

Clay Center Housing October 2014



Office Hours:

9AM - Noon Monday - Friday

1PM - 4PM Monday & Wednesday



Please call before coming to the office to verify that someone is available to speak with you. Make arrangements to pickup packages between 8:00AM and noon. If you have a lock-out, call 632-2100 or come to the office. **Only in an emergency, in the evenings or on weekends, should you call 447-9352.**

Newsletters and statements are available at the office the last week of each month, after the 25th. Each household is responsible for picking these up and **READING** the information provided. Tenants can purchase stamps, get change and pay rent in person **ONLY** during window hours - Tues. & Fri. 9AM to Noon. Checks and money orders may be placed in the dropbox slot on the office door.

If you have a work order, **call the office**. Please leave a message stating the unit number, nature of the problem and whether maintenance has permission to enter. It is **NOT** necessary to come to the office, just call. Your needs will be addressed as soon as possible in the order of urgency.

330 West Court- St. Clay Center, KS

Telephone: 785-632-2100

Fax: 785-632-6363

Website: claycenterhousing.com

KS Relay Center TDD 800-766-3777





Clay Center Housing

October 1, 2014

October is Housing America month. During the month of October we want to draw America's attention to how Public Housing contributes to our communities. First, the bad news! The HUD funding bills for 2015 provide \$769 million less for HUD programs than FY 2014. Underfunding HUD programs undermines the goals of helping low income seniors, people with disabilities, families with children, and many others to live in safe, stable, affordable housing and revitalize their communities. The proposed 2015 funding levels will add stress to all of the Public Housing Programs including reducing repair and rehabilitation of public housing and reduce the number of choice vouchers available. All of this while the number of Public Housing units and vouchers steadily decrease each year. In fact, my financial projections in 2013 showed this Housing Authority running out of reserve funds in approximately 10 years with no guaranteed source of funds to keep the two towers operating.

Now for the good news! Faced with the fact that 101 of our units have been under the HUD Public Housing Program and, due to the underfunding of this program by Congress we were forced to use our Public Housing Capital Improvement Funds to meet our operating budgets in 2013 and 2014 with no end to this in sight, we seized the opportunity to convert Apollo Towers and Parkview Plaza to Project Based Section 8 Vouchers through the Rental Assistance Demonstration Program (RAD). Only one other Housing Authority applied for this conversion in our 4-state region. Folks, we are on the cutting edge and 2015 will see us adding money to our reserves instead of taking it to keep our operations afloat. All while our peers across the state experience another discouraging cut that threatens their very existence in the future.

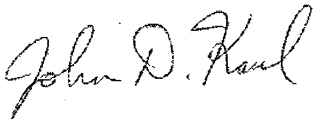
What do we gain from leaving Public Housing?

1. Provide more stable funding to public housing units. In 2015 our subsidy will be at the 2012 funding level along with a COLA increase resulting in \$62,757 more subsidy revenue than current projects for Public Housing. Historically, the Project Based Voucher Program has never seen a year where Congress prorated their funding while Public Housing has prorated our annual funding as low as 78% of our formulated needs over the past 10 years resulting in operating deficits over the past 2 years.
2. Built in annual cost of living increase in subsidy subject to appropriations.
3. HUD is committed to giving RAD Housing Authorities priority in funding level annually before applying appropriations proration.
4. We will have one grant instead of the two we currently have.
5. We will experience deregulation. Our housing applications will be processed for eligibility, the waiting lists maintained, and the tenant certifications completed by Atchison Housing Authority. This will give us more time to focus on marketing, planning, collections, and tenant problem resolutions.
6. We will have the HOME program and WEATHERIZATION program available for leveraging future modernization along with literally any funding source out there available. These programs are not available to HUD Public Housing Programs and the procedures for obtaining these funds are encumbering.

