



# GENERAL COUNCIL REPORT

## FALL 2025



(208)843-2229  
nptha@nezperce.org  
<https://nezperce.org/housing/>



# Introduction

---



The Nez Perce Tribal Housing Authority's (NPTHA) primary responsibility is to develop and operate housing programs for Native Americans (with priority to Nez Perce Tribal members). Our primary funding is the Indian Housing Block Grant (IHBG) which is provided by the U. S. Dept. of Housing and Urban Development (HUD) under the Native American Housing Assistance and Self Determination Act (NAHASDA). Our annual funding has been limited for many years which requires the NPTHA to pursue other funding sources to maintain housing services and develop new housing. Along with these funds are complex rules and regulations in which we administer our programs.



Indian Housing Plan (IHP): In order to receive annual funding the NPTHA must submit an Indian Housing Plan (IHP) each year and at the end of the year we must provide an annual performance review (APR). Both of these reports are posted annually for tribal members' review and comment. Due to limited funding , the NPTHA seeks other grant resource and strives to implement effective programs and services. We encourage tribal members to complete surveys at each General Council to help identify and prioritize housing services.



# NPTHA Board of Commissioners

---



Stacey Kash Kash  
Member



Shannon Jackson  
Vice Chairwoman



Richard Arthur  
Chairman



Taricia Moliga  
Member



Fawn Domebo  
Secretary

The Board of Commissioners (BOC) is comprised of five members elected by the Nez Perce Tribe General Council. The key responsibilities of the BOC is to:

- Support our mission by establishing and updating policies and programs
- Monitoring and oversight of the NPTHA operations
- Providing guidance on goals and objectives to be achieved
- Prioritizing the services to be provided based on Tribal member needs assessments
- Approving the annual budget

# The Staff of Nez Perce Tribal Housing Authority

## Staffing Overview

The Nez Perce Tribal Housing Authority takes pride in being 95% tribally staffed. Among our employees, 18 are enrolled members of the Nez Perce tribe or their descendants, while 4 are enrolled members of other federally recognized tribes. This highlights our ongoing dedication to tribal employment and fostering Native professionals at every level of our organization.

## Executive Direction

- Douglas Marconi Sr., Executive Director
- Jessie Rose Peters, Executive Assistant

## Finance & Operations

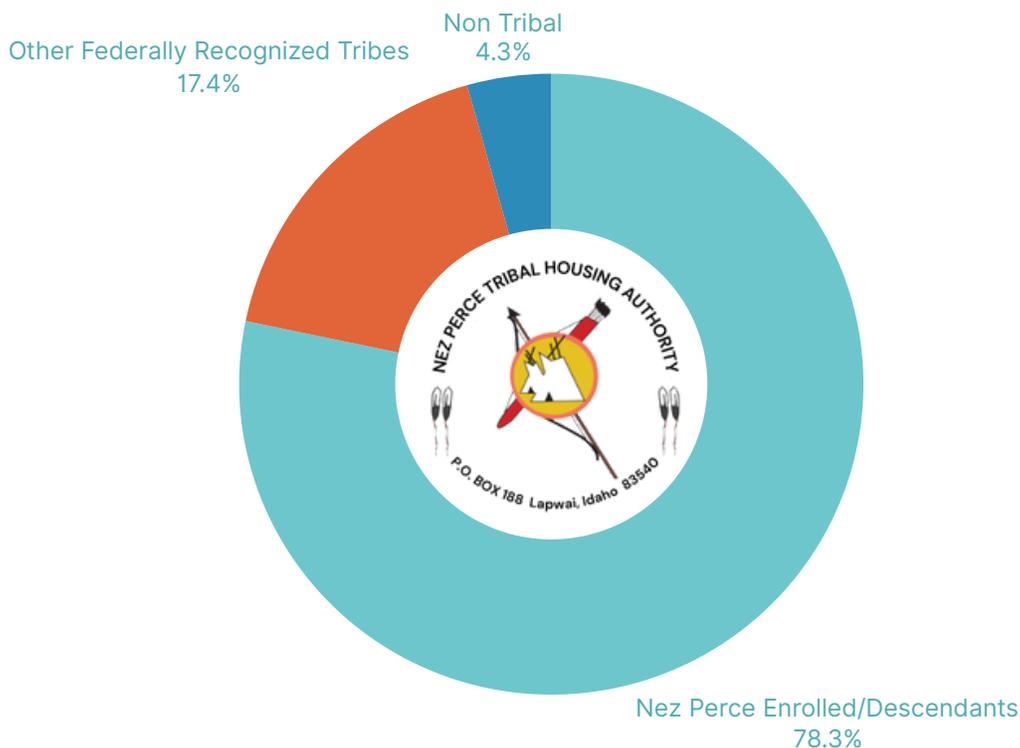
- Laurie Ann Cloud, Finance & Operations Manager
- Roxanne Axtell, Receptionist/ Accounts Clerk
- William Allen, Accounts Technician/Collections
- Heewekse Wisdom, Accounts Technician
- Kathleen Payne, Accounts Technician

