

Rentwise Class

RentWise is a program to help renters obtain and keep rental housing and be successful renters through education.

The class is *free to residents of low income housing, and open to the public for the cost of \$5*. A certificate will be awarded upon completion of all the classes.

The RentWise class is on **April 19 & 20, 2022 beginning at 8:30 a.m.** in the Gifford Tower Community Room. **Deadline to register is April 4th.**

Be sure to take part in this free and informative opportunity. **If you are interested in attending call: Tina @ 402-727-4848 ext. 3**



Happy Mother's Day - May 8th



Happy Father's Day - June 19th

Fremont Housing Agency
2510 N. Clarkson St.
Fremont, NE 68025



Section 8 Sound

Quarterly Newsletter

April - May - June 2022

Memorial Day is an American holiday, observed on the last Monday of May. Memorial Day 2022 will occur on Monday, May 30.

Early Observances of Memorial Day

The Civil War, which ended in the spring of 1865, claimed more lives than any conflict in U.S. history and required the establishment of the country's first national cemeteries.

By the late 1860s, Americans in various towns and cities had begun holding springtime tributes to these countless fallen soldiers, decorating their graves with flowers and reciting prayers.

Decoration Day

On May 5, 1868, General John A. Logan, leader of an organization for Northern Civil War veterans, called for a nationwide day of remembrance later that month. "The 30th of May, 1868, is designated for the purpose of strewing with flowers, or otherwise decorating the graves of comrades who died in defense of their country during the late rebellion, and whose bodies now lie in almost every city, village and hamlet churchyard in the land," he proclaimed.

The date of Decoration Day, as he called it, was chosen because it wasn't the anniversary of any particular battle.

On the first Decoration Day, General James Garfield made a speech at Arlington National Cemetery, and 5,000 participants decorated the graves of the 20,000 Civil War soldiers buried there.

Many Northern states held similar commemorative events and reprised the tradition in subsequent years; by 1890 each one had made Decoration Day an official state holiday. Southern states, on the other hand, continued to honor the dead on separate days until after World War I.

History of Memorial Day

Memorial Day, as Decoration Day gradually came to be known, originally honored only those lost while fighting in the Civil War. But during World War I the United States found itself embroiled in another major conflict, and the holiday evolved to commemorate American military personnel who died in all wars, including World War II, The Vietnam War, The Korean War and the wars in Iraq and Afghanistan.

For decades, Memorial Day continued to be observed on May 30, the date General Logan had selected for the first Decoration Day. But in 1968, Congress passed the Uniform Monday Holiday Act, which established Memorial Day as the last Monday in May in order to create a three-day weekend for federal employees. The change went into effect in 1971. The same law also declared Memorial Day a federal holiday.

**The Fremont Housing Agency Offices Are Closed:
Monday, May 30th - Memorial Day & Monday, June 20th - Juneteenth**

Notify Section 8 of Any Changes

The amount a tenant receives from Section 8 depends heavily on both household income and the size of the family. The tenant is responsible for notifying the local public housing authority if there are any changes to these circumstances.

For example, the tenant might have received a raise so their income has increased. Section 8 might then increase the portion the tenant has to pay toward rent each month. Their minor child might have gotten a job. This income must be reported as well, although rent won't be adjusted if they're also a full-time student.

If a tenant had a baby but there was no increase in income or she's now unable to work, Section 8 might increase the amount of the voucher she receives.

A tenant could lose their voucher entirely and even face legal action for failing to notify Section 8 of such changes. They usually have 10 days after the change occurs. But reporting sooner is always encouraged.

Call Tina, your Section 8 Coordinator immediately to report any changes, at 402-727-4848.

Calendar - Dates to Keep in Mind

- April 15 - Good Friday
- April 17 - Easter
- April 18 - Taxes are due
- April 22 - Earth Day
- April 28 - Holocaust Remembrance Day
- April 29 - Arbor Day
- May 8 - Mother's Day
- May 21 - Armed Forces Day
- May 30 - Memorial Day
- June 14 - Flag Day
- June 19 - Father's Day
- June 19 - Juneteenth
- June 21 - Summer begins



Fremont Housing Agency
Contact: TINA

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(402) 727-4751 - fax
www.fremonthousing.org

Fremont Police Dept.
(402) 727-2677
Emergency - 911

Fremont Fire Dept.
(402) 727-2688
Emergency - 911

General Assistance
(402) 727-2731

Health & Human Services
(402) 727-3200

LifeHouse
(402)-721-3125

Success Story: Congratulations Jason Miner!

Jason has now been accepted into the Hud Section 8 Housing Voucher program after successfully being helped through the LifeHouse assistance program. A recent article in the Fremont Tribune details Jason's story and the difficult road he has had to travel this past year. He has overcome much and is on track now! We wish him even greater success in the future!!

Tenant responsibilities

The responsibilities of a tenant typically include ensuring the property stays clean and in good repair. Tenants also are expected to flag major issues.

Here is a list of tenant responsibilities:

1. Maintain the rental property

Tenants are typically responsible for keeping the unit sanitary, which means a tenant should:

- ◆ Discard trash
- ◆ Prevent mold growth
- ◆ Prevent excessive dirt buildup on walls and floors
- ◆ Prevent rust, grime or soap scum buildup
- ◆ Maintain/Clean appliances

2. Prevent excessive damage

In addition to keeping their rental unit clean, tenants should avoid causing damage through negligence or recklessness. Normal wear and tear is expected, but damage that leaves the property in worse condition than when a tenant moved in is not.

Many municipalities recognize and enforce tenant liability in the following scenarios:

- Removal of fixtures, including lights, appliances or permanent decorative items
- Damage due to pet policy violations
- Damage caused by fires as a result of negligence or reckless conduct
- Tampering of smoke or carbon monoxide detectors
- Misuse of designated rooms
- Use of the premises for unlawful purposes
- Violation of occupancy requirements
- Blocking of emergency exits

3. Report issues as they come up

Tenants should attend a walkthrough before they move in to point out any issues or needed repairs so they can be documented on a rental walkthrough checklist. Tenants should maintain a copy of the rental walkthrough checklist for their records so they can avoid any damage charges at the end of the lease.

Another common tenant maintenance responsibility is letting the landlord know about needed repairs *as soon as possible*. If a tenant notices an issue and fails to report it to the landlord, the tenant may be liable for additional damage that wouldn't have occurred otherwise. For example, a slow leak in a dishwasher drain hose could be an easy fix early on, but it could cause serious water damage if left unreported and unrepaired for months.

Section 8 Facts

- ◆ In 1937, the Housing Choice Voucher Program was founded to assist low-income tenants, with Section 8 soon joining in 1974 as part of the Housing Act of 1937.
- ◆ Income is the biggest factor influencing eligibility for Section 8 benefits.
- ◆ PHAs must ensure that three-quarters of the families who receive vouchers are below the low-income limit.