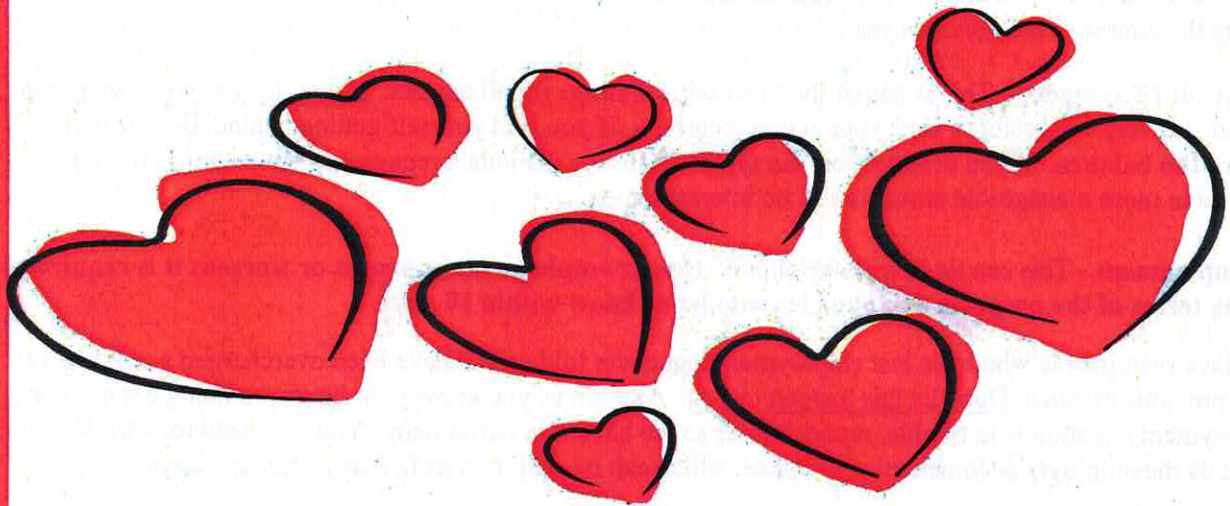


FEBRUARY

2024



PIKE COUNTY HOUSING AUTHORITY
NEWSLETTER



Pike County Housing Authority
838 Mason Street
PO Box 123
Barry, IL 62312-0123
Phone: 217-407-0707
Fax: 217-407-0708
Website: www.pikehousing.com

2/2/2024

From the desk of Chris Bruns;

Each year I like to take a moment and pass along some advice for each tenant to have a successful year as a Pike County Housing Authority (PCHA) tenant. Most of the time it's a repeat of last year, but I like to do this so that everyone is on the same page.

Below are some recommendations for each household to follow. These are based on what we have seen most during the course of the previous year.

* **Account Payments** - This is one of the most critical things for all tenants. If you don't pay you won't stay, and so it is very important to keep your account current. If you find yourself getting behind, **do not just ignore the balance**. If you need to, you can typically always institute a repayment agreement to put the balance in more manageable amounts at a no interest option.

* **Employment** - This can tie in with the above. **If your employment improves or worsens it is required by the terms of the program and your lease to let us know within 10 days.**

We have seen people who have lost employment that never told us and have been overcharged according to their previous income. Don't let this happen to you. As soon as you know your hours are being cut or your employment situation is in trouble, report it to us so we have it in our system. You will need to work with us to get us the employer documentation we need, which can be sent in to us in many different ways.

We also still see people who start working a job or better job or their hours improve that do not tell us. Doing this obviously means you're making more and your rent is less than what it should be. This is considered fraud and will result in additional charges when discovered. Again, do not put yourself in this situation. As soon as you know your hours are improving or your pay has increased, report it to us so we have it in our system. You will need to work with us to get us the employer documentation we need, which can be sent to us in many different ways.

* **Cleanliness** - It is your responsibility to take care of the property while you rent it. There should not be items accumulating out of control inside or outside. **We will not let people live in filthy, dirty conditions.** When you have free time take a look around and see what you can clean up, pick up, organize better, etc. We truly understand that there will be messes from time to time, it happens, but this should not be the case all the time.

* **Gas Grills** - This may seem like nitpicking from our end, but there are no gas grills allowed, it's in everyones lease agreements. The reason for this is that they run on flammable substances and **no flammable substances of any kind are allowed on housing authority property.** This applies to gas grills, tiki torches, gas jugs, lighter fluid, etc. to name a few. This helps us and our insurance carrier make sure that our tenants remain safe and not at risk of fire by others.



