



NPTHA's Quarterly Newsletter

September 2008
3rd Quarter

Housekeeping, major concern in latest RJTCF Rental Inspections

Raymond James Tax Credit Funds (RJTCF) is the investor in our Whitebird Low Income Housing Tax Credit (LIHTC) Project located in Lapwai. As the investor, RJTCF ensures our rental units meet the LIHTC inspection requirements. These inspection standards include any health and safety concerns, as well as, any items which may cause premature deterioration of a home. Below is a summary of the most common concerns noted during the inspections:

Dirty exhaust fan covers in the bathroom: Dirty exhaust fan covers decrease the ventilation in the bathroom which can cause moisture problems like mold and mildew. Exhaust fan covers should be cleaned or dusted on a regular basis.

Dirty kitchen exhaust fan covers: Grease build up on the kitchen exhaust fan cover decreases the ventilation and can also burn out the fan. Exhaust fan covers should be cleaned on a regular basis using dish soap or other grease cleaner.

Holes in doors: Many of the units had holes in the bedroom and closet doors. This is considered tenant damage and premature deterioration of the home.

Mold and mildew above shower and on the walls beside the tub: Mold can be a serious health issue if it is allowed to grow. To reduce moisture in your bathroom, make sure the exhaust fan is operating any time a person is taking a shower or a bath. Allow the exhaust fan to continue running at least 15 minutes after the shower or bath. Regular cleaning of bathroom fixtures will eliminate mildew. If there are any signs of mold or mildew on the walls, clean with bleach and water or any regular household cleaner. If the mold is persistent and returns in less

than a month, a more stringent approach is required. Please contact your housing counselor for more instructions on eliminating mold.

Piles of laundry (clothes and blankets): Large piles of laundry that are piled against a wall or in a corner can also contribute to mold or mice infestation. Utilizing laundry baskets can help keep clothes away from the wall.

Excessive clutter: Excessive clutter in hallways, doorways and entrances can be a trip hazard. Clutter or furniture blocking doorways can also be a safety issue in the case of an emergency.

Don't let housekeeping or maintenance concerns interfere with the health and safety of your home. Report all maintenance concerns to the NPTHA office. If you would like more information on household tips to prevent mold, visit one of our Resource Libraries located in our Lapwai or Kamiah office. You may also contact Tia Hernandez, Occupancy Counselor in our Lapwai office or Danice Oatman-Tom, Occupancy Counselor in our Kamiah office.

*What's
inside*

*Groupwork
Camp
Collage from:*

*"Land of the
Butterflies"
Workcamp*

*"Clearwater
River"
Workcamp*

*What's on
the back . .*

*NPTHA'S
Fall Clean-up*

*Tenant
Appreciation
Day*

Office Closures

NPTHA HOLIDAY CLASSES

<u>October:</u>	<u>Days:</u>	<u>Time:</u>	<u>Place:</u>
9	Thurs.	1p.m.-3p.m.	Lapwai Chief Joseph Complex
14	Tues.	5p.m.-7p.m.	Lapwai Homeownership Center
21	Tues.	5p.m.-7p.m.	Orofino Teweepuu
23	Thurs.	5p.m.-7p.m.	Kamiah Homeownership Center

LAPWAI

June 30-July 4, 2008



The "Land of the Butterflies" Workcamp served 28 home sites. There were 160 kids who came from mostly California, Oregon, and Washington. Group Workcamps will be back to the Nez Perce Reservation in 2010.



"Land of the Butterflies" Work Camp
Serving the Nez Perce Reservation **TWO YEARS** in a row

KAMIAH/OROFINO

July 7-July 11, 2008



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The "Clearwater River" Workcamp served 27 home sites in Kamiah, Kooskia, and Orofino. There were 193 kids who came from mostly New Jersey and Indiana.

"Clearwater River" Work Camp

FALL CLEAN UP

NPTHA will place a dumpster for one week in each cluster site for residents to dispose of any unwanted items. The dates and locations are as follows:

October 20 - 24, 2008

Domebo Flats
Agency Road
Sundown Heights
Kamiah/Orofino (one in each cluster site)

October 27 - 31, 2008

Joseph Street
Over the Hill

NPTHA will assist in picking up furniture, appliances, hardware, and any large items on the following dates **ONLY**:

Kamiah/Orofino - **October 22, 2008**
Lapwai - **October 23, 2008**

If you need assistance with large items, you must sign up at the NPTHA offices. Call Danice for the Kamiah/Orofino area (208)935-2144 or Roxanne for the Lapwai area (208)843-2229.



Don't forget about
TENANT APPRECIATION DAY
December 5, 2008
10 a.m. - 3 p.m.
NPTHA's
Homeownership Center

Office Closures

October 6th - Nez Perce War Memorial
(Bears Paw)

November 11th - Veteran's Day

November 27th & 28th - Thanksgiving

December 25th - Christmas