## Occupancy

- Anna Lawrence, Housing Manager
- Sonya Samuels- Allen, Homebuyer Educator
- Antoinette Enick, Lapwai Housing Counselor
- Carmen Bullock-Lopez, Kamiah Housing Counselor

## Maintenance

- Caleb Carter, Maintenance Manager
- Erik Holt, Assistant Maintenance Manager
- Lori Johnson, Maintenance Clerk
- E.J. Kipp, Maintenance
- Ben Snipe, Maintenance
- James Lawrence, Maintenance
- Simon Jim, Maintenance
- Heath Wilson, Maintenance (Kamiah)
- Joseph Atto, Seasonal Maintenance
- Naomi Holt, Seasonal Groundskeeper(s)
- Sam Pablo Temporary Maintenance
- Scott Miller Temporary Maintenance





## *2026 Indian Housing Plan*

---

(Continued) Summary only, see website for full version.

NEZ PERCE TRIBAL HOUSING AUTHORITY  
2026  
INDIAN HOUSING PLAN  
-PUBLIC NOTICE-

ALSO AVAILABLE AT

[HTTPS://NEZPERCE.ORG/GOVERNMENT/HOUSING/](https://nezperce.org/government/housing/)

PLEASE SUBMIT COMMENTS TO

EMAIL: [NPTHA@NEZPERCE.ORG](mailto:NPTHA@NEZPERCE.ORG)

PHONE: 208-843-2229

COMMENTS DUE BY OCTOBER 8<sup>TH</sup> 2025

# 2026 Indian Housing Plan

Summary only, see website for full version.

## *Management of 1937 Housing Act*

### *Properties: NPTHA 1*

This program provides the general operation and maintenance of our 1937 Housing Act properties which includes Low Rent, Mutual Help and Starter Home (a modified Mutual Help program).

\*Operations include fiscal management of all financial transactions, staff training & development, collection activities, procurement and maintenance of equipment, annual audit and maintain all insurances.

\*Maintenance includes routine and non-routine maintenance of units and common grounds, inspections of rental properties, and the assessment tenant damages.

Tenant occupancy activities will be conducted under the Housing Management Service Program and includes Low Rent, Mutual Help, and Starter Home units built with 1937 Housing Act funds. *Planned Units: 106*

## *Housing Management Service: NPTHA 2*

This program will provide occupancy management for all of our affordable housing programs. LIHTC projects are directly charged for operating costs and prorated for occupancy management costs.

\*Occupancy management includes application intake, processing for eligibility, maintaining waiting lists, vacancy management, recertification, compliance with lease agreements, program rules & regulations, conducting homebuyer inspections, tenant accounting, collections and file maintenance.

\*Other services include application intake and processing for other programs for home repair and weatherization, referrals for outside resources for housing assistance.

\*Coordinate services and provide referrals to other service agencies such as but not limited to NPT Social Services, Idaho Self-Sufficiency, Early Childhood Dev. Program, Community Action Partnership, Lapwai School District and local utility companies. The NPTHA utilizes ROSS funds to compliment this program. *Planned Units: 133*

## *Homebuyer Education and Tenant Counseling: NPTHA 3*

This program includes comprehensive homebuyer education and counseling.

