



Housing News

Volume 1, Issue 1

March 31st, 2008

Special points of interest:

- SLHC Waiting List
- Tax Credit Waiting List
- Mold Prevention

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SPIRIT LAKE HOUSING CORPORATION MISSION STATEMENT

The Spirit Lake Housing Corporation will provide low income, quality housing in a safe and healthy environment to the people of the Mni Wakan Oyate. The Spirit Lake Housing Corporation will strive to maintain drug & alcohol free housing communities that reflect the traditions of the Mni Wakan Oyate.

GUIDING PRINCIPLES

I. PEOPLE EXCELLENCE—Promote people excellence by providing skills assessment, career planning and personal improvement plans. Value learning in all employees and support individual and team growth through training plans, individual and team goals, and praise and reward systems. Demonstrate commitment to our employees with every action.

II. PRIDE IN SLHC—Speak with pride about the Spirit Lake Housing Corporation when dealing with the general public, tribal offices, and governmental affiliations, and fellow employees. Uphold the 7 Guiding Principles as a normal part of doing business. Respect SLHC Facilities and property. Demonstrate pride in the services officered by the Spirit Lake Housing Corporation.

III. PROVIDE QUALITY SATISFACTION AND TIMELY TENANT SERVICE—Improve tenant satisfaction in services with the Spirit Lake Housing Corporation Programs, improving tenant service and providing total quality homes. The Spirit Lake Housing Corporation will concentrate on approachability and quality assistance in customer relations.

IV. PROMOTE OPPORTUNITIES FOR RESIDENT SELF-SUFFICIENCY—Provide incentives and goals for families residing in low-income housing by encouraging the development of resident organizations and on-the-job training.

V. IMPROVE HOUSING AND COMMUNITY ENVIRONMENT—Provide education and training through the Homebuyer Program. And training on the maintenance of their homes and improve housing areas. The goal of the Spirit Lake Housing Corporation staff is to support tenant and residents in improving the appearance and enhancing the value of their homes, including drug prevention and crime prevention programs.

VI. SEEK ALTERNATIVE FUNDS—Seek ways to become a self-contained full service housing mechanism through home ownership training models, mortgage lending capacity, loan servicing and partnering with other agencies. The reality of reduced federal funding forces the Spirit Lake Housing Corporation to review ways in which funding from public and private financing may be utilized for housing development.

VII. Construct new homes on the Spirit Lake Nation. Coordinate planning and integrate housing development resources among housing providers to maximize benefits of NAHASDA funds.

VIII. PROMOTE ECONOMIC GROWTH—Contribute to the Spirit Lake Nation economy bas whereby local people can use skills in construction of new housing, renovating housing projects and provide employment opportunities, providing the management capabilities to ensure that the SLHC will enforce fair housing to all.

SPIRIT LAKE LODGES/LODGES OF FORT TOTTEN WAITING LIST

2 BEDROOM

1. Yankton, Wendy
2. Anderson, Nicole
3. Blackbird, Denise
4. Butts, Lamar
5. Schmid, Patrick

2 BEDROOM

1. LaVallie, Deborah
2. Jackson, Penelope
3. Young, Lance
4. Waanatan, Diondra
5. Waanatan, Wanda
6. Lawrence, Robert
7. Littlewind, Natasha

2 BEDROOM

1. Dunn, Bobbi
2. Leftbear, Ramona
3. Alex, Clarinda
4. Redfox, Amy
5. Touche, Carol J.

Tax Credit News

To all of the tenants of the Lodges of Fort Totten and the Spirit Lake Lodges, Inspections will be coming up for all units we will be doing this monthly till the State Agency comes in September, after that they will be done every other month. We need to keep the units in compliance, so if you do need a workorder please call in to the Housing Office and put one in with Trudy. When Art comes out to do inspections please let him know when there are problems with your unit.

Also if you owe back rent

please make sure to come and speak to me, I will be handling the collections for the Lodges until a new Collection Clerk is hired, if you do not know what your balance is please give me a call and I will give you your total, letters will also be going out to the tenants that received their first letter, if no arrangements have been made.

I have received several complaints on dogs and four wheelers. The Rules of Occupancy state that all animals must be tied up or penned. Four wheelers or any other all-terrain vehi-

cles must be driven on the road when in the housing projects, please be respectful of other tenants and their yards, this goes for driving on other tenants lawns. If this keeps up, letters of warning will be sent out to the tenants with the four wheelers and the animals.

