

Resident and Community News



Housing Authority of Henderson
Bobbie Jarrett, Executive Director

January
2025

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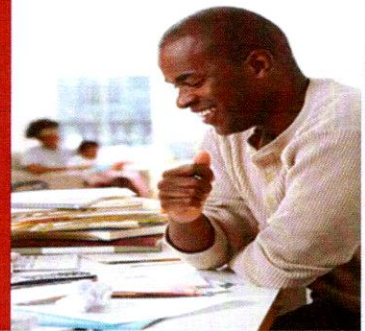
January 2025

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FREE Tax Preparation Site at Housing Authority

Are you one of the millions of people who qualify for the EITC this year?

Don't leave money on the table.



Ask your VITA preparer if you qualify for this tax credit today!

#EITCAwarenessDay

The Mobile Library will be in your area for

Fagan Square

Dates & Times:

Tuesday, January 7, 2025 - Time: 2 - 3pm

Tuesday, January 21, 2025 - Time: 2 - 3pm

840 North Adams

Dates & Times:

Tuesday, January 7, 2025 - Time: 3:15 - 4:15pm

Tuesday, January 21, 2025 - Time: 3:15 - 4:15pm

If you have any questions please call:

Juanita Daugherty
Mobile Library Manager and
Seed Library Coordinator
Henderson County Public Library
101 south Main St.
Henderson, KY 42420
270-826-3712 ext. 219

The Volunteer and Information Center and Green River Asset Building Coalition will again provide FREE Tax Assistance (Volunteer Income Tax Assistance (VITA) program) at the Housing Authority.

Look for our yellow and green doors to enter.

Appointments will be necessary.

Call or Text: 270-631-0738 or online at

<https://www.volunteerhenderson.org/appointment> ,

or use the QR code below to scan and go directly to make an appointment.



**IMPLEMENTATION OF THE NEW FLAT RENT PROVISION
(Affects Only Those Residents Who Are Currently Paying the Flat Rent Option)**

The Housing Authority of Henderson hereby amends its flat rents to comply with the statutory changes contained within Public Law 113-76, of the Fiscal Year 2014 Appropriation Act.

The 2014 Appropriations Act requires the Housing Authority of Henderson to establish flat rents at no less than 80% of the applicable Fair Market Rent (FMR) as established by The Department of Housing and Urban Development (HUD) for Henderson County.

Flat Rents are based on FY 2024 Small Area Fair Market Rents for Henderson County, KY 42420.

The following are the new flat rents for the Housing Authority of Henderson:

Bedroom	Current Flat Rent – Based On FY 2024 Small Area FMR For Henderson County 80% FMR – new admissions	HUD Mandated Flat Rent – Based On FY 2025 Small Area FMR For Henderson County, KY 80 % FMR – new admissions
0	\$520	\$552
1	\$576	\$616
2	\$728	\$776
3	\$928	\$984
4	\$1056	\$1128
5	\$1216	\$1297

The new flat rental amount will apply to all current program participants at the next annual recertification option.

Listed below are the scheduled annual recertification effective dates for each complex.

Development	Effective Date of Increase
840 North Adams	November 1, 2025
Lawndale	March 1, 2025
Dixon	May 1, 2025
Eighth Street/Madison Court	July 1, 2025
Dixon Ingram/Fagan/ 303/305 Fagan Street	September 1, 2025
423 South Ingram	September 1, 2025

Bedroom	HUD Mandated Flat Rent – Based On FY 2025 Small Area FMR For Henderson County, KY 80 % FMR – new admissions	Increase/Decrease in Flat Rent
0	\$552	\$32.00 increase
1	\$616	\$40.00 increase
2	\$776	\$48.00 increase
3	\$984	\$56.00 increase
4	\$1128	\$72.00 increase
5	\$1297	\$81.00 increase

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into “Opportunity Neighborhoods” with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

Henderson County is part of Evansville, IN-KY MSA.

Some details about the coming year's program:

- **The Henderson County VITA site is located at the Housing Authority of Henderson, 111 S. Adams St.**
- **Site hours are Noon to 7 p.m. Monday and Tuesday and Saturdays from 9 a.m. to Noon.**

We have a new Client Portal that will allow patrons to check on returns. Find details about how you can qualify and what you should bring to the VITA site at www.volunteerhenderson.org/vita/.