\* Education includes formal Homebuyer Education Class for Native homeownership, financial literacy, youth credit education, post purchase and foreclosure prevention.

\* HB Counseling includes case management for becoming mortgage ready under the NPTHA lease with option to purchase program, case management for mortgage application (including VA direct loans and other available mortgage type programs), individual credit counseling, and case management for NPTHA IDA program.

\* Tenant counseling includes a comprehensive Tenant Rights & Responsibilities class, financial literacy & counseling for budgeting, lease compliance, housekeeping and home maintenance.

\*Other counseling services include application intake and processing for other programs for home repair and weatherization, referrals for outside resources for housing assistance. The NPTHA utilizes ROSS funds to compliment this program. *Planned Participants: 120*

## *Senior Rehab: NPTHA 4*

This program provides essential home repair grants for low-income elder homeowners up to \$6,000 in costs. *Planned Units 12*

# 2026 Indian Housing Plan

Summary only, see website for full version.

## *Mortgage Finance Assistance: NPTHA 5*

This program provides up to \$5,000 in mortgage finance assistance for down payment and closing costs. *Planned Households: 1*

## *Mortgage Finance Assistance: NPTHA 6*

This program provides up to \$5,000 in mortgage finance assistance for down payment and closing costs. *Planned Households: 1*

## *Individual Development Accounts Down Payment: NPTHA 7*

This program is a matched savings program for down payment and closing costs. The program will provide \$2 towards every \$1 saved over a minimum six months and maximum 24-month period, up to \$5,000 in matching funds for down payment assistance. Program requires completion of our homeowner education class. *Planned Households: 1*

## *Individual Development Accounts Rehab: NPTHA 8*

The program will provide \$1 towards every \$1 saved over a minimum of three months and maximum of six months period, up to \$3,000 in matching funds for a home repair project. Program requires completion of our homeowner education class. *Planned Households: 1*

## *Crime Prevention: NPTHA 9*

\*Maintain interactive relationships with Nez Perce Tribal Law Enforcement in housing community activities and reporting of any criminal or nuisance activity.

\*Conduct quarterly safety meetings and fire drills for senior citizen apartment buildings.

\*Enforce lease agreements promoting safe neighborhoods.

\*Network with other programs and organizations to implement strategies to prevent crime and substance abuse.

## *2020 ICDBG Match New LR Construction: NPTHA 10*

The 2020 ICDBG Grant is for New construction of a four-unit apartment building. Construction match \$552,846 from program income (which may be offset from other resources pending approval) along with the ICDBG grant in the amount of \$750,000 for an estimated cost during FY2023 \$1,302,846.

*Planned Units: 4*

## *2021 IHBG Comp: NPTHA 11*

The 2021 IHBG Comp Grant is for new construction of 16 rental units consisting of four apartment buildings. The IHBG Comp Grant is \$4,798,703 plus \$79,576; construction costs from program income reserves \$157,692; Nez Perce Tribe SRBA grant for infrastructure \$173,308 and tribal land value at \$185,000 for a total estimated project cost of \$5,393,279. This project is located in Lapwai, Idaho.

Proposed Planned Units: 16

### **Also available at:**

<https://nezperce.org/government/housing/>

Please submit comments to  
Email: [nptha@nezperce.org](mailto:nptha@nezperce.org)  
Phone: 208-843-2229

Comments Due by October 6th 2025

**FINANCIAL REPORT**

**For the Month Ending July 2025**

**2025 Indian Housing Block Grant**

<b>Revenue</b>	<b>Budget</b>	<b>YTD</b>	<b>Balance</b>	<b>% Used</b>
Dwelling Rent	250,752	153,162	97,590	61%
Interest on general fund	10,000	13,415	(3,415)	134%
Other Income	31,000	13,760	17,240	44%
IHBG Funding	1,571,145	764,512	806,633	49%
Prior Year Reserves	-	-	-	
<b>Total Revenue</b>	<b>1,862,897</b>	<b>944,849</b>	<b>918,048</b>	<b>51%</b>

