

Clay Center Housing October 2015



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, on weekends or evenings should you call 785-447-9352.**

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. ONLY during window hours - Tues. & Fri. 9AM to Noon, may tenants purchase stamps, get change and pay rent in person. 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 Street Clay Center, KS

Telephone: 785-632-2100

Fax: 785-632-6363

Website: claycenterhousing.com

Like us on Facebook!

KS Relay Center TDD 800-766-3777



TENANT NOTICES

Rent not paid by the 10th of the month is subject to a late charge of \$25. It doesn't matter when you wrote the check. If your payment is not received before the end of the day the charge will be applied to your account on the following business day.

Please read the rent statement BEFORE making out your check. There are tenants who have not paid the maintenance materials and/or late charges billed to their account for several months. If you have questions please come to the office.

Please keep your pets on a leash and under your control at ALL times outside of your apartment. Not everyone loves your dog or cat and doesn't appreciate being jumped on, barked at or licked. Remember to update your pet's vaccination and city license as this is a requirement of your lease. You must pick up your dog's poop on housing property!

Cold weather is coming and with it ICE and SNOW. Maintenance will NOT clean around your vehicle. When the amount of snow is significant the driveways are plowed but not the individual parking spaces. Please do NOT park over the sidewalks and be very careful if you must go out. Even with ice-melt on the sidewalks they can become slippery as things refreeze.

Autumn

A F G T P W Y V H K S A U W L
M P A I H E B A N H A P W O S
N L L L L H L R E B M E V O N
T E E P L L A U T U M N V L I
K S A A O G H O S T Z L A E K
C M E W V L H S A U Q S D A P
Y E E V F E K A O R R Q R F M
J E X S R O S G H K Z M U H U
N J K H R A X W N E D R O J P
N T X A R S H R W Y N F G I Q
H R N O I U E U L Q G T C R M
E G O P E T C Y P J L O D A T
E V W C N J J J J R G W W K R
X A P A A L T D J Y U N W V U
F B L N Q S M R K H L Y K G B



ACORN
AUTUMN
FALL
GHOST
GOURD
HALLOWEEN

HARVEST
LANTERN
LEAF
LEAVES
MAPLE
NOVEMBER

OAK
ORANGE
PILE
PUMPKIN
SQUASH
TURKEY



"October's Party"

October gave a party;
The leaves by hundreds came,—
The Ashes, Oaks, and Maples,
And leaves of every name.
The sunshine spread a carpet,
And every thing was grand;
Miss Weather led the dancing;
Professor Wind, the band..
The Chestnuts came in yellow,
The Oaks in crimson dressed;
The lovely Misses Maple
In scarlet looked their best;



All balanced to their partners,
And gaily fluttered by;
The sight was like a rainbow
New-fallen from the sky.
Then, in the rustic hollow,
At hide-and-seek they played,
The party closed at sundown,
And everybody stayed.
Professor Wind played louder;
They flew along the ground;
And then the party ended
In jolly "hands around."

~George Cooper



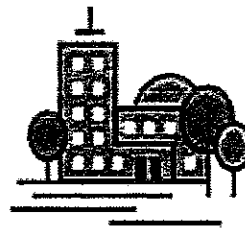
October is Housing America month. During the month of October we want to draw America's attention to how Public Housing contributes to our communities. Clay Center Housing Authority currently serves 119 very low, low, and moderate income households consisting of 139 residents. Today the average household income at our properties is under \$16,000. 48% of our tenant households are under 50% of area medium income and 29% are under 30% of area medium income. 4% of these households are families with children. 26% of our households are disabled including developmentally delayed, mentally ill, and mobility. 63% of our households are seniors. And 18% 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. We provide affordable, safe, and sanitary housing to our residents. Without our properties 58 current households would be faced with inadequate housing or homelessness. Without our residents our local businesses would lose approximately \$1.1 million in annual revenue and our local government would lose approximately \$33,766 in sales tax revenue.

83% of our units were subsidized through HUD Public Housing until this year. Beginning in 2013 we were faced with inadequate funding to sustain our operations and continue maintaining our capital assets beyond 10 years. From 2009 to 2015 Public Housing lost more than \$26 billion in cumulative funding nationwide. If that were not enough, the Administration has continued to add program requirements that increase the cost of operations and the nation's affordable housing stock is depleting annually at alarming rates.

