

TULALIP HOUSING DEPARTMENT 360-716-4580



## Housing Updates

### Rental Vouchers

Dear Tulalip Community and Rental Voucher Participants,

The rental voucher program has been paid by two different grants over the years: ARP and IHBG. The ARP grant was a three year grant that is coming to an end on December 31<sup>st</sup>, 2025 at which time the rental voucher recipients will be removed from the program.

After careful consideration to dissolve the program, the recipients under the IHBG grant will be receiving their last rental vouchers in March 2026. The program was established to help supplement Tribal Members monthly rental payments and we are proud of the positive impact it has accomplished. We appreciate the participation and engagement throughout its duration.

All rental voucher recipients and landlords have been notified of the timeframes above and that the recipients will be responsible for their full months rent. We do have a Wellness Program available to help with resources or budgeting that we can refer interested recipients to.

We understand changes like this can be challenging, and we are committed to supporting recipients through this transition.

If you have any questions, please don't hesitate to contact Shawneen Zackuse, Housing Director, via email at [szackuse@tulaliptribes-nsn.gov](mailto:szackuse@tulaliptribes-nsn.gov) or by phone at 360-716-4464.

### 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

**Annual Inspections:**

Inspections are underway from now through December 18th. Notices have gone out and been posted on doors. Housing is using a 3<sup>rd</sup> party inspector so we cannot reschedule inspections.

We encourage tenants to be at the inspections but it is not required. Tenant Services need to be able to have access to each unit. Pets need to be locked up. Minor children cannot be alone during inspections.

**Pets:**

If you have recently gotten or plan to get a pet, please contact tenant services to fill out a pet addendum, pay the \$200 pet deposit, submit the vaccinations records and provide a photo of your new furry family member.

**Yard Tags:**

Reminder, if you get a yard tag, hazardous conditions must be corrected within 24 hours. All other issues identified must be corrected within 72 hours, unless otherwise approved in writing by TTHD.

**Recertification's:**

Each year, all families participating in the Low Rent Programs are required to submit sufficient documentation to enable the Housing Department to estimate their anticipated income for the next year. Families who fail to provide income information when requested shall be considered in violation and may be subject to termination of the Agreement.

Tenant Services is actively sending out notices and paperwork for tenants to complete their recertification. Recertification's are typically going to align with the tenant's move-in date.

Please check your mail or door for the recertification documents and please come to your appointments on-time or call your specialist to reschedule. If you need help with the paperwork, please call let us know so we can help.

**Parking:**

Housing is asking tenants to please stop parking in the yards. Vehicle weight has damaged septic systems, resulting in expensive repairs.

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## Housing Updates

### Maintenance

#### Projects Updates:

**Silver Village Playground:** *Delayed*  
Due to weather, this project has been delayed. The ground breaking is anticipated to start before the end of the year.

**Battle Creek Apartments painting:** *Delayed*  
Due to weather, this project has been delayed and will resume next year.

#### **Mission Highlands Community Building:**

The exterior lighting is being replaced and updated, there was a brief delay due to receiving the wrong size lights, but will be done soon.

The building rental cleaning has not been done well by renters and so maintenance staff would like to remind you to please clean the building after each use: cleaning up and taking out trash, sweeping, cleaning up spills, and removing belongings is a requirement of renting the building.

### Upcoming Dates

**Tuesday December 16<sup>th</sup>, 2025**

*Housing Services Meeting*  
Out of Office All Day

**Monday December 22<sup>nd</sup>, 2025**

*Tulalip Tribes Employee Holiday party*  
Out of Office All Day

**Tuesday December 23<sup>rd</sup>, 2025 - January 4<sup>th</sup>, 2026**

Holiday Break - Out of Office

Please note that the emergency line will be available during break.

### End of Year Stats

Over the last several years, Housing has been intentional about transparency. So we will be sharing our end of stats for 2025 in the following pages.

Our Housing staff has been hard at work this year and seen many successes. We also have several big plans for next year already in the works.

From all of us at Housing to all of you, Merry Christmas & Happy New Year!

