

Resident and Community News



Housing Authority of Henderson
Bobbie Jarrett, Executive Director

December
2025

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The Mobile Library will be in your area:

Lawndale

Dates & Times:

Tuesday, December 4th	Time: 3:15 - 4:15 PM
Tuesday, December 18th	Time: 3:15 - 4:15 PM

Dixon & Ingram

Dates & Times:

Tuesday, December 4th	Time: 3:15 - 4:15 PM
Tuesday, December 18th	Time: 3:15 - 4:15 PM

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

Housing Authority of Henderson
Board of Commissioner's Meeting
December 15, 2025
12 Noon



PUBLIC NOTICE

The Housing Authority will hold a public hearing to allow citizens to review and comment on the Agency's Annual Plan. This Public hearing will be held at the Barret Center, Boswell Meeting Room, on December 18, 2025, at 11:00 a.m.

The meeting will be broadcast on the Housing Authority's Facebook page at:

<https://www.facebook.com/HousingAuthorityofHenderson/live/>

The Housing Authority of Henderson does not discriminate on the basis of race, color, national origin, sex, age, religion, or disability. It provides, upon request, reasonable accommodation, including auxiliary aids and services, to afford an individual with a disability an equal opportunity to participate in all services, programs, and activities. Any person requiring special needs assistance should contact Bobbie Jarrett at (270) 827-1294, ext. 1133, at least five days prior to the meeting. The TDD number for the hearing impaired is (270) 827-1482.

Note: ADA Contacts

Department for the Blind

1-877-KYBLIND www.kyblind.state.ky.us

Commission for the Deaf and Hard of Hearing

1-800-372-2907

For Interpreter Directory

www.hedhh.org/access/interpdir.html

The Housing Authority of Henderson, along with the Board of Commissioners and the Resident Advisory Board, developed its Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998.

The Plan is available for review at the Housing Authority's website www.hahenderson.org.

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 in Public Law 113-76, the Fiscal Year 2014 Appropriations 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:
the new flat rental amount will apply to all current program participants at the next annual recertification option.

<u>Bedroom</u>	Current Flat Flat Rent – Based On FY 2025 Small Area FMR For Henderson County 80% FMR – new admissions	HUD Mandated Flat Rent – Based On FY 2026 FMR For Evansville, IN-KY MSA 80 % FMR – new admissions
0	\$552	\$568
1	\$616	\$611
2	\$776	\$759
3	\$984	\$976
4	\$1128	\$1131
5	\$1297	\$1301

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

Development	Effective Date of Increase
Lawndale	March 1, 2026
Dixon	May 1, 2026
Eighth Street/Madison Court	July 1, 2026
Dixon Ingram/Fagan/	September 1, 2026
303/305 Fagan Street	September 1, 2026
423 South Ingram	September 1, 2026
840 North Adams	November 1, 2026

Bedroom	HUD Mandated Flat Rent – Based On FY 2026 Flat Rent For Henderson County, KY 80 % FMR – new admissions and recertifications	Increase/Decrease in Flat Rent
0	\$568	\$16.00 increase
1	\$611	\$ 5.00 decrease
2	\$759	\$17.00 decrease
3	\$976	\$8.00 decrease
4	\$1131	\$3.00 increase
5	\$1301	\$4.00 increase

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE HUD NSPIRE INSPECTION 2025

The NSPIRE PHYSICAL INSPECTION SCHEDULED FOR NOVEMBER 18-20, 2025, WAS CANCELLED DUE TO THE GOVERNMENT SHUTDOWN. WE WILL INFORM YOU OF THE RE-SCHEDULED DATE FOR THE INSPECTIONS ONCE IT IS RECEIVED.

