

SPECIAL  
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- Changes to the Admissions and Continued Occupancy Policy
- Maintenance Reminders
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# The River Bend

Gallatin, Carthage, & South Carthage Housing Authorities

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## Building Better Communities: One Family At A Time

By Michael Bates, Executive Director

Each and every resident who resides within a Public Housing unit managed by the Gallatin Housing Authority is part of a greater community. In fact you are a major part of a greater community called Gallatin, Tenn. Regardless of where you live this is your community. It is GHA's mission to always provide decent, safe, healthy and affordable housing for those in need of subsidy housing. Our goal also is to help build healthy and vibrant communities. We tried to achieve this goal by: providing timely maintenance repair service, performing annual unit inspections, conducting monthly pest control inspections, low tolerance

on crime, strict lease enforcement, and a serious tenant screening process.

Communities are made of many families. Each family brings with it certain family values, cultural beliefs, and lifestyles. Today we have multi-cultural communities in many cities throughout the United States. Each Housing Authority's development is a diverse community within itself. Every new resident who qualifies to live in a unit of GHA's adds character to that community. Employees of GHA are not simply providers of homes for needy families; we are also an organized *Community Builder*. And, as a Community Builder we

select families or persons who meet all qualifications according to the Admission and Continued Occupancy Policy (ACOP).

Our communities of public housing are vital: politically, socially and economically to the City of Gallatin, Tenn. You as tenants of public housing share the same responsibility to keep your neighborhoods clean, safe and secured; which helps protect the community next to yours. Because we believe that one family at a time helps to build better communities; we work proudly each day striving to help achieve this for you because we really care.

# March 2015

Su      Mon      Tue      Wed      Thu      Fri      Sat

1	2 Rent Due	3 Bug Day Gallatin 1, 2, 4, & 5B	4	5	6	7
8	9 10% late fee	10 Bug Day Gallatin 5A & 14	11	12	13	14
15	16	17 Bug Day Gallatin 11	18 Public Hearing ACOP Changes	19 Public Hearing ACOP Changes	20	21
22	23 Last day to pay	24 Bug Day Carthage & S. Carthage	25	26	27	28
29	30	31				



## This Month...

- 03/02 — Rent Due
- 03/03 — Exterminator to visit Gallatin Developments 1, 2, 4, & 5B
- 03/09 — 10% late fee added to all unpaid rent
- 03/10 — Exterminator to visit Gallatin develop-  
ments 5A & 14
- 03/17 — Exterminator to visit Gallatin development 11
- 03/18 — Public Hearing at Gallatin office for changes to Admissions and Continued Occupancy Policy
- 03/19 — Public Hearing at Carthage office for changes to Admissions and Continued Occupancy Policy
- 03/23 — Last day to pay before legal action
- 03/24 — Exterminator to visit Carthage & South Carthage

# Don't Forget to Check Out Charge Sheet Changes



Don't forget, Gallatin Housing Authority is making changes to the Tenant Charge Sheet. The new version is posted in the office and will be through the end of this month. If you have any comments

**Now is your chance to comment!**

or questions, please submit them in writing so that they may be addressed before the changes go into effect on April 7, 2015.

Proposed changes include the following: Under the heading of electrical supplies, all interior light fixtures will be increased from \$30 or \$35 each to \$50 each. There will also be a list of light bulbs by type including incandescent bulbs, fluorescent bulbs,

and specialty bulbs. Each type will have a charge. If you have been relying on the agency to provide bulbs, you will now be charged by the type of bulb as well as by the trip. Under the heading of Heaters and Hardware, the wall mounted thermostats used in 29-1 and 29-2 have increased to \$125 as the Agency now employs programmable digital thermostats. Under the heading of Paint, the per gallon charge for interior paint will increase from \$15 per gallon to \$20 per gallon.

**HUD mandated changes to the Admissions and Continued Occupancy Policy are coming.**

## ACOP Changes Coming

Gallatin Housing Authority is updating the Admissions and Continuing Occupancy Policy (ACOP) in accordance with the U.S. Department of Housing and Urban Development's PIH Notice 2014-20. Changes include mandatory language regarding non-discrimination based on actual or perceived sexual orientation, gender identity, or marital status.

