



SQUAXIN ISLAND TRIBE

RESOLUTION NO. 19-53 of the

SQUAXIN ISLAND TRIBAL COUNCIL

WHEREAS, the Squaxin Island Tribal Council is the Governing Body of the Squaxin Island Tribe, its members, its lands, its enterprises and its agencies by the authority of the Constitution and Bylaws of the Squaxin Island Tribe, as approved and adopted by the General Body and the Secretary of the Interior on July 8, 1965;

WHEREAS, under the Constitution, Bylaws and inherent sovereignty of the Tribe, the Squaxin Island Tribal Council is charged with the duty of protecting the health, security, education and general welfare of tribal members, and of protecting and managing the lands and treaty resources and rights of the Tribe;

WHEREAS, the Tribe is a federally-recognized Indian Tribe possessing reserved powers, including the powers of self-government;

WHEREAS, the Squaxin Island Tribal Council has been entrusted with the creation of ordinances and resolutions in order to fulfill their duty of protecting the health, security, education and general welfare of tribal members, and of protecting and managing the lands and treaty resources of the Tribe;

WHEREAS, the Squaxin Island Tribal Council finds that the regulation of business activities on all lands within the jurisdiction of the Squaxin Island Tribe is essential to the health and welfare of the Squaxin Island Tribe and its members;

WHEREAS, the Eligibility, Admissions, and Occupancy policy for the Office of Housing was previously amended by the following Council Resolutions: 05-106, 08-02, 09-88, 09-94, 14-72, and 16-54;

WHEREAS, the Squaxin Island Tribal Housing Commission was established by the Squaxin Island Tribal Council to serve as the advisory, decision-making, and policy authority for the Squaxin Island Tribal Housing Program;


WHEREAS, the Squaxin Island Tribal Council delegated to the Commission the authority to define policies, identify rules and regulations to the Tribal Council for enactment;

WHEREAS, the Housing Commission, through Commission Resolution 19-01, recommends an amendment to the Eligibility, Admissions, and Occupancy policy to address the situation for if a tenant passes away and has members of the household composition residing in the house;

NOW THEREFORE BE IT RESOLVED, the Squaxin Island Tribal Council does hereby approves the proposed amendment to the Eligibility, Admissions, and Occupancy policy for the Office of Housing as attached.

CERTIFICATION

The Squaxin Island Tribal Council hereby certifies that the foregoing Resolution was adopted at the regular meeting of the Squaxin Island Tribal Council, held on this 21st day of August, 2019, at which time a quorum was present and was passed by a vote of 4 for and 0 against, with 0 abstentions.



Arnold Cooper, Chairman

Attested by: 

Jeremie Walls, Secretary



Charlene Krise, Vice Chairman



SQUAXIN ISLAND TRIBE

RESOLUTION NO. 19-01

of the

SQUAXIN ISLAND HOUSING COMMISSION

WHEREAS, the Squaxin Island Tribal Council adopted Resolution No. 08-69 on June 26, 2008, and that Resolution created the Squaxin Island Housing Commission (Housing Commission) and provided bylaws for such Housing Commission;

WHEREAS, a stated purpose and function of the Housing Commission is to identify and recommend rules, policies and regulations to the Squaxin Island Tribal Council, as they relate to the Squaxin Island Tribe Housing Program (Housing Program);

WHEREAS, the Eligibility, Admissions, and Occupancy policy for the Office of Housing was previously amended by the following Council Resolutions: 05-106, 08-02, 09-88, 09-94, 14-72, and 16-54;

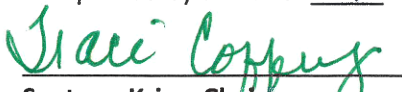
WHEREAS, the Housing Commission desires to recommend an amendment to the Eligibility, Admissions, and Occupancy policy to address the situation for if a tenant passes away and has members of the household composition residing in the house;

WHEREAS, the Housing Commission previously considered this topic at its June 7, 2019 meeting;


NOW THEREFORE BE IT RESOLVED that the Housing Commission does hereby recommend the Tribal Council adopt the attached amendment to the Eligibility, Admissions, and Occupancy Policy: Section XI Death of Tenant.

CERTIFICATION

The Housing Commission hereby certifies that the foregoing Resolution was adopted at a meeting of the Housing Commission, held on this 16th day of August, 2019, at which time a quorum was present and was passed by a vote of 7 for and 0 against, with 0 abstentions.


