

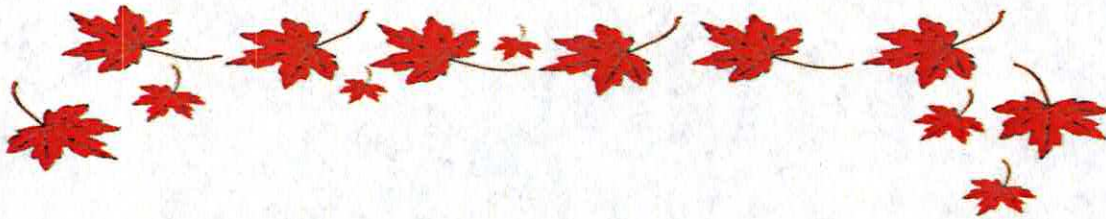
PCHA

November

Newsletter

2025





LIHEAP ASSISTANCE

LIHEAP assistance appointments are being taken

2025 Income guidelines are:

1-\$3,332.00 per month

2-\$4,357.00 per month

3-\$5,382.00 per month

4-\$6,407.00 per month

Call Connie at 217-285-6150 for an appointment



Two Rivers Pike County Office

Open in Pittsfield Tuesday & Thursday

Call 217-285-5424

Leave a voice mail, you will get a call back from the Quincy office, which will be calling from a different number



Calvary Baptist Church will be handing out hygiene and cleaning products form 9:00am-11:00am on the 3rd Saturday each month

Calvary Baptist Church
180 S Franklin St, Pittsfield, IL 62363
(217) 285-4282





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

Executive Director, Chris Bruns - November 2025 Newsletter

Government Shutdown – As of typing this report for the November 2025 newsletter, the Federal Government is entrenched in a political stalemate that has caused the government to shutdown operation except for key personnel. In trying to accomplish several different things that require the Chicago Field Office's involvement all of those emails are being returned that those people are unable to be in office or perform any work until the shutdown ends. How does this affect the housing authority? In this particular case, the housing authority has been funded by the Federal Government through November 2025, so the housing authority will operate as normal through then. Should the shutdown continue past that point then the housing authority will rely on its bank reserves and the money collected locally from its tenants. No impact to housing authority operations would be anticipated unless the shutdown lasts more than 3 months. All tenants should continue paying their rent and electric as normal as the shutdown does not have any impact on either of those requirements.

HUD Fair Market Rents & Flat Rent Policy FY 2026 – The housing authority has available for public review and comment its updated FY 2026 Flat Rent Policy. This policy has been updated to incorporate HUD supplied data for FY 2026 Fair Market Rents and Small Area Fair Market Rents.

The FY 2026 Flat Rent Policy was approved as a draft at PCHA's 9/18/2025 Board Meeting. The updated FY 2026 Flat Rent Policy and related documents will be available for public review for a period of at least 45 days, beginning 9/24/2025, and a public meeting will be held at the housing authority Community Building, 842 Mason St., Barry, IL on 11/10/2025 at 1:00p.m. to collect any and all comments regarding the documents. At PCHA's 11/20/2025 Board Meeting, the FY 2026 Flat Rent Policy is expected to be ratified as final.

PCHA has the FY 2026 Flat Rent Policy and related documents posted for review at the PCHA community building mentioned above, and also on its website at www.pikehousing.com in the Public Notice section. Questions and comments regarding the FY 2026 Flat Rent Policy and related documents can be directed through the public meeting to the office.

Operating Subsidy FY 2026 – Each year, the housing authority receives 2 different grants from the Federal Government in order to be able to continue operation, Operating Subsidy & Capital Fund Grants. The Capital Fund Grants are specifically required to be used for large work items identified by the housing authority such as roofs, roads, parking lots, exterior improvements, etc. Operating Subsidy is just that, money to help the housing authority operate. It is critical that the housing authority receives both of these grants because what is received locally is not enough money for the housing authority to stay afloat. In FY 2026, the Operating Subsidy Grant is estimated to be \$666,106.00, which is about \$45,000.00 more than what was received in FY 2025. This is a welcome increase as the housing authority has been running in the negative the last few years due to declining Operating Subsidy grants from the Federal Government along with the increased costs that it has endured during that time.

RFQ – Architectural & Engineering Services – The housing authority received two proposals for A&E services, Architechnics & Eggemeyer Associates Architects who is the current A&E services provider. Ultimately, the current A&E services provider was re-selected and they will continue providing these services to the housing authority through October 2028. For the large work items mentioned in the last paragraph, it is imperative that the housing authority utilize an architect to ensure the work completed is up to any current requirements and that the work is completed satisfactorily.

