Nez Perce Tribal Housing Authority's

PROPOSED POLICY CHANGES
ADMISSION & OCCUPANCY POLICY

Public Notice

As required, the NPTHA shall post for public comment any proposed changes to tenant policies.

A summary of changes (excluding grammar, punctuation, and clerical corrections) are attached to this notice.

A full copy of the revised policy is available at the following locations:

NPTHA Offices
Lapwai Office
Kamiah Office

You may request a full version at a NPTHA Office
or
Under Public Notices at www.nezperce.org/government/housing/

Comments may be mailed to:
Nez Perce Tribal Housing Authority
ATTN: Douglas Marconi, Executive Director
PO Box 188
Lapwai, ID 83540
or via email at nptha@nezperce.org

Comments may also be phoned in to the NPTHA office located in Lapwai, ID:
(208) 843-2229

COMMENTS DUE BY December 6, 2026

PROPOSED REVISION 11/06/2026

NEZ PERCE TRIBAL HOUSING AUTHORITY
ADMISSION AND OCCUPANCY POLICY

Section 2: COVENANTS

C. Parking Vehicles

1. No vehicle or equipment over 10,000 pounds gross vehicle weight is allowed to be parked on the street other than for service to the Resident. Inoperable vehicles or vehicle parts may not be stored in the driveway, homesite, or anywhere in the subdivision. Inoperable vehicles will be impounded or towed after 30 days of written notice. The expense of such removal shall be assessed against the Resident.

2. Vehicles may not be parked on the street or parked in such a way as to extend into the street. Resident parking is restricted to the Resident's driveway, carport, or garage. Vehicles may not be parked in yards. Guests may park their vehicles in a Resident's driveway, carport, or garage or other designated parking areas when visiting a Resident but must ensure that they are parked in a location so as not to block any neighbor's access, or restrict traffic flow within the subdivision.

3. Tenants at the Little Village apartments are only authorized to have up to two vehicles. Tenants will have one reserved parking space and all other parking is subject to available parking spaces.

4. No RV's, campers, motorhomes of any type, cargo trailers or boats shall be stored at any rental projects. This includes in the yard, driveway or on the street. At no time shall RV's, campers or motorhomes, etc. be plugged in or connected to the rental home.

5. Three wheelers, all terrain vehicles, dirt bikes or the like are not allowed to operate off-road in the subdivisions.

D. Pets

1. Generally, a limited number of pets are allowed in most rental units, however, pet breeding is not allowed. All pets must be spayed or neutered.

2. Little Village Apartments: Pets are not allowed due to the multi-family buildings.

3. Senior Citizen Apartments: Tenants may have one small dog and/or one cat subject to registration and approval.

4. Other rental units: Tenants may have up to two dogs and/or cats subject to registration and approval

5. Residents and owners shall keep no vicious animals, more specifically but not limited to Rottweiler, Pit bulls, and Doberman Pinschers or any mixed breeds thereof. All pets shall be confined to the yard and not interfere with neighbors' peaceful enjoyment.

6. Residents shall not keep farm animals, including horses, on the property.

7. NPTHA Policies and Tribal Ordinances shall apply as they now exist or hereafter are amended.

8. Residents shall keep no domestic animals on or about the leased premises without the prior, express and written consent of NPTHA and evidence of registration with the Nez Perce Tribe. There shall be a non-refundable pet deposit due to the NPTHA.

Section 3: SMOKE-FREE HOUSING

The smoke-free housing policy is intended to benefit the NPTHA and all of its housing residents, visitors, and staff by mitigating (1) the irritation and known adverse health effects of secondhand smoke; (2) the increased maintenance, cleaning, and redecorating costs from smoking, (3) the increased risk of fire from smoking; and (4) the higher costs of fire insurance.

A. All NPTHA homes and buildings shall be smoke-free. Tenants, household members, staff and any visitors shall refrain from smoking (including e-cigarettes and other electronic smoking devices) in any residential unit or common areas shared with other tenants, staff or visitors.

B. Little Village Apartments: Smoke-free policies require a minimum distance of 25 feet from any door or window opening of a building, therefore, smoking is prohibited inside or outside of any of the Little Village apartment buildings.

Section 9: WAITING LISTS ORGANIZATION

The NPTHA shall maintain waiting lists according to the criteria outlined in this section for each type of housing assistance programs, as needed. Chapter 4 of the HUD Handbook 4350.3 Rev. 1 as it now exists or hereafter may exist will be utilized as a guide for waiting list management.

A. Preferences: It is the goal of the NPTHA to provide decent, safe and sanitary housing for all enrolled members. In accordance with this goal, housing assistance opportunities will

be made available in accordance with NPTHA established preferences. The waiting lists will be organized based on the established preferences.

