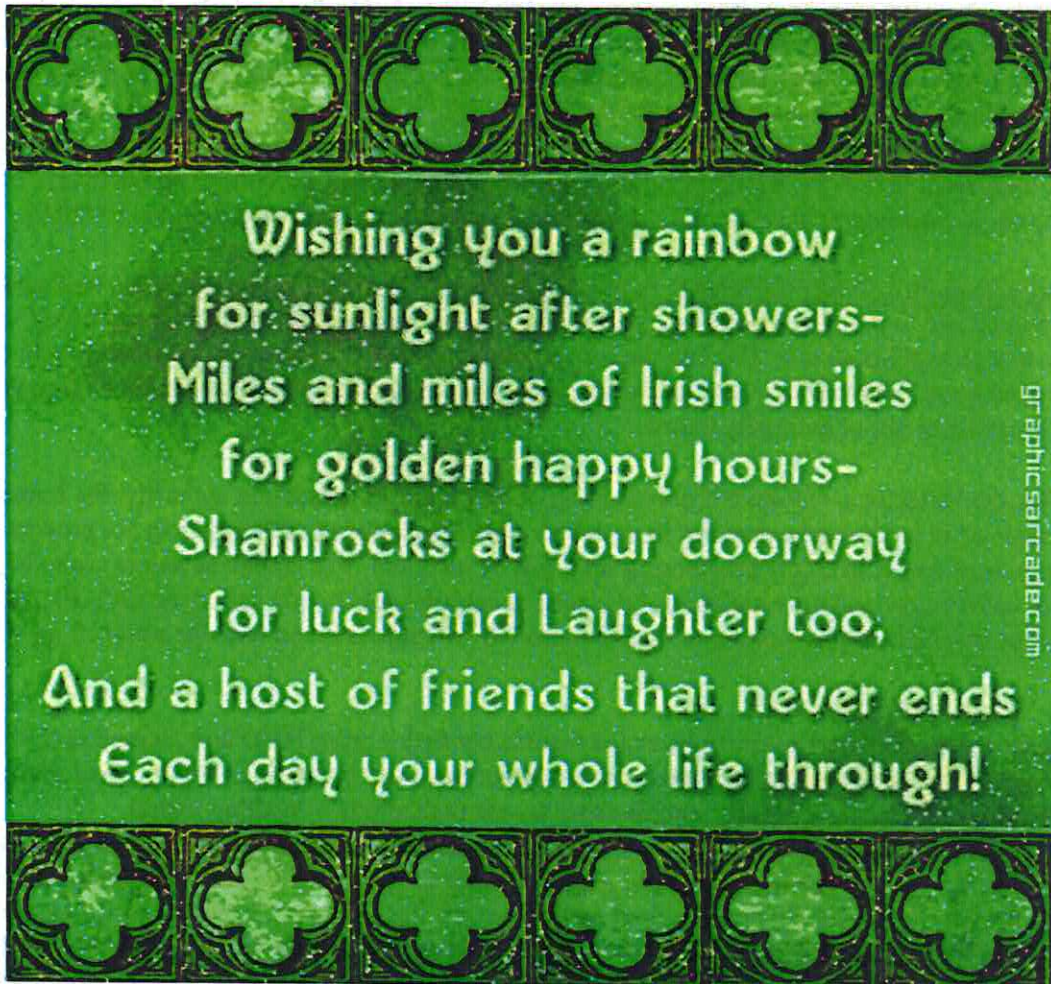


PCHA MARCH 2026

## Newsletter





**Pike County Housing Authority**  
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Website: [www.pikehousing.com](http://www.pikehousing.com)

### MARCH 2026 NEWSLETTER

**Repositioning** – As mentioned last month, I sent in an application for the demolition of building 309 - 315 at Landess Terrace and the 12 unit building at 530 E. Adams, all in Pittsfield. HUD reviewed the application and needed minimal back from the housing authority to finish their review. The housing authority architect needs to complete an estimate form for HUD, and once that is done it should be ready for HUD's final review. Previously, the housing authority received approval from HUD for demolition of building 301 – 307 at Landess Terrace in Pittsfield. The 2 buildings at Landess Terrace were selected due to their significant distance from the road while the 12 unit building was selected due to the value of removing 12 units from inventory through tearing down 1 building versus say 6 separate duplexes. The housing authority is expected to have the bid process for demolition resolved no later than 5/6/2026.