Remember:

The resident is expected to keep the apartment in a **clean, safe, and sanitary manner**. Residents should clean up spills, keep all floors clean and free of clothes and debris, empty trash, and clean all surfaces, including appliances and countertops, regularly. **In addition, you must call (270) 827-1294 immediately for all maintenance repairs.**



Bobbie Jarrett
Executive Director

MERRY CHRISTMAS

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

BOW
CANDY CANE
CAROLS
CHRISTMAS
ELF

FAMILY
GIVING
JINGLE
JOY
LIGHTS

NORTH POLE
PRESENTS
REINDEER
SANTA
SLEIGH

SNOW
STAR
STOCKINGS
TREES

FIRE AND SAFETY TIPS**Apartment Safety**

- Never leave electrical appliances, modems, and cell phones on the floor, on cloth furniture or near a water source.
- Protect your appliances and your home by using surge protectors.
- Do not overload circuits or extension cords.
- Check electrical cords for appliances. Cords that are frayed or cracked are potential fire hazards. Unplug the cord immediately and replace.
- Do not run cords underneath rugs or between rooms.
- Never place portable space heaters near flammable materials, such as drapery.
- Turn off space heaters when leaving the room or going to bed.
- Do not smoke in bed or leave burning cigarettes unattended.
- Keep lighters and matches out of reach of children.
- Do not leave candles or incense unattended or wax burners, and place these items away from drapes, curtains or other flammable materials.
- Do not store flammable materials, such as gasoline cans or a propane tank, in your apartment.
- Keep furniture, curtains, and flammable items away from baseboard heaters.

Kitchen Safety

- Remember to never leave food unattended on a stove.
 - Keep potholders and towels away from the cooking area.
 - Avoid wearing loose-fitting sleeves when cooking.
- Oven Broiler Fires – Smother small fires with salt or baking soda. Never use flour or baking powder.

Laundry Room Safety

- If possible, have your dryer installed and serviced by a professional.
- Avoid using a dryer without a lint filter that is secure on the dryer vent to the outside. (If you are seeing dust and debris in your utility room your vent is not secure)
- Clean the lint filter before or after each load of laundry, and remove lint that has collected around the drum of your dryer.
- Check to make sure the right plug and outlet are used, and make sure the machine is connected properly.
- If you leave home or go to bed, turn the dryer off.
- Make sure there are no flammable items within 3 feet in front of gas furnaces or baseboard heaters.

Make a family plan to get out safely, and where to meet each other.

FREEZING PIPES

Please drip faucets and leave sink cabinets open when temperatures are below 30 degrees for several days to avoid frozen pipes.

FALL LEAF SEASON

Families are responsible for raking their own leaves. We ask that you bag your own leaves and we will remove them for you. You will be charged a fee if we have to rake your leaves. We have bags at the office we will give you and we will loan you a rake if you need one.

CHRISTMAS DECORATIONS

Please use clips when installing lights outside do not nail or use a screw to hang decorations to the apartment building.

Do not attach any decorations to the rails at 840 N Adams.

CLEANING OF BUILDINGS

Please do not use sidewalk chalk on the sidewalks, pavement, or buildings. Do not sling mud on the side of buildings. All buildings have been pressured washed and cleaned.



December 2025

EVICTIOIN NO-
TICES
will be issued

Re-Exams:

None

Inspections:

840 N. Adams

December 10, 2025

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– Mon & Fri.

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
	1 Rent Due	2	3	4	5	6
7	8	9	10	11	12	13
14	15 Board of Commissioners Meeting @ Noon	16	17	18	19 Utilities Read	20
21	22	23	24 Offices Closed	25 <i>Merry Christmas</i> Offices Closed	26	27
28	29	30	31 New Years Eve			

CLASSROOM NEWSLETTER

Wishing you a season warm and true,
Merry Christmas to each of you!

-From our CAT Center Family-



CAT Center students cooking with
Ms. Rohdene Rollins from the KY
Extension Office



Reminders



December 22nd - January 5th

Winter Break!

No School & CAT Center
Closed

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.

Re-Exams :

None

Inspections:

840 N. Adams

December 10, 2025



★ **HELLO** ★
 **DECEMBER**

May this month be filled with joy & happiness



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

