

SPECIAL
POINTS OF
INTEREST:

- Calendar
- Quality Control
- Happy Father's Day!
- Emergency Work Orders
- Budgeting for Income-Based Rent
- Job Hunting?
- Kids Corner

INSIDE
THIS ISSUE:

- Calendar 2
- Quality Control 3
- Father's Day 3
- Budget for Income-based rent 4
- Job Hunting? 4
- Emergency Work Orders 5
- Kids Corner 6

The River Bend

Gallatin, Carthage, and South Carthage Housing Authorities

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Father's Day Resource Fair

Father's Day 2015 is on Sunday, June 21, 2015. In celebration of Father's Day 2015 the Gallatin Housing Authority and South Carthage Housing Authority will be hosting a Father's Day Resource Fair. Last year both GHA and SCHA hosted their first Father's Day outreach program. This was simply to demonstrate our commitment to improving the quality of life for children in our public housing developments. Since 2010 a growing number of public housing authorities have joined each year to encourage connections between male mentors and children. There is a growing concern that because there are so many missing fathers; that this has created a generation of children; left to face difficult life challenges without a wise; and, strong male role model to turn to.

The father's day events

planned by SCHA and GHA will take place both main office on June 18 and 19 respectively. The hours for each event are from 1:00 pm



until 3:00 p.m. We chose 2015 father's day theme as a "Resource Fair" because relevant and helpful information pertaining to health initiatives, job opportunities and parenting information will be available. These events are not meant to disrespect caring, loving, dependable, and supporting mothers. This is an initiative sponsored by the United States Department of Housing and Urban Development "HUD" called "Reconnecting Families and Dads Initiative (RFD). We

would like as many fathers, uncles, grand-fathers or significant male role models to stop by for refreshments at either location on June 18 and 19.

An old African Proverb reminds us that "it takes a village to raise a child". In each African village, however, the men are the leaders, workers, builders and providers for their families. How can we as Americans help rebuild the broken family-structure that so many communities suffer from? There is no simple answer or solution. And, this is why GHA and SCHA are doing its part to help rebuild our broken communities.

Happy Father's Day to all of you; who are fathers and dads to your children.

Have a great summer!

June 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	<i>1</i> Rent Due	<i>2</i> Bug day Gallatin 1, 2, 4, & 5B	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>
<i>7</i>	<i>8</i> 10% late fee	<i>9</i> Bug day Gallatin 5A & 14	<i>10</i>	<i>11</i>	<i>12</i>	<i>13</i>
<i>14</i>	<i>15</i>	<i>16</i> Bug day Gallatin 11	<i>17</i>	<i>18</i> Father's day Resource Fair	<i>19</i>	<i>20</i>
<i>21</i> Father's day	<i>22</i> Last day to pay	<i>23</i> Bug Day Carthage & S. Carthage	<i>24</i>	<i>25</i>	<i>26</i>	<i>27</i>
<i>28</i>	<i>29</i>	<i>30</i>				



This Month...

06/01 — Rent Due

06/02 — Exterminator to visit Gallatin developments 1, 2, 4, & 5B

06/08 — 10% late fee added to all unpaid rent

06/09 — Exterminator to visit Gallatin developments 5A & 14

06/16 — Exterminator to visit

Gallatin development 11

06/18 — Father's Day Resource Fair at SCHA 1-3 p.m.

06/19 — Father's Day Resource Fair at GHA 1-3 p.m.

06/21 — Father's Day

06/22 — Last day to pay rent before legal action

06/23 — Exterminator to visit Carthage and South Carthage

Quality Control in Maintenance



Please be advised that maintenance supervisors will now be conducting quality control of work being performed in your apartments. Any time you request maintenance or management notes a maintenance

GHA & SCHA want to insure quality work.

need on a routine inspection (like bug day or annual inspections), a work order is generated and a technician or mechanic comes to your apartment to perform work. GHA & SCHA want to insure the highest quality work is being done in your homes. Once the tech has completed the requested work and turned in the order as complete, maintenance supervisors MAY visit your home

to follow up within 48 hours of completion of the work. For example, if you call on Monday to say that your kitchen sink is leaking underneath, and the technician fixes it on Tuesday, the maintenance supervisor may come over on Wednesday or Thursday to check that the work was done correctly and appropriately. If you have any questions or concerns regarding maintenance supervisors conducting quality control inspections of the work done in your homes, please contact the main office at 615-452-1661 in Gallatin, 615-735-1510 in Carthage or 615-735-1940 in South Carthage.