**Midwest Inspections Pre-INSPIRE/REAC Inspection** – From 2/2/2026 through 2/4/2026, Midwest Inspections was on site to perform a pre-inspection to help the housing authority identify work items to address prior to a federal inspection. Overall, the inspection went well, Midwest Inspections thought the properties looked good. Midwest Inspections did of course have some items for the housing authority to address. I'll break these out individually below.

- **Bedroom Smoke Detectors** – Despite it not counting points against the housing authority, the housing authority is required to put a smoke detector in each bedroom. The housing authority is in the process of getting these ordered and where they are missing they will be installed. The smoke detectors are to be a sealed 10 year battery type and are required to be placed in certain spots on the ceiling or wall. In places with gas, the housing authority is looking to update those CO detectors as well with the same 10 year sealed battery type.

- **Baseboard Heaters** – Midwest Inspections stated there is confusion from HUD and inspectors as to baseboard heaters. Apparently, some think tenants should not have any belongings within 3 feet of the baseboard heaters, while others think the manufacturer recommendations of nothing within 6 - 12 inches of the baseboard heaters is fine. The housing authority is going to go with the manufacturer recommendations, so **please review your layout** and make sure it fits the 6 - 12 inch threshold. This is a benefit to you the tenant as well. By keeping your belongings off the baseboard heaters you are helping to **prevent fire hazards** as well as improving the cost of your electric bill. When items are pushed up against the heaters they don't have the opportunity to disperse heat as they should, which results in them working twice as hard. By giving them space should allow the heat to disburse more evenly, which **saves you money**.

• **Water Heaters** – There were water heaters observed that have the pressure pipe an incorrect distance from the floor. The end of the pipe should be between 2 - 6 inches from the floor. There were also places observed to have a significant amount of items around the water heaters. A reminder to tenants that the water heaters should be unobstructed to allow the housing authority the ability to work on them if need be. An obstructed water heater could create safety hazards for your household as well. **Please review your layout** and make sure you are compliant with the correct spacing. Water heaters should have a minimum of 12 inches of space around them according to most manufacturer recommendations. For the places with an incorrect pressure pipe the housing authority will be coming out to add on or trim these back as need be.

• **GFCI's** – Guidelines have changed to state that any outlet within 6 feet of a water source must be a GFCI outlet. These were observed during inspection and the housing authority will be coming around to get these switched over to the proper outlet type.

• **Tenant Housekeeping** – This was not an annual inspection or housekeeping inspection. However, Midwest Inspections observed some apartments in bad enough shape that they wrote them up on their inspection. Some of these places even cost the housing authority points on its pre-inspection score, which should never be. The affected households have been alerted to this and it is the housing authority's view that this should be a wakeup call for these tenants prior to their annual inspection. The housing authority hopes that these individuals make the best of the early warning opportunity.

**Invitation for Bids – Lawn Care Services 4/1/2026 – 3/31/2029** – The housing authority's contract with Josh Kelley expires at the end of March 2026. As a result of that, the housing authority is seeking bids from lawn care service firms for the next 3 years. All bids are due in by 3/16/2026 at 1pm. Full details for the bids are in the public notice section on [www.pikehousing.com](http://www.pikehousing.com).

Have a great month of March and thank you.

Regards,



Chris Bruns  
Executive Director



# Two Rivers Regional Council

Two Rivers Regional Council is a member of the Illinois Association of Community Action Agencies. TRRC provides staff to develop and administer programs and policies which further the efforts of local governments and aid the economically disadvantaged throughout the region. Community Action includes programs like: Food Pantries, Reach-out Centers, and Energy Assistance.

## Workforce Development Center

Workforce Development promotes the development and implementation of workforce education strategies for occupations in high-growth/high-demand industries. Workforce education often includes job search assistance, assessment, vocational classroom training, work experience, and supportive services. It further develops and implements workforce education programs that enable low-skilled, low-income, adults to embark on career pathways and earn family sustaining wages. Dislocated workers receive training and assistance to find and retain work after a layoff. Eligible youth, ages 17-24, in or out of school, can receive assistance with getting their GED, workforce education, work-based learning, or apprenticeship opportunities. Veterans receive preferential treatment.

**Workforce Center Offices** Pike County - 120 S. Madison, Pittsfield, IL 62363

**217-285-2216**

## Pike County Food Distribution

Food pantry is open on a drop in basis during the hours below.

120 South Madison, Pittsfield, IL 62363

Monday 9:00 AM - 3:00 PM

Wednesday 9:00 AM - 3:00 PM





## Recurring Debit Authorization

The easiest way to pay your rent every month?

### Recurring Debit Authorization

Fill out the authorization form and you can have your rent automatically deducted from your account every month.

