

DECEMBER 2023 - HOUSING - 360-716-4580

**A word from Housing Director Shirley “Dodie” De La Rosa:**

In this edition of our newsletter I would like to give some reminders, updates and 2023 program highlights.

**WELLNESS PROGRAM**

TTHD has created the Wellness Program; which will provide services and case management to tenants in need. This program is by referral only, from Tenant Services. You may participate in this service optionally, if referred, to help facilitate compliance or you may receive a Notice to Quit from the courts. A Notice to Quit will require tenants to enter into a Stipulated Agreement with TTHD and participation will be mandatory in order to continue to receive housing assistance. TTHD is utilizing this program to prevent evictions when possible and keep members in their homes.

**MISSION HIGHLANDS TAX CREDIT 1 UPDATE: Homeownership Notice**

We are excited to be one step closer to our goal of providing this homeownership opportunity to our tribal members, who are occupying eligible units in Mission Highlands! We have submitted a draft to the Washington State Housing Finance Board, in January 2024 we should know if this plan is approved or denied. Once we have received a final decision, it will be brought before the Board for approval. In January TTHD will hold a resident meeting to go over these plans, eligibility and compliance requirements for participation.

**REMINDERS:**

I would like to go over some Tenant responsibilities and expectations. By participating in our housing program, you are required to complete annual recertification's and inspections when requested, to remain eligible for housing assistance. It is also a tenant's responsibility to keep homes clean, both inside and out for the preservation of our neighborhoods. In addition, failure to sustain rent and utilities in your homes is a violation of your rental agreement and TTHD is required to enforce policy regarding this agreement.

I would also like to reiterate that tenants will be held responsible for guests and activity within the home. There are certain crimes that are non-negotiable for compliance and eviction will be enforced. Any distribution of drugs from your home by you or your guests and TTHD will be unable to work with you to remain housed. Acts of assault, violence or brutality committed by you or your guest are also non-negotiable and will ultimately result in eviction.

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## **A word from Housing Director Shirley “Dodie” De La Rosa continued:**

### **WATERPARK NOTICE:**

The waterpark in Mission Highlands has been vandalized multiple times, resulting in \$27,000 in damages total. We are making final repairs to the park and we have installed cameras in the area for surveillance. Any further damage incurred will be reviewed and tenants will ultimately be held responsible for the actions of their children, guests or visitors. We have built these parks for all community members to benefit, it is important we all take pride in our community and be responsible for all it has to offer.

### **CHURCH SITE:**

The Church Site playground is moving forward and we are projecting January 2024 for the purchasing of materials and next steps.

### **SILVER VILLAGE UPDATE:**

TTHD is still working on the Silver Village Park Project, we have completed its environmental review. Our next steps will be working on the release of funds and identifying the secondary funding source for its completion.

### **INDIAN HOUSING PLAN:**

We have submitted the 2024 Indian Housing Plan to HUD and are awaiting its approval, once we have received the final decision we are looking forward to sharing what we have planned for next year!

Wishing you all a very Happy Holiday season!

Sincerely,

*Shirley De La Rosa*  
Tulalip Housing Director

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## SPOTLIGHT ON THE RENTAL VOUCHER TEAM

### Rental Voucher Team

The Tulalip Tribes Housing Department started offering rental vouchers to tribal members in 2022. Rental vouchers assist tribal members with monthly rent payments. With monthly rental assistance, it is the aspiration that tribal families will be able to repair credit, prepare & save for homeownership.

You may be eligible for the Rental Voucher program if you meet this criteria:

1. Tulalip Tribal households whose income is at or below 80% of the Median Income for the County that they live in.
2. Tulalip Tribal Member 18 or over.
3. Tulalip Tribal Members living in Snohomish, King, Chelan, Island, Kitsap and Skagit County.
4. Households that are renting. (Cannot be Hotel Rooms, Oxford Homes, RV's, Individual Rooms, etc.).

### What will the Rental Voucher cover?

A portion of your monthly rent will be paid for one year or longer, depending on funding availability, with Recertification applications required to be submitted annually.

### Rental Voucher Updates

Currently there are:  
97 applicants being served  
27 applicants on the waitlist

Rental voucher recipients may notice that their January rental vouchers will be applied earlier than normal due to the Tribes' holiday closure and financial deadlines.

