

TULALIP HOUSING DEPARTMENT 360-716-4580



Housing Updates

Tenant Services

Recertifications

Housing Tenants: Please make sure that you are turning in your Annual Recertification documents *on time*. If you have modifications that you need to make to your household composition, please make sure that your Interim Recertification application and all required documents are turned in, in a timely manner.

Yard Tags

Yard Tags will be issued during unit exterior inspections. Hazardous conditions must be corrected within 24 hours. All other issues identified at time of inspection must be corrected within 72 hours, unless otherwise approved in writing by Housing staff.

TTHD does not provide a garbage can for tenants.

Tenants should look for alternative resources for garbage dumpsters or leave large items out on the curb for soild waste to pick up.

Pets

According to TTHD Policy, you are allowed to have two (2) pets in your home, no more than this or you will be in violation of your Rental Agreement. You are also required to pay the pet deposit, register your pets with TTHD and sign a Pet Agreement. This will be enforced for ALL Tenants this year.

Failure to respond to the letters being sent to you will result in your file being referred to our Wellness Coordinator to ensure compliance with the TTHD Policy.

Parking

TTHD would like to remind tenants that parking in the yard or grassy areas is prohibited. This causes damages to septic systems and the landscaping.

Important Request

Please do not wait to report household issues. If something is wrong in the morning, do not wait until 3:00pm or the weekend to report it.

Contact Numbers

Tenant Services

360-716-4580

Tulalip Utilities

360-716-4840

Leasing Department

360-716-4129

Housing After Hours

Emergency Line:

425-622-4855

Emergencies include:

- Leaks, flooding of sinks/toilets
- Electrical/hot water issues
- Appliances break
- Locked out/lost keys
- Exterior entry unsecured
 - Windows, doors or garages broken and/or do not lock

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Tenant Services

Low Income Housing Waitlist Update

Total on Low-Rent waitlist: 343
 Total on 2 Bedroom: 248
 Total on 3 Bedroom: 56
 Total on 4 Bedroom: 24
 Total on 5 Bedroom: 15

Rental Deposit Update

Total on waitlist: 18
 Applications are being still being accepted.
No assistance has been issued for 1st quarter.

First Quarter Stats

133 HUD Units
 116 Tax Credit Units

Inspections

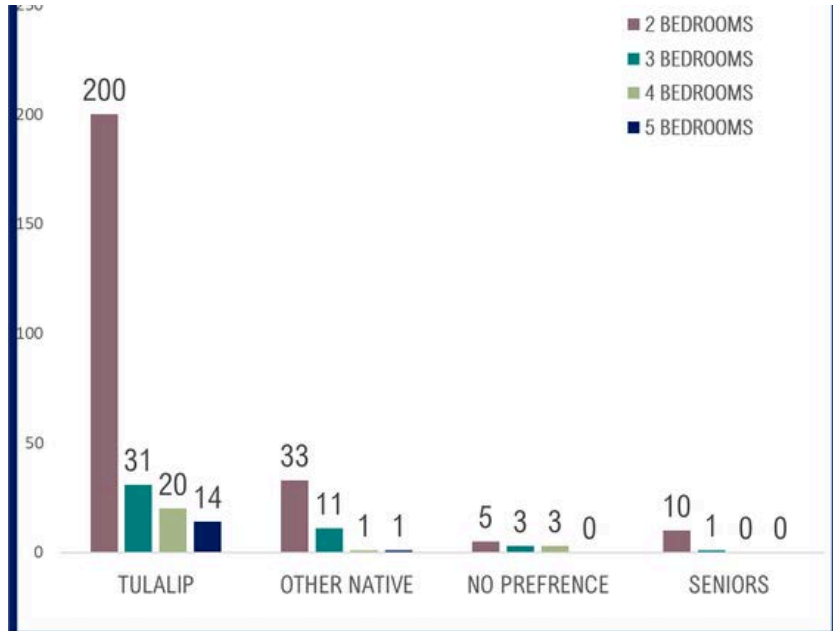
This quarter they completed the remaining NSPIRE Inspections from 2025.

- 29 NSPIRE Inspections
 - 2 Emergency Inspections
 - 1 Move in inspection
 - 1 New Tenant Monthly Inspection.
- Total Inspections: 33

Recertification's

Tenant Services Specialists are working on wrapping up 2025 Annual Recertification's in addition to their 2026 1st Quarter Recertification's.

- 2025 Files Processed: 46
 - 2026 Files Processed: 22
 - Total : 68
 - Interim Files Processed: 7
- There are only 26 Annual Recertification's remaining from 2025.



Yard Tags

38 Yard Tags have been issued this quarter.

Many yard tags are contributed to:

- Household garbage and debris.
- Junk automotive parts
- Old fishing nets & Gear.