<b>Expenditures</b>	<b>Budget</b>	<b>YTD</b>	<b>Balance</b>	<b>% Used</b>
1937 Housing Act Management	1,087,787	670,465	417,322	62%
Housing Management	190,313	131,749	58,564	69%
Housing Services	94,602	60,615	33,987	64%
Administration/General/BOC	267,463	111,642	155,821	42%
Crime Prevention & Safety	5,000	769	4,231	15%
ICDBG Match	33,741	6,401	27,340	19%
Development/Construction/Rehab	142,878	84,846	58,032	59%
<b>Total Expenditures</b>	<b>1,821,784</b>	<b>1,066,487</b>	<b>755,297</b>	<b>59%</b>
<b>Net Operating Income/(Loss)</b>	<b>41,113</b>	<b>(121,638)</b>	<b>162,751</b>	

<b>Tax Credit #1 Rental Program</b>	<b>Budget</b>	<b>YTD</b>	<b>Balance</b>	<b>% Used</b>
Revenues	193,678	1 06,157	87,521	55%
Expenses/Reserve	193,678	68,116	125,562	35%
<b>Net Operations:</b>	<b>-</b>	<b>38,041</b>	<b>(38,041)</b>	

<b>Tax Credit #2 Rental Program</b>	<b>Budget</b>	<b>YTD</b>	<b>Balance</b>	<b>% Used</b>
Revenues	7 4,476	42,411	32,065	57%
Expenses/Reserve	7 4,476	25,385	49,091	34%
<b>Net Operations:</b>	<b>-</b>	<b>17,026</b>	<b>(17,026)</b>	

<b>Tax Credit #3 Rental Program</b>	<b>Budget</b>	<b>YTD</b>	<b>Balance</b>	<b>% Used</b>
Revenues	9 9,700	58,954	40,746	59%
Expenses/Reserve	9 9,700	42,891	56,809	43%
<b>Net Operations:</b>	<b>-</b>	<b>16,063</b>	<b>(16,063)</b>	

<b>GRANTS:</b>	<b>Budget</b>	<b>YTD</b>	<b>Balance</b>	<b>% Used</b>
<b>ROSS</b>	<b>7 7,734</b>	<b>50,521</b>	<b>27,213</b>	<b>65%</b>
<b>Treasury-HAF</b>	<b>147,525</b>	<b>1 34,970</b>	<b>12,555</b>	<b>91%</b>
<b>IHBG-RESCUE</b>	<b>340,325</b>	<b>74,345</b>	<b>265,980</b>	<b>22%</b>
<b>ICDBG-20 (New Construction)</b>	<b>750,000</b>	<b>-</b>	<b>750,000</b>	<b>0%</b>
<b>IHBG-COMP (New Construction)</b>	<b>4,798,703</b>	<b>-</b>	<b>4,798,703</b>	<b>0%</b>
<b>BIA-HIP/ARP</b>	<b>9,992</b>	<b>3,180</b>	<b>6,812</b>	<b>32%</b>

# PROJECTS



**Kuckuc Tew'yenikées – Little Village Groundbreaking** (Lapwai). On September 11, 2025, NPTHA held the groundbreaking for the Kuckuc Tew'yenikées (Little Village) multi-family housing project located behind the Women's Home at 230 Main Street, Lapwai. Delivers one two-story fourplex of 3-bedroom homes; Phase II will add four two-story fourplexes of 2-bedroom homes—for a total of 20 new units. A pre-construction meeting with Terry Construction was completed the following week and site work is underway. Target: Phase I completion in spring 2026, with Phase II following on ICDBG and Tribal funding schedules. NPTHA thanks Council, partners, and community members for their support and participation.



## **Climate Pollution Reduction Grant (CPRG) – Hiring & Program Update**

As of September 2025, NPTHA Along with ERWM continues CPRG work to cut pollution, lower energy costs, and improve indoor air quality for our households. We gathered input on weatherization and efficient heating, and began scoping a baseline energy/pollution inventory with a quick-wins project list aligned to Tribal priorities.

