



## Housing Authority

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of the City of Clay Center

[www.claycenterhousing.com](http://www.claycenterhousing.com)



Equal Housing Opportunity

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October 24, 2016

October is Housing America month. During the month of October we want to draw America's attention to how Public Housing contributes to our communities. According to a recent report from the Public Housing Authorities Directors Association (PHADA), Obama-era Public Housing Funding shortfalls have now topped \$25 billion, most of that since sequestration that began in 2013. In 2012, President Obama issued an Executive Order to take a portion of Public Housing Authorities' replacement reserves as part of his budget endangering the viability of Public Housing Authorities across America. This was followed by sequestration beginning in 2013. If that were not enough, the Administration has continued to add program requirements that increase the cost of operations and the nation's affordable housing stock is depleting annually at alarming rates. This will eventually result in the fall of thousands of Affordable Housing projects across America and rural communities are already feeling the impact

While this news is disturbing none of the funding decisions since 2012 has effected Clay Center Housing Authority (CCHA) thanks to the leadership and foresight of our Board of Commissioners. CCHA was the only Housing Authority in Kansas to convert our two largest properties from the Public Housing Program to Project Based Vouchers effective December 1, 2014. This completely erased our revenue shortages with a 17% increase in 2015 and now, while all of the other Housing Authorities in Kansas continue to receive significant shortages in their operating revenue, CCHA received a 2.2% increase in revenue this year and will receive a 2.7% increase beginning December 1 of this year.

In addition, CCHA is strengthening their financial position through reducing energy costs, insurance costs, accounting and auditing costs, and employee benefit costs while finding other sources of revenue through improved collections, providing consulting services to other government agencies in Kansas and the Southern Plains, and utilities reimbursement from

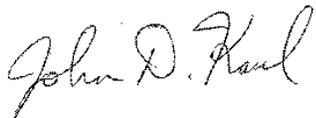
other entities that use our properties to provide other services to our residents and our community. In addition, we continue to leverage our financial reserves with grants to modernize our properties.

There is not a Housing Authority in the State of Kansas that has improved their properties and cash flow on the scale of CCHA over the past decade. And we have just begun, with completion of a new tornado shelter at Tolin Terrace this year and a multitude of property improvement projects planned over the next 10 years.

Clay Center Housing Authority currently serves 139 residents. 63% are age 62 or older, 31% are age 19 through 61, and 6% are age 0 to 18. 29% of residents are disabled and 19% are employed while 6% are students. 3% of our households earn less than 20% of area medium income (AMI) with 3% over 80% of AMI, 13% between 60% & 80% of AMI, 27% between 40% and 60% of AMI, and 54% earn between 20% and 40% of AMI.

As you can see from these demographics, Clay Center Housing Authority is vitally important to our community and its economy. We provide affordable, safe, and sanitary housing to our residents. Without our properties at least 63 current households, including 27 local employees, would be faced with inadequate housing or homelessness. Without our residents our local businesses would lose approximately \$1.2 million in annual revenue and our local government would lose over \$34,000 in sales tax revenue.

Thank you!

A handwritten signature in black ink that reads "John D. Kaul". The signature is written in a cursive, flowing style.

John D. Kaul, Executive Director