

I keep a small compass on my desk. It's symbolic really. But the goal is that by looking at it, I am reminded to stay on course. During these challenging times with HUD funding decreases and regulation increases that reminder is particularly pertinent.



The compass for HACP is the 5 year plan, which is in the process of completion. It gives us a chance to reflect on what has been accomplished and what we hope to accomplish in the next 5 years. How do we do more with less and continue to have an impact on our community?

A couple of thoughts have stood out to me as we have worked on this plan. First, as I look at the dilapidated stock of rental housing in our community I am saddened. The City's Consolidated Plan indicated that "Pocatello has some of the oldest housing stock in Idaho". For our families on the voucher program, that equates to a poor quality of units to select from out on the open market. We have had great success with our Rehabilitation Loan Program. This fund is available to landlords who have

rental units in ill repair. The goal is to improve the rental stock in Pocatello, improve our community, and improve the lives of the people we serve on the voucher program.

The second is the importance of outreach. Outreach to the landlords we work with and outreach to the service agencies who work with many of our clients. By hosting landlord workshops we are able to educate and market the voucher program. This, in turn, makes it easier for our voucher families to maintain good relationships with their landlords. By utilizing outreach and developing strong relationships with local service providers we are able to help many of our tenants maintain independence and continue to live on their own.

Although there are many components of our 5 year plan, these are just a couple that guides us in creating it and pointing our agency in the right direction. A good sense of direction is vital to our ongoing relevance and success.

*Sunny*

Conscience is our magnetic compass;  
reason our chart. –Joseph Cook

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Contracting Opportunities for the City of Pocatello

As part of its RENEWAL Program, the City of Pocatello's Neighborhood & Community Services Division offers bidding opportunities to area contractors. Rehab projects include plumbing, electrical, and HVAC work, as well as roof replacement or repair and sidewalk installation. Interested contractors can request to be placed on bid mailing lists by calling 234-6255, or can view current bids at the Housing Authority office, at City Hall or on the City's website at [www.pocatello.us](http://www.pocatello.us). Preference is given to Section 3 residents and business concerns. For more information, please call 234-6185

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As winter begins to bid adieu, take a look at the stairwells of your apartment. Some of the property leases state that the tenant is responsible for the cleanliness of their stairwell. This would be a great time to get the nasty leaves bagged up and other trash collected from around your door.



Remember! Maintenance can always be reached at 220-9621!!



Frequently Asked Question

What constitutes damage to an apartment? Well, anything beyond normal wear and tear. There are, however, certain things that HACP would prorate as opposed to billing the tenant for full cost. Let's say, for example, that the carpet needs replaced after two years of tenancy. Not just cleaned, but replaced. Carpet in a rental has been determined to have life of at least 10 years. We would not bill that tenant for the entire cost of the carpet. Instead, we would divide the total cost by 10 and only bill the tenant for 8 years of carpet life. But holes in the walls, light fixtures or blinds missing ... those things are all beyond normal wear and tear so the result would be a charge. We bill at cost so there is never any mark up for these repairs.