

From the Executive Director's Desk

Greetings from the Staff of the Comanche Nation Housing Authority (CNHA). I am pleased to inform you that we are commencing with a newsletter from the housing authority and will be publishing it once a quarter and more frequently when there are announcements and information that we feel should be shared with you. The purpose of this publication is to provide housing related news and offer home care information to our tenants and homebuyers. In between publications we will be posting announcements and information on our newly designed Web site which can be found at www.comanchehousing.com.



Now to the national scene regarding Tribal Housing funding that impacts CNHA.

2011 Appropriations for Tribal Housing:

The federal government is currently operating on a Continuing Resolution in place of congressionally approved budget. The following information is provided by the National American Indian Housing Council, an organization that advocates for tribal housing, and of which the Comanche Nation Housing Authority is a member.

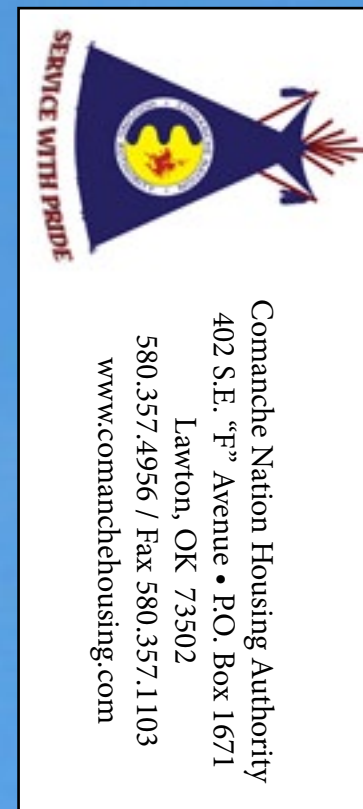
The Continuing Resolution (CR) that is currently in place to provide funding for government programs will expire on March 18, 2011. The CR maintains fiscal year (FY) 2010 funding levels for most programs, including tribal housing programs. HR 1 makes drastic cuts to non-security discretionary spending for the remainder of FY2011, including a \$200 million funding reduction to the Indian Housing Block Grant (IHBG) program:

HR 1, Section 2225: Notwithstanding section 1101, the level for "Department of Housing and Urban Development, Public and Indian Housing, Native American Housing Block Grants" shall be \$500,000,000.

Reducing tribal housing funding to this level would have a devastating impact on many of the nation's most economically disadvantaged citizens: tribal members living in tribal communities. Tribal housing programs, in many cases, would have to close their doors and leave their communities with little if any housing service options.

The Comanche Nation Housing Authority is affected by this congressional action for the period of October 1, 2010 thru September 30, 2011. All tribal housing across the country has not received any funding thus far this year since the above appropriations figures have L-009-0005-02 not been agreed upon. Even though the House of Representatives has passed this action the Senate and President must still agree to the action. This is not likely to happen and we can only wait until an agreement is reached by Congress.

The Comanche Nation has written letters to the Oklahoma Congressional members requesting that tribal housing be restored to last year's funding level of \$700 million. We are in a sound financial position as we are operating on last year's funding and will not feel any budget reductions until later in 2012 if tribal housing is funded at the \$500 million level. None of our services will be affected this year and we shall continue to operate at the same funding level as in previous years.



New Housing Opportunities

Cache Project: CNHA has announced previously in the tribal newspaper that applications were being taken for a new homeownership project consisting of five new homes that are to be built west of Cache, Oklahoma. The project is moving forward and will be constructed in phases. The first phase will be the installation of a larger waterline that will service the homes. This is necessary as the current line is only 3 inches in diameter and a 6 inch line will be required for the new homes plus providing adequate water pressure for a fire hydrant that is necessary. The second phase will be the construction of a hard surfaced street with curb and gutters that leads into the project. The third and final phase will be the construction of the five new homes. Initial construction will L-007-0054-02 commence with the waterline in one to two months. This project is being made possible with funding provided by the annual operating budget of the Comanche Nation.

