

# Be You No Matter Who you encounter

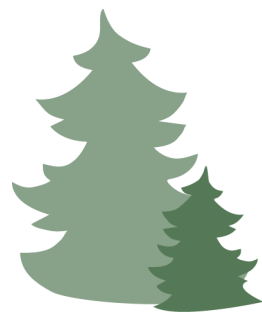
There are people out there,  
Who believe it's their right.  
To tear others down,  
And take away their light.

These people are mean,  
And troubled all their own.  
But they do not have the right,  
To take away your throne.

So stand up tall,  
And flutter those wings.  
Never allow others to,  
Take away your springs.

Be cheerful and happy,  
Be lovely and chatty.  
As no one can change you,  
Unless you allow it.

....Julie Herbert



## CHA NEWS

Columbus Housing Authority

### SEASONS GREETINGS!!!!



Now that the Holiday Season is behind us and many will be celebrating into the New year, it is our hope that each of you will enjoy time with family and friends. While doing so, we encourage safety be made a part of it.

#### Safety tips to keep in mind:

- \* When coming and going, be aware of your surroundings
- \* Keep both your vehicle and home doors locked- when in doubt double check them
- \* While shopping, avoid having large amounts of cash on hand or taking it out while paying for things.
- \* Don't leave purses or packages visible in your car- put them in the trunk.
- \* Let others know your whereabouts.
- \* Whenever possible take someone with you while traveling.
- \* Be careful with the information you post on social media.
- \* Don't allow your mail to stack up while you are out of town
- \* When throwing trash out, avoid putting all the boxes of new items out at the same time. This encourages criminals to consider breaking into your home. (Crush or tear the boxes up and put them into trash bags).
- \* Report suspicious activities.

#### Friendly Reminders:

The Office will be  
**CLOSED:**

**December 25-26, 2023**

Christmas Holiday

**January 1, 2024**

New Year's Day

**January 15, 2024**

MLK Holiday

**February 19, 2024**

President's Day



**FREE** money for  
College. Apply at  
the office. Dead-  
line is January  
19, 2024!!



## ANNUAL RECERTIFICATIONS ARE COMPLETE

WE WOULD LIKE TO THANK ALL OF OUR RESIDENTS WHO CAME IN AND COMPLETED THEIR ANNUAL RENT RECERTIFICATIONS, AS REQUIRED BY HUD. BY NOW, EVERYONE SHOULD HAVE RECEIVED THEIR NEW RENT AMOUNTS FOR JANUARY 2024. ANYONE WHO HAS NOT RECEIVED THEIR NOTICE, PLEASE CHECK WITH THE MAIN OFFICE TO FIND OUT WHAT THE NEW RENT IS FOR JANUARY AND MAKE ANY CHANGES NECESSARY.

EACH YEAR, WE HAVE TO RE-EVALUATE THE FLAT RENTS IN ORDER TO MEET HUD REQUIREMENTS BASED ON THE FAIR-MARKET RENTS IN THE AREA. FOR THE NEXT YEAR, 2024, THE RATES HAVE INCREASED, THEREFORE, SOME OF YOU THAT ARE ALREADY FLAT RENT WILL SEE AN INCREASE. THESE ARE THE FOLLOWING RATES FOR FLAT RENT BASED ON BEDROOM SIZES:

### IN-TOWN APARTMENTS 2024 FLAT RENT

1 BEDROOM- \$498      2 BEDROOM- \$610      3 BEDROOM- \$866      4 BEDROOM- \$979

### WILLIAM ROBERTS COMPLEX, 2024 FLAT RENT AMOUNTS:

1 BEDROOM- \$497      2 BEDROOM- \$608      3 BEDROOM- \$865

FLAT RENT IS THE HIGHEST RENT AMOUNT THAT WE CAN CHARGE FOR THE NEW YEAR. FAMILIES PAY RENT BASED ON THEIR TOTAL HOUSEHOLD INCOME, AND WHEN THEY REACH THE MAXIMUM CEILING RENT FOR THAT SIZE UNIT, THEY HAVE THE OPTION TO CHOOSE FLAT RENT RATE WHEN THE INCOME-BASED RENT IS HIGHER.