**NOW Hiring:** NPTHA is currently recruiting for three CPRG positions – CPRG Project Specialist, Administrative Assistant, and Project Coordinator – to drive outreach, implementation, and reporting. All postings close **Friday, September 26, 2025.**



# PROJECTS

## ***Adeline Court – Single-Resident Park-Model Homes (Setup & Placement)***

NPTHA has executed a contractor agreement for Adeline Court, a compact neighborhood designed for single-member households. The park-model homes are already on-hand; over the coming weeks we will complete setup and placement on permanent pads, followed by utility tie-ins, required inspections, and punch-list closeout. Once approved, we'll begin sequencing move-ins for eligible single residents. This milestone speeds delivery of safe, efficient, and affordable homes near core services.



## ***Native American Building Codes & Workforce Development Summit –***

On September 9–10, 2025, NPTHA—in partnership with **Nimiipuu Fund**—hosted the Native American Building Codes & Workforce Development Summit at Clearwater River Casino with site tours of recent projects. The two-day convening brought together Tribal programs, code officials, contractors, lenders, educators, and workforce partners to align on practical code adoption, inspection capacity, and a stronger trades pipeline for our communities.





## 24th Annual NPTHA Home Fair — By the Numbers (June 5, 2025)

- Attendance: 450 community members
- Vendors: 36 resource and service partners
- Door Prizes: 85 awarded
- Community Treats: 79 cakes shared
- Appreciation: Thank you to our vendors, volunteers, and staff for making this year's Home Fair a standout. Share your experience and tag NPTHA on social media!





# ANNUAL BLOCK PARTY

## Kamiah Block Party – By the Numbers

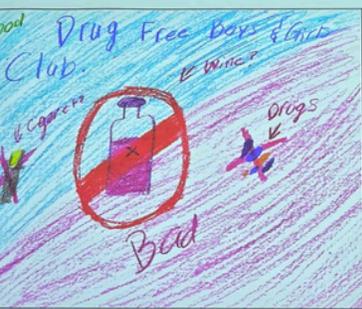
- Attendance: 100+ community members
- Hospitality: Free meals and snacks served
- Activities: Music, games, and all-ages activities
- Resources: Booths from Tribal programs and partner organizations
- Appreciation: Thank you to our attendees, volunteers, and partners for making this event a success and strengthening NPTHA's community connection.



# Community spotlight

NPTHA congratulates our youth from Lapwai & Kamiah who submitted their safety themed poster for the 2025 AMERIND Safety Poster Contest!

## AMERIND SAFETY POSTER CONTEST WINNERS!



Alivia Wilson  
4-6  
2nd Prize  
Nez Perce



Jasmine Samwari pa  
K-3  
2nd Prize  
Nez Perce



Janice Oatman  
4-6  
3rd Prize  
Nez Perce

## SUMMER YOUTH WORKFORCE

**Summer Youth Workforce – TYAP (TERO).** During Summer 2025, NPTHA welcomed a hardworking TYAP crew through TERO who supported daily operations and special projects across Housing. Their reliability and teamwork kept things moving and strengthened our local workforce pipeline. Qe'ci'yew'yew' to our TYAP Laborers: Carmelo Lawrence, Marcus Guzman, Rafael Taylor, Triston Konen, Josph Holt, Clarence Ellenwood Jr., Vincent Kipp, and Cleveland Broncheau. We're proud of these young workers and the community they represent.

