

It was the best of times; it was the worst of times. ~Charles Dickens

I don't watch the news, but I am tasked with reading emails and letters from HUD, the department of labor, and the organizations that lobby for low income housing facilities. In my time here at SHA I have met some wonderful people and had some great employees and board members. Some times when I read a bunch of gloom and doom stuff I stop to count my blessings. These are the most challenging times the housing industry has experienced since the recession of 2008.

Our housing authority has been an organization that continues to excel and provide what we can to the low income individuals and families. Our telephones ring 7 days a week with folks looking for housing or wanting to leave their current housing authority to come to ours.

The key ingredients to having a successful housing authority are having great tenants, a high caliber staff, and a supportive board of commissioners. We have all 3 here at SHA. The next year will be one of adjustment, sacrificing, and making the most out of the assets that we have. I love a good challenge and am embracing what comes next and to watch our housing authority resiliency go to work. As you've heard me say before, music is a great therapy.

Eminem sums it up well in *Lose Yourself* :

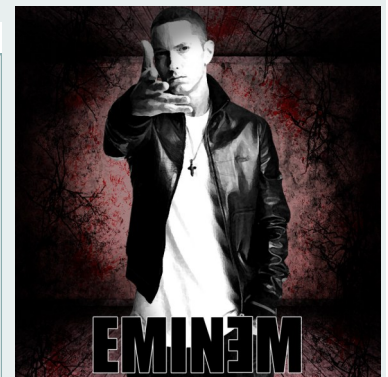
You better lose yourself in the music, the moment
You own it, you better never let it go
You only get one shot, do not miss your chance to blow
This opportunity comes once in a lifetime yo

Opportunity has come my way at some very opportune times.
I am optimistic that the best indeed is yet to come.

If you're looking for a rock anthem of optimism, tenacity, and hope, **Journey** has something for you. "Don't Stop Believin'" is one of the band's most well-known songs to this day. Listen to it's story about a small town girl's story.

Enjoy the August heat, winter is about 5 months away.

Bob

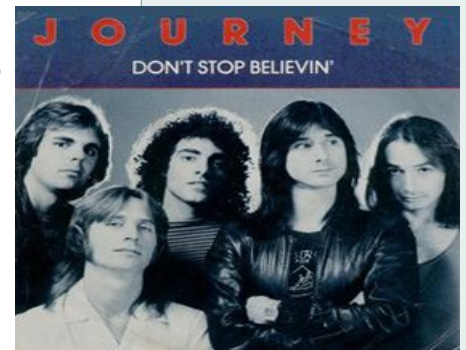


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SPECIAL POINTS OF INTEREST

- School Starts 8/19



Recipe For: Veggie Frittata



Ingredients:

1 lb. Vegetables (one kind or mix of asparagus, tomato, broccoli, cauliflower, pepper...)
2 tbsp. Olive Oil
1 tsp. Garlic Chopped
6 Eggs
¼ c Milk
¾ c Feta Cheese
¼ c Parmesan

Directions:

Chop vegetables into bite-sized pieces. Sauté vegetables in oil. Beat eggs, milk, and Parmesan cheese separately. Lay vegetable mixture in bottom of 8 x 8 glass baking dish. Sprinkle garlic and feta cheese on top. Pour egg mixture over it all and bake on 350 until eggs are golden brown on top and center is firm.



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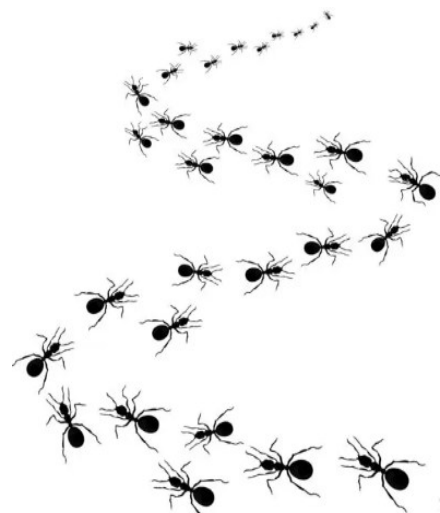
PEST CONTROL FOR AUGUST

The Housing Authority has a pest control company come in every month to our facility and usually covers 1/3 of our apartments and inspects other areas reported by our staff.

Due to changing weather patterns and environmental issues pest issues are ever changing. **Please do not leave garbage or trash outside on your porches** and please make certain to keep food in your homes (both human and animal) sealed and get rid of spoiled and outdated items.

The exterminators primary job is to inspect the apartments to see if any treatment is needed. If you do not want them to spray please notify the pest control specialist. If there are roaches or other infestations due to housekeeping issues, those will be reported to our office. Please contact us with any questions.

Pest control on REDACTED. You do not need to be home for the exterminator. They will always be accompanied by one of our staff members.