Thanks to the leadership and foresight of our Board of Commissioners, Clay Center Housing Authority took advantage of a small window of opportunity and converted Apollo Towers and Parkview Plaza out of Public Housing to Project Based Vouchers resulting in an immediate recovery of \$41,825 in lost revenue from 2014. We turned our guaranteed revenue from \$565, 485 for the two properties in 2014 to \$607,310 this year and \$619,746 for 2016. Our financial viability has been successfully restored for the present with a built in cost of living increase. However, the U.S. Congress and the White House hold the keys to our continued financial security through adequate funding in the future. Clay Center Housing Authority is the only Housing Authority in the State of Kansas and one of only 2 in our 4-state region to take advantage of this opportunity.

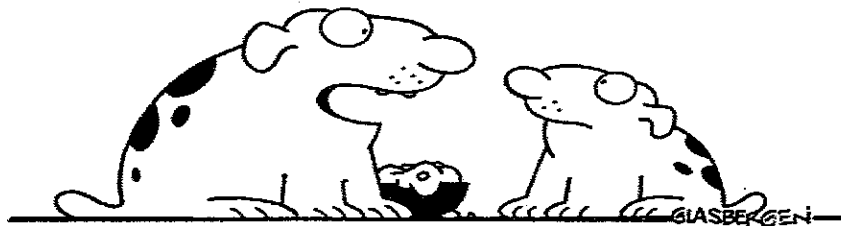
Thank you!

John D. Kaul, Executive Director



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DOG MATH



**"If I have 3 bones and Mr. Jones takes away 2,
how many fingers will he have left?"**

DRIVER SAFETY: Distractions

By practicing safe driving techniques you can significantly reduce your chances of being involved in an auto accident.

Multitasking at the Wheel

While there is little you can do to control other people's driving, there is plenty you can do to reduce your own distractions. Do not engage in any of the following while driving:

- Touching up makeup or hair
- Talking with other passengers to the point that you aren't watching the road
- Smoking
- Adjusting the radio or other audio devices
- Allowing your dog to sit on your lap
- Eating

Stay off the Phone

Cell phones are the most common driver distraction and result in countless accidents every year. Driving while talking on the phone is dangerous because you cannot adequately divide your attention between the road and your conversation. If you must talk on your phone while driving, using a hands-free device will at least let you keep two hands on the wheel. Even more dangerous than talking on the phone, texting while driving is comparative to drunk driving when it comes to decreased reaction time and impairment. You should always refrain from texting, checking email or using your phone in any way while driving. To combat the

growing danger of phone use while driving, many states have enacted laws against texting and handheld use. Not only could you be endangering those around you but phone use while driving could also land you a hefty ticket.

Get Plenty of Rest

Driving any distance requires you to be physically and mentally well-rested. Fatigue plays a large role in motor vehicle accidents and can be a major element in driving distractions. If you become drowsy, pull off the road and take a short nap.

Know Where You are Going

Before you set out for a new location, familiarize yourself with the route. If you need to check your map or call for directions along the way, pull over before doing so.

Don't Drink & Drive

Alcohol is the single greatest contributing factor to fatal motor vehicle accidents. Never drive while intoxicated. Be aware that some prescription medication may also have a debilitating effect.

Practice Defensive Driving

In addition to avoiding distractions, you should give your full attention to driving defensively. This can help minimize the risk of an auto accident. It's important that you remain aware of other drivers around you and make adjustment to your driving accordingly.

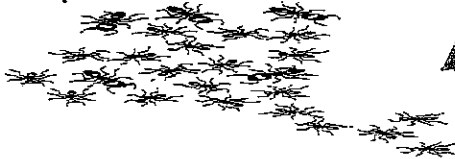
Columbus Day is Monday October 12th. The banks will be closed and there will be no mail delivery.



*Beauty Shop
Arlene Stewart
For an appointment,
call (785)630-0742
first floor of Apollo Towers
by the community room.*

Personal Money Management Class
10 a.m. to Noon, Saturday, October 24,
at the Apollo Towers Multi-Media
Room. The class is free but participants
MUST Pre-enroll no later than October
16, 2015 at our office.

Unit inspections for the 3rd floor at Parkview are scheduled for **Thursday, October 15th**. John will begin around 9 AM and you **do not** have to be present.



SPRAY DAY - Wednesday October 14th is bug spray day for Parkview & Tolin. Spray day is always the second Wednesday of the month and will start around 8:30 AM. Parkview and Tolin are the even months and Apollo the odd. This is your advance notice and we **WILL** spray ALL units.