

Welcome **THANK YOU** **FOR JOINING US!**



Neskonlith Indian Band Housing Department is working to improve the quality and availability of rental and market housing in our community.

The purpose of today's Open House is to give you information about **Neskonlith's Housing Policy**, including:

- Rental housing;
- Home inspections; and,
- Home maintenance.

You'll also learn about exciting opportunities to:

- Buy or build your own home;
- Renovate your home; or,
- Refinance your home.

We welcome your questions and comments today. Also, please remember to **fill out the feedback form** before you leave.

Your input is important in helping us to know what additional information you might want.

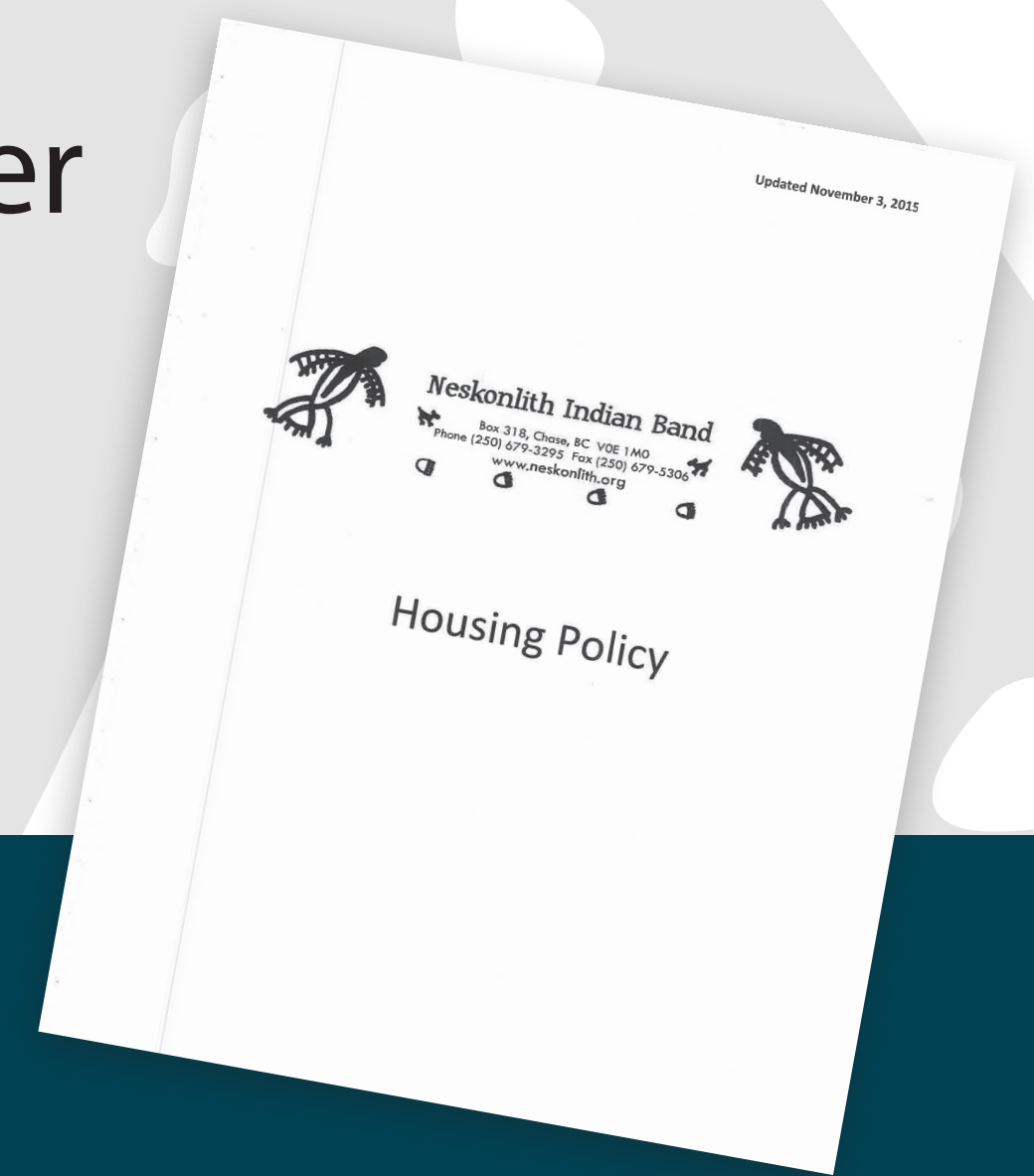


Neskonlith HOUSING POLICY



Our mission is “to provide housing options for adequate, safe, affordable and energy efficient housing for our members that meets all applicable building standards.”

