

NWBSN Housing



Special Interest Articles:

- Low Income Waiting List
- Brigham City Utilities policy changes
- Smoking Policy

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We have a new email address: Housing@nwbshoshone.com
Northwestern Band of the Shoshone Nation Housing Authority

Welcome - Here's What's Happening...

Changes to Housing Programs: Due to limited funding for the 2013 Budget Year, Services that Housing has offered in the past are limited.

Home Owner Rehabilitation Assistance, Homelessness Assistance & Home Buyers Down Payment Assistance Programs: These programs will be very limited. We will maintain a waiting list for all services we have offered, but will not be able to offer services without an

application on file and only in dire emergency situations for these three programs.

We have limited funding this coming year and are committed to focusing on keeping our Low Income Rental program up and running.

A waiting list is kept for those needing Low Income Rental Assistance in our Owned Units. We are not set up to accept Section 8 programs at this time.

In order to be on our Low Income Rental waiting list, again, you must complete and submit an application for assistance.

Your place on the list is determined by many factors and will move up the list as your application qualifies for our units. You will be notified when you are in consideration for a unit. We ask that you keep your application updated every two years. Return mail will get your name removed from the list. You will have to start over.

Housing Is Updating Our Veterans Recognition Wall

In conjunction with Tribal Cultural Services, Housing has a Veteran's Recognition Wall in our main office in Brigham City. For those of you who have had the opportunity to view it, you know that it's occupied by about a dozen framed 8x10 pictures of some of our older Veterans.

Cultural Services and Housing are attempting to expand and update that wall with more of our Tribal Member Veterans and would like your help to accomplish this.

We are asking for copies of 8x10 photos of your family member Veterans in uniform and, their name along with a short statement about where they were assigned and what service unit they were enlisted with. If they were killed in the line of duty that information would also be helpful.

At this time Housing would like to thank all of our Tribal Member Veterans and Active Duty Servicemen and Women, past and present for their service to our country. Thank You.

Photographs and information may be sent to the housing office or Cultural Services Office:

NWBSN Housing Authority/or Cultural Services
707 North Main Street
Brigham City UT 84302

Please be sure to include a return address so your photos may be returned to you. We will make a copy for our records and return to you your originals.



Housing will be breaking ground on new building

This project has been in the works for the past couple years. We have been working with Architects, Engineers and the Brigham City Officials to get this approved and ready to go.

Funding was obtained via HUD Grants in 2010 and has been waiting for the above approval.

Our new Housing Office will be across the existing parking lot to the North of our current building.

When we move into the new building the Tribe will take over the lease of the existing building for expansion of their services.

Not paying your utility bills in Brigham City is going to cost you more

Effective March 1, 2013, Brigham City Utilities will start charging a higher deposit for their utility services.

The new deposit will be \$300.

Renters that demonstrate good faith in making their payments over a 12 month period will receive the deposit back in the form of a credit on their bill.

If you have defaulted on a bill you will have to pay either the \$300 or the

amount of the defaulted bill, whichever is higher.

Residential customers who can prove, by virtue of a bill or note from a previous service provider that they were current with their payment, will have to provide a \$100 security deposit.

Other new fees being implemented are:

\$50 if payment is not received before 5pm, on a scheduled shut-off day, after a shut-off notice has been served.

Re-connections made outside of normal hours of business also will incur a \$50 service charge to make up for the costs of overtime to technicians.

Taken from article in BENJ 01/23/2013

Low Income Rental Assistance
Applications Now Being

Accepted
Contact:

housing@nwbsshoshone.com

Or call 435-723-3013

To request an application

Non-smoking Policy in Housing Units

Reminder: This is not a housing policy. This is a Tribal Policy adopted by Housing.

Page 8 Section cc, of your signed lease states:

SMOKING: Tenants are not to smoke cigarettes,

cigars, pipes or any similar smoke emitting devices inside the dwellings covered by Authority leasing agreements domain.

You must smoke outside, extinguish and discard appropriately to avoid a fire hazard.

To do so, is a violation of your lease, and is subject to eviction proceedings for non-compliance.

New Compost/Green waste/Recycling Site Opening – Brigham City



We are excited to announce the opening of our new combined Compost/Green waste/Recycling Facility located at 820 North Watery Lane. This new site will be open to the public for product sales Wednesday through Friday from 10:30 a.m. to 6:00 p.m. and Saturday 8:30 a.m. to 5:00 p.m. **beginning on Wednesday, March 13th.**

Green waste and recycling drop off hours have **changed from 24 hours a day 7 days a week to 6:00 a.m. to 9:00 p.m. 7 days a week during the spring and summer season** to alleviate the dumping of garbage and hazardous waste which contaminates our product and site. Questions may be directed to the Public Works Administrative Offices at 435-734-6615.

NOTICE

The Northwestern Band of the Shoshone Nation Housing Authority has 2 Board positions coming available for re-appointment or placement of new applicants on the Board of Directors. One position represents Idaho and requires residency in Idaho and the other position represents Utah and requires residency in Utah.

If you have an interest, you must satisfy and understand the following:

- Submit a letter of interest listing your specific qualifications relating to housing, listing your DOB and Address.
- You must be able to attend at least one board meeting a month, usually the last Friday or Saturday of the month, and rotates between the Brigham City and the Pocatello offices.
- You must not have a conviction record.
- You must be bondable.
- You must not have an outstanding debt to the Housing Authority, the Tribe, or any entity of the tribe.
- A background check will be conducted.

