



PUBLIC HOUSING NEWSLETTER



We know that 2020 has been a crazy and tough year with covid and other challenges but it soon coming to a close. We hope you all enjoyed your holiday season with families and got to relax... Here's to 2021 New Beginnings! 😊

Yellowknives Dene First Nation
HOUSING DIVISION on behalf of NWT Housing Corporation.

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January 2021

YKDFN Housing Staff

Rose Black, Tenant Relations Officer
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Nora Sangris, Administrative Assistant E:
Nora_Sangris@gov.nt.ca

John McCormick, Oil Burner Mechanic

Dennis Sabourin, Housing Maintainer

Zachary Sangris, Maintenance Helper

Kevin Low, Maintenance Helper/Plumber

Let us know how were doing?



You can make your rent payments by either Method of your choice:

- ▶ Cash
- ▶ Cheque or Money order
- ▶ Debit
- ▶ Email Money Transfer
(Rose_Black@gov.nt.ca)
- ▶ Pre-Authorized Debit (Through your Bank)
- ▶ Automatic payroll deduction
(Some employers won't allow)
- ▶ Cash in Dettah Band Office

Basic Home Tips

▶ Toilet Valve - switch

To save water you can shut off water until Maintenance arrives

▶ If you notice your toilet is leaking water and/or continuously Draining you can turn the switch to shut off water (stop the water From running to toilet)

▶ You will also find water valves under Kitchen/bathroom sink

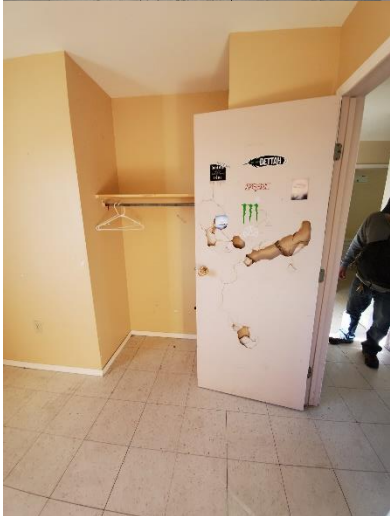
▶ Breaker Panel

▶ For a major water leak/unsure of where leak is or if you run out of water there is a main water switch breaker to shut off for the entire unit to prevent the problem from getting worse. Leave it off until Maintenance arrives or water tank gets filled.



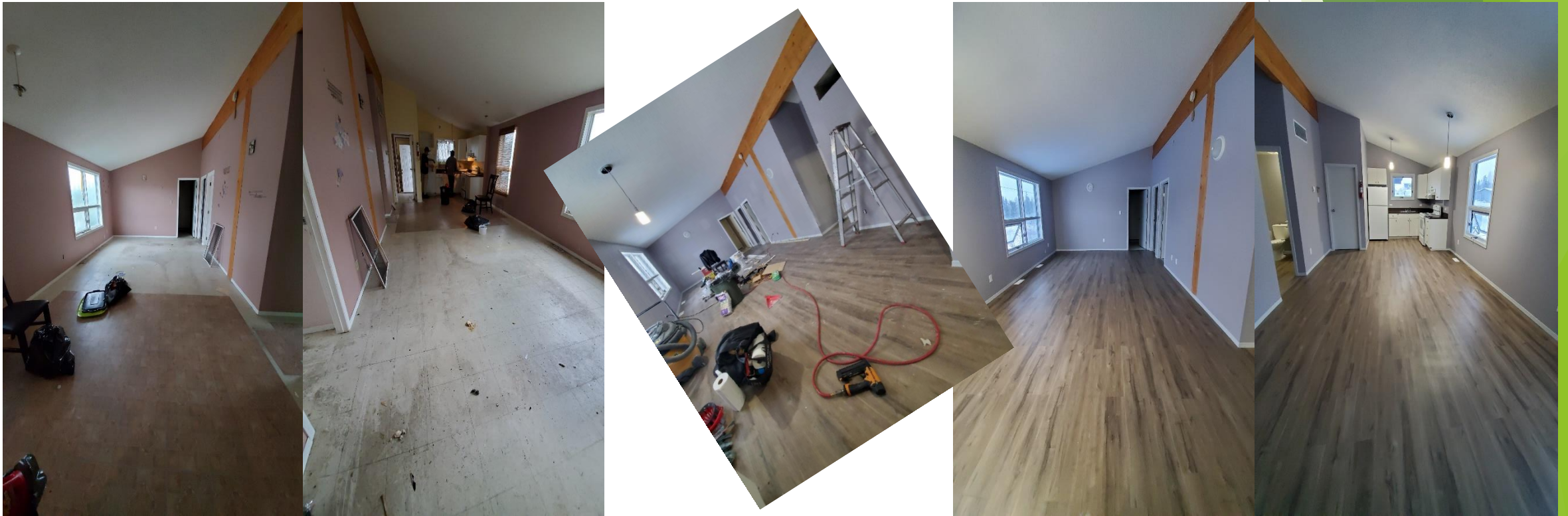
#134 Ndilo Unit Renovation to bring unit back to good standing in order to re-allocate

- ▶ Before & In progress (Unit Renovations are not cheap! They take a lot of time, a lot of man power and a lot of money. We ask that tenants take pride in their units, upkeep and maintain cleanliness).