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From the desk of Chris Bruns (cont);

*** Guests & Visitors** - As a resident, you have the right to have guests and visitors. **You do not have the right to move people in without permission from the office.** This is a problem as it not only could pose safety concerns for others, but your household rent may not be calculated correctly. If someone is going to be staying at your apartment for 3 days or less, you're good. If they're going to be there longer, then you need to let us know and get permission. If permission is given, a guest can stay up to 14 days at any one time, up to 30 days in 1 year. A person who has been evicted from any PCHA property cannot stay overnight at all. For people caught staying places without permission from the office, we will issue No Trespass notices through law enforcement. Don't put your guests in the position of being arrested for being on PCHA property.

*** Service & Emotional Support Animals** - If you are a tenant with a service or emotional support animal you need to be sure to provide the office with documentation from your doctor every year that you still need the service or emotional support animal. Why? These animals are recommended by doctors to help or alleviate a condition, much like a medical prescription. Sometimes a person will get better and no longer need something they were previously prescribed for, and because of that we require an annual update. Keep in mind that the letters in support of these animals are to be very vague. The letters should simply state that the person is under the care of the physician and the animal is needed to help or alleviate a condition for which they are being treated. We do not need to know or want to know any medical diagnosis or medicines that you are taking.

*** Paperwork** - As part of our day to day operations, we send out paperwork that is required to be filled out and returned. We also request documentation from people for things that they are claiming. **It is your responsibility as a tenant to make sure we get things needed back in a timely manner.** If you do not help us, then you are not participating faithfully in the program. This could have serious repercussions for you. We understand the need for a few days to gather items or return something, but when that extends into a month or longer, it becomes a real problem to be dealt with. Do not put yourself in that position.

*** Addresses** - We have been seeing people using addresses of other tenants for State Benefits. **To be crystal clear, no one should be using your address for any purpose, even if to just get mail sent.** There are PO boxes. If an unknown person is found listed under your address, you will be required to provide documentation that this person lives somewhere else and still have to correct the problem with Illinois. If that person shows income, be prepared for your rent to change and/or face a back rent charge. Do not put yourself in this position.

I sincerely hope this message reaches people and helps them make some positive changes. In the end, our actions are reactions to what people do, please keep that in mind.

Regards,

Chris Bruns

Chris Bruns



Community Building Laundry Hours

Landess Terrace	7:30am-5:30pm
East Adams	7:30am-5:30pm
Barry	8:00am-4:30pm

All Locations Vend Prices: \$2.00 Front Load Washers, \$1.50 Top Load Washers, and \$1.50 Dryers.

If your laundry is in the machines at the time the Community Building closes, you have to pick it up the next day. We will not keep the buildings open past the closing time. Barry Community Building now has 1 front load washer and 1 dryer.



ALL VEHICLES ON PCHA PROPERTY MUST BE LICENSED AND HAVE CURRENT INSURANCE ON THEM. NO EXCEPTIONS.





Condition of Units

Keeping units clean inside and out is very important to the health and safety of all tenants and employees of PCHA.

****Housekeeping Standards: Outside the Housing unit***

- a. **Yards:** Should be free of any clutter, debris, trash and cars. Only furniture permitted in yards is folding lawn or stackable plastic resin chairs, which must be picked up after guests have left. If lawn is clutter or littered with debris, resident will be assessed a \$15.00 cleanup fee per occurrence.
- b. **Exterior walls:** should be free of graffiti.
- c. **Porches: (front and rear):** Should be clean and free of hazards. Any items stored on the porch shall not impede access to the unit or through the site. Inside furniture outside is not allowed and shall be required to be removed.
- d. **Window screens** are to be stored inside.
- e. **Steps (front and rear):** Should be clean and free of hazards that would impede access through the site.
- f. **Sidewalks:** Should be clean and free of hazards that would impede access through the site.
- g. **Storm doors:** Should be clean with glass or screens intact.
- h. **Parking Lot:** Vehicles should be registered with State required insurance coverage and be in running condition. There should be no repairs being done in the lots.
- i. **Hallways:** Should be clean and free of hazards that would impede access through the site.

j. **Stairwells:** Should be clean and free of hazards that would impede access through the site.

k. **Resident Laundry Areas:** Should be kept clean and neat. Remove lint from dryers after each use to prevent possible fire. PCHA is not responsible for fires caused from Resident negligence or malfunctioning Resident owned equipment. Resident assumes full liability for keeping dryers cleaned properly and also for keeping owned equipment in good working order. If lint buildup is suspected in vent, PCHA should be contacted for a work order. Dryers are not to be vented inside the apartment. Damage caused from venting to the interior will be billed to the Resident.

3. **Flammables/Explosives:** Resident agrees not to store any flammable or explosive substances inside or around the dwelling unit. Storage of any flammable or explosive substance by Resident or guests will be considered a serious violation of the terms and conditions of this lease.