In 2015 Neskonlith created its Housing Policy. The Housing Policy is important to Band members because it provides a framework to deliver the Housing Program in a manner that is unbiased, transparent and fair.



Have you ever wondered ...

- How to apply for Neskonlith housing?
- What’s in a housing agreement?
- How rental rates are set?
- What happens if a tenant can’t pay rent?
- Whether you can transfer your tenancy to someone else?
- If you are eligible for shelter allowance?
- Whether you qualify for renovation funding?

You can find answers to these questions and more in the Neskonlith Housing Policy. You can pick up a copy of the Housing Policy at the Housing Department or find it on the Housing Department webpage.



Questions About HOME INSPECTIONS



WHY does Neskonlith Housing conduct home inspections?

- To assess and record the condition of homes
- To identify and prioritize needed home repairs and determine the cost of repairs
- To identify problems early, which can reduce the cost of repairs for the Band or tenant
- To help ensure community members are living in healthy, safe housing



Inspections can prevent small repairs from becoming big repairs.

WHEN will home inspections will be done?

- Each year on a number of homes
- Before a tenant moves into a home
- After a tenant moves out of a home
- If the Band has reason to believe the tenant is not caring properly for the home

WHO does the home inspections?

Regular annual inspections will be carried out by a certified home inspector and a member of staff or Council.

Move-in and move-out inspections will be done by a member of the Housing Department.

HOW will I know that my home will be inspected?

You will be given at least 24 hours notice that your home is to be inspected. A door hanger will be hung on your front door with the time and day that an inspection will take place. You are expected to be at home during this time.