Pest Control Update

The list of people requesting no pest control is getting out of hand. We can respect your not wanting us to spray, but we still need to do a walk through when your apartment comes up for pest control.

You do not need to be home for this but your animal needs to be secured.

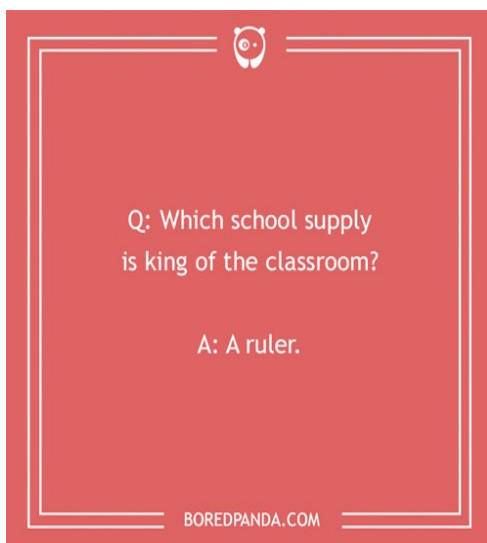
When your apartment number is up for pest control we will do a walk through in the best interest of the adjoining apartments.

Thank you for your cooperation.

The unofficial end to summer



It is already the 8th month of 2025 and my favorite season will soon transition into fall. I was an educator for 32 years and have got to watch our SHA kids start school for the past 17 years. It is always exciting to watch the kids prepare for another year of learning.



It is so exciting to watch kindergarteners evolve into life long learners and prepare to be tomorrows leaders.



AUGUST BIRTHDAYS

REDACTED



HOTMA

HOTMA is a program that has been in the making since 2016, it is official (parts of it) since July 1, 2025. It is supposed to be in full force by January 1, 2026. There will be some big changes to rent calculations and occupancy standards. We are waiting until full implementation before we revamp our entire policy manual.

Some HOTMA highlight proposals:

- The 3% medical threshold will be 10% for new move ins after January 1.**
- The 3% threshold will be 5% for current residents and after one year will move to 7.5% in year 2 and 10% year 3. This is for annual re-exams, interim re-exams will see this immediately.**
- We've had a couple of people fill out a transfer form, these will be frozen until our waiting list gets below 50 people, currently it is at 72.**
- Asset income will be determined by what a tenant reports. Several lump sum payments will be excluded from income, which is a plus for tenants.**
- Income verification documents are a little more lenient for wage earners.**
- Dependent and senior deductions will increase.**
- Certain types of income will be excluded.**

We had a long and intense training July 15 regarding these changes. HUD is trying to make things better for those seeking public housing, but they are having to battle with congress to get funds to initiate change. We will keep you informed of each development.

PLEASE RETURN SURVEY

In our last newsletter we sent out a survey for our emergency evacuation plan. Several of you have not turned these in, please turn them in asap.

You need to be prepared, the poor folks in Texas have experienced some sad loss of homes and lives.



**BE AWARE
BE PREPARED**



August Entertainment in the 'Ville



Hot summer nights has been a popular event in Smithville every Saturday night in August. August 2 will be the first concert of the season followed by a different band each subsequent Saturday. Each Hot summer night has a theme with displays.

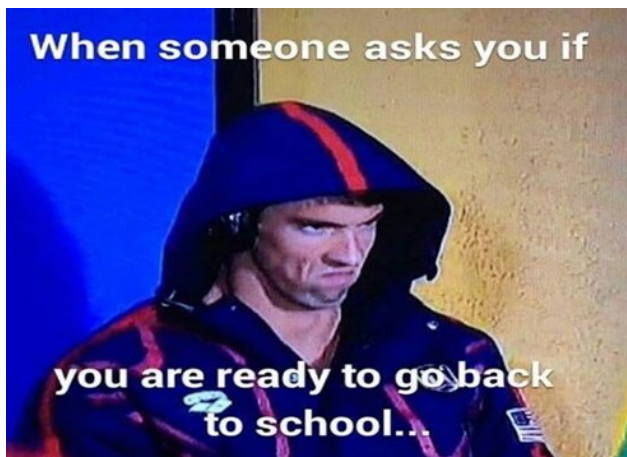


The farmers market will continue through September each Wednesday.

Smithville has several events taking place. There will be a barbeque contest in September as well as the annual 3 day Nehemiah fest at Smiths fork.

Back to School August 19

Our SHA students will be heading back to 3 of our district school buildings. Please remember to use caution when driving through our property.