WE WANT TO REMIND EVERYONE TO REPORT ANY AND ALL INCOME OR HOUSEHOLD CHANGES WITHIN 10 DAYS TO AVOID UNNECESSARY CHARGES OR BACK RENT. SINCE THE RENT IS BASED ON THE HOUSEHOLD INCOME, HUD WANTS TO MAKE SURE THAT EVERYONE IS PAYING THE CORRECT RENT BASED ON THEIR INCOME. IF YOU DO NOT REPORT THE CHANGE AS REQUIRED AND WE DISCOVER THE UNREPORTED INCOME, WE ARE REQUIRED TO GO BACK TO THE MONTH THAT YOUR RENT SHOULD HAVE CHANGED AND CHARGE YOU FOR THE BACK RENT DIFFERENCE. THIS CAN BE COSTLY WHEN HAVING TO PAY REGULAR RENT

## Occupancy Updates



## Seasons of Success

21<sup>st</sup> Century Community Learning Center  
912 11<sup>th</sup> Ave. South, Columbus, MS 39701  
662-657-1590 or 662-657-1600

Dr. Jackie Stennis, Project Director      Mrs. Rochelle Brown, Project Coordinator

An independent, third-party summative evaluation was conducted by our external independent evaluator, Dr. Sean M. Owen on November 30, 2023. The Seasons of Success leadership team believed it to be vital to provide an external analysis and environmental scan to ensure the fidelity and integrity of the program is maintained. The external evaluator's over 20 years of experience in small- and large-scale evaluation projects qualifies him to serve as an educational and administratively trained external evaluator. Below is his conclusion and recommendations for Seasons of Success 21<sup>st</sup> Century Community Learning Center.

The 21st Century Community Learning Center program provides essential support to students who are often underserved and helps close educational opportunity and achievement gaps. Students in after school attend school more often, do better in school, gain skills for success, and are more likely to graduate. As the quantitative data shows, the students in *Seasons of Success* made **statistically significant** strides in their ELA and mathematics aptitude. Based on the results from the *iReady* and other formative assessment measures, *Project SOS* provided activities that allowed the students to gain knowledge and successfully perform at higher levels. However, due to the nationwide achievement decline due to the pandemic, the focus needs to be increased in this area for students in the program.

Survey results indicated that parents were more than satisfied with their child's 21st CCLC program. Having afterschool choices helps parents keep their jobs, helps students succeed, and helps ensure businesses can hire the local workforce they need to thrive. These responses emphasize the importance of this program to engage all stakeholders to improve the overall impact of its outreach on students in the district. Structured afterschool program costs vary widely depending on the organization and other available funding. 21st Century Community Learning Centers work closely with schools, youth and community groups, faith-based organizations, and businesses. I would advise to start to use virtual and technology methods to continue building the sense of community for a program that has a strong chance to be a landmark of the community. Increasing the amount of information posted on a project website, and the use of a free news services like GroupMe or MailChimp are two effective steps to strengthening the bond between *Seasons of Success* and the community it serves.

All the goals were met. This was a great first year for Seasons of Success, especially considering this is a program external to the school district and was in essence a start-up organization. As evidenced by the evaluation visits, the program should continue to promote creative discovery and social-emotional learning projects, as those are areas that are normally relegated to enrichment programs only. Continue to review communication strategies to help with retention and recruitment strategies for your existing population of students.

If you would like a copy of the Summative Evaluation Report in its entirety (52 pages), please email me:

[stennisj@icloud.com](mailto:stennisj@icloud.com)





## Friendly Reminders

- \* Only persons listed on the lease are allowed to live in the unit. Allowing others to do so can lead to lease termination.
- \* All changes in household income must be reported immediately to avoid back rent or committing FRAUD.
- \* Only outdoor furniture is allowed on the porches.
- \* It is the responsibility of tenants to make sure the area immediately around their unit is kept clean and free of trash, furniture, tires etc.
- \* Trash carts are to be stored behind units, except on trash pick up days.
- \* Inoperable vehicles or unregistered vehicles are not allowed. They will be tagged and possibly towed at the owner's expense.
- \* Only animals approved for either disability purposes or those that have been found to be in compliance with the housing authority's pet policy are allowed.
- \* Approved animals are to be kept on leash and not allowed to roam. Owners must also clean up after them when they ride themselves.
- \* Please report concerns regarding neighbors or criminal activity to the office or the police.