Intake documents are available in the Housing Authority vestibule during HA's regular business hours.

In 2023/2024 tax season, volunteers completed over 2,000 tax returns with a total of \$2.5 million dollars of income tax refunds received by Henderson County residents.

###

The Housing Authority has available for you a 2025 Calendar. This calendar contains helpful reminders such as holidays, rental due dates, useful tips, advice, and valuable resource information.

Place your calendar in a convenient location and refer to it often during 2025. Calendars may be picked up at the front desk. Limit one per family.

Have a Happy and Prosperous New Year!

***Bobbie Jarrett,
Executive Director***



WINTER



WORD SEARCH

- | | |
|----------|-----------|
| BOOTS | HOT COCOA |
| MITTENS | HAT |
| ICICLE | SCARF |
| SNOWMAN | SNOWFLAKE |
| JACKET | FROZEN |
| PENGUIN | WINTER |
| SKIING | FIREPLACE |
| SLEDDING | SWEATER |

Search the puzzle below to find the 16 winter related words.

J H I O E Z V V O H D D Y V J
 X O F Q D M V F K J H S D F O
 B T G G F I R E P L A C E R M
 O C E V R I P G P X P A Z O F
 O O S K I I N G R A E R H Z S
 T C F C Z D M W Q Z N F A E L
 S O L O L G P D D N G N T N E
 P A F K M Y W W H W U R S V D
 W Q U X U C U V D Y I S W R D
 I S N O W F L A K E N N E J I
 N C T Q T L K O P H K O A A N
 T I I P W G X X R J F W T C G
 E G E C M I T T E N S M E K O
 R G E X L K Q G S Z T A R E P
 H U D X G E W C Q H L N Z T N



WORD SCRAMBLE

Try and unscramble the 5 winter related words below.

- RADIBZZL _____
- OWROSSNTM _____
- GNIREFZ _____
- OHT ETOCCOHAL _____
- ODLC _____

Under Construction

The Housing Authority has ongoing or upcoming construction work at several of our communities.

- Please allow the contractors to do their work and stay away from these areas.
- Maintenance Supervisors will ensure compliance with the contracted work.

If you experience any issues with the contractors, please contact your Property Manager.

Lawndale and Dixon Residents: The contractors are still working on finishing up the tile work on the doors. Maintenance staff will need to enter units to inspect the work completed on the doors.

- Do not place tape, or screws on the new doors.
- Keep the doors wiped down with mild soap solution to keep them clean.
- If you want a curtain on your door, you will need to get a magnetic curtain rod to place on your doors.
- Do not put towels over the doors or over the windows.

Rent Collection- Late Monthly Rent

A Friendly reminder:

- Rent is due on the **1st day of each month.**
- Rent is considered late after **8:00 a.m. on the 11th day of the month.**

Consider using your taxes to get ahead on your rent and start an on-time payment history.

Payment history is always answered on landlord verifications, applying for a loan, and applying for a mortgage.

Parking

- Parking is first come, first serve.
- The only assigned parking is marked with handicapped signs.

Please be considerate of your neighbors by parking second cars and guest vehicles away from apartment areas.

Do not park in yellow-curbed areas-these spaces are reserved for fire and emergency services. The life they save could be yours or your family member's.

Stray Cats and Other Animals

Do not feed and shelter stray animals. This is causing serious problems, including:

- Stray animals entering apartments.
- Animal waste left on the property.
- Health and safety risks to residents and pets, as strays may carry diseases.

Pets and Service Animals

- All outdoor animals must be on a leash.
- Complaints have been received about unleashed animals approaching leashed pets and causing issues.
- Please leash your pets and pick up their waste immediately.

Smoking

Reminder: Smoking and vaping of any kind are **not permitted inside apartments.**

- Residents must smoke at least 25 feet away from any door or window.

Thank you for your cooperation,

Housing Authority Management



January 2025

EVICTION NOTICES
will be issued
30 days
after rent due date.

Inspections:

Fagan, D&I,
423 S. Ingram,
303/305 Fagan St.