We are also having Spring Cleanup so if you need trash bags please come down to the Housing Office and see Amy. All you will need to do is put the bags out when you have your regular garbage day pickup.

Mutual Help Homeowner's News

Statements for all homeowners will be going out in the mail in April. Please look over your statements as they have been re-done. On the bottom of the statement is where you will find if you have MEPA available to use.

We will also be re-certifying all homeowners in April so please make sure that you call if you need a specific time to come in and complete this, we

also now have an inspector at the housing, so inspections will also be done this year, if you need a specific time for this you will need to contact Ron Hunt at 766-4131..

Please remember that all maintenance work is the homeowner's responsibility, as this is stated in your lease.

If you have MEPA to use to fix repairs, you will need to get

an estimate of the work and bring this into the Housing Office to get a purchase order, please be aware that no bills will be paid unless they have a purchase order.

We will also be getting a new Collection Clerk this month, so if you owe back rent please come in and make arrangements to pay this.

"Applications are available at the Housing Office for the HUD 184 Home Program Loan, the Rural Development Home Loan and the VA Home Loan. If interested call Connie at 766-4131."

MODERNIZATION PROJECTS-MOVE IN/MOVE OUT

Hello my name is Doug Yankton and I was assigned the new Modernization Foreman of the Spirit Lake Housing Corporation in October of 2007.

We have been working the water tower projects in Fort Totten, ND which

are a cluster of 14 units, six (6) units were already completed at that time. Eight (8) units were left to do, and as of March 25, 2008 we have only one (1) unit left to be completed. Our exterior work consists of replacing exterior doors, windows, screen

doors, siding, garage doors, etc. The inside work consists of sheet-rocking, taping, texturing and painting, new bathroom fixtures and all other major interior work that needs to be completed.

FORT TOTTEN DISTRICT WAITING LIST

1-BEDROOM

1. Demarce, Colleen
2. Redroad, Candice
3. Cavanaugh, Grant
4. Littlewind, Raybert
5. Feather, Roger
6. Chaske, Jerah
7. Waanatan, Diondra
8. Littlewind, Waylon
9. Mckay, Kenneth
10. Littleghost, John
11. Feather, Ila
12. Knox, Sonya
13. Tollefson, Curtis
14. Littlewind, Maricia
15. Greywater, Alex III
16. Ross, Shayla
17. Ross, Ashley
18. Spottedbird, Kenneth
19. Bigtrack, Lydell
20. Schmid, Patrick

2-BEDROOM

1. Longie, Emily
2. Spottedbird, Tara
3. Charboneau, Candice
4. Cavanaugh, Alyssa
5. Desjarlais, Marcella
6. Cavanaugh, Joseph
7. Fassett, Monica
8. Longie, Patricia
9. Belgarde, Inez
10. Nestell, Alton
11. Greyclear, Lanell
12. Green, Milton
13. Frederick, Denise
14. Pearson, Randall
15. Greyclear, Jewel
16. Longie, Honey Lee
17. Shaw, Gandi
18. Mckay, Kenzie
19. Littleghost, Robert Jr.
20. Lovejoy, Troy
21. Mudgett, Lola

3-BEDROOM

1. Dubois, Calvin
2. Whitetail, Tamara
3. LaVallie, Deborah
4. Posey, Curtis
5. Meade, Ashley
6. Cavanaugh, Theresa
7. Smith, Roberta
8. Yankton, Iris
9. Roulette, Jennie
10. Redowl, Nellie
11. Iceman, Almira
12. Thomas, Faye
13. Lohnes, Kelsey
14. Little, Kayla
15. Chaske, Inez
16. White, Maria
17. Wolf, Kerry
18. Greyclear, Fawnda
19. Dubois, Crystal
20. Cavanaugh, Robert III
21. Stone, Michael
22. Alex, Clarinda
23. Lenoir, Lee
24. Whitetail, Lori
25. Lenoir, Ashley
26. Alberts, Jocelyn
27. Grant, Mavis
28. Jackson, Phaedra
29. Johns, Kayla

4-BEDROOM

1. Mckay, Lynn
2. Ramone, Stephanie
3. Diserly, Micki
4. Dubois, Michael
5. Lenoir, Wanda
6. Yankton, Brooke
7. Redfox, Amy
8. Owlboy, Alvin Sr
9. Hill, Vicki
10. White, Everett
11. Luedtke, Amanda

5-BEDROOM

1. Baker, Marsha



ALL APPLICATIONS NEED TO BE UPDATED EVERY SIX MONTHS!!

