

- A. **Annual Re-examinations:** The components of the mandatory annual re-examination are as follows:
- 1) The status of each family shall be reexamined at least once each year unless the family claims zero income, in which case the family's income will be reexamined every 90 days.
 - 2) The Tenant must supply PHA with accurate written information about family composition, citizenship and/or immigration status and age of family members, amount and source of income of all tenant family members, assets and related information necessary to determine eligibility for continued occupancy, annual income, adjusted income, rent, any criminal activity by household members and appropriateness of dwelling size.
 - 3) All adult members of the household must be present during the reexamination meeting to sign releases for required documentation.
 - 4) The Tenant agrees to comply with reasonable PHA requests for verification by signing releases or authorizations for third-party sources, presenting documents for review or providing other suitable forms of verification. This information will be used by PHA to decide whether the amount of the rent should be changed, and whether the dwelling size is still appropriate for the Tenant's needs.
 - 5) **Failure to supply requested information and/or misrepresentation of information is a serious violation of the terms of the Lease and may result in termination of the Lease.**
 - 6) During the annual re-examination, Tenants will be given the choice between paying:
 - a. rent based on income; or
 - b. a flat rent based on the value of the dwelling unit.
 - 7) PHA shall notify each family in writing of the dollar amount of these two rent amounts.
 - 8) To comply with Annual Re-examination requirements, PHA shall give the Tenant reasonable notice of what action(s) the Tenant must take and the date by which any such action must be taken for compliance under this section.
 - 9) In accordance with Federal and state law, PHA will process any applicable earned income disallowance for a qualifying family that has experienced an increase in their earned income.
 - 10) PHA will not reduce any portion of rent if the public assistance benefits of a covered family are reduced when the welfare department verifies:
 - a. any failure of any member of the family to comply with conditions under the assistance program requiring participation in an economic self-sufficiency program or imposing a work activities requirement, or
 - b. welfare fraud.
 - c. In either of the cases under this section, the Tenant's monthly contribution toward rent may not be decreased during the period of reduction, as a result of the benefits reduction.
 - d. If the Tenant challenges the welfare program grant reduction, the requirements of paragraph 8 shall not take effect until the results of the challenge are known.
 - 11) **Failure to comply with annual reexamination requirements or to misrepresent income or qualification for deductions is a serious lease violation and grounds for lease termination.**

Once again we are in a new year and it's time to think about *recertifications* (*re-examinations*) and all that go along with them. **Annual inspections** are done in **April** and you want to be sure you are ready to pass with flying colors!! So it's *never too early* to start planning.

Take time to clean out closets, discard items you no longer use or need, do some deep cleaning and report any maintenance issues you may have been putting off. We depend on you to do your part now and all through the year!

Thank you, Management.



‘The Parkview Press’ Newsletter January 2022

3 tips to walk on ice: walk like a penguin

When the weather is cold and snowy it's a good time to stay inside. But if you have to go outside, keep in mind that walking on icy surfaces requires special attention to avoid slipping and falling.

Falls are the third-leading cause of unintentional deaths. With snow and ice being a common part of winter, it's good to have a plan to stay upright. And it's an easy plan, too: *Walk like a penguin.*

Does it look silly to waddle down the street? Absolutely. But give it a shot — penguins, after all, have a decent amount of experience holding their own on ice and might have a thing or two to teach us.

- Keep your knees loose.
- Extend arms to the side to keep your balance and lower your gravity center.
- Keep your hands out of your pockets, so you can break your fall with your hands if you start to slip.
- Spreading your feet out slightly— like a penguin— while walking on ice increases your stability.
- To walk on ice, keep your center of gravity over your front leg. When we walk, our legs' ability to support our weight is split mid-stride.
- Take short steps or shuffle for stability.

If you fall backwards, make an effort to tuck your chin, so your head won't hit the ground. Also, try to form a ball and relax the muscles. You will injure yourself less if you are relaxed. And wearing a heavy, bulky coat will cushion you if you should fail.

The keys to the penguin walk are simple: Extend your arms (er, wings) out to your side, bend your knees, and shuffle side to side as you move forward (rather than taking big steps). All of this will help maintain your center of gravity in a treacherous climate — the type of environment that penguins have existed in for centuries.

The FHA Offices are closed Monday, January 17, 2022
In Observance of
Martin Luther King, Jr. Day

Remember if you haven't already, bring your **2022 Social Security annual award letter, all pages, (for proof of income)** to the Hooper Housing/Parkview Apartments Office **to be copied.** You may also mail a copy to 2510 N Clarkson St., Fremont, NE 68025
Attn: Tammy (your Housing Specialist).