You pick the date rent is deducted from your account every month.

Don't forget to pay your rent again. Save on \$25.00 late fees.

Recurring Debit Authorization forms are available at our website. Simply fill it out and submit to our office.

If you would like a Recurring Debit Authorization Form sent to you, call our office and we will send you one via USPS or email.

*If you are currently enrolled in our recurring debit program, you will need to fill out a new form if your rent amount changes.*



### CONTACT

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PHONE:  
217-407-0707

WEBSITE:  
pikehousing.com

# INSPECTIONS TO START SOON

The pre-inspection last month by Midwest Inspections gave tenants an opportunity to know what needs to be done to pass our Annual Inspections that will begin in a few weeks.

We were notified that some tenants have items around the water heaters. This not only creates safety hazards for your household, but it also obstructs housing authority maintenance access to perform repairs if needed. Remove all items that are around the water heater, and move them at least 12" away. Housing authority maintenance also need unobstructed access to the units utility box.

Be sure to wipe down walls, doors, cabinets, floors, etc.. If you own pets make sure that they are taken care of properly, no waste in the yard or unit, litter boxes kept clean, feeding areas clean and filled with fresh food/water, and no pungent animal odors.

There should be NO garbage strewn about in the unit. Please dispose of trash/garbage appropriately. Remove full bags of trash/garbage and place in outdoor garbage totes.

**Proper notice will be issued before our PCHA inspection crew will be at your property.**



# Spring is on the way...

## Mowing is starting soon...

Tenants need to make sure *everything* is picked up out of the yards. Including any toys, dog leashes, animal waste or anything that is more than 2 foot away from the buildings. We are not responsible for any item(s) that are destroyed by mowers because it was left in the yard.

## YOU MUST PICK UP AFTER YOUR PETS!!!

This is to be done year round. We have areas where no effort is being made to pick up after your animal. If maintenance has to remove the animal waste from your yard, you will be charged \$15.00 service fee *each time*. Picking up after your pet is part of the Lease Addendum A Pet Policy. If you are not taking care of your animals waste, indoor or outdoor, you will risk lease termination. This Pet Policy is signed by every tenant and is a part of your permanent file. As with any part of your lease, this can and will be used for lease termination for non-compliance.





## March's Holidays, Observances and Events:

March 1: World Compliment Day

March 3: Total Lunar Eclipse

**March 4: Mardi Gras**

March 8: Daylight Savings Time

**March 17: St. Patrick's Day**

March 20: Spring Equinox

March 29: Palm Sunday



# FROM THE LEASE...

Page 4 Section B

## **TENANTS MUST MAINTAIN THE ABILITY TO LIVE INDEPENDENTLY:**

If during the term of lease, the resident, for reasons of physical or mental impairment is no longer able to:

1. Maintain the apartment in a clean and safe living condition.
2. Care for his/her physical needs.
3. Keep from disrupting, abusing, or interfering with the decent, safe, and sanitary enjoyment of the property by other residents.
4. Cannot make or refuses arrangements for someone to aid him/ her in maintaining the apartment in a clean and safe living condition, and caring for her/ his physical needs.
5. PCHA will attempt to refer the Resident to the appropriate social agency in an effort to find pertinent assistance, if no family members are willing to assist.

If you have a concern about a PCHA tenant, please contact the proper authorities;

West Central Illinois Area Agency on Aging:

**217-223-5700 or 1-800-252-9027**

OR

The Pike County Health Department **(217) 285-4407**

# CHANGES IN HOUSEHOLD

If your household changes, meaning individuals who are listed on the lease, including minors, are no longer living at the apartment, you need to contact PCHA as soon as possible. We will require documentation proving the individual(s) are living elsewhere. Once that is received you will need to schedule an appointment to come in and sign a new paperwork packet, including a new lease. If you have a child who is turning or has turned 18, you need to contact PCHA to sign a new paperwork packet, including a new lease. If a new paperwork packet is needed, all members of the household who are 18 and over, will need to be present to sign the documents.

By appointment only.



**NO  
SMOKING**

*Thank You*

In the event that maintenance or pest control report to our office that you are smoking in your unit, an inspection will be scheduled. If it is proven you have been smoking in the unit, you will receive an infraction against your lease. If you get 3 smoking infractions you will be eligible for lease termination for good cause. You will be charged for any and all damage caused by smoking in the unit.

***This is non-negotiable.***

Every tenant (over 18) has signed the No Smoking lease addendum.

Smoking is only allowed more than 25' of PCHA buildings.