Santana Krise, Chairperson


Susan McFarlane, Vice Chairperson

Attested by: 
Traci Coffey, Secretary

RESOLUTION NO. 19-__
of the

SQUAXIN ISLAND TRIBAL COUNCIL

WHEREAS, the Squaxin Island Tribal Council is the Governing Body of the Squaxin Island Tribe, its members, its lands, its enterprises and its agencies by the authority of the Constitution and Bylaws of the Squaxin Island Tribe, as approved and adopted by the General Body and the Secretary of the Interior on July 8, 1965;

WHEREAS, under the Constitution, Bylaws and inherent sovereignty of the Tribe, the Squaxin Island Tribal Council is charged with the duty of protecting the health, security, education and general welfare of tribal members, and of protecting and managing the lands and treaty resources and rights of the Tribe;

WHEREAS, the Tribe is a federally-recognized Indian Tribe possessing reserved powers, including the powers of self-government;

WHEREAS, the Squaxin Island Tribal Council has been entrusted with the creation of ordinances and resolutions in order to fulfill their duty of protecting the health, security, education and general welfare of tribal members, and of protecting and managing the lands and treaty resources of the Tribe;

WHEREAS, the Squaxin Island Tribal Council finds that the regulation of business activities on all lands within the jurisdiction of the Squaxin Island Tribe is essential to the health and welfare of the Squaxin Island Tribe and its members;

WHEREAS, the Eligibility, Admissions, and Occupancy policy for the Office of Housing was previously amended by the following Council Resolutions: 05-106, 08-02, 09-88, 09-94, 14-72, and 16-54;

WHEREAS, the Squaxin Island Tribal Housing Commission was established by the Squaxin Island Tribal Council to serve as the advisory, decision-making, and policy authority for the Squaxin Island Tribal Housing Program;

WHEREAS, the Squaxin Island Tribal Council delegated to the Commission the authority to define policies, identify rules and regulations to the Tribal Council for enactment;

WHEREAS, the Housing Commission, through Commission Resolution 19-01, recommends an amendment to the Eligibility, Admissions, and Occupancy policy to address the situation for if a tenant passes away and has members of the household composition residing in the house;

NOW THEREFORE BE IT RESOLVED, the Squaxin Island Tribal Council does hereby approves the proposed amendment to the Eligibility, Admissions, and Occupancy policy for the Office of Housing as attached.

CERTIFICATION

The Squaxin Island Tribal Council hereby certifies that the foregoing Resolution was adopted at the regular meeting of the Squaxin Island Tribal Council, held on this 21st day of August, 2019, at which time a quorum was present and was passed by a vote of ____ for and ____ against, with ____ abstentions.

Arnold Cooper, Chairman

Attested by: _____
Jeremie Walls, Secretary

Charlene Krise, Vice Chairman

subsequently discovered by either the Office of Housing or the tenant, a retroactive adjustment shall be made to the effective date of change (improper adjustment). Errors which are caused by the tenant may also be made retroactive if the Office of Housing finds evidence that the errors were not committed willfully in an effort to receive reduced rent.

J. Failure to Comply or Properly Report Information Required

If a tenant fails to provide information or provides false information for a required re-certification, it will be considered a breach of lease and/or lease with option to purchase and grounds for its termination.

K. Suspension of Payments

The Office of Housing may suspend the required monthly rent for a specified period of time due to unusual circumstances, such as substantial rehabilitation/repair work being performed on the unit/house. The tenant may request the suspension of rent and the Office of Housing shall approve/disapprove the request and notify the home tenant in writing of the determination.

X. Home Inspections

A. Inspection Prior to Occupancy.

Prior to occupancy, the tenant and a representative from the Office of Housing shall thoroughly inspect the interior and exterior of the residence. The tenant shall be entitled to have a representative of their choice present at the inspection. At the conclusion of the inspection the tenant shall sign a report detailing any deficiencies with the residence. The Office of Housing shall correct the noted deficiencies within thirty (30) days date of the inspection report. Any warranties specific to the residence or its contents shall be given to the tenant at the time of inspection.