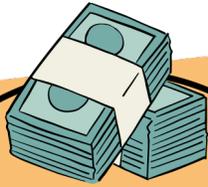


# Nez Perce Tribal Housing Authority September - November Schedule

Office Closed

1 September Labor Day  
5 October Bears Paw Memorial  
13 October Indigenous People's Day

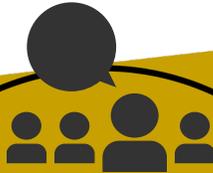
## Classes, events & meetings



### Money Basics

Tuesday's  
2, 23, 30 Sept  
5pm - 8pm

@ Lapwai  
NPTHA  
Classroom



### Nez Perce Tribe General Council

25 Sept- 27 Sept  
8am-5pm

@ Wa-a-'Yas  
Community  
Center



### Tips for Organizing Important Documents

1 October  
12pm-1pm

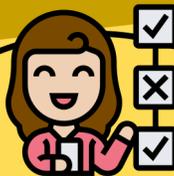
@ Lapwai  
NPTHA  
Classroom



### Home Buyer Education

14 Oct- 16 Oct  
5pm- 9pm

@ Lapwai  
NPTHA  
Classroom



### Rental Rights & Responsibilities

14 October  
12pm- 2pm

@ Lapwai  
NPTHA  
Classroom



### Home Cleanup

Starting  
October 20<sup>th</sup>

@Housing  
neighborhoods



### Holiday Budgeting

5 November  
12pm- 1pm

@ Kamiah  
NPTHA  
Classroom



### Budget Classes

2nd & 4th  
Wednesday

@ NPTHA

### Local Events

- 3 Sept- 6 Sept Lewiston Round Up
- 10 Sept- 13 Sept Pendleton Round Up
- 11 Sept -14 Sept Lumberjack Days
- 18 Sept - 21 Sept Nez Perce County Fair 3
- Oct- 5 Oct Piiwiloxmiyo' Stickgame Tournament
- 17 Oct- 19 Oct HIITEM'WAQ'IISWIT Pow Wow

# NPTHA Programs

## Low Rent Programs

**Low Rent Housing:** The NPTHA manages Low Rent housing units in the Lapwai and Kamiah areas. Only qualified low-income families are eligible for assistance. Applicants are placed on a waiting list with preference given to Nez Perce families. The Low Rent program is a month-to-month lease and the rent is based on 22% of adjusted gross income.

**Low-Income Housing Tax Credit (LIHTC) Rentals:** The NPTHA manages LIHTC units in the Lapwai area. Only qualified low-income families are eligible for assistance. Although preference is provided to Nez Perce families, various income restrictions apply. The LIHTC program accepts Section 8 vouchers and requires all tenants to apply for Section 8 vouchers. Rents are calculated annually based on 22% of adjusted gross income.

## Homeownership

**Starter Home Program (SH):** This program is a five-year lease with option to purchase and only applies to available homeownership units the NPTHA built before 1998. Eligible applicants will earn credits during the lease phase to buy down the purchase price. Only Nez Perce families who can complete the mortgage process within five years are eligible.

**Option to Purchase Program (OPP):** This program is a three-year lease with option to purchase available for our Sundown Heights homeownership units. Eligible applicants will earn mortgage payment credits during the lease phase and receive buy-down assistance. Only Nez Perce families who can complete the mortgage process within three years are eligible.

## Financial Assistance

**Individual Development Account (IDA):** This is a savings program designed to encourage low-income Nez Perce families to save for 1) down payment to purchase home or 2) home repairs/ improvements. The NPTHA will provide a \$2 match for every \$1 saved toward the purchase of a home or a \$1 for \$1 match for home repairs/improvements.

**Mortgage Finance Assistance (MFA):** Down payment and closing costs assistance is available for eligible low- and moderate-income families who are purchasing a home through a private lender. MFA is not applicable when buy-down assistance is provided by other NPTHA programs.

## Home Repair Programs

**Senior Rehab Program:** This program provides assistance to low-income senior citizens who own their own home. The grant amount is a maximum of \$6,000 to complete essential repairs. The NPTHA will assist in compiling estimates and arranging completion of repairs.

## Education Classes

**Education Classes:** The NPTHA provides the following Education Classes:

- **Homebuyer Education:** Overview of the program benefits and step by step process for those interested in purchasing a home. Also, a requirement of Section 184 Guaranteed Loan program.
- **Financial Literacy:** Learn to manage your personal finances, understanding credit, etc.
- **Renter's Rights & Responsibilities:** A complete review for current tenants and future tenants.
- **Maintenance Class:** Learn various do-it-yourself maintenance tasks.
- **Homeowners Maintenance Class:** A guide to inspecting, and completing home repairs and improvements.
- **Post Purchase Class:** Facts and issues that come up after you've purchased your home.

All housing assistance provided by the NPTHA is subject to federal income guidelines.

Please contact our office for sign-up (208) 843-2229



*QE'CIYÉW'YEW'*  
*(THANK YOU)*

(208)843-2229

[nptha@nezperce.org](mailto:nptha@nezperce.org)

<https://nezperce.org/housing/>