**Re-Exams
Documentation Due:**

Lawndale:
January 6th and 7th
At the main office in the
Boswell Room

Garbage pick up dates:

Lawndale –Mon/Wed/Fri
Dixon–Mon/Wed/Fri
Madison–Mon/Wed/Fri
Eighth St. - Mon/Wed/Fri
740,750 N. Adams–
Monday & Friday
Dixon/Ingram -Monday
Fagan Square -Friday
840 N Adams– Friday

Thrift Shop Hours :

Monday/Wednesday/
Friday 9am-2pm
Wednesday is Intake Day

**Cabell Platt Medical
Center**

Monday/Friday 8am-5pm
Tuesday/Wednesday/
Thursday 8am-7pm

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	No School & CAT Center Closed from Jan. 1st to Jan. 6th		1 Rent Due HA Office Closed	2	3	4
5	No School and CAT Center Closed	Student's return back to school and CAT Center	8	9	10	11
12	13	14	15	16	17 Utilities Read	18
19	20 HA Office School's. & CAT Center are Closed Dr. M.L. King Day	21	22	23	24	25
26	27	28	29	30	31	VITA - FREE Tax Preparation Call or Text 270-631-0738 to schedule!

December Fun at the CAT Center



Christmas at the CAT Center: This December was filled with excitement, gratitude, and holiday cheer at our afterschool program.

We kicked off the festivities with joy as we were delighted to have Holly the Elf stop by each day, bringing laughter and joy to our program. Her visits added a magical touch that our students and staff truly appreciated.

Our high school student helper has been working with students on several different dance number routines. The dance crew gave a wonderful presentation at our Christmas party, and we are so proud of their hard work. Way to go, dance crew!

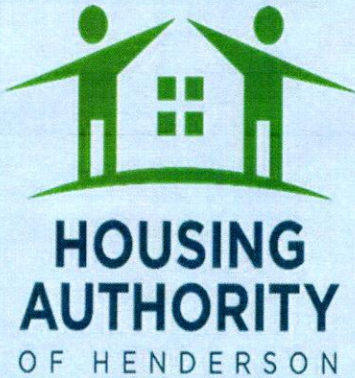
The CAT Center received a special delivery from the **Evansville Thunderbolts**. Their yearly Teddy Bear Toss brought smiles to our students and made the holiday season even more special. **Thank you, Evansville Thunderbolts!**

A huge thank you goes to **Miss Danielle and the Henderson County Public Library** for the thoughtful donation of books to the CAT Center. This added a special bit of Christmas cheer to the students' day.

From all of us at the CAT Center, thank you for making this December one to remember!

The New Year/2025: The CAT Center will reopen January 7, 2025. Our mission is to provide youth and their families the opportunity and resources to obtain their highest academic, social, and personal potential through a safe and supportive environment, with a strong emphasis on education and promoting self-worth.

HOUSING AUTHORITY OF HENDERSON



111 South Adams Street
Henderson, Kentucky 42420

Phone: 270-827-1294

Fax: 270-827-1482

E-mail:
housing@hahenderson.org

**Promoting, without discrimination, affordable quality
Housing, Economic opportunity, and a positive living
environment for the residents we serve.**

Applications

Currently by Appointment Only

Call to schedule appointment

Public Housing & Section Eight Applications
are taken at the Housing Authority office

Monday - Friday

8:00 am - 11:00 am

2:00 pm - 4:00 pm

- All household members age 18 years and older must be present to sign.
- You must have Social Security Cards for all members of the household.
- Birth Certificates must be provided for all household members and a photo ID for all adults.
- If anyone is pregnant a statement must be presented as to due date.
- For Public Housing you must have proof of income. There may also be other documents that may be needed. You can come to the office and pick up a list that show what other documents will be needed.

January Inspections:

Fagan, D&I, 423 Ingram,
202/205 Fagan St.

Re-Exams Documentation Due:

- Lawndale -

January 6th and 7th

At the main office in the Boswell Room

Happy
New Year
2025

MAINTENANCE DEPARTMENT SUPERVISORS:

Troy Cox and Tony Clayton

PROBLEMS:

Please do not attempt to repair problems
yourself.

Please call work orders in immediately!

Call before 4:00 pm

LIFE THREATENING EMERGENCIES:

CALL: 911