Holidays and Dates to Remember

JANUARY

Saturday, January 1 -
New Year's Day
Monday, January 17 -
Martin Luther King, Jr. Day

Hooper Board Meeting Notice.....

The next Regular Board Meeting is on
Wednesday, January 19, 2022. It will
begin at 6:30 p.m.

Hooper Office Hours

Tuesday - 9:00 a.m. - 3:00 p.m.
(closed for lunch 12:00 p.m. - 12:30 p.m.)

*Call the Fremont Housing Office at 402-727-4848
to put in a Work Order.*

*You can also tell Office Staff on Tuesdays at the
Hooper Office, 402-654-2229.*

For Maintenance Emergencies ONLY!

Call - Ed (Maintenance Supervisor) 402-720-1264
or Rita (Executive Director) 402-720-9643.

A Good Neighbor. *Summary:* A good neighbor should have high moral principles and respect the other people that live in his/her community. Such a neighbor would be reliable, respect one's privacy, and never gossip.



QUARTERLY

PEST CONTROL TREATMENT

February, May, August & November

The **last Tuesday of the month,**
starting at 10:00 a.m. Be prepared for
this visit to your apartment. **Even if you
are not at home the treatment will be
done.**

Remember to report anytime you
suspect there is an issue. Being
proactive and catching things early is the
way to successfully avoid or eliminate
any issues. *Thank you for your help!*



Goal Ideas for 2022

- ♦ Volunteer
- ♦ Get to know my neighbor better
- ♦ Learn a new hobby or skill
- ♦ Make a cleaning list and stick to it
- ♦ Write a monthly letter to a loved one
- ♦ Send more cards
- ♦ Join a social club or even start one
- ♦ Get with friends more
- ♦ Read more, visit the Library more
- ♦ Walk more, invite others to join
- ♦ Reconnect with someone from the past
- ♦ Donate unwanted items
- ♦ Say something positive every day

Taken from the Hooper Occupancy Policy.....

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G. Visitors

1. Guests or visitors may be permitted in a dwelling unit so long as they have no previous history of behavior on PHA premises that would be a Lease violation.
2. Guests or visitors are allowed no more than fourteen (14)-days within a twelve (12) month period, unless the PHA has provided prior written approval
3. Residents must register their overnight visitors with PHA. The registration form permits PHA to run a criminal history check on adult visitors who stay overnight; however, PHA will not run a criminal history check on a visitor unless PHA has reason to believe the visitor actually lives in the PHA unit or if PHA receives complaints about the visitor's behavior from other residents or law enforcement personnel.

Laundry Room Etiquette

Some tips to help make the experience of doing laundry less tiresome for you and your apartment neighbors!

1. Don't leave laundry unattended. If you do leave, set a timer and return before your load(s) are finished.
2. Remove your items from the machines in a timely manner so others can use them.
3. Don't use too much detergent, bleach or fabric softener.
4. Clean up any spills you make or see.
5. Clean out the dryer lint screen when you are finished with the machine.
6. If someone leaves and doesn't return in a reasonable amount of time you can remove their laundry from a washer/dryer but, always put it in a clean place/table/basket, etc.
7. Talk quietly on your cell phone if you need to use it.
8. Separate your laundry at home.
9. Don't overload machines with clothes.
10. Double check machines to make sure you get all your things.
11. Don't litter.
12. Put carts back where they should be.
13. If you play music, make sure it's not too loud.
14. Don't take up all the machines.
15. Be mindful of neighbors if using machines late at night or very early in the morning.
16. Clean up any residue left in the washing machines after you use them.
17. If your laundry leaves animal/human waste behind in a machine, clean it up! It shouldn't be left so the next person has to clean up your mess!

RENT

- ♦ Rent is due **January 1st.**
 - ♦ Rent is late if received after 4:30 p.m. on **January 5th.**
 - ♦ A charge of **\$30** will be assessed on the **6th** day of each month for late rent.
 - ♦ An additional **\$20** will be assessed if rent is not paid by the **20th** of each month.
 - ♦ No partial payment is accepted.
 - ♦ Check, cashier's check, or money order only.
 - ♦ **If you mail your payment please allow 5 to 10 days.**
- Any questions, please call 402-727-4848 or on Tuesdays 9:00 - 3:00 (closed 12 - 12:30 for lunch)