HUD rates housing authorities

each year;

GHA & SCHA have both been rated as

High

Performers!

GHA & SCHA are High Performers

The United States Department of Housing and Urban Development (HUD) grades housing authorities every year based on several factors including the physical condition of the properties, compliance with regulations, and financial responsibility. The HUD inspections that occurred in February contributed to this score, as do the weekly & monthly reports your property

managers are required to complete, and the budgets and financial reports prepared by the Agency's Accounting Manager. Both the Gallatin Housing Authority and the South Carthage Housing Authority have been rated as High Performing Agencies by HUD for the 2014 fiscal year. Gallatin Housing Authority scored 94 out of 100 overall and South Carthage Housing Au-

thority scored a 92 out of 100 overall. Thank you for cooperating with management and maintenance to make our properties clean, safe, and pleasant places to live and work!

Maintenance Reminders

Filters are changed every other month and June is filter changing month! The first Monday of the month, filters will be changed in developments 1, 2, & 4 (Hull, N. Boyers, Owen, Small, Blythe, and Chambers). The first Tuesday of the month, filters will be changed in developments 5A & 5B (Cosco, Yale, and N. Blakemore). The first Wednesday of the month, filters will be changed in 11 (Lackey, Lake,

Pace, and Alexander). And the first Thursday, filters will be changed in 14 (Chaffin, Womack, Trimble, Santa Monica, and Vine).

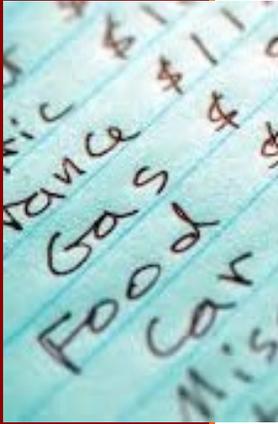
April is also OUTSIDE month for pest control. Pest control will be treating the outsides of your buildings unless you have a special concern or request. Please make these concerns or requests known in the main office.

Please also be reminded that if you call in a work order, maintenance will perform the requested work even if you are not home UNLESS you specify that you want to be present. Make such requests known when making the work order with the main office.



Don't forget, maintenance is changing filters this month!

How Do You Budget for Income Based Housing?



Predicting your rent can make planning your budget easier

Talk to your property manager about your work, school, childcare, or medical expenses to see if your rent can be reduced.

There are resources to help you find a job.



It's difficult to plan your budget each month when money is tight and expenses seem to keep increasing. Living in income-based housing is a help to those on a tight budget, but it can also make planning for next month more complicated. How can you plan for a rent payment when you don't know how much that rent payment is going to be? Here are some things that you should know about income based housing that will help you plan out your monthly budget.

First, federal regulations require the housing authority to count your income based on the GROSS, the amount before any taxes, child support, insurance, or garnishments.

The simplest way to estimate your income-based rent is to multiply your total gross income for the month by 0.3. That will give you 30% of your gross which is your rent before any deductions.

In order to budget as you go, you can do this on each check and set aside that money.

Let's say you get paid the 15th and the 30th. If you wait until the 30th to put aside your rent, it will likely take your whole check or worse — be more than you have left to pay. Instead, multiply your gross income from the 15th by 0.3 and put aside that money. When the check on the 30th comes, do the same. Then bring both checks to the office and you will have set aside enough money to cover your rent! If you have questions, ask your property manager!

Did You Know?

There are several things that can help make your rent more affordable. Are you paying a babysitter? If you are elderly or disabled, do you pay out of pocket medical expenses? Do you have family members who are working AND attending school? Have you just gotten a job after a year of not working? Or have you gotten a better job after completing

school or a job training program? If your answer to any of these questions is yes, make your property manager aware of your situation. Child care expenses can be deducted from the rent of working parents. Out of pocket medical expenses over 3% of the annual income of an elderly or disabled person can be deducted from the rent. Full time stu-

dents who are NOT the head of household can work and have their income excluded from the rent calculation. If you have increased earnings after completing school or a job training program, you may qualify for a HUD program that stops your rent from increasing for two years.