Apache Project: Engineering design work is currently underway for streets (includes curb and gutter work), waterlines, and site layout for additional homes east of Apache, Oklahoma. There are six homes already located in the project area. This project will take longer to develop as the engineering will have to be completed which will provide us with an estimated cost of street construction. CNHA will be applying to the U.S. Department of Agriculture-Rural Development Agency for funding for the construction of the streets. CNHA hopes to have the engineering completed in the next couple of months. Applications for homes in this project are being taken at the CNHA office.

45th Street Project: CNHA has property located on 45th Street one block north of Lee Avenue which has been in the Development (construction) planning stage for a number of years. The project was designated for Elderly housing but has never moved beyond the planning stage for various reasons and has not been taken out of our future Development plans. The Board of Commissioners at their February meeting has decided to move this project forward and keep it designated as future Elderly housing. CNHA is currently exploring the cost of construction for one and two bedroom duplexes for this project.

Since the inception of this project the City of Lawton has planned to widen 45th Street that is adjacent to our property and will reduce it in size by 19 feet on the west side frontage. This of course will alter any site planning done in the past. CNHA has already commenced with a new engineering design to address the loss of construction space.

Our major issue will be funding the construction for the project. Part of the cost will be placed in the 2011 and 2012 Indian Housing Plans (IHP) which will be submitted to the U.S. Department of Housing and Urban Development, Office of Native American Programs, Oklahoma City office. The 2011 IHP will be submitted during the month of March this year even though it is not due until June 30, 2011. The 2012 IHP will be submitted later in the spring and is due by July 15, 2011. As it appears today this project will be developed in phases. We will announce construction schedules when we have more information later in the year.

Monthly Payment Policy Change

As always, rent or homebuyer payments are due and payable on or before the first (1st) day of each month. Each tenant or homebuyer is responsible for making their monthly payments directly to the Housing Authority by cashier's check, money order, or ACH transfer.

Effective March 1, 2011, payments not received by the fifth (5) day of the month will be considered delinquent, and as in the past will be charged a late fee at that time.

Is Your Account Up To Date?

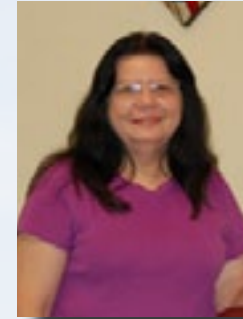
If so, you could win a **\$50 Wal-Mart** gift card. Every quarter the CNHA will randomly draw three accounts in good standing and hide the account numbers somewhere in this Newsletter. If you find your account number please come to the CNHA office by May 31, 2011 to pick up your gift card.

Note: Identification and proof of account will be required in order to receive the gift card.

Congratulations to the New Officers of the CNHA Board of Commissioners



Chairman
Arthur "Tommy" Johnson



Vice Chairperson
Francine Frisch

Mr. Johnson and Ms. Frisch were elected to their new positions during the February Board of Commissioners meeting. CNHA staff welcomes them to their new posts and looks forward to benefitting from their leadership and guidance.

Greetings from the Safety Department

The CNHA Safety Department is committed to providing a safe home environment for our tenants and their families. As a service to our tenants we are pleased to provide the following tips to help keep your homes safe and secure.

Portable generator use:

- When using a portable generator, connect the equipment directly to the outlets of the generator. Do not connect a portable generator to a home's electrical system.
- Before starting your generator, carefully read and follow all of the manufacturer's instructions.
- Always position your generator where its exhaust will vent safely.
- Prioritize your needs. Use the lowest wattage bulbs that provide a safe level of light, reserving power for additional lighting elsewhere or a small appliance.
- Keep cords out of the way so they don't create a tripping hazard-especially in dimly lit doorways or halls. Never run cords under rugs or carpet and be sure and use an extension cord that is properly rated to carry the electric load. Overloaded cords can overheat and cause a fire.

