



IHA

Iola Housing Authority

NEWSLETTER

January 2024

From the Director's Chair

Calendar of Events

- ♦ **January 1st**
New Years
Office Closed
- ♦ **January 2nd**
Pest Control
Duplex
- ♦ **January 2 - 5 & 8**
Rent Due
- ♦ **January 3rd**
Public Hearing
10:00 a.m.
Craftroom
- ♦ **January 8th**
Board of
Commissioners
2:00 p.m.
Craftroom
- ♦ **January 15th**
Martin Luther King
Jr. Day
Office Closed
- ♦ **January 31st**
Office Closed at
noon for end of
month reports



I would like to take this opportunity to remind you of some of the lease agreement requirements as we start a new year.

Any criminal activity is grounds for eviction if it threatens the health, safety, or right to peaceful enjoyment of the premises by other residents, and all drug or alcohol related criminal activity occurring on or off the premises is cause for eviction. Under the required lease terms, a tenancy can be terminated, and the household evicted when the Tenant, any member of the Tenant's household or a guest engages in prohibited criminal activity. In addition the PHA can evict a person the PHA determines is illegally using a controlled substance, or whose illegal use of a controlled substance is determined by the PHA to interfere with the rights of other residents.

Your lease agreement (section 8 a.) states: that "reasonable accommodation of the renter's guests or visitors to be fourteen (14) days in twelve (12) month period". An individual must apply, be approved for occupancy, and added to the lease before they can reside with you.

Section 6. of your lease agreement states renters of duplex units agree to pay appropriate bills as rendered by the utility company. Failure of renters to maintain utilities (gas and electric) at all times will be considered a lease violation.

Your lease agreement states: To keep the premises and such other areas as may be assigned to you for your exclusive use in a clean and safe manner.

Also remember it is your responsibility to report any income or family composition changes within seven (7) days of the change. Failure to report within the seven days is a lease violation and may result in a retroactive rent charge. If you knowingly falsify or omit information and back rent is owed, under Federal Law you can be prosecuted.

The Housing Authority has contracted Wilson Construction to install smoke detectors in the unit's bedrooms to comply with a new HUD regulation. A notice will be given when the contractor begins the installation.

Gina R. Honeycutt
Executive Director

Board of Commissioners

The Board of Commissioners meeting will be **Monday, January 8, 2024**, at 2:00 p.m. in the Townhouse Craft room.

Office Closed

The Housing Authority office will be closed **Monday January 1, 2024**, for New Year's holiday. On **Monday, January 15, 2024**, the office will be closed to observe Martin Luther King Jr. Day. If you have an emergency call (620) 363-1707.

The office will also be closed at noon on **Wednesday, January 31st**, for the end of month reports.

Public Hearing

A public hearing is scheduled for **January 3, 2024**, at 10:00 a.m. in the Townhouse Craftroom to review the Five Year (2024-2028) Plan and the 2024 Annual Plan.

Rent Period

Rent will be collected from: **January 2-5 & 8th** (on the first five working days of the each month.) Extensions can be requested if you have an emergency (**unexpected expense**) and are unable to pay by **4 p.m. January 8th**. Extension requests must be put in writing and are due by **4 p.m. January 8th**. **Verification of the unexpected emergency expense must be provided.** Place written request in the drop box or you may stop by the office to fill out a request. All extensions must be approved.

FYI: Rent can be paid in advance or in payments as long as we receive the full rent payment by **4:00 p.m. January 8th**.

Rent may be paid by check, money order, or cashier's check. **Please make sure your money order has your name and address written on it so you will receive credit for the payment. NO CASH!!!** Rent must be paid by **4:00 p.m. January 8th** to avoid a \$25.00 late fee.

City Pet Permit

City Pet Permits are due **January 31, 2024**. The city will charge a penalty for pet permits not purchased by **January 31, 2024**. Please provide the Housing Authority Office with a copy of your pet permit. Your pet must wear identification tags at all times.

LIEAP Program

The Low Income Energy Assistance Program (LIEAP) is a Federally funded program that helps eligible households pay a portion of their home energy costs by providing a one-time per year benefit. The 2024 LIEAP application period is from **Monday, December 18, 2023, through Friday, March 29, 2024**. Applications must be received prior to **5:00 p.m. March 29, 2024**. You can print an application at www.DCF.KS.gov/service, fill out and submit to the local DCF office or apply online. If you would like more information about the program please call the DCF office at 620-431-5000.

FYI

It's important that we are kept up-to-date on your contact and emergency contact information. Please make sure we have current phone number and email on file.

If you are planning to move you must give a fifteen (15) day **written** notice of your intent to vacate.

Parking spaces are intended for residents. Guests must park on the street.

January 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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Board of Commissioners
Monday,
January 8th

	1 CLOSED for New Years	2 PEST CONTROL DUPLICATE Rent Due January 2 - 5 & 8	3 Public Hearing 10:00 a.m. Craftroom	4	5	6
7	8 LAST DAY TO PAY! Rent Due by 4:00 p.m.	9	10	11	12	13
14	15 MARTIN LUTHER KING DAY Office Closed	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31 Office closed at noon for end of month report			