B. Annual Inspection.

All leased residences shall be inspected annually. The Office of Housing shall give a tenant a minimum of ten (10) days written notice of the date and time for the annual inspection. At the designated date and time, the tenant and a representative from the Office of Housing shall thoroughly inspect the interior and exterior of the residence. At the conclusion of the inspection the tenant shall sign a report detailing any deficiencies with the residence. If the tenant fails to attend the inspection, or refuses to sign the inspection report, the Office of Housing will duly indicate the tenant's conduct in the report. The tenant shall correct the noted deficiencies within sixty (60) days date of the inspection report, at which time the Office of Housing will perform a follow-up inspection. In the

event the tenant fails to correct the deficiencies within the requisite time period, the Office of Housing shall have the authority to either: (1) terminate tenant's lease pursuant to the terms of the lease; or (2) correct the deficiencies and bill the tenant for the costs of repair.

C. Termination Inspection.

Within seventy-two (72) hours of the tenant vacating the residence, the Office of Housing shall thoroughly inspect the interior and exterior of the residence. The tenant shall be notified either in writing or posting on the premises of the time and date of inspection. The tenant and/or his or her representative may be present at the inspection. At the conclusion of the inspection the tenant shall sign a report detailing any deficiencies with the residence. If the tenant fails to attend the inspection, or refuses to sign the inspection report, the Office of Housing will duly indicate the tenant's conduct in the report. The tenant shall be given five (5) days from date of the inspection report to correct the deficiencies. If the tenant fails to correct the deficiencies, the Office of Housing will correct them and bill the tenant for the costs of repair.

D. Special Inspections.

The Office of Housing may perform inspections of residences by giving the tenant twenty-four (24) hours advance written or posting on the premises notice, under the following circumstances:

- a. Tenant has two consecutive annual inspect that resulted in deficiencies, and such deficiencies cost \$500.00 or more to correct.
- b. Within seventy-two (72) hours prior to the twenty-four hour advance notice, the residence had been searched by a law enforcement agency.

The tenant and/or his or her representative may be present at the inspection. At the conclusion of the inspection the tenant shall sign a report detailing any deficiencies with the residence. If the tenant fails to attend the inspection, or refuses to sign the inspection report, the Office of Housing will duly indicate the tenant's conduct in the report. The tenant shall be given five (5) days from date of the inspection report to correct the deficiencies. If the tenant fails to correct the deficiencies, the Office of Housing shall have the authority to either: (1) terminate tenant's lease pursuant to the terms of the lease; or (2) correct the deficiencies and bill the tenant for the costs of repair.

Both the tenant and the Office of Housing shall have the right to videotape any and all of the inspections set out above, or take photographs of the premises any

time during such inspections.

XI. Death of a Tenant

In the event of the death of a tenant, the following shall occur:

- A. Where no co-tenant is a signatory on the lease, the lease agreement shall terminate immediately and any balances owed shall become charges against the tenant's estate;
- B. If there are individuals listed on the household composition and the individual(s) is/are residing in the rental unit, the Office of Housing shall waive the Waiting List and give priority in the following order (1) a surviving spouse and (2) the legal guardian of the deceased tenant's children (provided the children were residing in the rental unit and regardless of whether the guardian was residing in the rental unit), or (3) an adult family member. The household member must enter into a new Rental Agreement with the Office of Housing. The new tenant must meet all eligibility requirements with the exception of income-based requirements. The monthly rental payment for the new lease will be determined in accordance with the Office of Housing policies.
- C. If the Office of Housing does not enter into a new lease with any person described above, any household members remaining in the rental unit after _____ of the death of the tenant will be in unlawful detainer and subject to eviction.

XII. Appeal of Office of Housing Decisions

A tenant may appeal any decision made by the Office of Housing if they feel that policies were not properly followed or applied. The appeal process is as follows:

Step 1: The tenant (appellant) shall request an appeal in writing to the Office of Housing within 10 calendar days of the date of the decision and/or action tenant desires to appeal. Within 10 calendar days of receipt of an appeal request, the Office of Housing Manager shall set a meeting time with the appellant. The appellant will be given the opportunity to produce evidence, clarify information, and/or ask questions regarding the decision being appealed. Within 10 calendar days following the meeting, the Office of Housing Manager shall grant or deny the appeal and provide the appellant with the decision, in writing.

Step 2: If the appeal is denied, the appellant may request a review of the Office of Housing Manager's decision by the Director of Community Development (Director). The request shall be in writing and served upon the Director within 10 calendar days date of the Office of Housing Manager's written decision. The