Rental Voucher Specialist Kiana Kona will be going on maternity leave after the Holiday Break. Her last day is December 22nd. For any questions, please contact the other specialists:

Hayley Jones-Fryberg  
Rental Voucher Specialist  
360-716-4446  
[hjones-fryberg@tulaliptribes-nsn.gov](mailto:hjones-fryberg@tulaliptribes-nsn.gov)

Rilla Jones  
Temp Rental Voucher Specialist  
360-716-4449  
[rjones@tulaliptribes-nsn.gov](mailto:rjones@tulaliptribes-nsn.gov)

### Frequent Q&A's

**Q:** Do I qualify if I live in a HUD or leasing home?

**A:** No, this program is intended for Tribal members who reside outside of Tulalip Housing homes.

**Q:** I am a Tribal parent, can I still apply and receive assistance?

**A:** You can apply and we will put you on the waitlist, however, at this time our priority is serving Tulalip Tribal members who are the head of household.

**Q:** I have a roommate, can I still apply?

**A:** Yes, but the voucher will only cover a portion of your half of the rent.

**Q:** How long is the voucher good for?

**A:** The voucher is good for up to one year or sooner. Applicants are required to recertify every year to ensure they qualify for another year on the program.

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## **Winterization Tips from Maintenance**

Winter is coming upon us quickly, to make sure your home remains safe and dry, here are a few winterization tips from TTHD Maintenance.

- Check the weather stripping on all exterior doors to ensure a proper seal to prevent heat loss. Any normal wear and tear will not be a charge to tenants. However, animal or intentional damage will
- Make sure all heaters are not blocked and have at least 3 feet of room to heat without causing a fire hazard.
- Make sure all rooms in the home are set to 55 degrees or more to prevent condensation
- Open your blinds/curtains daily. Hanging sheets or blankets on the windows will cause moisture to build up on the window and cause mold and or mildew.
- Know where all your water shut offs are located in case there is a leak. The sink shut-offs are located underneath inside the cabinet/vanity. The main shut off is usually at the hot water tank area. If you have trouble or are unable to locate the water shut-offs, you can call maintenance for assistance at no charge.
- During freezing temperatures, you should run warm tap at a drip to prevent pipes from freezing and bursting.
- Disconnect water hoses from exterior hose bibs and install the hose bib covers. If the hose bib does freeze it causes a crack and you won't notice until the next time you go to turn the water on.

## **Contact Numbers**

### **Tenant Services**

360-716-4580

### **Housing Emergencies After Hours**

360-622-4855

### **Tulalip Utilities**

(360) 716-4840

## **Upcoming Events**

### **Housing All-Staff Training**

December 11, 2023

Staff will be out of the office all day

### **Keep it Clean Workshop**

December 12, 2023

5:00pm - 7:00pm

### **Employee Christmas Party**

December 22, 2023

12:00pm

### **Holiday Closure**

December 25, 2023 - to - January 2, 2024

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**Tenant Services Update**

Tenant Services would like to announce that they have hired two (2) Tenant Service Specialists. Please join us in welcoming: Brielle Guzman & Diana Minks

Tenant Services still has one (1) more Tenant Services position open. To learn more of if you are interested in applying, applicants should look online.

As a reminder to tenants, any modifications to units need TTHD approval prior to being completed. These include, but are not limited to: Painting, landscaping, changing fixtures, appliances or appearance to landscaping. It is a Health and Safety concern to change your exterior locks as tenant services needs access to our units at all time.

Please contact tenant services to file a work order or modification request. If your request is approved, you will be notified with next steps.

**Wellness Team Update**

The wellness team has wrapped up the Neighborhood Community Connections department meetings and focusing on wellness workshops and planning for next year.

The Wellness Team has offered 7 workshops, with the 8th coming up this year. They have had 4 workshops on Budgeting and 2 on Housekeeping.

In the beginning of the new year, Housing will be collaborating with Tulalip Police Departments - Community Response Team and Tulalip Recovery Resource Center to do a door-to-door campaign to hand out NARCAN kits.

We also will have a schedule of classes, workshops and events coming out. Some will require a sign-up, so stay tuned!!

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# DOOR-TO-DOOR NARCAN HANDOUT



**PEOPLE NEED TO  
STAY **ALIVE** IN  
IN ORDER TO  
**RECOVER****

**When: January 8th-12th 2024**  
**Where: Mission Highlands and  
Silver Village**

The Recovery Resource Center and Community Response Team officers (CRT) from Tulalip Police Department will be going door-to-door handing out 1 NARCAN kit per household and providing a quick 5 minute training on how to use it.



**Tulalip Recovery Resource Center**



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