ST. MICHAEL DISTRICT WAITING LIST

<u>1-BEDROOM</u>	<u>2-BEDROOM</u>	<u>3-BEDROOM</u>	<u>4-BEDROOM</u>	<u>5-BEDROOM</u>
1. Redroad, Candice	1. Jetty-Dogskin, Alice	1. Harrison, Robin	1. Diserly, Micki	1. Baker, Marsha
2. Chaske, Jerah	2. Jackson, Amanda	2. Robertson, Kayla	2. Ross, Winona	
3. Thompson, Crystal	3. Jackson, Glynnis	3. Redtomahawk, Anissa	3. Lenoir, Wanda	
4. Butts, Lamar	4. Cavanaugh, Alyssa	4. Yankton, Iris	4. Yankton, Brooke	
5. Lenoir, John	5. Cavanaugh, Darlene	5. Roulette, Jennie	5. White, Everett	
6. Dumarce, Kenneth Jr.	6. Alberts, Leann	6. Redowl, Nellie		
7. Thompson, Marcella	7. Belgarde, Inez	7. Lohnes, Kelsey		
8. Littleghost, John A	8. Longie, Gerald	8. Little, Kayla		
9. Demarce, Aja	9. Thomas, Charris	9. Cavanaugh, Charlene		
10. Tollefson, Curtis	10. Frederick, Denise	10. Abraham, Jacob		
11. Ross, Shayla	11. Alberts, Gloria	11. Alex, Clarinda		
12. Ross, Ashley	12. Pearson, Randall	12. Lenoir, Lee		
13. Bear, Priscilla	13. Mckay, Kenzie	13. Alberts, Jocelyn		
	14. Greyhorn, Frances	14. Grant, Mavis		
		15. Jackson, Phaedra		



ALL APPLICATIONS NEED TO BE UPDATED EVERY SIX MONTHS!!

WOODLAKE DISTRICT WAITING LIST

2-BEDROOM

1. Smith, Nathan
2. Longie, Honey Lee
3. Rue, Duane
4. Thompson, Aaron
5. Green, Rozlyn

3-BEDROOM

1. Smith, Roberta
2. Abraham, Jacob
3. Smith, Laurie
4. Lenoir, Ashley
5. Grant, Mavis
6. Johns, Kayla

4-BEDROOM

1. Smith, Amanda
2. Ross, Winona

ALL APPLICATIONS NEED TO BE UPDATED EVERY SIX MONTHS!!

CROWHILL DISTRICT WAITING LIST

2-BEDROOM

1. Nestell, Alton
2. Greybear, Lanell
3. Cavanaugh, Grant
4. Thomas, Charris
5. Greybear, Jewel
6. Shaw, Gandi
7. Littleghost, Robert Jr.
8. Mudgett, Lola

3-BEDROOM

1. Cavanaugh, Theresa
2. Thomas, Faye
3. Wolf, Kerry
4. Greybear, Fawnda
5. Demarce, Tim Jr.
6. Cavanaugh, Robert III
7. Stone, Michael

4-BEDROOM

1. Dubois, Michael
2. Luedtke, Amanda

5-BEDROOM

1. Greene, Lori

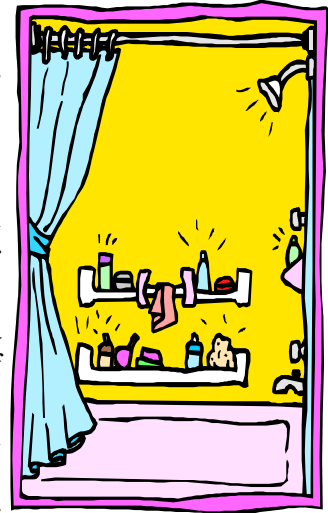
ALL APPLICATIONS NEED TO BE UPDATED EVERY SIX MONTHS!!

How can I prevent mold from growing in my home?

While mold spores are all around us, mold growth can be prevented. Mold growing in your home requires **MOISTURE and WARMTH**. Depriving mold of any of these two items will stop it from growing, but it will not kill the mold that is already there. Mold spores will remain dormant, and if moisture and warmth all reappear mold will begin to grow again.

