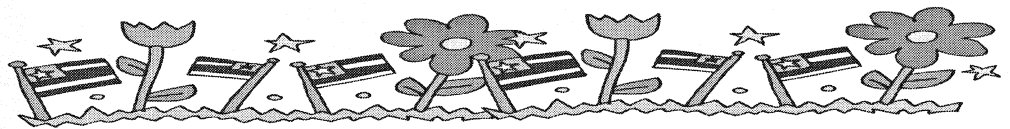
Because of the many budget cuts being enacted by the federal government and our desire to continue to provide affordable housing; going forward all tenants will be responsible for the cost of replacement light bulbs in their apartments. Maintenance will still install the bulbs but if you don't supply your own bulb, you will be charged for the cost of the bulb..

**"America will never
be destroyed from the outside.
If we falter and lose our freedoms,
it will be because
we destroyed ourselves."
>< Abraham Lincoln ><**



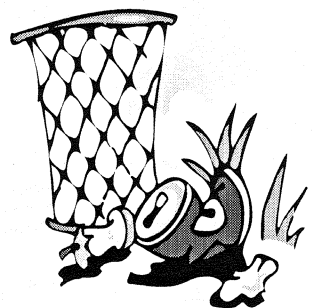
Please do NOT feed stray animals on or around the property. The food, plates and other containers attract other animals and we end up with several nuisances around and sometimes in the buildings. If you are concerned about them, call animal control.

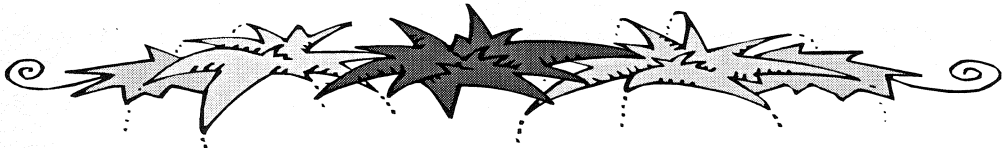
WORK ORDERS - We apologize that we have a backlog of work orders. We are currently trying to bring in some temporary help to take care of the backlog. We must continue to classify and put off non-emergency maintenance through the next couple of months due to extraordinary, temporary work that is taking the maintenance staff away from the routine maintenance. We hope to be back to normal operations by the end of the year.



INSPECTION RESULTS – The HUD inspection is to be rescheduled for August 2. John’s inspection of apartments in Apollo Towers and Parkview Plaza in June was good overall. However, a few things concerned him. There were two apartments that had broken and/or damaged switch and outlet covers on walls. These issues are emergency maintenance as they expose residents to electrical shock. Neither resident called in these issues. That is a violation of their lease agreement and could even be subject to eviction. Please call the office for a work order when things break or are damaged in your apartment. Thank you!

Please pick up your trash in and around the gazebo and the rest of the property. Do not leave things lying around as it attracts bugs and wild animals which lead to an even bigger mess and more complaints. Clean up after yourselves.





Construction Projects Update

Unfortunately, as of this writing, we do not know the total extent of the work to be completed on the **Apollo Towers Project**. We should know by the 4th of July. We are certain that we will have floors 4 through 8 completed and ready to occupy after July 15. Floors 1 through 3 should be completed in early August. We are still do not have the completed specs to price required structural remediation. Until we have that cost we cannot make decisions regarding the north parking lot, security monitoring, etc. The community room will be the last item so we will say Labor Day to be on the safe side.

Tolin Terrace is in its final phase of construction and will be complete by the end of July with one exception. We will have to reseed and treat the yard in the fall and are bidding security monitoring.

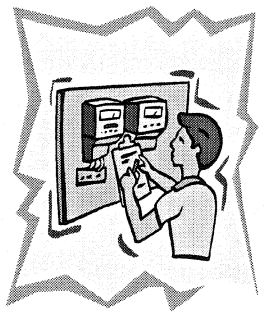
Parkview Plaza is at a stand still awaiting HUD review of the \$450,000 grant. Unfortunately, this usually takes months so we do not anticipate any more work to be done until fall. The entire project will be completed in the summer to fall of 2012.



UTILITIES CHARGES – The Board of Commissioners have established new monthly utilities charges effective August 1, 2011. Every existing tenant in Apollo Towers and Parkview Plaza received letters informing them of these charges on June 21, 2011. Units 807 and 814 will pay \$10 monthly, all other 1-bedroom units in Apollo Towers and Parkview Plaza will pay \$15 monthly, and all 2-bedroom units will pay \$25. The housing authority will accept written tenant comments on this change until July 29, 2011. Comments will be shared with the Board of Commissioners.

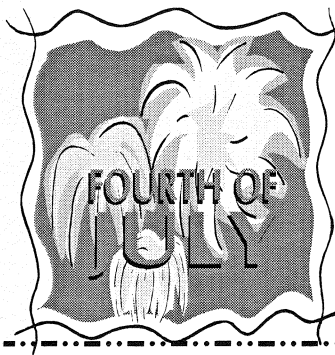
Parkview Utility Readings

Staff will read the Parkview electric meters on Friday morning, July 1st. They will not be read again till Monday, October 3rd, due to the change in how excess utility charges are billed.



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Monday, July 4th

the office will be closed and there will be no maintenance staff on duty. Mary Martin will be available for emergency maintenance and lockouts during normal business hours.

Apartment Supervisors are available after office hours, holidays & weekends for lockouts, elevator lockoff, access to community room and emergency maintenance only. Please keep this schedule handy and do not bother them if it isn't their day.

Bonnie Taylor @ 632-5818 in Apt. 1102

Sunday, Monday, Tuesday & Wednesday

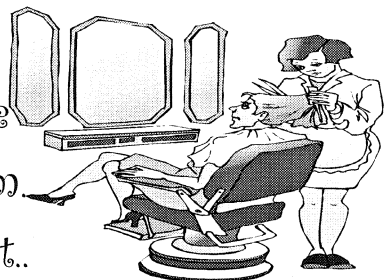
Mary Martin @ 632-3006 in Apt. 3101

Thursday, Friday & Saturday

Beauty Shop - Arlene Stewart

Located in Apollo Towers on the first floor by the community room.

Call 630-0742 for an appointment.



Spray Day - Wednesday, July 13th is bug spray day for Apollo Towers. Spray day is always the second Wednesday of each month. Apollo is the odd months and Parkview and Tollin are the even months.