HEALTHY HOMES

A Shared Responsibility

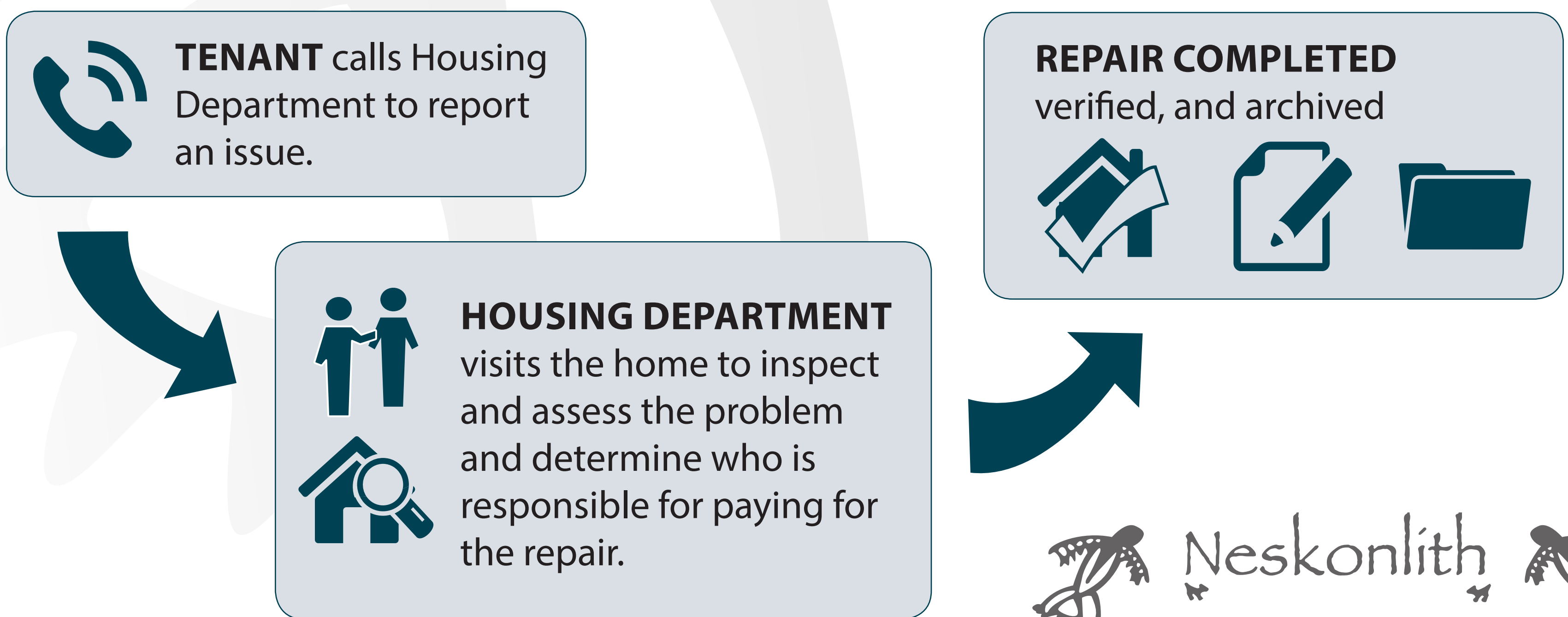


Neskonlith Indian Band is committed to working closely with tenants to ensure that rental homes are maintained and tenants are living in healthy, safe conditions.

The core roles and responsibilities of both the Neskonlith Indian Band and the tenant are clearly laid out in the Rental Agreement:

Neskonlith Housing's ROLE	Tenant's ROLE
<ul style="list-style-type: none">✓ Inspect homes to identify necessary repairs✓ Carry out preventative maintenance in a timely manner✓ Respond to necessary repairs identified by tenants✓ Prioritize work effectively✓ Carry out work described in Service Requests✓ Verify work and keep records	<ul style="list-style-type: none">✓ Be home at the time of an inspection✓ Report necessary future repairs to the Housing Department✓ Report urgent repairs to the Housing Department✓ Fill out the Service Request form✓ Pay for repairs identified as the tenant's responsibility✓ General upkeep of homes

What happens if my home needs repairs?



The role of the tenant is to support Neskonlith Housing in caring for your home.



RESPONSIBILITIES

for Maintaining Your Home



Neskonlith Indian Band AND tenants have important responsibilities for maintaining rental homes.

Neskonlith Indian Band

Neskonlith Housing's responsibility is mainly for structural repairs and repairs to housing systems (i.e. electrical, plumbing).

This means making repairs to the following aspects of the home:

- Cracks in walls and ceilings
- Sticking doors (when reported immediately and not associated with other damage)
- Damaged siding
- Load-bearing walls and foundation
- Roof/trusses
- Flooring
- Water leaks (plumbing/roof/walls)
- Dripping taps
- Broken or rusted pipes and drains
- Plumbing
- Veneer coming off doors (when reported immediately)
- Burnt out light switches on stove
- Furnace
- Hot Water Tanks (drained annually)
- Clean gutters
- Clean chimney

Tenants

The tenant's responsibility is mainly for general upkeep of the home and yard.

This means taking care of the following aspects of the home:

EXTERIOR AND GROUNDS:

- Keep home and yard clean and free of garbage and derelict vehicles
- Keep grass cut short to keep rodents away from house and to help prevent wildfires
- Maintain light fixtures
- Maintain landings and stairs
- Repair damage to lawns from use or cars

MAINTAIN (CLEAN, TREAT, KEEP IN WORKING ORDER) THE INTERIOR OF THE HOME, INCLUDING:

- Doors and locks
- Walls Tiles
- Kitchen drawers and cupboard doors/hinges
- Windows and window locks
- Handrails Stairs
- Exhaust fans in kitchen and bathroom
- Test smoke detectors and change batteries annually

Electrical:

- Switch and plug plates
- Light fixtures
- Porcelain lamp holders
- Pull chain light switches

Appliances:

- Interior of fridges
- Range elements
- Ice trays
- Porcelain on stove and fridge

Plumbing:

- Plugged toilets, sink, or sewer line and filters
- Water taps, stems, and handles
- Porcelain on sink, bathtub, or toilet
- Toilet, including trip lever and seat

Heating:

- Clean/change air filter on furnaces
- Clean HRV and filter
- Thermostats/ oil tanks