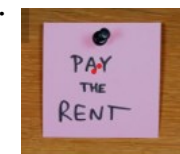
ALONG WITH PAYMENTS ON BACK RENT.

TO AVOID THIS, ALWAYS REPORT ANY CHANGES PROMPTLY TO THE OFFICE AND MAKE SURE TO FOLLOW UP WITH PROPER DOCUMENTATION NEEDED. IT IS THE FAMILY'S RESPONSIBILITY TO MAKE SURE WE HAVE ALL THE DOCUMENTATION NEEDED, ALONG WITH SIGNED PAPERWORK, FOR THE RENT CHANGE.

WE SINCERELY UNDERSTAND THERE HAVE BEEN SOME TRYING TIMES LATELY, AND THE ECONOMY HAS CREATED HARDSHIPS THAT HAVE CAUSED FAMILIES TO STRUGGLE JUST TO PUT GROCERIES IN THEIR HOMES OR PAY FOR BASIC NEEDS. WE WANT TO ENCOURAGE EVERYONE NOT TO GIVE UP AND REACH OUT FOR HELP WHEN NEEDED. IF YOU GET A NEW JOB OR NEW SOURCE OF INCOME, REMEMBER TO BUDGET FOR A HIGHER RENT BEFORE GOING OUT TO ACQUIRE NEW THINGS, SUCH AS A VEHICLE OR FURNITURE. WE DO NOT WANT YOU TO BE SURPRISED WHEN THE RENT GOES UP BASED ON THE HIGHER INCOME. WE OFFER A VARIETY OF CLASSES AND RESOURCES TO HELP WITH BUDGETING AND FINANCES.



IS DUE ON THE 1ST. LATE FEES ARE ADDED ON THE 8TH OF THE MONTH. ACCOUNTS WITH BALANCES OVER 30 DAYS PAST DUE ARE SUBJECT TO COURT COSTS ALONG WITH ADDITIONAL FEES AND WARRANT OF REMOVAL (BEING LOCKED OUT). TO AVOID THIS, PLEASE PAY AS REQUIRED OR AS AGREED UPON WITH THE OFFICE.



PLEASE DO NOT HESITATE TO REACH OUT FOR INFORMATION WITH OUR ROSS COORDINATOR, JACKLYN WEIR AT 662-251-7426.

WE WOULD LIKE TO WISH EVERYONE A HAPPY NEW YEAR! MAY THIS NEW YEAR BRING HAPPINESS AND BLESSINGS!

LISA HUNT-SELF  
CHA OFFICE MANAGER



## Maintenance News

HUD requires all public housing units to be inspected annually. We have been notified that **USIG contractors will be here February 2nd through February 9th, 2024 to inspect each of our housing authority units.**

While they are here, **THEY WILL INSPECT ALL OF OUR UNITS AND BUILDINGS.** Make sure you report any known maintenance issues before hand.

**PLEASE TAKE EVERY MEASURE TO MAKE SURE YOUR ENTIRE UNIT (both inside and outside) PASSES .**

Units without utilities or that have serious lease violations will be addressed accordingly.

Your lease states that you must keep your unit in clean and satisfactory conditions at all times, we are asking all residents to have their unit in a clean and satisfactory manner



## Senior Residents visit the Pumpkin Patch Field



The CHA Senior Residents had the opportunity to travel to the Pumpkin Patch in Mayhew, MS. The owner greeted us as we arrived. We were able to walk around the farm, to see the beautiful pumpkins that he had harvested from his patch. Due to the hot and humid weather, he was forced to pick the remaining pumpkins because they had begun to wither. So he pulled them and put them on display. He had refreshments prepared for us, along with some good hot coffee, which was fitting because it was a chilly morning. Mr. Ellis gave each persona huge squash from his harvest.