The most important steps in controlling mold growth are to clean any existing mold and to eliminate excessive moisture. You can take numerous precautionary steps:

- Vacuum and clean regularly to remove possible sources of mold growth. Pay special attention to bathrooms and other areas of your home that are likely to generate a lot of moisture.
- In portions of your home that are susceptible to moisture, use area rugs or washable floor surfaces rather than wall-to wall carpeting. If you use area rugs, launder them periodically.
- Do not store materials such as paper, books, clothes, or other possible sources for mold in humid parts of your home.
- Repair water leaks in your roof, windows or any other part of your home as soon as possible.
- Make sure that your gutters and downspouts are clear of debris that may block the flow of water from your roof. Make sure the areas under your downspouts is properly graded so that rainwater from the roof flows away from your foundation.
- Do not put gardens or plants too close to your foundation so that watering them could cause water to flow towards your home. If you water your lawn with a sprinkler, make sure the water does not hit your home or the area next to the foundation.
- In kitchen and bathroom, open windows or use exhaust fans when engaging in activities that can produce moisture. Exhaust fans should be vented to the outdoors and not to an attic or crawl space.
- If you have a clothes dryer, make sure it is vented to the outdoors.
- If you use a humidifier, make sure it does not produce an excessive amount of humidity.
- If you live in a house with a basement, consider using a dehumidifier there. The cool basement floor and walls can be a source of moisture build up.
- If your home has an attic, make sure it is properly insulated and ventilated.
- If you have a crawl space under your house, cover the soil in the crawl space with water proof polyethylene plastic. If your crawl space is ventilated, close the vents in the summer and keep them open in the winter.
- If you have water problems in your basement or crawl space, clean up affected areas as quickly as possible and take immediate steps to resolve the source of the problem.



MAINTENANCE NEWS

SPRING FIRES

Due to the high number of spring fires every spring the maintenance department is requesting that you remove old furniture, wood and tires or anything you have stacked up away from your house. Keep the area clear all around the house at least 50 feet, keep the grass short around the home. The reason we request this is the house will burn down if a grass fire got away in your neighborhood.



STORM DOORS



When the winds are really blowing hard the maintenance department is changing storm doors constantly. Because when you open the door when the wind is blowing 30 mph the wind takes the storm door right out of your hand and folds it over the railing or the wind slams the door into the house so hard it breaks apart. So the maintenance department is requesting that you hang on to the handle tight or use the door out of the wind.

SPRING THAW

Spring is here and the snow is melting and this a reminder to you to check your sump pumps to make sure that they are working and are plugged in.



THANK YOU FROM THE SPIRIT LAKE HOUSING CORPORATION'S
MAINTENANCE DEPARTMENT!

WHY INSPECTIONS ARE DONE

The reason that the inspections are important for the Housing Corporation is that we are like landlords, we own the homes that you are renting or making your house payments to. It is our duty to keep these homes in good condition, a tenant may lose their home or apartment because of tenant damage, no rent payments or other reasons. If you were the next person on the waiting list you would want everything in the unit in good working condition. Our program is monitored by the Housing and Urban Development Program with strict guidelines that we must follow. Representatives come to the hous-



Inspections are painless, so let me in.

ing every year and go over our files on everything. They will pull files at random and if the inspection report is not current we will get a finding on our yearly audit. Inspections are not the only thing that the representatives look at. All aspects of running a Housing Authority are looked at and monitored all year long. One of the things that is hard for me to do is getting serial numbers of all the stoves and fridges. I have asked the tenants in my letters to please have these numbers ready when I do an inspection, but some do not. Another thing that would help is making sure that your dog is tied up and it is safe to come

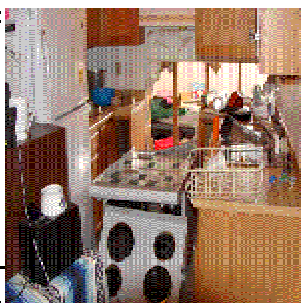
and do the inspection. I was bitten twice by the same dog when attacked. So please help me out and keep them tied up until I am done. Remember, you don't have to be home for your inspection but there should be someone home to tell me what is not working or what is leaking or any problems that you may have. I will put in a work order to get these things fixed. The bigger things that need to be repaired are going to take a little more time because of other work orders that the Maintenance Men are working on. And no they do not drive around all day. Less Funding means less Maintenance Men, Less material to purchase, less man power to do all the work orders. The average work order load per month is 90 to 100, and we have 330 rental units maintained by the housing.