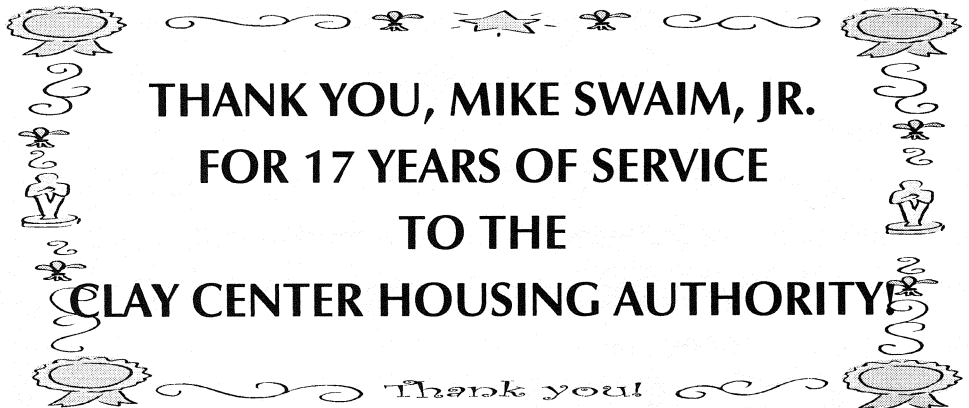
We currently serve 121 very low, low, and moderate income households consisting of 143 residents. Today the average household income at our properties is \$15,102. 81% of our tenant households are under 50% of area medium income and 27% are under 30% of area medium income. 5% of these households are families with children. 36% of our households are disabled including developmentally delayed, mentally ill, and mobility. 90% of our households are seniors. Another interesting statistic is that 17% of our residents are employed. As you can see from these demographics, Clay Center Housing Authority is vitally important to our community and its economy. Not only do we provide affordable, safe, sanitary housing, our residents contribute to the local economy. And our apartments, common areas and grounds are nicer than many market rate properties in our community.

Please tell your Senators Roberts and Moran and Representative Huelskamp that affordable housing is important to our rural communities, especially to low income seniors, people with disabilities, and families with children.

Thank you!



John D. Kaul, Executive Director



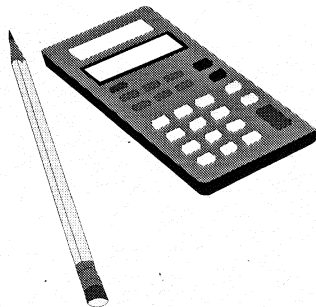
PERSONAL MONEY MANAGEMENT CLASS

This class will be offered to Clay Center Housing tenants

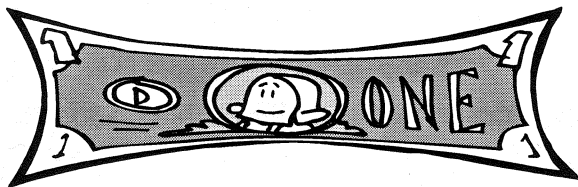
Saturday, October 11, 2014

10 a.m to 12 Noon

Apollo Towers Community Room



If you struggle with making ends meet, with having enough money at the end of the month this class is for you. I also highly encourage any of you who have had difficulty meeting your obligations to Clay Center Housing to take this course. It is free and is only for 2 hours but it can change your life. There will be free material and worksheets that can help you begin the path to financial security. Please call the office if you plan to attend.



Clay Center Housing is offering scholarships to tenants for the EDG Workforce Development Courses available locally. Scholarship applications are available at the housing office. You will be required to show a direct connection for either improving job skills or finding employment and the need for the specific course. Contact the office for more information.

I love a brisk fall breeze,
especially when the leaves
blow into the neighbors
yard.



The foliage has been losing its freshness through the month of August, and here and there a yellow leaf shows itself like the first gray hair amidst the locks of a beauty who has seen one season too many.... September is dressing herself in showy dahlias and splendid marigolds and stary zinnias. October, the extravagant sister, has ordered an immense amount of the most gorgeous forest tapestry for her grand reception.