Tenant services specialists have been working with the wellness team and tenants to get yards clean.



TULALIP HOUSING DEPARTMENT 360-716-4580

Wellness Team

Caseload by Category

Total on caseload: 20

- Payback Agreements: 5
- 2-year Stipulated Agreements: 10
- Voluntary/Referral: 5

This quarter, the Wellness Coordinator held 63 tenant appointments.

19 Families were served.

2 Households completed the program and their files were closed.

Right now, Wellness is working with Tenants on ongoing yard clean-ups

Our Wellness team is doing an amazing job keeping Tulalip Tribal Members Housed and avoiding Eviction Proceedings.

Wellness Activities

Workshops Offered:

Total workshops offered: 9

- Budgeting Classes: 5
- Understanding Credit: 1
- Safety and Inspection: 2
- Sanitation and Organization: 1

Community Engagement:

- Backyard Gardening class: 1
- Monthly Newsletters: 3

Supportive Services

- Team Meetings planed: 1
- Created Pass/Fail Letters: 196
- Assisted with Pre-move-in inspections: 2
- Letter postings with Tenant Service Specialists: 15
- At home Recertification appointments with Tenant Services Specialists: 2

Emergency Housing

Applications

Total applications: 9

Pending: 1

Added: 4

Ineligible: 4

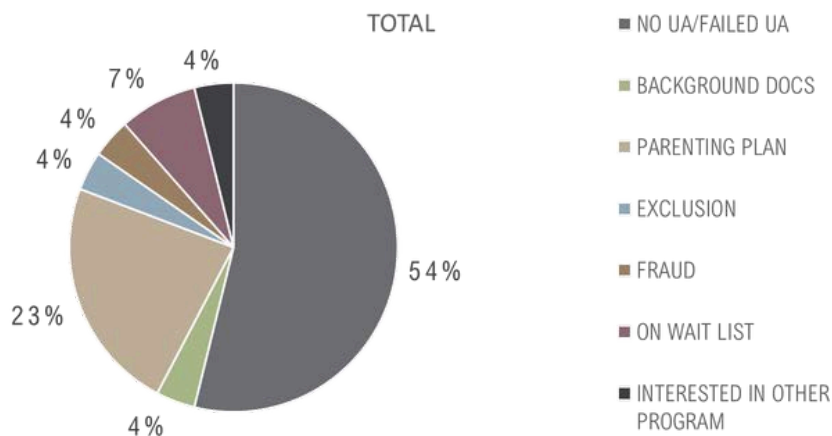
Waiting List

Total: 18

There have been no selections made for the Emergency Housing Program 1st Quarter. TTHD is accepting applications and placing Tribal Members on the wait list.

Management has been meeting with hotels in the area to secure a new contract putting this program on hold until a contract was secured. Selections will start back up on Friday May 1, 2026.

INELIGIBLE BARRIERS ACROSS ALL WAIT LISTS



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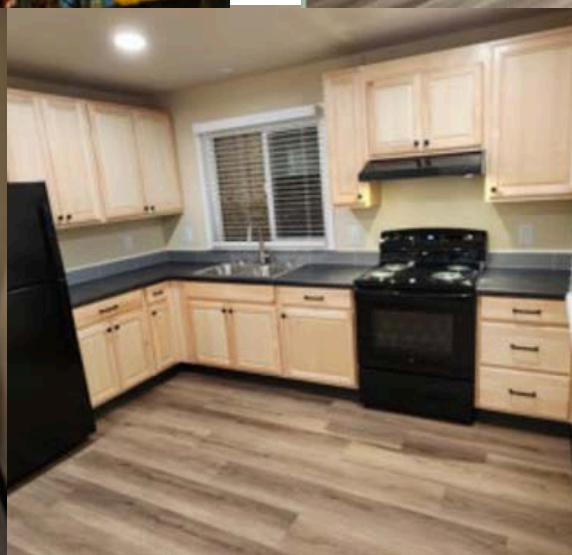
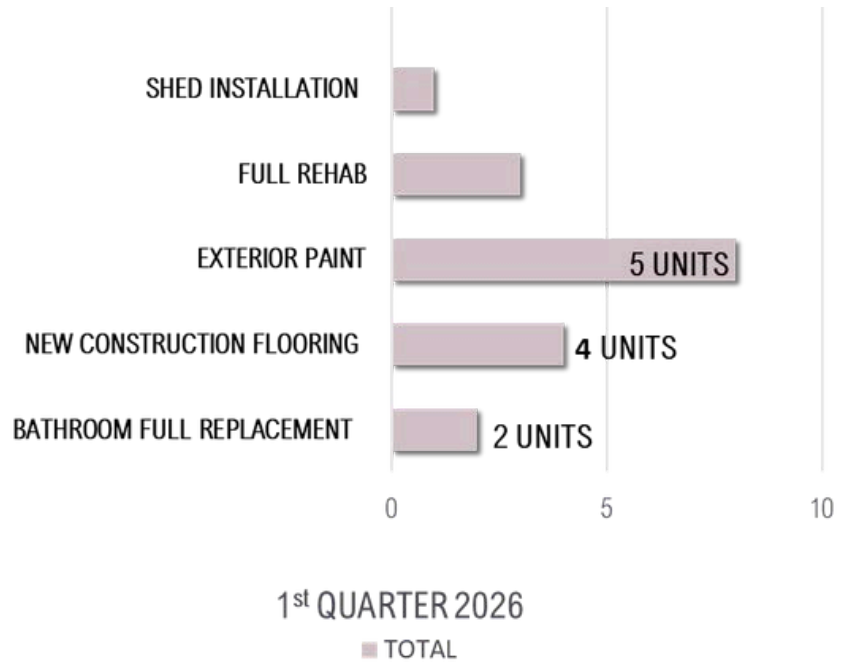
Maintenance - Rehabs and Modernizations