2025-2026 School Calendar

1st Qtr. 41 Days 3rd Qtr. 45 Days

2nd Qtr. 40 Days 4th Qtr. 44 Days

170 Student Attendance Days

July 2025						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 2025						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 2025						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SMITHVILLE R-II SCHOOL DISTRICT						
655 SOUTH COMMERCIAL AVENUE SMITHVILLE, MO 64089 816-532-0406 (Fax) 816-532-4192						

AUGUST	
1-18	Teacher Flex Workday Options -1 Day Only
5-7	New Teacher Orientation
13-15	Staff Professional Development
19	First Day of School

SEPTEMBER	
1	Labor Day / No School
26	Homecoming/Student Early Release
29	Staff Professional Development & Workday

OCTOBER	
17	Staff Prof. Dev. & Workday / End of 1st Qtr
29	
30	P/T Conferences Full Day - No School
31	No School

NOVEMBER	
26-28	Thanksgiving Break / No School

DECEMBER	
19	Student Early Release / End of 2nd Qtr
22-31	Winter Break

JANUARY	
1-2	Winter Break
5	Staff Professional Development & Workday
6	Second Semester Students Return
19	Martin Luther King, Jr. Day / No School

FEBRUARY	
13	Staff Professional Development & Workday
16	President's Day / No School

MARCH	
13	Staff Prof. Dev. & Workday / End of 3rd Qtr
30-31	Spring Break

APRIL	
1-3	Spring Break
17	Staff Professional Development & Workday

MAY	
TBD	Graduation
22	Last Day of School / Early Release / End of 4th Qtr
25	Memorial Day / No School

JUNE	
TBD	Summer School

January 2026						
S	M	T	W	T	F	S
				1	2	3
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February 2026						
S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March 2026						
S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2026						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2026						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

CALENDAR LEGEND

	First & Last Day of Semester
	No School
	Parent Teacher Conferences
	New Teacher Orientation
	Full Day Professional Development
	1/2 Prof Dev Day & 1/2 Staff Workday - No Student Attendance

EARLY RELEASE DAYS

September 26 - Homecoming
December 19 - End of 1st Semester
May 22 - Last Day of School

PARENT TEACHER CONFERENCES

October 30th - All Day (no school)

The first Inclement Weather Day will be forgiven.

Up to six (6) additional Inclement Weather Days will utilize AMI (Alternative Method of Instruction).

If there are more than seven (7) Inclement Weather Days, the additional days will need to be made up.

Inclement Weather Days may impact the date of the last day of school.

Safety Issues

During the summer months there are various accidents that result in injury and in some cases death. Please make certain to check your oven and stove top and make certain it is free of trash, paper plates, or plastic items sitting on it and that everything is turned off. Leaving kids or animals in a hot vehicle is a no brainer. Make certain that broken glass is picked up and disposed of safely

Excessive debris and over grown plants need to be taken care of inside and outside of the dwelling.

Compliance

- Please make certain that your car is registered with the SHA office and that you have a sticker viewable in your vehicle.
- Please keep compliant with your paperwork. You are given plenty of notice and we are required to upload the information to HUD in a timely manner.

Smoking: There are a few of our folks breaking the federal no smoking rule. Just a reminder that marijuana and any other illicit drugs cannot be used on federal property.

Mandatory HUD Inspection

We have always taken pride in our property. We have a few of our apartments that are so dirty and have lease violations that they can play a key factor in our scoring. With the state of public housing, as it is at this time, the federal government will not fund a housing authority that fails to meet inspection standards.

Each October we have a required inspection of all of our units. October is right around the corner. It is time to start getting rid of clutter, excessive plants, and start a deep cleaning process. If your apartment stinks from nicotine and other residues now would be a good time to try to eradicate it.

Put this on your calendar!

SHA annual inspection will be :

REDACTED Call for Date/Times



The State and Future of Public Housing

I have worked in Public Housing for 17 years and have never seen such an unstable housing market, homelessness, and lack of funding.



We have been a high performing agency for the last 16 years. This can change quickly if we fail in any compliance area.

The President's spending bill is set to **cut 44% of all public housing funding**. This will have us operating on a bare bones budget fighting to keep the bills paid. We will need to slow down on projects, tenant luncheons, maintenance parts, and office supplies. At the present time we are able to keep our laundry machines at \$1.00 but we need your help by not doing laundry for your relatives, or non-tenant friends. The tariffs are increasing import prices, this is passed on to the manufacturers we deal with, which in turn, digs deep into our budget line items. Our electric, water, and sewer prices have been increasing each month. Fuel prices have remained steady. All of the insurance policies we are required to carry have increased in cost.

We will be establishing specific targets for cost reductions and will not make drastic cuts that could dramatically have an impact on our tenants. These are times that call for an awareness of our mission and the best and most cost effective ways to provide clean, safe, and affordable housing.