Mayhew Pumpkin Patch is a fall event at the Mayhew Tomato Farm, in Mayhew, MS. The farm is owned by Mr. M.C. Ellis and family. The property has been family owned since the 1800s. Mr. Ellis took over in 1997 growing and selling tomatoes. It expanded to become an on-site farmer's market that produces and sells a variety of vegetables, fruits, jams, and relishes. Mr. Ellis also hosts school field trips and small social groups.



## A Salute to our Veterans



This Veterans Program had a slight twist, in that it honored the **WOMEN VETERANS** that serve. We were honored to hear from guest speaker, Master Sargent Washington. She's a native of Carrollton, Alabama. She is presently serving here at Columbus Airforce Base.



## Senior Citizens Corner

The Columbus Housing Senior Citizens held a Tennis Shoe Turn Up Ball, but to appreciate it, you would have to know the history behind it. Earlier we were privileged to have Dr. Eljenette West to come spend time and share information concerning the care of our feet. We learned what was healthy and what was not healthy as far as our footwear. Back in the day, we referred to them as tennis shoes, not sneakers. So, we all showed up wearing our comfortable and favorite tennis shoes to this activity. The now generation refers to them as SNEAKERS instead of TENNIS SHOES. So, we decided to turn it up a notch by sponsoring a Tennis Shoe Turn Up Ball. Not only did we turn up, but we turned out in numbers. We had a total of 45 plus in attendance. The room was filled with laughter, conversation, dancing. The skills displayed were motor skills through dancing, memory skills because they all remember the date and time and to wear tennis shoes, they also remembered our Senior Citizen's cheer. The most important was listening skills as we all gave our undivided attention to the guest speaker, which is Columbus Housing Board Attorney, Mr. Jeff Turnage. He gave us valuable legal information and life survival information that we as senior citizens can use in our day to day living. Last, but certainly not least, savory skills as we fellowshiped over a well-prepared meal. Once we finished fellowshiping, we danced the night away.

### Tennis Shoe Turnup Ball



### Breast Cancer Awareness

In observance of Breast Cancer seniors had the privilege of being invited to two programs. Both programs had outstanding motivational speakers. The fellowship was very well received by our [group](#) and they look forward to future events to be shared together. October 17<sup>th</sup> (Sim Scott Center) The speaker was Nurse Practitioner Betty Cunningham. October 24<sup>th</sup> (Townsend Center) The speaker was Dr. Green.



## Maintenance News Cont.

especially during this time frame.

We do not know what day or time we will enter your unit during this week of inspections.

We ask you to be aware that we may enter your apartment for inspection and repairs without any further notice. **YOU DO NOT HAVE TO BE PRESENT DURING INSPECTIONS.**

Please keep in mind that after requests for repairs are made, there may be delays before maintenance arrives due to availability of materials, order of calls received, nature of calls, unexpected emergencies, holidays and staffing. Whatever the reason, we will get to you. Please be patient.

Thank you for your cooperation and we apologize for any inconveniences you may experience.

Maintenance Department





# Youth Services



Girl Scouts honoring a few National Guards at the Golden Corral in Birmingham, AL.



Girl Scouts at the Walker's House



**FAMILY BINGO NIGHT: November 20, 2023**  
Girl Scouts community Service: Girl Scouts gave reasons why they were thankful during the Thanksgiving season and gave Goodie Bags to Columbus Housing Authority residents at Family Bingo Night.



LOVE THE BLOCK-VIBRANT CHURCH

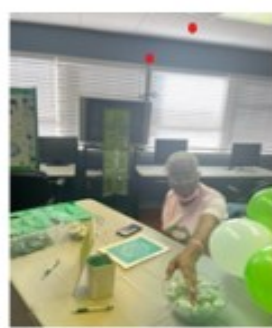


# FCRC ROSS SERVICE COORDINATOR PROGRAM



**HEALTH FAIR- October**

Breast Cancer Awareness, Mental Health Awareness, Health and Insurance Information  
Sponsored by Zion Gate Outreach



**Domestic Violence Lunch & Learn**



October- December – participants completed 8 hours of Chromebook training and received a Chromebook, a case, and a hotspot if needed.