Activities

- Full rehabs
- Modernization
- Painted exterior & interior
- ADA accessibility changes
- Address Signage
- Cleaning /Pressure Washing
- Decontamination
- Door and Window package install
- Kitchen Cabinet Package install

Completed Projects

- 8215 Verle Hatch
- 7305 Totem Bch Rd Apt 'I'
- 7305 Totem Bch Rd Apt 'H'
- Graceland Shed Installation



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Maintenance - Work Orders

When things go wrong within our Housing Units, tenants will call Tenant Services to report the issue(s) and a work order will be submitted.

Work orders are also submitted by Tenant Services after inspections, when deficiencies are discovered.

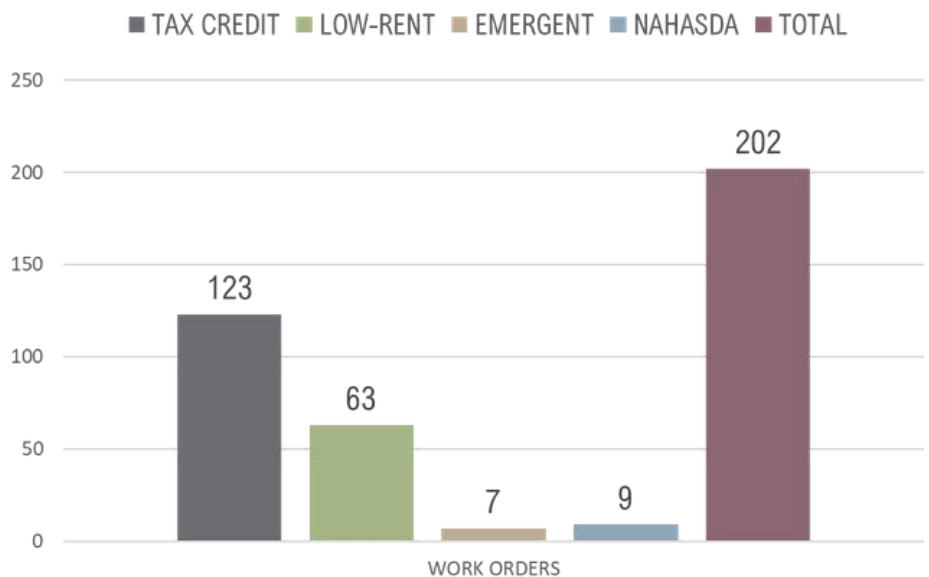
Work orders are handled by severity and as they come in. Emergent work orders will go to the top of the list. Examples of emergent work orders include: broken, leaking pipes, missing or non-working smoke detectors, being locked out or not having a locking or closing entry door,

Work orders are handled by our Tax Credit and HUD maintenance teams, depending on the unit type. If an issue is determined to be caused by the tenant and above the standard of “normal wear and tear” tenants will be charged for the cost of repairs. Examples of this are holes in the walls, broken blinds or missing housing components such as doors, screens and tenant installed locks.

It is a vital partnership between tenants, Tenant Services and Maintenance. When tenants do not report issues, the issues often become more severe and require more costly repairs and longer timeframes for the repairs to be completed.