Anyone of our tenants that are interested in starting a neighborhood watch program please contact us.

ABANDONMENT

This story is about tenants that up and leave their units without letting the housing know. When this happens in the winter time (and most do) the cost is very high. The maintenance men are fixing the units and getting them ready for the next tenant on the waiting list, this process should take maybe 2 weeks. However when these units are trashed and abandoned the damages are devastating. These units are costing the housing a lot of money, the move out move in is costing almost as much just to renovate the unit. On this particular unit the tenant just up and left the unit. They didn't tell anyone, they even left their furniture and clothes in the unit. The maintenance



found out about it and boarded the home up. Kids got in the unit and did most of the major damages to this unit. The cost for the repair is around 9,000.00 dollars that the housing did not plan on spending on a move out move in. This all could have been avoided if the tenant called the housing and told us they were not going to live in the unit any more, we would have boarded it up and did minor repairs and in about 2 weeks would have had another tenant move in this unit. Maybe that tenant was on the waiting list for years. Of all the homes we have under

the housing, there is just as many families waiting to get a unit. Another tenant moved out and didn't tell the housing, the light bill was not paid so the pipe froze and broke, when the weather warmed up the house flooded and ruined the floor and walls, another tenant wasn't staying at their unit and the same thing happened, only this time someone kicked in the door causing the pipes to freeze and break flooding the unit. If you want to live in our homes you must be able to take care of them and live in them. It takes time to schedule a move in move out when the damage is this bad not to mention the cost that takes away from other things we could do for our other tenants. Please take pride in your home. Take care of them and report vandalism to the housing office.

Watch for information from the housing regarding meetings.



Reminder Time for spring cleanup come to the housing if you need trash bags.

TENANT SPECIALIST NEWS

RECERTIFICATION

At any time when the family income or family composition changes during occupancy, the participant is to notify the Spirit Lake Housing Corporation within 10 days of the change so that the rents may be recalculated, if necessary. In any event all participants are required to recertify annually with the Spirit Lake Housing Corporation. Such recertification shall include filing a income adjustment, statements and change in family composition. Also when recertifying you will be given a copy of the Rules Of Occupancy by the Tenant Counselor, you will have to sign that you understand these Rules and that you will abide by them.



ZERO INCOME

All tenants that are reporting that they have zero income on their Housing recertification's will be required to recertify on a monthly basis.



SPIRIT LAKE HOUSING HIRES NEW ACCOUNTING MANAGER!!!

Hello! My name is Kathy Smith. I live in Woodlake with my husband Rodney. We have lived there for 34 years. I am the newest member of the Spirit Lake Housing Corporation, as I have been hired as the Accounting Manager.

I previously worked for fifteen years in the offices of Dakota Tribal Industries. In my spare time I enjoy being with my family which includes three children (all grown) and five grandchildren.

I look forward to my employment with the Housing Corporation. The staff has been great to work with and the Maintenance has done a wonderful job on the new offices!

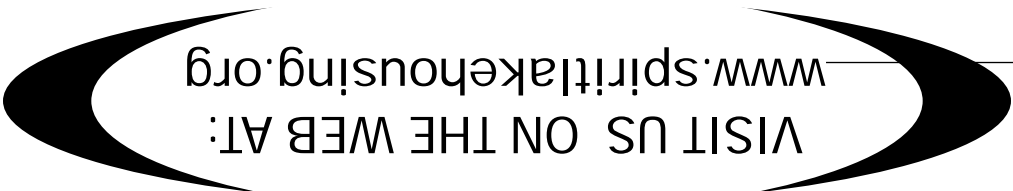
SPRING CLEANUP

The Spirit Lake Housing Corporation will be doing Yard Inspections soon, so please make sure that all garbage is picked up, please remember that if the garbage is not picked up this is a violation of the Rules of Occupancy. Garbage bags are available, if needed call the Housing Office at 766-4131.

Do not put metal, iron, tires or battery's in the garbage bags.

Garbage will be picked up on





VISIT US ON THE WEB AT:
www.spiritlakehousing.org

EMERGENCY MAINTENANCE PHONE # 351-3203
EMERGENCY MAINTENANCE PHONE # FOR LOFT/SL 351-7169
CALL THESE NUMBERS IF EMERGENCY IS AFTER HOURS OR ON THE WEEKENDS.

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SPIRIT LAKE HOUSING CORPORATION

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