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## Housing Updates

### Year in Review

#### Tenant Services

2 Tenant Service Specialists

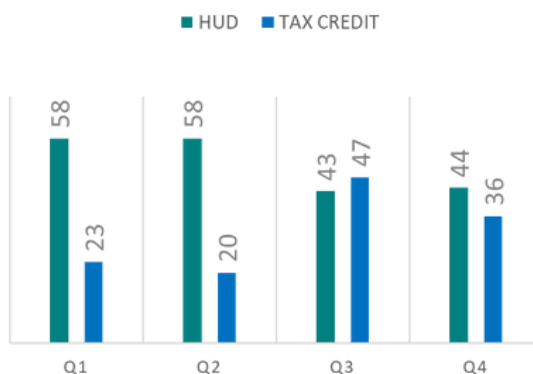
116 Tax Credit Units

132 HUD units

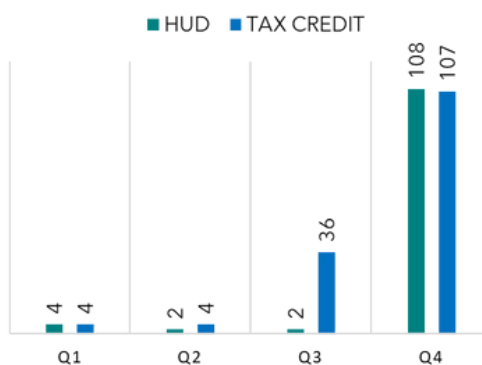
Our Tenant Services Specialists have worked diligently this year and processed 329 Annual Recertifications for 2025. That total includes any outstanding Recertifications from prior years. Our Tenant Services Specialists are currently processing and completing a total of 24 Annual Recertifications for 2025 and anticipate them being completed by 12/19/2025.

Tenant Services Specialists partnered with AAA Super Clean to complete NSPIRE inspections for all units managed by TTHD. They also performed several emergency and move-in/move-out inspections. The data presented includes all of these inspection types.

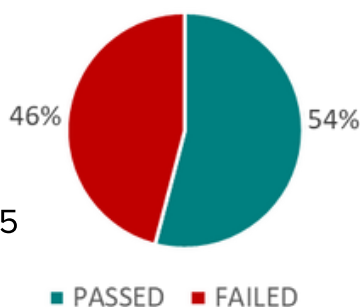
114 Total HUD Inspections 2025  
115 Total Tax Credit Inspections 2025  
68 inspections to be completed by December 31, 2025.



COMPLETED INSPECTIONS



2025 INSPECTIONS



Many inspection failures resulted from small, easily corrected issues. Maintenance staff can resolve quickly, including replacing outlet covers, earthquake straps and repairing or replacing smoke detectors.

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### Year in Review

#### Housing Services

1 Housing Services Specialist  
1 Housing Services Supervisor

21 Rental Deposits  
62 IHBG Vouchers  
58 ARP Vouchers  
3 Village of Hope Vouchers

#### Rental Deposits

Families Assisted: The Rental Deposit Program supported 21 families in securing a new home. This includes 1 additional family beyond the original 20 available assistance slots.

Successful Move-Ins:  
All 21 families successfully moved into their new homes & have received their Assistance.

Eligibility & Tribal Membership:  
100% of assisted households had a Tulalip Tribal Member as the Head of Household (HOH).

Supporting Homelessness Prevention:  
The program was utilized by 4 families experiencing homelessness. These households were also receiving support through the Emergency Housing Program.

#### Rental Vouchers

Housing Services specialists determined participant Eligibility and completed both Annual and Interim Recertifications for the Rental Voucher Program. Throughout the year, the team consistently tracked and issued Rental Voucher Payments and provided ongoing customer service and support to Tribal Members and their landlords.

The TTHD Rental Voucher Program has supported income-qualifying families for the past 5 years and will conclude on March 31st, 2026. During this time, over 200 Tulalip Tribal Members have received vital housing assistance. In 2025 alone, Housing Services specialists provided 96 families with Rental Assistance.

2025 IHBG AWARD:  
\$816,000

ACTUAL YTD 2025:  
\$106,9716.87

ENCUMBRANCES:  
\$2,300

DEFICIT AS OF 12/2025 FOR 2025:  
-\$256,016.87

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### Year in Review

#### Wellness Team

1 Wellness Coordinator  
1 Emergency Wellness Coordinator  
1 Wellness Activities Coordinator

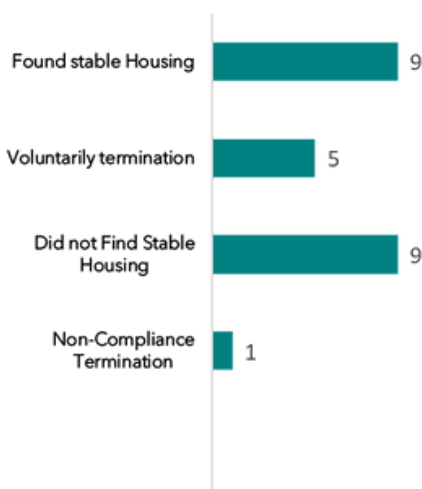
#### Emergency Housing

IHBG Received a Grant Award for 2025 of \$166,000.

