

Housing Hotline

Clarksville Housing Authority
605 Lucas Street
Clarksville, AR 72830



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MARCH 2023

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Annual Inspections – Maintenance will be in all units between **March 1st – March 10th** for Annual Inspections. Updates and corrections will be throughout the month of March. Please look at the Preventative Measures section of this newsletter for ways you can help with this inspection. If you have questions, do not hesitate to call the office.

Annual Inspection Work Orders – Maintenance will be in units throughout the month to complete the necessary Annual Inspection Work Orders. If you have a date or time this is not convenient, please let us know. Otherwise, consider this your **Notice of Entry**.

REAC Inspections – REAC Inspections will be on Thursday, March 30th. Your help with these inspections is much appreciated! Attached to the newsletter you will find Information for Residents that should answer any questions you may have.

No Smoking – Smoking is not permitted by you or your guests in the units, within 25 feet of the units, or on the playgrounds. This is a lease violation. Additionally, please do not throw cigarette butts on the ground. All trash needs to be placed in the appropriate bins. Do your part and help keep CHA looking neat and tidy.

Scholarships - Scholarship awards are available to public housing residents, participants in rental assistance or similar programs, both heads of household and other family members. Visit www.swnahro.org for more information. The deadline for this scholarship is March 24, 2023

Resident Council – There is an opening for Resident Council Secretary. If you are interested in filling the role or simply getting more information, please feel free to call the office at 479-754-3564 or you can send an email to cha@cha-ar.com.

Food Banks – Attached in the newsletter you will find an updated list for local food banks. Please read everything as all the rules are listed with each agency.

Office Closed – The office will close at NOON on March 31st for End of Month Processing.

Public Hearing – A public hearing will be held on Tuesday, March 28, 2023, at 10:00am in the Foy Howard Community Center located at 605 Lucas Street (at the main office) to specifically discuss:

- 2023 Annual Plan/Agency Plan
- 5-Year Agency Plan

This is every tenant's opportunity to express cares/concerns about your unit, area you live in and common areas such as playgrounds and community centers.

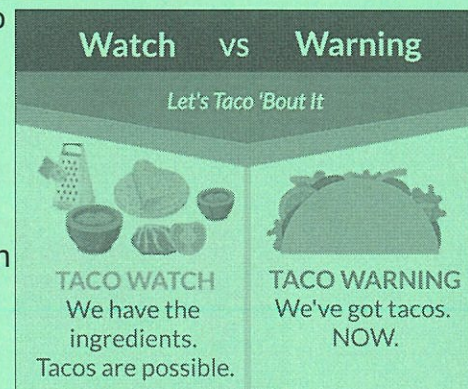
Breakfast – Breakfast will be served Tuesday, March 28th at 9:30am just before the Public Hearing. Please join us for a bite to eat before we begin the Public Hearing.

Pest Control & Inspections – Presto-X will do their normal pest control on the last Wednesday of the month. This is a busy month, so don't forget!

Severe Weather – It is that time of the year again. Preparation is key to staying safe during severe weather. Some ways to prepare are:

1. Sign up for Alerts and Warnings.
2. Make a Plan.
3. Practice Emergency Drills.
4. Safeguard Documents.
5. Plan with Neighbors.
6. Know Evacuation Routes.
7. Assemble or Update Emergency Supplies.

Tornado Watch vs Warning – It is easy to confuse a tornado watch and a tornado warning. Here is a handy way to help you remember which one is which when tornado season starts!



MARCH



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
<p>REMEMBER!!! REAC Inspections are March 30th. Maintenance will be in units throughout the month of March to prepare for the inspections.</p>			Rent Due			
5	6	7	8			
		Delinquent Letters		Late Fees		
12	13	14	15	16		
		Eviction Letters			St. Patrick's Day	
19	20	21	22	23	24	25
	Eviction Deadline					
26	27					
		Public Hearing & Breakfast	Presto-X & Inspections	REAC Inspections	Office Closed at noon	

Preventative Measures

During annual inspections, there are certain issues which are always noted. It would be greatly appreciated if you would do your part before inspections to correct these issues in your unit. Like the old saying goes, "An ounce of prevention is worth a pound of cure."

