



Holiday Party 2023!



MCHA would like to thank everyone who joined us at the Vird-en Rec Hall for our Holiday Party!



Neighbors



FROM THE DIRECTOR'S DESK

We hope that your Holidays were happy, It's that time to take down your decorations. All Christmas trees, lights and outside decorations should be removed from outside the apartments by January 12th or MCHA will remove them and charge you. Thank you to everyone who chose to display your best decorations for everyone to enjoy.

Please remember if you receive SS or SSI benefits and have not already turned in your 2024 award letter, you will need to make sure the office gets a copy as soon as you get it. Also, remember to keep this letter in a safe place as you will need it throughout the year for things such as recertification, LIHEAP, food stamps, ECT,

Rent is due on the 1st of every month. You have until the 5th to pay without any penalties. After the 5th you will have late fees accruing from the 1st being \$1 a day. Please be mindful of Holidays and weekends. If the 5th falls on a weekend or holiday, it will not be processed by the bank until the next business day. Failure to pay your rent on time, more than 3 times in a 12-month period is grounds for eviction.

HAPPY NEW YEAR!

Dionne Wyatt, CEO



The office will be closed on:

Monday, January 1st and Tuesday, January 2nd to observe New Year's Day!

Monday, January 15th to observe Martin Luther King's Birthday.

Address:

P.O. Box 226

760 Anderson St.

Carlinville, IL 62626

(217) 854-8606

Fax: (217) 854-8749

Toll Free:

1-866-363-5142

Office Hours:

Monday & Tuesday

8am—4:30pm

CLOSED WEDNESDAY

Thursday & Friday

8am—4:30pm

Emergency Work

Order Number:

(217) 827-2100

EMERGENCIES
INCLUDE:

- ◆ Gas leaks
- ◆ Broken water pipes
- ◆ Exposed electrical wires
- ◆ No heat (if the outside temperature is 45-degrees or lower)
- ◆ Sewer line stoppage (not drain line)- this includes a clogged toilet
- ◆ CO/Smoke detector beeping or chirping

Also fire, flood, or anything that threatens life, safety or property damage.

UPCS for January

There are no scheduled UPCS inspections for this month

Preventive Maintenance for January

47-20 Palmyra (220 O.C. Ct., 230 O.C. Ct., 230 N. Main, 216 N. Main, 139 W. Lewis St.)

47-18 Bunker Hill (E. Pleasant St., Putnam St., Hamilton St.)

***INSPECTIONS MAY TAKE PLACE ON ANY DAY OF THE MONTH BETWEEN THE HOURS OF**

8:00 A.M.-4:30 P.M. - MONDAY-FRIDAY*

SPECIFIC DAYS AND TIMES WILL NOT BE GIVEN.

Q&A (Quality Assurance) inspections may take place on work orders and inspections anywhere from 3-5 days after the inspection/work order happened.

ROSS Highlight

Through needs assessments, case management, and referrals to community- and web-based services, ROSS Service Coordinators help each participant advance towards the above goals in ways that best fits their needs, personal priorities, and interests. Contact Amanda at the office if you are interested in becoming a part of the ROSS program! You can email her at amandab@teamhousingcenter.com for any questions.

Repayment agreements will no longer be extended past 90 days. This means you will have 3 months to pay off any charges if you choose to enter into a repayment agreement with MCHA. Any existing repayment agreements will not be altered or change, but moving forward for any new agreements you make you will only have 90 days to pay amount in full. With all payment agreement, if you miss a payment you will have to pay the amount owed in full or face legal action, we will no longer start a new payment agreement.



CONGRATULATIONS

Michael Sneed

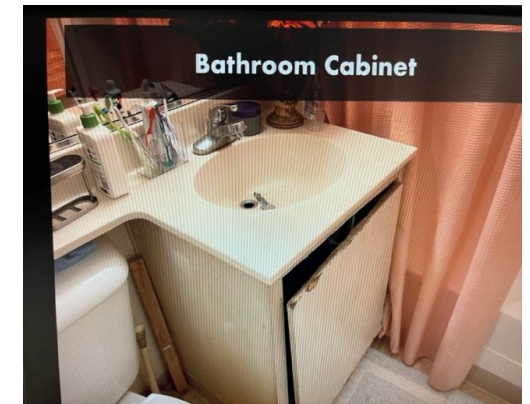
is the winner of the \$50 Walmart gift card for December UPCS inspections!

There are no scheduled UPCS inspections for January! Make sure your apartment is ready and meeting the Housekeeping Policy!

Inspections



Picture #1 – Kitchen cabinets cannot be missing pieces or damaged in any way.



Picture #2 – Bathroom cabinets, if you have them, cannot be missing pieces or damage in any way.

- ⇒ All of these are NSPIRE inspection findings with huge point deductions in our inspection scoring.
- ⇒ We will be looking for these things while out doing inspections.
- ⇒ Please call these issues into the office as soon as the problem arises so it can be fixed properly.

FSS Spotlight

This program is designed to help you reach your goals, whether that be going back to school, or owning a home. All you need to do is fill out the paperwork and work on your goals. We will keep in touch with you via mail, email, or phone, and if you are needing to meet with us, we can arrange that as well. The best part of the program is the savings account. As your rent goes up because of **earned income** we put a portion into a savings account for you. In order to receive that money, you must complete the following: *be working, be off cash assistance (TANF, not LINK), and meet your main goal.*

If anyone would like help meeting their goals, please contact Stephanie Sloan, FSS Coordinator.

Email: stephanie@teamhousingcenter.com Phone #: (217) 854-8606



Macoupin County Public Transportation

112 S. Macoupin St. Gillespie, IL 62033

Call 217-839-4132 to reserve your seat