Revisiting Work Order Procedure

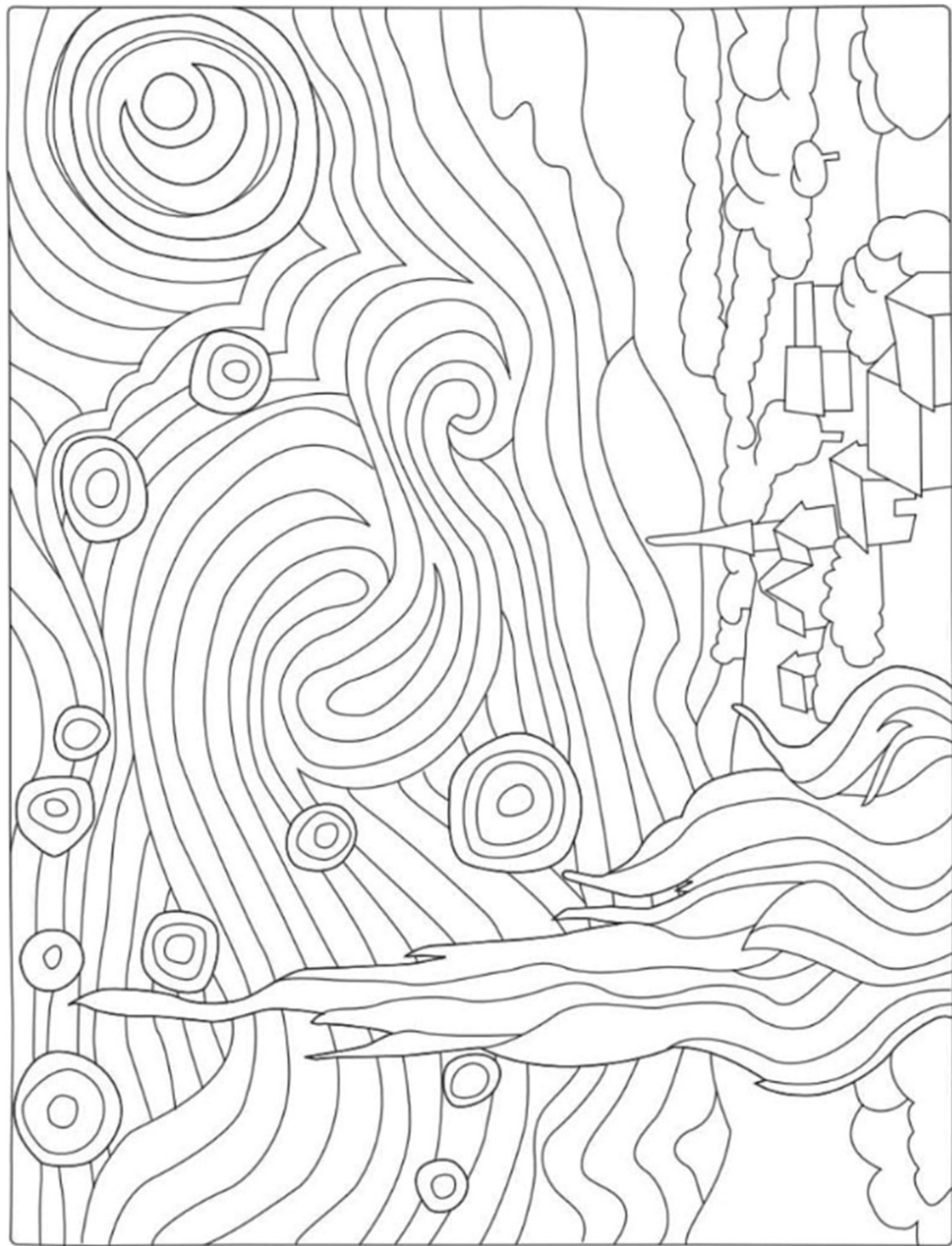
As we have stated on several occasions if you have a routine work order please call it in to the office at 816-532-3774. You can also use email.

Air conditioner problems: The entire city and surrounding areas are experiencing air conditioner problems. We will not be able to do an immediate fix on an air conditioning problem. We can't add freon, that has to be done by a licensed technician. Parts are not always readily available. If you have an apartment full of dust, air borne particles, or animal hair you should make certain that you clean well around vents and filter areas.

There is no need to leave a voice mail cursing our staff because your AC doesn't work. We recommend that everyone have a back up plan or a fan. It can take up to a week to rectify an AC problem. If you have an energy work order such as a busted pipe, sparking electrical, over flowing toilet

that you can't stop, or smell gas please call the emergency maintenance numbers if it is after hours.







2025 AUGUST 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1	2
						
3	4	5	6	7	8	9
						
10	11	12	13	14	15	16
						
17	18	19	20	21	22	23
		1st Day of School!				
24/31	25	26	27	28	29	30
						