1. Blocked egresses are not only unacceptable; they are, also, extremely dangerous. Furniture may be up to a windowsill, but not covering the window. In the event of a fire or other emergency, you need to be able to escape from any access and emergency personnel need to be able to enter from any window or door. Please be sure that all egresses are clear and not blocked. This is extremely important.
2. Over the door hangers are NOT allowed, because they damage the door and door frame. It also keeps the door from being able to fully close and therefore will not pass inspection.
3. Return vents must not be blocked, because this causes limited air flow to circulate.
4. Altered or installed personal items (i.e., sink faucets, doorknobs, latches etc.) are not allowed. When tenants lease, they agree to not do anything to the physical aspect of the property. If maintenance needs to repair or replace something, a work order must be placed to the Housing Authority office. Any alterations already completed will be the responsibility of the tenant and you will be charged for replacement and/or any damage that was caused during your installation.
5. If you have a fire extinguisher, it MUST be in date (not expired), fully charged, and operational. For questions about this, please call the office.
6. Absolutely no flammable materials are to be kept on the premises or in storage rooms. No method of heating or cooling, other than that supplied by the landlord, is allowed. You may call the office with any questions.
7. There should be no clutter on the front or back porch, as well as in the yard. Any item stored on the porch should not prevent access to the unit. Yards and porches need to be maintained and tidy.
8. Satellite dishes that are not in use will be removed. Please let the office know if your satellite dish is not in use.
9. Smoking is not allowed in the units by any tenant or tenant's guest(s). Anyone who is smoking must be 25 feet away from the units at all times.
10. Any dripping faucets, running toilets, or other water issues need to be called in as soon as you notice them. Any issues with water need to be corrected as soon as possible.
11. Remember: normal wear/usage is not usually charged to the tenant. Do not hesitate to call the office with any work orders that you have.

CHA greatly appreciates your help preparing for the REAC Inspections!

In addition to what is provided below many local churches provide assistance and can be found in a telephone book. If you have access; it is recommended to check the Facebook pages of the following as they often publish unexpected opportunities for food distribution. There are other food bank opportunities in Clarksville, this is just a list to provide a starting point in your search for assistance.

754-2930 - 2nd Baptist Church – Compassion Center

Hours – Tuesday & Thursday from 10:00 a.m. - 12:00 noon and 5:00 - 7:00 p.m.

To receive assistance individuals must provide the following:

- ✓ Proof of total household income (Income limits are defined based on USDA guidelines)
- ✓ Picture identification (e.g. Driver's license or state issued ID card - need correct address)
- ✓ Utility bill (gas or electric) providing proof of Johnson County residency.

754-2428 - Interfaith Service Network – 208 Craven Street

Hours are 9:00-11:30 a.m.; Monday-Friday.

Interfaith Service Network (ISN) was started by church members as a food pantry and is operated by volunteers from 20 area churches. Over the years it has evolved into a “crisis” center for those in need of food, assistance with utilities and in need of antibiotics. AGAIN, ISN is intended for CRISIS situations, not a weekly/monthly food source. ANYONE (including CHA residents) IN CRISIS may contact ISN for help. Photo ID and proof of crisis is required. They will help up to 4 times a year with food and toiletries depending on the crisis. The amount of help will depend on number in household as well as ages.

754-6148 - Johnson County Senior Activity Center

Meals are provided for lunch for a suggested donation amount. (\$5.00 for over 60 years of age and \$7.00 for less than 60 years of age) Monday-Friday lunch is served at 11:00 a.m. – 12:30 p.m.

Transportation is available if you call ahead to make arrangements. Suggested donation amount is \$1.00. This is not a handicapped accessible van, and you must be mobile when you arrive at the center (able to get around on your own).

Meals on Wheels – eligibility for this program is determined by the Area Agency on Aging and then meals are provided (for homebound) for a small, suggested donation amount (\$3.00). These are “suggested donation amounts”; they do not want you to miss a meal because you do not have the money to pay for it.

705-1108 - ARVAC, Inc – 1157 S. Rogers, Suite B

Telephone Hours - Monday- Friday 9:00 - 11:00 a.m. and 1:00 – 2:00 p.m.

One of their **MANY** programs is CIP (Crisis Intervention Program). The Crisis Intervention Program (a component of Li-HEAP) provides assistance with utility hook-ups, shut-off notices, and propane tanks that are below 10% capacity. Applicants must meet the same income guidelines as the Li-HEAP Program. *NOTE: Rental assistance is OUT until Oct. 2023.

754-2355 - Arkansas Department of Human Services

The Supplemental Nutrition Assistance Program (SNAP) (formerly known as Food Stamp Program) provides food assistance to eligible households to cover a portion of a household's food budget. Benefits are distributed through an Electronic Benefits Transfer (EBT) card.



PROPERTY & UNIT INSPECTIONS INFORMATION FOR RESIDENTS

The U.S. Department of Housing and Urban Development (HUD) will substantially increase inspections of assisted properties and units on June 1st, 2021 to help ensure the overall health and well-being of HUD-assisted households. An inspector from HUD may inspect your home soon. Residents will be notified in advance by property management of their inspection date and time.

Resident Rights

- ✱ Residents should communicate any health-related concerns and the inspector will select an alternate unit to inspect.
- ✱ Residents have the choice to be present. If you are not home and your unit is randomly selected, the inspection will move forward.
- ✱ Residents who are home may elect to leave or stay in the unit during the inspection.
- ✱ The inspector and property representative will practice safe distancing and wear personal protective equipment (PPE) consistent with detailed HUD safety protocols informed by the Centers for Disease Control and Prevention's (CDC) most recent guidance.