1. Preferences are established to ensure that the benefits accrue to enrolled members of the Nez Perce Tribe. Preference points are allocated and the following definitions will apply:

    a. ALL NEZ PERCE FAMILY means the head and co-head of household and at least one child are enrolled members of the Nez Perce Tribe. Nez Perce couples are also included in the definition of all Nez Perce family.

    b. AN INDIAN FAMILY means at least one of the heads of household is an enrolled member of a federally recognized tribe

    c. Single enrolled Nez Perce members are considered a family; however, are subject to the occupancy standards for bedroom size.

2. Veterans with honorable or general discharge will be provided preference points.

SELECTION CRITERIA SCORE SHEET
Rental Application

NAME:
Date of Application:

Local Area:

Family living on the NP reservation or within the 1855 NP Treaty boundaries	**5 pts**	_____
1. Head of Household (Select 1)		
a. Enrolled Nez Perce	**20 pts**	_____
b. Enrolled in Other Federally Recognized Tribe	**6 pts**	_____
2. Spouse/Co-head (Select 1)		
a. Enrolled Nez Perce	**10 pts**	_____
b. Enrolled in Other Federally Recognized Tribe	**5 pts**	_____
3. Child/children (Select 1)		
a. Enrolled Nez Perce	**12 pts**	_____
b. Enrolled in Other Federally Recognized Tribe	**5 pts**	_____
4. Previously Assisted		
a. Previously assisted w/in 7 years or own an assisted home	**<10pts>**	_____
		_____
5. Veteran Status		
a. Head or Co-Head	**6 pts**	_____
TOTAL FAMILY POINTS		_____
TOTAL ANNUAL INCOME		**$** _____

SELECTION CRITERIA SCORE SHEET
SHP Application - HOMEOWNERSHIP

NAME:
Date of Application:

Local Area:

Family living on the NP reservation or within the 1855 NP Treaty boundaries	**5 pts** _____

1. Head of Household (Select 1)

a. Enrolled Nez Perce	**20 pts** _____
b. Enrolled in Other Federally Recognized Tribe	**6 pts** _____

2. Spouse/Co-head (Select 1)

a. Enrolled Nez Perce	**10 pts** _____
b. Enrolled in Other Federally Recognized Tribe	**5 pts** _____

3. Child/children (Select 1)

a. Enrolled Nez Perce	**12 pts** _____
b. Enrolled in Other Federally Recognized Tribe	**5 pts** _____

4. Income Limits

a. Low Income Family	**5 pts** _____

5. Veteran Status

a. Head or Co-Head	**6 pts** _____
TOTAL FAMILY POINTS	_____
TOTAL ANNUAL INCOME	**$** _____

Section 11: PROGRAM RENT & OTHER PAYMENTS

This section describes the rental payments required and, if applicable, any additional required payments. Procedures for calculating rental payments will be in accordance with the applicable sections of HUD Handbook 4350.3 Rev. 1 Chapter 5 Determining Income and Calculating Rent as it now exists or is hereafter amended with the following exceptions:

B. Additional deductions to income: The following income deductions are in addition to the deductions provided in the HUD Handbook:

1. Increase the dependent annual deduction from $480 to $800 per dependent.

2. Allow an annual utility expense deduction for families subject to electricity, water, sewer and garbage in the amount of up to ~~$2,400~~.$4,020 for all utilities as follows:

Electricity/solar energy:	$2,400
Water:	$ 600
Sewer:	$ 576
Garbage:	$ 444

Section 20: OCCUPANCY

C. Occupancy Standards: In order to prevent overcrowded conditions and wasted space, homes shall be assigned in accordance with the following schedule. The NPTHA may make exceptions due to unusual circumstances which will be assessed on a case by case basis. Factors to be considered include age and sex of children, potential changes in family composition, availability of unit sizes, etc. General rule for occupancy ratio is a minimum of one person per bedroom and a maximum of two persons per bedroom.

Number of Bedrooms	Number of Persons	Persons for LV Apts.
2 BR	2-4	1-3
3 BR	3-6	3-5
4 BR	4-8	
5 BR	5-10	

F. Use of the Home

1. The tenant and the NPTHA are jointly responsible to the Tribe and future generations for ensuring that homes are used properly and are well maintained.

2. It is the responsibility of each tenant to take pride in their home by keeping it and the grounds in a decent, safe and sanitary condition at all times.

1. Tenant is responsible for all home repairs and is expected to perform necessary maintenance in a timely manner.

2. Instances of serious abuse or misuse of a home by a tenant, or failure by the tenant to provide basic routine or non-routine maintenance are causes for termination from the housing program.

1. A condition for selection is that the family agrees to use the home as their principal residence during the term of the Admissions and Occupancy Agreement or for at least nine months of the year.

2. Little Village alcohol free zone: Due to the multi-family apartment buildings, the use or possession of alcohol is prohibited anywhere in the Little Village premises.