- A Social Security number is required for 1099 tax filing
- A small stipend is paid to all board members for attending monthly meetings.

If you are interested in applying for the above positions, send a letter of interest to:

Jon Warner, Executive Director

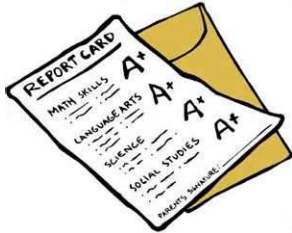
NWBSN Housing Authority

707 N Main

Brigham City UT 84302

Or email at housing@nwbsoshone.com

Letters of interest will be accepted until 12 Noon on April 5, 2013 and presented to the next Tribal Council meeting for selection ratification.



Get Rent Credit for Your Good Grades

Housing offers rent credit for adult students working on a college degree or Post High School Education.

You can get up to \$100 per month rent credit for each month you are in school.

To qualify for the credit you must supply to housing the following documents in a timely manner.

A copy of your "Letter of Acceptance" from the school you're attending.

A copy of your grades/transcripts from the end of either: the quarter, semester or term.

A grade of C (2.0) or better is required.

These documents must be submitted before credit is awarded.

Only 1 award of \$100 per month is allowed.

i.e. if your semester is 4 months, then you will get credit off your rent for those four months only.

Income verification still applies to household.

Low Income Housing Accepting Applicants

We are updating our waiting list and are currently accepting new applications for Low Income Housing Tenants.

Please contact us at: housing@nwbsoshone.com, call us (435)723-3013 or come into our office during business hours to obtain an application. Be sure to include a phone number and complete mailing address when requesting an application to be mailed to you.

Office Hours Mon-Thur 10am to 4pm and Friday 9am to 3pm.

Review of No Drug – No Criminal Activity – Curfew – Disturbances Policy

Housing would like to remind all tenants the following policies:

NO DRUGS – NO CRIMINAL ACTIVITY – CURFEW - DISTURBANCES

You can find it on Page 5 - 7 Section 10 (b, c, f & s) under Tenant Responsibilities in your signed lease.

It say's:

(b) PROHIBITION AGAINST DRUGS – The possession, use, sale, distribution or manufacture of an illicit drug or other illegal substance during the term of the lease by tenant, member of tenant's family, member of tenant's household, guest or other person under the tenants control is strictly prohibited. Any evidence of a violation of this provision shall be ground for immediate termination of tenancy regardless of whether criminal charges have been filed or a criminal conviction has been obtained. Any violation of this provision shall be considered a serious violation of the lease.

(c) PROHIBITION AGAINST CRIMINAL ACTIVITY – Criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants occurring on or near the premises or on or near any Authority project by any tenant, member of tenants household, or guest or other person under the tenants control is strictly prohibited. Any evidence of violation of this provision shall be grounds for immediate termination of tenancy regardless of whether criminal charges have been filed or a criminal conviction has been obtained. Any violation of this provision shall be considered a serious violation of the lease.

(f) CURFEW – Children under the age of 17 years must be indoors at 10pm. Unsupervised or unattended children in or near any Authority unit is prohibited.

(s) DISTURBANCES – Tenants shall not conduct or permit any loud parties or noisy activities in the dwelling or in any manner create any disturbance which would cause any annoyance to other tenants, neighbors or residents of the community.

What this means ... BY ORDER of the TRIBAL COUNCIL ...we will begin evictions on any and all tenants found to be breaking these policies. No exceptions! These evictions will take place immediately. This is something Housing and the Tribe will not put up with. We abide by the Ogden Good Landlord Program which requires that we do not allow this type of activity to go on in our units.

It is your responsibility to report any suspicious behavior to the local police. You as a law abiding tenant need to do this to protect yourself and your families.



NWBSNHA

707 N. Main Street
Brigham City UT 84302

PHONE:
(435) 723-3013

FAX:
(435) 723-3015

E-MAIL:
housing@nwbsnshoshone.com

We're on the Web!

See us at:

<http://www.nwbsnshoshone-nsn.gov/index.html>

Under the Housing Tab

Back Page Story Headline

NWBSN Housing Authority - Offerings – Home for Sale

For those Tribal Members looking to purchase a home in the Ogden UT area.

Housing has a 4 bedroom, 2 bath home for sale. We are asking \$89,000.

This home has a large yard, newer siding and some newer windows.

Interior rehab work has been done. New paint, new flooring in dining room, and has the original hardwood flooring throughout the home.

To find out if you qualify to purchase this home, please contact Housing for more information. This home may qualify for a low-interest,

Section 184 Native American Housing Loan.

To arrange for an appointment to see this home contact Mike Holt from The Franklin Group at 435-237-1314

NWBSN Housing Authority – What We Provide

Housing Authority offers Tribal Members and other Native Americans affordable low-income housing,

We also offer - Home Rehabilitation Assistance to Tribal Member Home

Owners on a case by case basis. Homelessness Assistance in a case by case basis and Down Payment Assistance for Tribal Members seeking to purchase their own homes.*

We have assistance available in helping members apply for Section 184 Native American Housing Loans

*Provided we have funding.

NWBSNHA
707 N MAIN STREET
BRIGHAM CITY UT
84302

