



### Spencer Towers Renovations Underway

While still in the early stages of the process, renovations at Spencer Towers are underway. Seven apartments and all common areas are being renovated to meet the requirements of Section 504 of the HUD Rehabilitation Act and in accordance with the Americans with Disabilities Act (ADA). Renovations for the seven 504/ADA apartments and common areas include the replacement of all:

- Doors
- Kitchen cabinets
- Bathtubs
- Exit signs
- Lobby wallpaper
- Lobby furniture

The plumbing in all 199 apartments and all common areas are in the process of being updated as well. Plumbers are about one-third of the way through the process of replacing the main water supply and are working on a total of 30 new pipe runs within the building. The project

includes the creation of 250 access doors - 80 of which have been completed. In addition, the roof of the building was replaced late last year. In total, the facility has received \$1,650,000 in renovations and improvements over the last twelve months. A portion of the monies to fund the updates and repairs came from the \$1,464,200 in additional Capital Funds RIHA received as part of the American Recovery and Reinvestment Act (ARRA) of 2009.



### Residents Take Renovations & Relocation in Stride

The residents living at Spencer Towers are being temporarily relocated in a phased approach as the 504/ADA and plumbing renovations progress. Of the 30 small groups to be relocated, approximately three groups have been relocated and have returned to their units. Residents are being temporarily relocated to the Holiday Inn for approximately one week. The small groups include about eight households.

Mary, who moved to Spencer Towers in January of this year is excited about the improvements. "I can't complain. They always take good care of things here. The workers are polite and the maintenance staff is around to answer questions and help wherever they can."

According to Tim, one of the maintenance team at Spencer Towers, "We are on hand to answer questions for the contractors and help out whenever and wherever we can. So far it has all gone pretty smoothly."



Grandma can be found in the community room most mornings working on her handmade quilts and the renovations have not slowed her down one bit. She and her companions, Paul and Carol, are all scheduled to be relocated the end of August and first of September respectively. "The renovations are important," states Grandma. "It will be a lot better when they get it all done."

The RIHA Resident Services Coordinator, Adrian Blackwell, and Interim Property Manager, Doris Swift, have been holding weekly meetings to keep residents informed about the renovations, to inform them about any changes in the relocation schedules and to answer questions and address concerns.

According to Adrian Blackwell, the meetings have been well attended, although there has been a decline in attendance the last two weeks, which is good. "The dwindling attendance indicates that we are answering all of our resident's questions and concerns and they feel comfortable with the relocation process," he states. "We know this has been an inconvenience for residents," he continues, "we are trying to make the whole process as stress-free as possible."

The weekly meeting will continue until the project is completed to ensure that all questions and concerns are addressed. According to Adrian, "We want to encourage anyone with a question or concern to call Resident Services and we will address it promptly. We can be reached at 309.788.0825, ext 210"

### Apartment 406 Ready for New Tenant

Last December, Spencer Towers' apartment 406 caught fire as the result of a smoldering cigarette butt. While no one was hurt as a result of the blaze, the unit was totally destroyed. Since then, the unit has undergone a complete renovation - from the studs in the wall,

windows and doors to kitchen and bathroom fixtures, counters, cabinets and lights. It's all brand new from top-to-bottom, smelling of fresh paint and looking good! The unit is expected to be ready for a new tenant within the next few weeks.

### Financial Peace University

Do you control your money or does it control you? Attend Dave Ramsey's Financial Peace University at the Rock Island Public Library and learn how to take charge of your finances! The class - with topics like Dumping Debt and Super Saving - will teach you how to beat debt, build your wealth and invest. Normally, the cost is \$50 per household, but through a grant from the Rauch Family Foundation, RIHA is offering a scholarship opportunity for Public Housing and Section 8 residents that makes it FREE for those who

attend and complete the course. The 12-week course is held on Monday evenings from 6pm to 8pm running from September 13 through November 29. Free babysitting will be provided throughout the course. Previews and more information will be available at the July Tenant Meetings. Contact Adrian Blackwell, Resident Services Coordinator, at 309-788-0825 x210 with any questions, for more information or to sign up!



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**Financial Literacy Can Help You Reach Your Goals**

Financial literacy means having the knowledge and skills to make smart decisions about money. The RIHA Resident Services team and their partners can help you understand your credit score and assist you in repairing it if necessary. They can also help you start a savings account, an escrow account, and establish a budget plus create a plan for dealing with financial emergencies. Call 309-788-0825 x210 for more information.

**HOW TO REACH PROPERTY MANAGERS**

**Manor/Lincoln Homes**

April Parker 786-4870  
Maintenance 786-0080

**Sunset Heights**

Faith Bird 788-0539  
Maintenance 788-3800

**Spencer Towers**

Contact 788-0498  
Maintenance 788-1809

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>June</b>	May 30	May 31, 2010 Memorial Day - Offices Closed	June 1, 2010	2 Last day of school	3	4	5
	6	7	8	9	10	11	12
	13	14	15 Sunset Tenant Mtg. 2pm	16 Manor-Lincoln Tenant Mtg. 2pm	17 Spencer Tenant Mtg. 2pm	18	19
	20	21	22	23	24	25	26
	27	28	29	30	July 1, 2010	2	3

**2010**