SHARING Maintenance Responsibility for Your Home



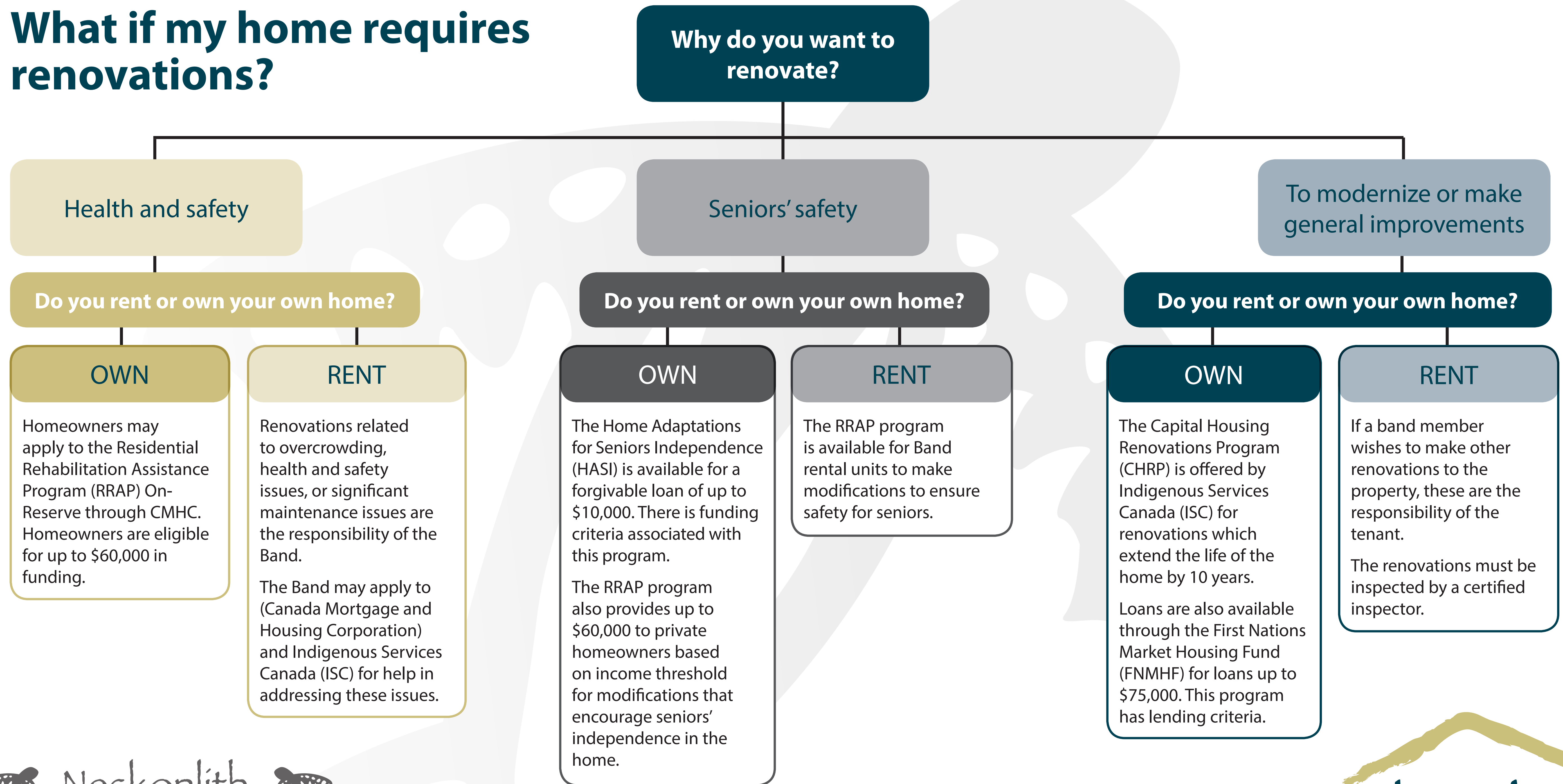
WHAT TO DO if you find a problem with your home:

<p>EXAMPLE 1: The roof is leaking.</p>	<p>IDENTIFY ISSUE</p>	<p>EXAMPLE 2: My toilet is clogged.</p>
<p>IS THIS AN ISSUE OF GENERAL UPKEEP? No, this is a major structural repair.</p>	<p>IS THIS AN ISSUE OF GENERAL UPKEEP?</p>	<p>IS THIS AN ISSUE OF GENERAL UPKEEP? Yes, this is a minor plumbing issue.</p>
<p>TAKE ACTION TO FIX THE PROBLEM Inform the Neskonlith Housing Department as soon as possible to avoid further damage. Fill out a Service Request Form.</p>	<p>TAKE ACTION TO FIX THE PROBLEM</p>	<p>TAKE ACTION TO FIX THE PROBLEM Try to fix the problem. If you can't seem to fix it, ask the Maintenance Department for help.</p>
<p>WHO HAS RESPONSIBILITY? The problem is assessed by the Housing or Maintenance Department. The issue is determined to be structural, it is the responsibility of the Band.</p>	<p>IDENTIFY WHO HAS RESPONSIBILITY</p>	<p>WHO HAS RESPONSIBILITY? The tenant has responsibility because it is an issue of general upkeep.</p>
<p>WHO PAYS FOR THE REPAIR? Neskonlith Indian Band pays for the repair.</p>	<p>WHO PAYS FOR THE REPAIR?</p>	<p>WHO PAYS FOR THE REPAIR? The tenant would pay for any repair.</p>
<p>The Maintenance Department completes the repair or a contractor is contacted, depending on the extent of the repair.</p>	<p>PROBLEM IS FIXED</p>	<p>The problem is fixed. The problem isn't fixed and requires a plumber.</p>
<p>The repair is marked as completed and archived.</p>	<p>MAINTENANCE ADMINISTRATION IS COMPLETED</p>	<p>No Neskonlith administration is required.</p>

RENOVATING YOUR HOME



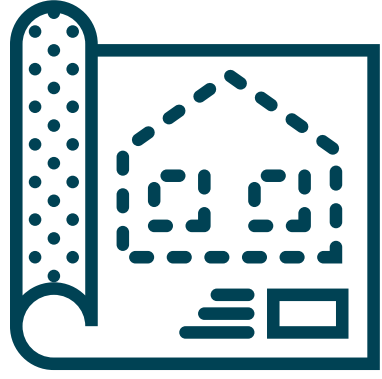
What if my home requires renovations?



Want to **BUILD, BUY,** **OR REFINANCE** a Home?



BUILD



BUY



REFINANCE



Neskonlith members have access to financing through the

First Nation Market Housing Fund.

This fund allows members to borrow money to build, buy, or refinance a home.

PROGRAM DETAILS:

Maximum	All programs have a maximum amount of \$200,000.
Amortization	With a minimum 5% down payment there is a maximum amortization period of 25 years.
Lending Requirements	<ul style="list-style-type: none">• A conditional letter of support from the Band stating that the member is not in arrears or has outstanding debts to the Band.• Income statements and any debt load information• The monthly payments must not be in excess of 40% of the household's income.• Additional requirements of the lending institution



Neskonlith Indian Band HOUSING COMMITTEE



From Left to right Housing Committee members Dan Rodgers, Claudette Billy, Denise August, Henry Sauls, Cora Anthony, Jennifer Thomas, Tmicw Communications Dalla Powder. Not in Picture Housing Committee Member; Lucille Martin.

In December 2017, the Neskonlith Housing Committee was established. The Committee is made up of seven Band members, one Council representative (non-voting) and the Housing Coordinator (who serves as Chair).

The Housing Committee is responsible for:

- Reviewing and recommending:
 - changes to the Housing Policy
 - allocations for rental housing
 - other housing-related actions
- Preparing for meetings by reading relevant reports and letters
- Ensuring that recommendations are formally submitted in writing to the Housing Department for an agenda item at the next meeting.
- Being in compliance and good standing with Neskonlith Indian Band housing responsibilities.

Find out more about the Housing Committee by visiting the Housing Department or reviewing the Housing Department webpage.

neskonlith.org



Neskonlith Indian Band Housing MORE INFORMATION



You can find more information here today, online, and from the Housing Department, including:

- Housing Policy
- Rental Agreement
- Housing Policy Frequently Asked Questions (FAQ)
- Housing Maintenance brochure
- Housing Committee Terms of Reference



THANK YOU FOR COMING TODAY!

Please fill out the feedback form before you leave.



Administration Office
250-679-3295



/NeskonlithIndianBand



Neskonlith
HOUSING