The Emergency Housing Program was shy of its 28 family requirement, by assisting 24 eligible families.

Cost of room reservations and Occupancy Standards affected how many households we were able to serve in 2025.

#### CLIENT EXPERIENCE



#### Wellness Referrals

The Wellness program has assisted tenants by avoiding eviction.

The Wellness program coordinates with all Housing programs to provide Case Management, wrap around services and assists with outside agency referrals.

They provide education and support to ensure tenants have every opportunity to regain compliance.

#### REFERRALS TO WELLNESS



#### Wellness Activities

##### CLASSES AND ATTENDANCE



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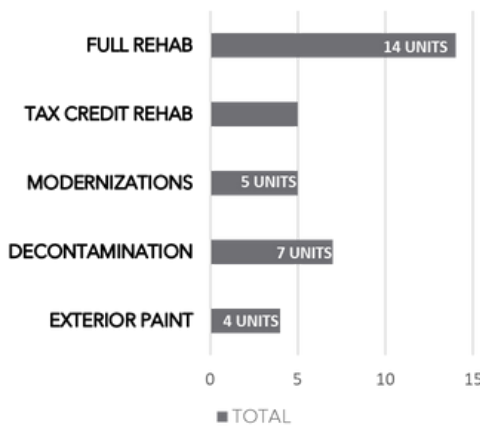


## Housing Updates

### Year in Review

#### Maintenance Rehab & Modernization

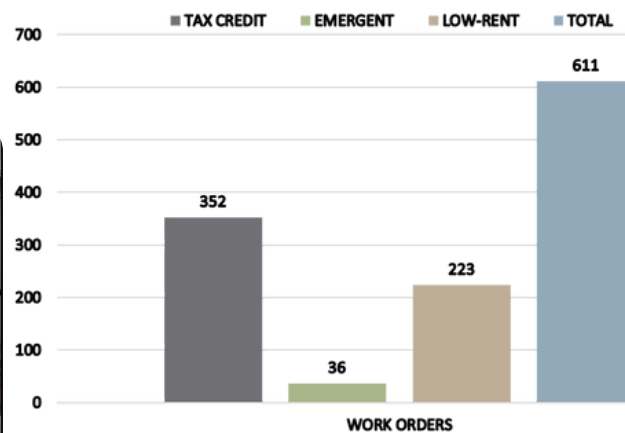
2025 YEAR END



#### HUD & Tax Credit Work Orders

##### Work Orders include:

Bathroom repairs  
 Kitchen repairs  
 appliances  
 windows & doors  
 Rodent/pest control  
 Preventative maintenance  
 Window installs  
 emergent services: septic/sewer back up



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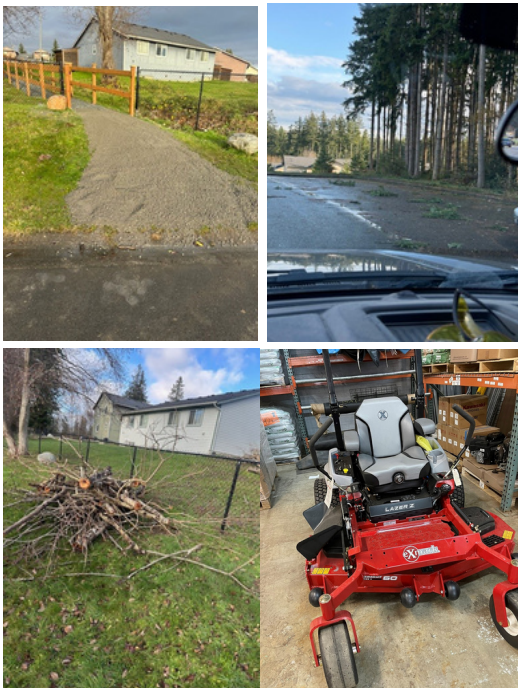
#### Maintenance Landscape & Grounds

Replaced all broken play structures at the playgrounds.

Working with Rehab team to insure all Rehab properties have clean yards.

Maintaining the Neighborhoods - large item trash removal

Clearing sticker bushes



#### Procurement

Current Projects:

- New Construction
  - 2828 Ed Williams
  - 3317 Reuben Shelton Dr.
  - 3018 George Comenote Ln.
  - 3020 George Comenote Ln.
  - 3022 George Comenote Ln.
  - 1617 83rd St. NW
- Silver Village Playground
- Y Site Gas Tank ASD report
- Grants
  - ICDBG – Competitive
  - IHBG – Competitive
  - Ecology Air Grant
- Healthy Homes



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