Public Hearings for all proposed changes will be held in both the main office in Gallatin and in the Carthage office. There will be a public hearing in Gallatin on Wednesday March 18, 2015 at 10 am. The public hearing in Carthage will be Thursday March 19, 2015 at 10am. The Housing Authority is also accepting written comments until 4:00 p.m. on Wednesday, April

1, 2015. All comments will be presented to the Board of Commissioners at the quarterly meeting to be held at GHA, Tuesday April 7, 2015 at 6:00 p.m., and a vote will be taken to implement the proposed ACOP changes.

## Regular Maintenance Reminders

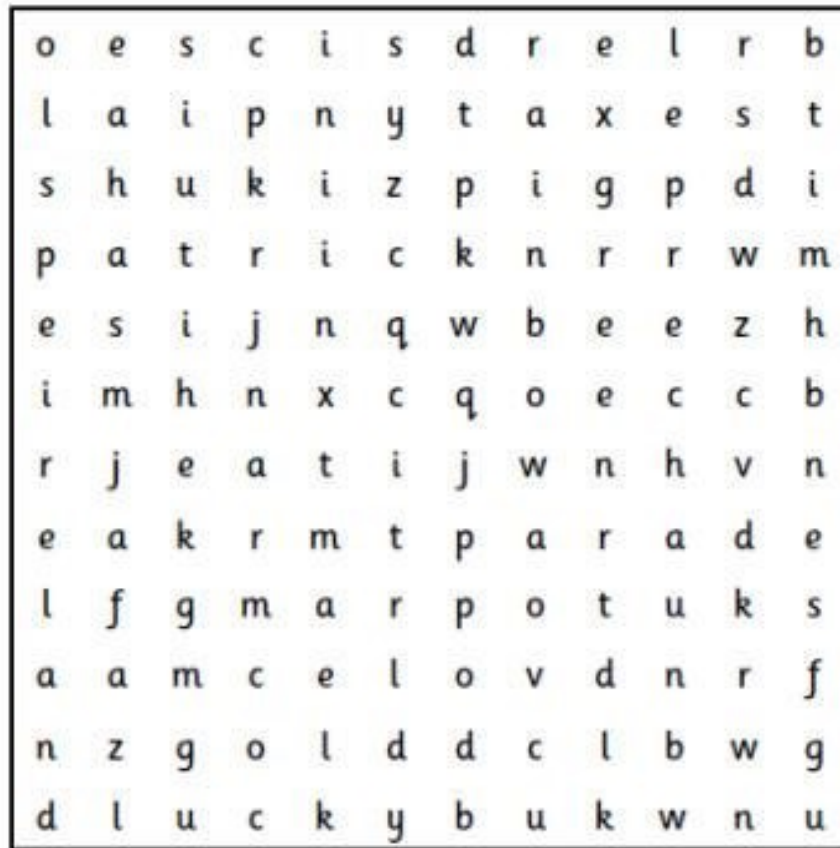
Filters are changed every other month and February is filter changing month! The First Monday of the month, filters will be changed in developments 1, 2, & 4 (Hull, N. Boyers, Owen, Blythe, Chambers, & Small). The First Tuesday of the month, filters will be changed in developments 5a & 5b (Cosco, Yale, & N. Blakemore). The First Wednesday of the month, filters

will be changed in 11 (Lackey, Lake, Alexander, & Pace). And the First Thursday, filters will be changed in 14 (Chaffin, Womack, Trimble, Vine, & Santa Monica) February is an OUTSIDE month for pest control. Pest control will be treating the outsides of the buildings unless you have a special concern or request. Please make these

concerns and requests known in the main office. Please be reminded that if you call in a work order maintenance will perform the 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 request with the main office.



# St Patrick's Day Word Search



emerald

gold

green

ireland

leprechaun

lucky

parade

patrick

pot

rainbow

saint

shamrock

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