~ Oliver Wendell Holmes

AUTUMN QUIZ

1) What word was commonly used before the 16th century to refer to the autumn season?

reap - fall - harvest - crop

2) In the Northern Hemisphere, autumn begins in September. When does it begin in the Southern Hemisphere?

March - January - February - April

3) What term refers to the full moon closest to the autumnal equinox?

Harvest - blue - bright - reap

4) What region in the US is a popular "leaf peeping" tourist destination?

Sonoma Valley - Great Plains - Great Lakes - New England

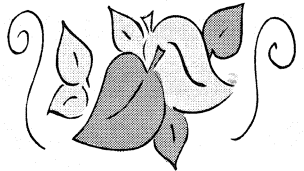
5) What is the name of the popular harvest festival celebrated in China close to the autumnal equinox?

Sun - moon - lantern - dragon

6) Why do leaves change color in autumn?

too cold - less light - trees dying - part of harvest

7) For what Latin number is October named?



8) What are the two gemstones for October?

Zircon & garnet - amber & opal
opal & tourmaline - tourmaline & garnet

9) What is the flower for October?

Chrysanthemum - petunia - dahlia - calendula

NATIONAL CYBER SECURITY AWARENESS MONTH

The Internet is part of everyone's life, every day. We use the Internet at work, home, for enjoyment, and to connect with those close to us.

However, being constantly connected brings increased risk of theft, fraud, and abuse. No country, industry, community, or individual is immune to cyber risks. As a nation, we face constant cyber threats against our critical infrastructure and economy. As individuals, cybersecurity risks can threaten our finances, identity, and privacy. Since our way of life depends on critical infrastructure and the digital technology that operates it, cybersecurity is one of our country's most important national security priorities, and we each have a role to play—cybersecurity is a shared responsibility.

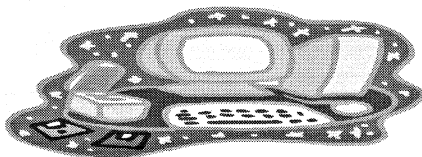
October 2014 marks the 11th Annual National Cyber Security Awareness Month sponsored by the Department of Homeland Security in cooperation with the National Cyber Security Alliance and the Multi-State Information Sharing and Analysis Center.

To understand and practice cybersecurity, individuals must be able to recognize risks, threats and vulnerabilities that exist online and their impact at a national and individual level.

Treat your mobile device like your home or work computer. Keep your operating system software updated, which will improve your devices' ability to fight malware (potentially harmful software). Use caution when downloading or clicking on any unknown links. Be cautious about what you receive or read online and from whom.

No citizen, community or country is immune to cyber risk. Americans can follow simple steps to keep themselves, their assets, and their personal information safe online. Here are a few tips all Internet users can leverage to practice cybersecurity during National Cyber Security Awareness Month and throughout the year:

- * Set strong passwords and don't share them with anyone.
- * Keep your operating system, browser, and other critical software optimized by installing updates.
- * Maintain an open dialogue with your family, friends, and community about Internet safety.
- * Limit the amount of personal information you post online and use privacy settings to avoid sharing information widely.
- * Be cautious about what you receive or read online—if it sounds too good to be true, it probably is.





TENANT NOTICES

LEASE ADDENDUMS – We are very close to closing the conversion of our Public Housing Program to Project Based Vouchers. It appears that we will actually close with HUD after October 1. That means the program will become effective on November 1, 2014. Once we confirm this we will notify each of you by delivering notices to your doors. **PLEASE LOOK FOR THESE NOTICES AND FOLLOW THE INSTRUCTIONS. YOU MUST SIGN THE LEASE ADDENDUM TO CONTINUE TO LEASE FROM US.**