Utility Allowance FY 2026 - Pike County Housing Authority (PCHA) has available for public review and comment its FY 2026 Utility Allowance Schedule (UAS) documentation. This documentation indicates the allowances as calculated by Johnson Controls to offset PCHA tenants Ameren Electric utility costs by rent reduction.

The FY 2026 UAS was approved as a draft at PCHA's 10/16/2025 Board Meeting. The FY 2026 UAS documentation will be available for public review for a period of at least 45 days, beginning 10/22/2025 through 12/8/2025 at which time a public meeting will be held at the PCHA community building located at 842 Mason Street, Barry, Illinois at 1:00p.m. At PCHA's 12/18/2025 Board Meeting, it is planned to ratify the FY 2026 UAS as final. After that approval, the FY 2026 UAS will be applied to all tenant re-examination transactions after 1/1/2026.

PCHA has the FY 2026 UAS documents posted for review at the PCHA community building mentioned above, and also on its website at www.pikehousing.com in the Public Notice section. Questions and comments regarding the FY 2026 UAS documentation can be directed through the public meeting to the office.

Have a great month of November, **HAPPY HOLIDAYS**, and thank you.

Regards,



Chris Bruns
Executive Director

Veterans Day

November 11th

VETERANS DAY

By Cheryl Dyson

On Veterans Day we honor all,
Who answered to a service call.
Soldiers young, and soldiers old,
Fought for freedom, brave and bold.
Some have lived, while others died,
And all of them deserve our pride.
We're proud of all the soldiers who,
Kept thinking of red, white and blue.
They fought for us and all our rights,
They fought through many days and nights.
And though we may not know each name,
We thank **ALL** veterans just the same.



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If you have questions about your lease, a blank copy is available online at our website

www.pikehousing.com

If you would like a copy of your lease sent to you, please call our office at

217-407-0707



COMPLAINTS ON PCHA PROPERTIES

Complaints on PCHA properties are recorded by our office, and go in your tenant file. To ensure the health, safety and right of peaceful enjoyment of PCHA premises by resident's or PCHA employees, we expect the rules and regulations set forth in the PCHA lease to be upheld.

If you feel unsafe call 911

IF YOU, YOUR FAMILY MEMBER OR YOUR GUESTS FEEL THREATENED, YOU NEED TO CALL LAW ENFORCEMENT

This also includes any violations threatening the health, safety and right to peaceful enjoyment. Any noise violation, speeding or reckless driving, possible stalking, provoking an individual either verbally or physically needs to be reported to law enforcement. By reporting to law enforcement, a record of violations against an individual will be made.

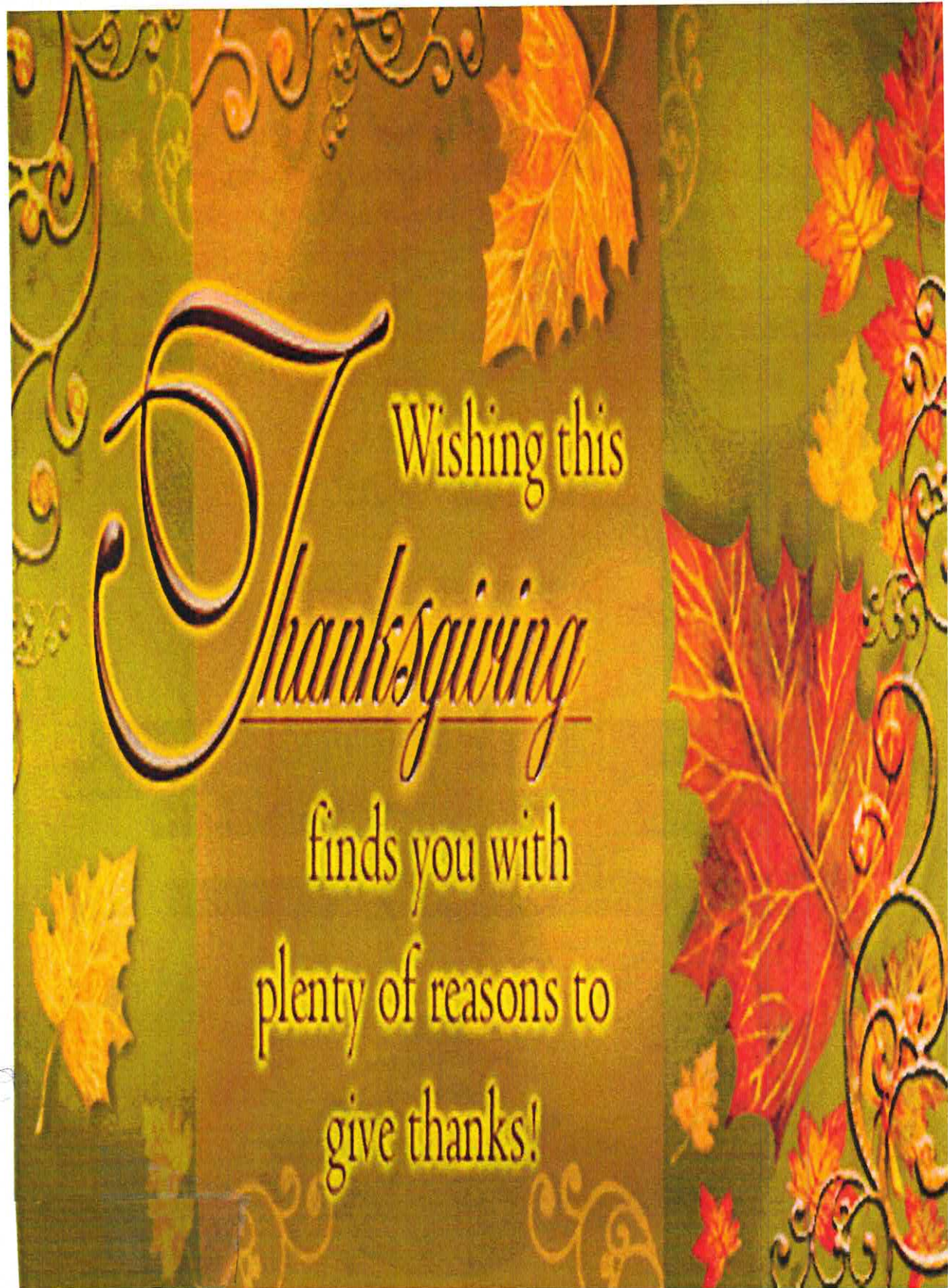
If you suspect unlawful activity being done on PCHA property, you need to call law enforcement. If you see a person that is not allowed to be on PCHA property, call law enforcement.