***taken from PCHA Dwelling Lease December 2021 Revision pg 10 pt 2 items a-k & pg 11 pt 3**



**NATIONAL
GAMBLING HOTLINE**

800-522-4700

ILLINOIS TOBACCO

QUITLINE

866-784-8937

PCHA

**RENT MUST BE PAID BY
THE 25TH OF EVERY
MONTH**

You cannot have someone on your State benefits using your address if they are not a resident of the home. EVERYONE MUST BE APPROVED before moving in. When we find this information we will contact you to contact the State and get it corrected. Someone using a PCHA address that is not a resident of that address is committing fraud. As a government agency we are obligated to report any possible fraud to the State of Illinois.



If you need to remove someone from the lease, please call the office. You will need 2 forms of documentation verifying the new address of the tenant who is no longer living in the residence. We cannot remove an individual from the lease without proper documentation. Once the documentation is received, we will set up an appointment for a new lease to be signed.



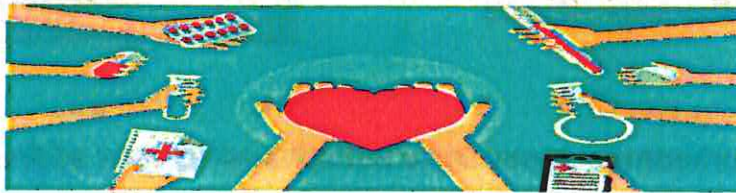
If you have a child that is turning 18, please call the office. We will need to get a new lease signed and other documents with them signing as an adult.

Pike County Health Department

Pike County Health Department is available with a variety of family services including health, safety, and education programs, at low or no cost for men, women, infants and children.

If you have any questions about their programs or services contact them at

217-285-4407



BARRY FOOD PANTRY

**Tuesday Evenings
4:30pm-7:00pm**

**Friday Mornings
8:30-Noon
8:30am-Noon**

MEALS PLUS FOR SENIORS

Eligibility: Seniors aged 60+ and spouses/partners under 60 who are primary home-based caregivers for their eligible spouses/partners. Eligibility is determined through an assessment process.

Donation Policy: Seniors aged 60+ are encouraged to donate what they can afford to support the program. No eligible senior will be denied a meal because they cannot contribute to the cost of the meal.

Call 217-285-6150

For more information

Pike County Housing Authority
Flat Rents/Utility Allowances
10/1/2023 - 9/30/2024

<u>Location</u>	<u>Fair Market Rent</u> <u>(Unadjusted Rent)</u>	<u>Fair Market Rent</u> <u>(Unadjusted Rent) @ 80%</u>	<u>Utility Allowance</u>	<u>Flat Rent</u>
71-1 Barry				
1BR	\$546	\$437	\$79	\$358
2BR	\$718	\$575	\$99	\$476
3BR	\$868	\$695	\$133	\$562
71-2 Barry				
1BR	\$546	\$437	\$133	\$304
2BR	\$718	\$575	\$157	\$418
3BR	\$868	\$695	\$192	\$503
71-3 Pleasant Hill				
1BR	\$546	\$437	\$131	\$306
2BR	\$718	\$575	\$164	\$411
3BR	\$868	\$695	\$202	\$493
4BR	\$1,053	\$843	\$261	\$582
71-4 Griggsville				
1BR	\$546	\$437	\$79	\$358
2BR	\$718	\$575	\$99	\$476
3BR	\$868	\$695	\$133	\$562
4BR	\$1,053	\$843	\$157	\$686
71-5 Perry				
1BR	\$546	\$437	\$131	\$306
2BR	\$718	\$575	\$164	\$411
3BR	\$868	\$695	\$202	\$493
71-6 Baylis				
1BR	\$546	\$437	\$79	\$358
2BR	\$718	\$575	\$99	\$476
3BR	\$868	\$695	\$133	\$562
71-9 Pittsfield Landess				
1BR	\$546	\$437	\$51	\$386
2BR	\$718	\$575	\$63	\$512
71-10 Barry				
1BR	\$546	\$437	\$137	\$300
71-13 Pittsfield E. Adams (Inside)				
1BR	\$546	\$437	\$49	\$388
71-14 New Canton				
1BR	\$546	\$437	\$51	\$386
2BR	\$718	\$575	\$61	\$514
3BR	\$868	\$695	\$65	\$630
71-15 Pittsfield E. Adams (Outside)				
1BR	\$546	\$437	\$85	\$352

FIVE SIGNS of SEVERE FOOD POISONING

Do you have any of these symptoms?
IF SO, SEE A DOCTOR!



Bloody diarrhea



Fever higher than 102°F



Vomiting so often you
can't keep liquids down



Dehydration



Diarrhea for more
than 3 days



U.S. Department of
Health and Human Services
Center for Disease Control and Prevention

www.cdc.gov/foodsafety