Fire Safety:

- Install smoke alarms on every level of your home, inside bedrooms and outside sleeping areas.
- Test your smoke alarm monthly and change the batteries as required or at least once a year.
- Never disable a smoke alarm or carbon monoxide detector. Smoke alarms should be replaced every 10 years.
- Create a fire escape plan and practice it with your family. Ensure that everyone knows their role in the plan and knows what to do in the event of a fire.
- Teach Children what the smoke alarm sounds like and what to do when they hear one.
- Carbon monoxide alarms should be installed outside of sleeping areas and on every level of the home.
- Never use a generator, grill, camp stove or other gasoline, propane, natural gas or charcoal-burning device inside a home, due to the fact that these devices produce deadly carbon monoxide gas. *(Often called the silent killer, carbon monoxide is an invisible, odorless, colorless gas created when fuels burn in completely. In the home heating and cooking equipment that burn fuel can be sources of carbon monoxide.)*

Recommended Routine Inspections

The CNHA Maintenance Department consists of specialty crews created to ensure quality work through highly qualified and skilled personnel. In an effort to identify existing and potential maintenance issues, CNHA recommends the following routine inspections.

- Check for leaks under sinks, vanities and commodes. (If leaks are present turn water off at shut off valve.)
- Check door knobs for loose screws, ensure they are working properly.
- Inspect exterior doors and storm doors for defects.
- Inspect filters at heating unit, change if necessary.
- Inspect vents at water heater and check for leaks.
- Inspect window latches and screens for defects.
- Check dryer vents for obstructions.

There's Something Wrong With My House...What Do I Do?

For those of you who live in a **CNHA Rental Unit**, the Housing Authority is responsible for making all necessary repairs to your home. Our goal is to correct small problems before they become major issues; however, in order to do this, we must be contacted when you begin to notice a problem. Here is what you can expect when you call our office to report a problem with your home. Your call will be directed to the Housing Management Specialist assigned to your unit. The Specialist will need to H-016-0028-01 know the following information:

What is the problem you're reporting? (Please be specific.) **Example:** *Instead of 'I have a water leak in the kitchen'; you should tell us 'there is water leaking underneath my kitchen sink. It looks like it's coming from the line that goes to the cold water faucet, but it leaks whether the faucet is turned on or not'*

Are there any other problems with the unit? **Example:** *'In addition to the water leak in the kitchen, my toilet won't shut off after flushing, and there's a piece of siding that's fallen off the back of the house'*

How long has the problem been going on? **Example:** *'I just noticed water under the kitchen sink, there's not very much and it wasn't wet yesterday'*

Have you ever had a similar problem with the house? **Example:** *'You were here three months ago to work on my toilet, but I'm having the same problem again'*

Once the Housing Management Specialist has taken your information, it will be passed on to the Maintenance Department where the work is assigned based on the following order:

1. Emergencies – Such as plumbing leaks, backups, and heating or cooling units not working. These should be reported as soon as they occur and will be addressed the day they come in. Emergency phone numbers are provided if you call after normal business hours.
2. Health Issues – Such as pest problems, broken appliances, and environmental problems. Pest control is scheduled as soon as we get the call, others within 1-3 days.
3. Security Issues – Such as broken exterior doors and windows. Doors are secured same day, windows usually require ordering glass before repair can be made.
4. All other Issues – Such as holes in walls, broken interior doors, etc. These items are scheduled around emergency calls but can usually be completed within 7-10 days.

You should be aware that you are responsible for damage done to the unit that is not the result of normal wear and tear. For example, broken windows, holes in the wall, broken light and bathroom fixtures, to name a few, will in most instances result in a charge to your account. If you question whether you will be charged or not, please ask your Housing Management Specialist at the time you report the problem.

Those of you who are participants in our Homeownership Programs are responsible for caring for the home and ensuring it does not fall into disrepair.