Job Hunting?

Don't forget to make use of the Employment Opportunities board in the main office in Gallatin! The board is updated weekly with new job listings in the area. Our staff combs through the websites, newspapers, and job

boards to find positions that are local and might be a great opportunity for one of our residents. If the job requires on-line application, your property manager can help you use the laptop at the office to apply. Also be reminded that the Sumner County Career Center is close by: 175 College Street in Gallatin; and 120

Pauline Gore Way in Carthage. The Goodwill store on Nashville Pike in Gallatin also offers career coaching, help searching for jobs, and training in computer skills, resume writing, and interviewing. Make use of some of these resources in your job search to increase your rate of success.

What Qualifies as an Emergency Work Order?



Caption describing picture or graphic.

At move in, you are provided with either pager numbers in Gallatin or cell phone numbers in Carthage and South Carthage for use in contacting maintenance regarding an emergency work order which occurs after the office is closed.

There seems to be some confusion, however, about what qualifies as an emergency. Work order emergencies include but are not limited to:

- Burst water heaters — maintenance will come out to cut off the water heater, but will not replace it until the next business day. No hot water is NOT an emergency unless the water heater has burst.
- No heat — This is only an emergency if the outside temperature is below 40 degrees Fahrenheit.
- No AC — This is only an

emergency if you are elderly/disabled or have an infant in the home AND the outside temperature is over 90 degrees Fahrenheit.

- Water leaks — maintenance will instruct you how to cut the water off and come to repair it on the next business day. You are responsible for cleaning up any water.

Sink and commode stop ups are NOT EMERGENCIES.

If you use the pagers or after hours cell phones to call in a non-emergency work order, you will be instructed to either call the office and leave your work order on the voice mail system, or call back on the next business day to report your maintenance problem.

If you deliberately deceive the maintenance staff about the nature of your work order so that they will come to your apartment after hours, you will be charged an after hours trip charge of \$75 in addition to the time and materials required for your non-emergency maintenance problem. Failure to pay these charges within 2 weeks of

being billed will result in a notice to vacate.

If you are locked out of your house after hours, you may use the emergency pager numbers, however, there is a charge for an afterhours lock out as well. The charge sheet lists an after-hours lockout at \$25.

Please remember that maintenance pagers are not for use during medical emergencies or fires. You must alert the proper authorities/Emergency first responders. For example, if your apartment is on fire — get out and call the local fire department. The fire departments have contact numbers for maintenance supervisors in all GHA & SCHA locations and will alert them after the situation is contained. If you are worried that they have not contacted maintenance, you may use the pagers/cell phones, but please only do so AFTER alerting the appropriate authorities.

Gallatin pagers: 615-252-9608 or 615-252-9620

Carthage/ S. Carthage cell phone: 615-489-6408 or 615-489-6803

Gallatin Fire Department: 615-452-2771 or 911 in emergency

Carthage Fire Department: 615-735-0843 or 911 in emergency

If you claim emergency and maintenance comes out to find a non-emergency issue, you will be charged a \$75 after hours trip charge!

Satellite Dishes OFF buildings!

Please be reminded that while satellite dishes are permitted on GHA and SCHA properties they are NOT to be attached to the building. If you attach a satellite dish to your apartment building, you will receive a notice to vacate and you will be responsible for paying any and all damages caused by the removal of said satellite. The property managers have releases that all

satellite installers are required to sign, enumerating the requirements for installing a satellite dish. This release states that the installing tech understands the rules for installation of a satellite dish and takes on both the responsibility and the expense for repairing any installations they do contrary to GHA and SCHA rules. This release does NOT take the responsibility off the

tenant however. It will then be up to the tenant to pursue repairs through the satellite company as any and all damages will be charged to the tenant by the housing authority.



Satellite dishes CANNOT be on the house!

