

# January 2016

## Days Closed

JANUARY 1ST  
NEW YEAR'S DAY

JANUARY 18TH  
MARTIN LUTHER KING DAY

## Holidays

MONDAY JANUARY 18<sup>TH</sup>  
MARTIN LUTHER KING DAY

Landess Terrace, this will be the final notice. If you have anything that still needs fixed, please let the office know.

We have had quite a few calls in the past couple of months about the same issues. Please stop calling daily and several times a day about the same issue. All issues will be taken care of.

**Community Service**---If you are not employed and are not disabled you must do community service in order to be in compliance with your lease. We are tracking this for HUD and if you are found not doing this, your lease could be terminated.

**Income**—Please report **ALL** income. We are screening all resident's income vigorously. If we find any unreported income, we will back charge to when the income started and you could also be in violation of your lease.

Just a reminder,  
maintenance takes care of  
work orders on Mondays,  
unless it is an emergency.

*We recently had an insurance inspection and here are some issues that need to be addressed:*

The weight bench that is outside needs to be brought inside or removed from the property.

Wading pools must be emptied and moved indoors when not in use.

The exercise bike in the community room at Adams is to be used at your own risk. Please seek medical opinion before using any exercise equipment.

Any holiday lighting displays must be inspected by someone qualified in electrical safety.

BBQ grills must be used at least 10 feet away from buildings when in use and left away from buildings until they have cooled off.

We are still waiting for the final rule of HUD's decision about all apartments becoming smoke free. When it is official, the smoke free date for all of our apartments will be January of 2017.

The following changes in Flat Rent will be in effect starting in February. See the following page for any questions. Please make note of these changes, your rent will be changing.

**One bedroom apartment rent will change from \$426.00 to \$379.00.**

**Two bedroom will change from \$505.00 to \$508.00.**

**Three bedroom will go from \$662.00 to \$696.**

**Four bedroom will changed from \$882.00 to \$794.00.**

**Beginning in February, for those that pay on time, we will no longer be issuing the \$25.00 Visa Gift Cards. Those accounts will be issued the \$35.00 credit from now on.**

### **Reminder:**

**We need to be able to get mail to you. We have been receiving a lot of returned mail. Please make sure you have a mailbox or a Post Office box in order to receive your mail. Make sure that the office has your correct mailing address on file and current phone number.**





# FY 2016 FAIR MARKET RENT DOCUMENTATION SYSTEM

## The Final FY 2016 FMRs for All Bedroom Sizes

Final FY 2016 FMRs By Unit Bedrooms								
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>				
\$446	\$474	\$379	\$635	\$508	\$870	\$696	\$993	\$794
was \$426, down \$47		was \$505, up \$3		was \$662, up \$34		was \$882, down \$88		

The Office of Management and Budget release new Core Based Statistical Area definitions in February 2013. The Census American Community Survey incorporated these definitions in the [ACS2013 release](#), which are the basis for FY2016 Fair Market Rents. HUD has elected to continue use of the pre-2013 definitions except where the post-2013 definitions result in a smaller FMR area. This is consistent with HUD's objective to maximize tenant choice by allowing FMRs to vary locally.

Pike County, IL is a non-metropolitan county.

### Fair Market Rent Calculation Methodology

*Show/Hide Methodology Narrative*

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2009-2013 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2016 provided the estimate is statistically reliable. The test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself.

If an area does not have a reliable 2009-2013 5-year, HUD checks whether the area has had a reliable estimate in any of the past 5 years. If so, the most recent reliable estimate is updated by the change in the area's corresponding State metropolitan or non-metropolitan area from the year of the most recent reliable estimate to 2009. This update value becomes the basis for FY2016.

If an area has not had a reliable estimate in the past 5 years, the estimate

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**1-800-QUIT-NOW**  
toll-free 1-800-784-8669  
**QUITLINE.COM**



## It's Time To Get Covered

### It's time to get covered.

If you – or someone you know – needs health insurance, now is the time to sign up for quality and affordable coverage. Open Enrollment only happens once each year. **This year's Open Enrollment ends on January 31, 2016.** Don't miss your chance to get covered.

### Financial help is available.

Over 8 out of 10 people who enrolled in health coverage through [HealthCare.gov](http://HealthCare.gov) qualified for financial help to make their monthly premiums more affordable. In fact, **most people can find health insurance plans available for \$75 or less per month.** If you choose not to buy health insurance this year, you may need to pay a tax penalty of \$695 or more.

### Getting covered is easier than ever.

Every year, the process of signing-up for coverage gets simpler. You can even apply on your cell phone. During last year's open enrollment, **it took most people about 10 minutes to submit an application.**

### How do you sign up for affordable health care?

- **Online** through [HealthCare.gov](http://HealthCare.gov) or [CuidadoDeSalud.gov](http://CuidadoDeSalud.gov) where you can shop for coverage 24/7 from your kitchen table, living room, or anywhere you can access the internet.
- **Call** 1-800-318-2596 (available 24/7, with translation assistance offered in over 150 languages).
- **In-person** with free local help in your community ([LocalHelp.HealthCare.gov](http://LocalHelp.HealthCare.gov)).
- **Mail** in a paper application (available online or from Navigators and Assisters).

**Sign up today!** If you need more time to compare options and talk things over with your family, you still have time to find the plan that's right for you.

You can sign up through the Marketplace until January 31, 2016. And if you qualify for Medicaid, you can enroll at any time.

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