Work Orders Include:

- Bathroom Repairs
- Kitchen Repairs
- Appliances
- Windows
- Doors
- Rodent/Pest Control
- Preventative Maintenance
- Window Installs
- Emergent Services;
Septic/Sewer Back-up



TULALIP HOUSING DEPARTMENT 360-716-4580

Maintenance - Tax Credit and HUD Teams

Tax Credit Team

Current Projects:

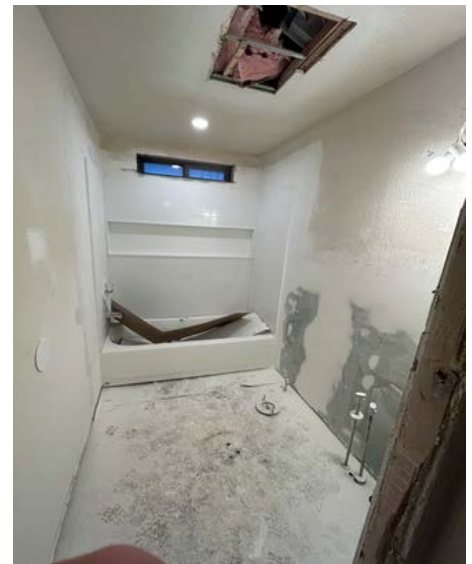
- Exterior painting of apartments at Battle Creek, Siding, Trim Repairing all areas on the apartments
- Completed Mission Highlands Community building - electrical runs installed for parking lot
- Mission Highlands playground lighting improvements
- Installing earthquake straps
- Assisting on all new projects across Housing Maintenance



HUD Team

Current Projects:

- Assisting with Rehab projects
- Mold Remediation in homes
- Bathroom replacements
- Work orders



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Maintenance - Landscape and Grounds Crew

Current Projects:

- Cleanup of new construction sites, including removal of debris and waste.
- Coordination with rehab teams to ensure all properties maintain clean, presentable yards.
- Lawn mowing and general landscaping to enhance and maintain neighborhood appearance.
- Hydroseeding for fast, effective lawn establishment.
- Tree trimming and pruning for safety and aesthetic improvement.



Please be patient with Landscaping and Grounds team, they are making their rounds mowing grass, however the ground is still soft and mushy and won't support the weight of the mowers all the time.

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Active Housing Project Update

2026 NEW CONSTRUCTION BUDGET:

- \$1.6 Million allocated for 6 New homes; awaiting lot assignments and property allocated for building sites



SILVER VILLAGE:

Playground groundbreaking is underway



MISSION HIGHLANDS:

Starting conveyance process. Expected completion date is end of 3rd quarter

QUIL 1 & 2 ECOLOGY GRANT:

\$680,521.00 Grant approved for heat pump and mini split installation

Y-SITE:

- Gas tank "Acceptable Separation Distance" report (ASD) report completed
- Awaiting COO approval for mitigation costs to be approved
- This will allow all repairs and rehabs to take place without penalty from HUD

NEW CONSTRUCTION:

- 2828 Ed Williams – completed and rented
- 3317 Reuben Shelton Dr. - in progress
- 3018, 3020, 3022 George Comenote LN- in progress
- 1617 83RD ST NW – EST Completion 2026

HEATHLY HOMES GRANT:

- Silver Village drainage improvements
- Participation of 56 out of 89 homes
- The mold remediation contract has been awarded to Clean Prep Sell. Their team will begin work following the completion of encapsulation.
- Fans have been ordered and delivered.
- After the cleaning is complete, the electrical team will install the fans.



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Tulalip Housing Department Recertification & Waitlist Fairs

Saturday, May 16

8:00 AM - 2:00 PM

Tuesday, May 21

1:00 PM - 6:00 PM

Admin Building, Room 162

**Updating annually is a requirement.
You must attend one of the sessions listed,
or you will be removed from the wait list!**

REQUIREMENTS:

- All adult household members living in the home or who will be listed on your application must be present.
- Identification, Household Verification, and Income Verification Documents.
- UA Submission from all adults listed in the household.
- New household members added at Recertification will be required to submit a UA.

Gift Card Raffle & Snacks Provided

Questions? Visit: www.tulaliphousing.org



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WELLNESS WORKSHOP SCHEDULE

MAY 2026

TUES 5	UNDERSTANDING CREDIT	1:00pm-3:00pm Admin: Room 264
THRS 7	BUDGETING WORKSHOP	1:00pm-3:00pm Admin: Room 264
TUES 12	KEEP IT CLEAN WORKSHOP	1:30pm-3:30pm Admin: Room 162
THRS 14	DECLUTTERING WORKSHOP	1:00pm-3:00pm Admin: Room 264
TUES 19	BUDGETING WORKSHOP	1:00pm-3:00pm Admin: Room 264
FRI 22	KEEP IT CLEAN WORKSHOP	1:00pm-3:00pm Admin: Room 264
WEN 27	DECLUTTERING WORKSHOP	5:00pm-7:00pm Admin: Room 162
THRS 28	BUDGETING WORKSHOP	1:00pm-3:00pm Admin: Room 264

Safety and Inspection

Sanitation & Organization

Floralynn (Flo) Boon
Wellness Activities Coordinator -Housing
360-716-4452 Desk
425-923-4432 Cell/Text

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