#436 Dettah Unit Renovation to bring unit back to good standing in order to re-allocate

► Before & After



YKDFN Housing Division Agents of NWT Housing Corp

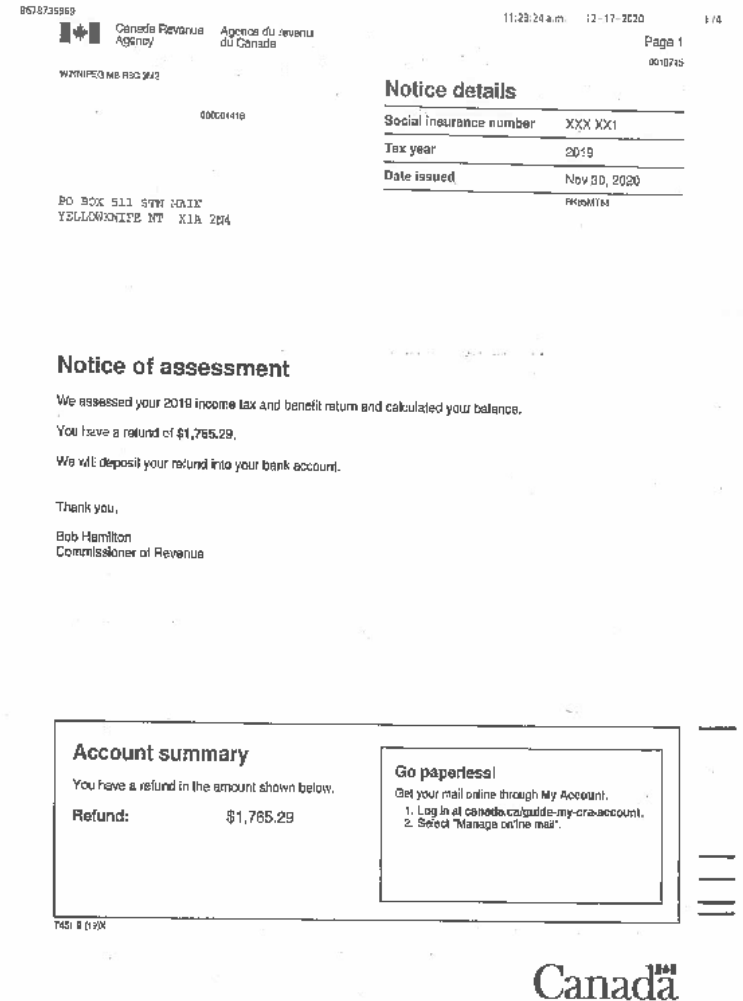
- ▶ We currently have no vacancies as of November 2020
- ▶ Public Housing Wait list
 - 15 Applicants
 - 7 Pending PH Applications, (cannot verify income)

It is very important that both tenants/applicants file their income tax on time as this is used to verify eligibility and used to assess rent.

- ▶ Housing Staff are responsible for maintaining the day to day and maintenance for 77 units within Dettah/Ndilo
- ▶ Ndilo
 - 32 Public housing
 - 1 Market Rental
 - 1 Help Unit
- ▶ Dettah
 - 39 Public housing
 - 3 Market Rental
 - 1 Help Unit

Rent Calculations

- ▶ July 1st each year rents change based on Income Tax Filed
- ▶ Using the Taxpayer Consent Form that all tenants (19yrs older) have signed the NWT Housing Corp will automatically get a copy of your Income Tax (Notice of Assessment) from Canada Revenue Agency (CRA). As shown in picture
With this information your rent will be calculated for the whole year using household gross income.
- ▶ This is the form we need to assess rent not the print off from H&R Block. Without this information tenants will be responsible To pay max rent, it is very important that you file taxes on time To avoid this from happening.



November 2020 Rent Payments

- ▶ All Tenants with past rent owing (arrears) must pay an additional amount each month in addition to rent to clear the amount due.
- ▶ Anyone who refuses to do so will be taken to the NWT Rental Office for Termination of Lease Agreement and Eviction order
- ▶ Rent payments should be your priority #1 bill to pay, Rent is due every month.
- ▶ Mahsi Cho to our 20 Tenants with a zero balance owing!
- ▶ 55 Tenants Paid Rent on time
- ▶ 57 Tenants with arrears
- ▶ 20 Tenants with zero balance
- ▶ 14 Tenants made no payment in Dettah
- ▶ 8 Tenants made no payment in Ndilo
- ▶ 41 Tenants with arrears past due 181 days

An Exceptional Tenant is someone who:

1. Pays rent every month
2. Does not have arrears
3. No Noise Disturbances
4. No Tenant Damages
5. Good Candidate for Home Ownership

- ▶ Buying a house is one of the largest financial decisions of your life; but how do you know when your ready to buy a home?
- ▶ Is Your Financial House In order? How much debt do you have? (credit cards, auto loans, student loans or personal loans)
- ▶ Have You Saved Enough For A Down Payment?
- ▶ Employed? Can You Afford The Mortgage Payments?
- ▶ Basic Household Maintenance. Know what to watch for to maintain proficiency throughout the unit this includes plumbing, electrical, furnace servicing etc. Homeowners are required to pay a professional if malfunctions arise.
- ▶ These are all the things you need to think about and it all starts with being an exceptional tenant. Public housing trains and sets you up for home ownership but you have to put in the effort.