

Resident and Community News



Housing Authority of Henderson
Bobbie Jarrett, Executive Director

December
2024

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The Mobile Library will be in your area for

Fagan Square
Dates & Times:

Tuesday, December 10, 2024 - Time: 2 - 3 pm

840 North Adams

Dates & Times:

Tuesday, December 10, 2024 - 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

Housing Authority of Henderson
Board of Commissioner's Meeting
December 16, 2024
12 Noon

Kick Off the Holiday Season in Henderson, KY

The City of Henderson invites you to come together with family, friends, and neighbors for a weekend full of festive cheer.

Christmas in the Park: Tree Lighting Celebration

Central Park

Friday, December 6, 2024 at 6 pm.

2024 Henderson Downtown Christmas Parade

Downtown Henderson

Saturday, December 7, 2024 from 10 am - 12 pm

NOTICE
OF
PUBLIC
HEARING

PUBLIC NOTICE

The Housing Authority will hold a public hearing to allow citizens to review and comment on the Agency's Five Year and Annual Plan. This Public hearing will be held at Barret Center Boswell Meeting Room on December 16, 2024, at 11:00 a.m.

The meeting will be broadcast live 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, and 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 persons 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 web site 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 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:

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

<u>Bedroom</u>	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

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/	September 1, 2025
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

Dwelling Unit Inspections:

In the months of September, October and November, the Housing Authority staff performed semi-annual inspections at Lawndale, Eighth Street, Madison and Dixon Developments. During the inspection, we found several dwelling units that failed inspection due to **housekeeping and maintenance issues.**

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 clear of clothes and debris, empty trash, and clean all surfaces, including appliances and counter tops on a regular basis. **In addition, it is imperative that you call (270) 827-1294 immediately for all maintenance repairs.**



*Bobbie Jarrett
Executive Director*



Christmas Word Search



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



CANDY
CANE
CAROLING
CHRISTMAS
DECEMBER
HOLLY
LIGHTS
MERRY

MISTLETOE
NORTH
PEACE
POLE
PRESENTS
REINDEER
SANTA CLAUS
SLEIGH

SNOWMAN
STAR
STOCKING
SUGARPLUM
TREE
WREATH



PUMPKINS

Please throw away all pumpkins sitting on porches.

FALL LEAF SEASON

Families are responsible for raking and bagging their own leaves. We will remove the bagged leaves for you. If maintenance staff has to rake your leaves, you will be charged a fee. Bags are available at the office, and we will loan you a rake if needed.

CHRISTMAS DECORATIONS

Please use clips when installing outdoor lights. Do not use nails or screws to attach decorations to the apartment buildings. **Do not attach any decorations to the rails at 840 N Adams.**

Freezing Pipes

When temperatures are below freezing, please leave cabinets open and faucets dripping to prevent pipes from freezing and bursting.

Water Shut Off

Please take a moment to find the water shut off in your unit. If you have questions, feel free to ask maintenance where yours is located. In the two-story units they are located in the utility room and in the smaller units they are located in the large closet and the kitchen closet. Water shut offs are also located at each individual house such as the toilet and sinks.

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, incense, or wax burners unattended. Keep them away from drapes, curtains or other flammable materials.
- Do not store flammable materials, such as gasoline cans or a propane tanks, in your apartment.

Kitchen Safety

- Never leave food unattended on a stove.
- Keep potholders and towels away from the cooking area.
- Avoid wearing loose-fitting sleeves when cooking.

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 see dust or 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.
- Use the proper plug and outlet for the dryer, and ensure it is connected correctly.
- Always turn the dryer off when leaving home or going to bed.

Emergency Planning

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



December 2024

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

Inspections:

840 N Adams
December 11, 2024

Re-Exams: None

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
1 RENT DUE	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20 Utilities Read	21
22	23	24	25	26	27	28
29	30	31				



CAT Center & HC Schools Closed

HA Office Closed

CAT Center & HC Schools Closed





Together We Shine: A Christmas Message

As Christmas nears, I'm filled with cheer,
For each of you who gathers here.

Together we learn, together we grow,
Sharing kindness everywhere we go.

This season brings warmth, joy, and light,
On our CAT Team, spirits shine bright.

With hearts so kind and spirits true,
This place is special because of you.

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

-Valerie Swartz-

Youth & Family Resource Coordinator



Cool Kids Cook



We want to extend a huge thank you to the Henderson County Diabetes Coalition and the Kentucky Extension Office for their incredible support in teaching our CAT Center students about healthy eating, gratitude, and kitchen skills. Their hands-on lessons have given our students valuable tools for a healthier future. We're grateful for their dedication and look forward to seeing the positive impact these skills will bring!

With heartfelt thanks,
The CAT Center

Henderson County Schools

November 14, 2024

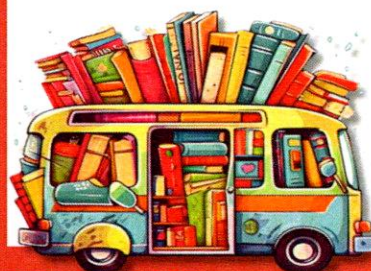
HENDERSON COUNTY SCHOOLS INSTALLS CENTEGIX CRISIS ALERT SYSTEM

Henderson County Schools has recently installed the Centegix Crisis Alert System in every school building in the district. The system includes wearable badges for staff with an emergency button. Once the button is pressed, audio and visual notifications are sent facility-wide using colored strobe lights, desktop alerts, and building intercoms. This will allow the entire building to go on lockdown instantly. Strobe lights are installed in classrooms, hallways, gymnasiums, cafeterias, and around the school property.

One Badge,
TWO Types of Alerts



"Our top priority is the safety of our students and staff. By implementing the Centegix Crisis Response Solution, we are adding another layer of safety and taking a proactive step to ensure that we are prepared for any situation that may arise," notes Dr. Bob Lawson, Superintendent of Henderson County Schools.



Contact Us!
270.854.1506
jdaugherty@hcpl.org

The Mobile Library Henderson County Public Library

The Mobile Library is a free service for all ages. We carry books, DVDs, video games, and CDs! If there is something you want, but the Mobile Library doesn't have it, let us know, and we can bring it to your stop.

Children without library cards can check out our small free take-a-book leave-a-book collection.

Signing up for a library card is free for Henderson County residents! You can go downtown to the main library or the Mobile Library at a stop near you!

- **BOOKS**
- **MOVIES**
- **GAMES**
- **MUSIC**
- **MORE!!**

WHERE TO FIND US!



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.

Inspections:

840 N Adams
December 11, 2024

Re-Exams:

None

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.



**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