NEW PROGRAM ADMINISTRATOR – When we leave Public Housing we will experience significant deregulation under the Project Based Voucher Program. **THIS AFFECTS EACH RESIDENT** of Apollo Towers and Parkview Plaza. Once this program goes into effect Kim will no longer be responsible to meet with you, gather your information, and calculate your rent. We will not even receive the tenant applications or manage the waiting lists. This will all be done by **ATCHISON HOUSING AUTHORITY**. They will mail you a packet with instructions when it is time for your annual re-certification of rent. Atchison Housing Authority will be responsible to HUD to perform these administrative duties. Clay Center Housing Authority and Clay Center Affordable Housing Development, LP will still own and manage the properties including collecting rent, maintaining the properties, etc. but Atchison Housing Authority will be responsible to maintain the waiting lists and prepare and submit the household and rent determination certifications to HUD. Kim will still be responsible to prepare the same information to submit to KHRC for Apollo Towers but your first point of contact at re-certification will be from Atchison Housing Authority.

COLLECTIONS & HOUSEKEEPING If you are one of the residents who is having major issues with housekeeping and cleanliness or are behind in your rent then we are giving you a warning of what is about to happen. The only reason we have not been after you more is not because we are unaware or unconcerned. It is because we don't have the time to get to it. However, once Atchison Housing Authority takes over our HUD administrative responsibilities, we will be focused on these issues. Let this be a warning to you that we intend to enforce our collection policies and make sure tenants fulfill their lease responsibilities to keep their apartments clean and picked up.

IMPORTANT TENANT MEETING – WEDNESDAY OCTOBER 22 at 1PM in the Apollo Towers Community Room. Apollo Towers and Parkview Plaza residents need to mark your calendars for this very important meeting to answer your questions and discuss the administrative changes that will affect every one of you beginning November 1, 2014. We have not discussed this with you before so you need to come, as our office will no longer be responsible to gather your information, calculate your rent, and prepare your household and rent certifications for HUD. You will be dealing directly with Atchison Housing Authority for your annual re-certifications beginning November 1, 2014.

Please do not leave your trash bags sitting in the hallways. If it doesn't fit in the trash chute or you aren't ready to take it to the dumpster, **LEAVE IT IN YOUR APARTMENT.** No one else wants to see or smell your trash. Each tenant is responsible for their own trash.

Just because you are not physically able go outside or the weather is bad, does not make it OK for you to smoke in your apartment. No smoking means just that, period! You can and will be evicted if you smoke anywhere in any of the buildings.

Columbus Day

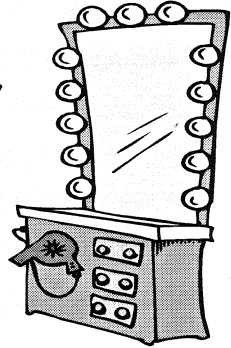
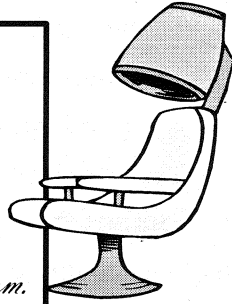
is Monday October 13th. The courthouse and banks will be closed. There will be no mail delivery.

Beauty Shop - Arlene Stewart

For an appointment, call

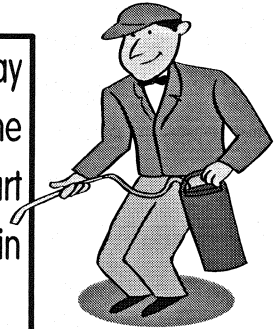
(785)630-0742

*Located on the first floor of
Apollo Towers by the community room.*



ANNUAL INSPECTIONS - Thursday, October 9th is scheduled as inspection day for floor 3 of Parkview. Your unit will be inspected that day. Please consider this your advance notice.

SPRAY DAY - Wednesday, October 8th is bug spray day for Parkview and Tolin. Spray day is always the second Wednesday of the month and will start around 8:30 AM on the first floor. Parkview and Tolin are the even months and Apollo the odd.



For information or questions on the Friendship Meals program, please call 632-5767 or contact Amber in the Nutrition Office located next to the south entrance of Apollo.



General Public Transportation Mini-Bus Service

Call 632-2447 and schedule your ride today!