As landlords, we are not able to enforce the law. We are able to take the complaint and make records, law enforcement needs to be called to take care of the situation.



Autumn is but a second spring, where every leaf is a flower.





Wishing this

Thanksgiving

finds you with
plenty of reasons to
give thanks!

If you are 30 days or more past due on your rent, you will be receiving an email, a text or a letter, letting you know the status of your account. You will need to contact the office to see if you qualify for a repayment arrangement. If we do not receive any response from you, your account will be delinquent and you could receive a rent demand or a lease termination for non-payment.



Do Clocks "FALL BACK" this Year?

Yes, clocks will "fall back" by one hour on Sunday, November 2, 2025, as Daylight Saving Time ends in the United States. The time change will happen at 2 a.m. local time, meaning clocks will be set back to 1 a.m.



Landess Terrace



TRASH CORRALS ARE NOT DUMPSTERS

IF IT DOESN'T FIT IN THE TRASH TOTE DO NOT LEAVE IT IN THE CORRAL. YOU ARE RESPONSIBLE TO DISPOSE OF IT. IF YOU CAN NOT DISPOSE OF IT, CALL THE OFFICE TO HAVE MAINTENANCE COME REMOVE IT FOR YOU.

DO NOT LEAVE ANY TYPE OF FURNITURE, TRASH BAGS OUTSIDE OF TOTE, MATTRESSES, OR BED FRAMES. IF YOU HAVE BOXES, YOU MUST BREAK THEM DOWN TO FIT IN THE TOTE.

DO NOT FLUSH ANY TYPES OF WIPES IN THE TOILET. EVEN IF IT SAYS THEY ARE FLUSHABLE.



NO SMOKING

WE ARE GETTING COMPLAINTS ON THE CONDITIONS OF THE LANDESS TERRACE TRASH CORRALS





NO SMOKING

**IF YOU ARE PLANNING TO MOVE,
YOU MUST CALL THE OFFICE AND
GIVE A 30 DAY NOTICE. DURING
THE 30 DAY NOTICE, YOU MUST
LEAVE THE AMEREN IN YOUR
NAME, AND YOU WILL BE
CHARGED RENT DURING THAT
TIME. FAILURE TO DO EITHER OF
THESE THINGS WILL RESULT IN
ADDITIONAL CHARGES AND/OR
FORFEITURE OF DEPOSIT.**

**IF YOU ARE HAVING PROBLEMS
PAYING YOUR RENT,
PAYMENT ARRANGEMENTS
MAY BE AVAILABLE.**

**CALL THE OFFICE TO SEE IF
YOU QUALIFY.**

217-407-0707