Additional Details

- ✱ Not all residential units are inspected, and buildings and units are randomly selected on the day of inspection.
- ✱ If you have questions, please contact your property representative or HUD's Technical Assistance Center (TAC) at 888-245-4860.
- ✱ Residents of HUD Multifamily properties should review HUD's "Residents Rights & Responsibilities" for further information https://www.hud.gov/sites/documents/DOC_12162.PDF
- ✱ To view the Secretary of HUD's statement on resuming inspections: <https://www.hud.gov/>

Real Estate Assessment Center Inspection Process and Cycle



Purpose: To make sure your home is being safely maintained physical inspections are needed from time to time. Inspections help ensure units are decent, safe, and sanitary.



Step 1: Notification

Property representatives will notify you of the pending inspection.

Step 2: Pre-Inspection

Contact your property representative with any questions you or your family may have surrounding the inspection with the property representative or HUD's Technical Assistance Center (TAC) at 888-245-4860.



Step 3: Inspection

Inspectors follow a detailed inspection protocol including wearing proper PPE and other related safety requirements. Inspectors will also review the property's common areas as well.

Step 4: Post Inspection

The property owner or manager will be notified of the inspection results. Contact the property representative if you have any questions about your unit's inspection.



Additional Information may be found at https://www.hud.gov/program_offices/public_indian_housing/react



INSPECCIONES DE INMUEBLES Y UNIDADES

INFORMACIÓN PARA RESIDENTES

El Departamento de Vivienda y Desarrollo Urbano (HUD) de los Estados Unidos aumentará considerablemente la cantidad de inspecciones en inmuebles y unidades que reciben asistencia a partir del 1 de junio del 2021 con el fin de garantizar la salud y el bienestar de las viviendas que reciben asistencia del HUD. Es posible que un inspector del HUD inspeccione su hogar pronto. La administración del inmueble informará a los residentes con anticipación la fecha y el horario de la inspección.

Derechos de los residentes

- * Los residentes deben informar cualquier inquietud relacionada con la salud y el inspector seleccionará una unidad alternativa para inspeccionar.
- * Los residentes tienen la opción de estar presentes. Si no se encuentra en su hogar y se selecciona su unidad de manera aleatoria, la inspección se pospondrá para una fecha futura.
- * Los residentes que estén en el hogar pueden optar por irse de la unidad o permanecer en ella durante la inspección.
- * El inspector y el representante del inmueble tomarán medidas seguras de distanciamiento social y usarán el equipo de protección personal apropiado en virtud de los protocolos de seguridad emitidos por el Departamento de Vivienda y Desarrollo Urbano (HUD) de los Estados Unidos, según lo informado en las pautas más recientes emitidas por los Centros para el Control y la Prevención de Enfermedades (CDC)

Información adicional

- * No se inspeccionarán todas las unidades residenciales; asimismo, los edificios y las unidades se seleccionarán de forma aleatoria el mismo día de la inspección.
- * Si tiene alguna pregunta, comuníquese con el representante del inmueble o con el Centro de Asistencia Técnica (TAC) del HUD al 888-245-4860.
- * Los residentes de viviendas multifamiliares del HUD pueden consultar la sección de «Derechos y responsabilidades de los residentes» para obtener más información en https://www.hud.gov/sites/documents/DOC_12162.PDF
- * Para ver la declaración de la Secretaria del HUD sobre la reanudación de las inspecciones, visite: <https://www.hud.gov/>

Proceso y ciclo de inspecciones del Centro de Evaluaciones de Inmuebles



Objetivo: Para garantizar que su vivienda reciba un mantenimiento seguro, es necesario realizar inspecciones en el lugar de manera oportuna. Las inspecciones ayudan a verificar que las unidades sean decentes, seguras y limpias.



Paso 1: Aviso

Los representantes del inmueble lo notificarán acerca de la inspección pendiente.



Paso 2: Antes de la inspección

Comuníquese con el representante del inmueble en caso de inquietudes que usted o cualquier familiar pueda tener sobre la inspección o llame al Centro de Asistencia Técnica (TAC) del HUD al número 888-245-4860.



Paso 3: Inspección

Los inspectores aplicarán un protocolo de inspección detallado, entre lo que se incluye el uso de un equipo de protección personal y otras medidas de seguridad relacionadas. Además, los inspectores revisarán las áreas comunes de las instalaciones.



Paso 4: Después de la inspección

El dueño o el administrador del inmueble recibirán los resultados de la inspección. Si tiene preguntas sobre la inspección de su unidad, comuníquese con el representante del inmueble.