

Pyramid Lake Housing Authority Newsletter



Pyramid Lake Housing Authority Mission Statement

The Pyramid Lake Paiute Tribe is committed to providing the opportunity for safe, decent, sanitary, and affordable housing for Tribal Members and to do so in a way that is consistent with the Tribe's social, cultural and economic values.

Current Board of Commissioners

Edward Ely III	Chairman
Irwin Mix	Vice Chairman
Judith Davis	Secretary/Treasurer
Paula Wright	Commissioner
Stephanie TwoHearts	Commissioner

PLHA Staff

Kathleen Frazier, Executive Director	kfrazier@plpt.nsn.us
Sheri R. Nakai, Administrative Assistant	SNakai@plpt.nsn.us
Michele Contreras, Finance Manager	mcontreras@plpt.nsn.us
Shari D. Williams, Resident Services Coordinator	swilliams@plpt.nsn.us
Skyy Jackson, Housing Service Specialist	sjackson@plpt.nsn.us
Jackie Mix, Development Coordinator	jemix@plpt.nsn.us
David Dalasohya, Maintenance Supervisor	ddalasohya@plpt.nsn.us
Steve Mandell, Maintenance Technician	srmandell@plpt.nsn.us
Cyrus Davis Sr., Maintenance Technician	cdavis@plpt.nsn.us

Pyramid Lake Housing Authority

P.O. Box 210
Nixon, NV 89424
Phone: 775-574-1026
Fax: 775-574-1044
Website: plhousingauthority.weebly.com
**Business Hours Monday-Friday
8:00 am- 4:30 pm**

Thank you to Nick Cortez and Billie Jean Guerrero for assistance with Numu words.

**Pyramid Lake Housing
Authority
Board of Commissioners
Regular Meeting every 4th
Tuesday at 5:00pm**

Bureau of Indian Affairs (BIA)
Housing Improvement
Program (HIP)
Applications are being
accepted until
August 30, 2024.

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History

The Pyramid Lake Housing Authority (PLHA) was established by Ordinance Number X adopted by the Pyramid Lake Paiute Tribal Council on February 7, 1963, and amended with Pyramid Lake Paiute Tribal Council Resolution #28-07 on April 20, 2007. Article IV of the Ordinance established a Board of Commissioners composed of five persons. Each Commissioner serves staggered four-year terms and is appointed to serve by the Pyramid Lake Paiute Tribal Council.

PLHA Board of Commissioner meetings are held monthly and special meetings are scheduled as needed. The Pyramid Lake Paiute Tribal Council adopted resolution number PL 72-97 which designated the PLHA as the Tribally Designated Housing Entity (TDHE) for the Tribe.

The Pyramid Lake Housing Authority has been in operation for over 50 years.

Pyramid Lake Paiute Tribe

P.O. Box 256, Nixon, NV 89424, Phone (775) 574-1000 FAX (775) 574-1008

ANNOUNCEMENT

The Pyramid Lake Paiute Tribe is currently recruiting for one (1) vacancy on the

PYRAMID LAKE HOUSING BOARD OF COMMISSIONERS (4-year term)

If you are interested in serving on the PL Housing Board of Commissioners, please complete a Committee/Board Participation Application Form and return to:

**PYRAMID LAKE PAIUTE TRIBE
ATTN: Tribal Secretary
P.O. Box 256
Nixon, NV 89424**

Requirement—Must be an enrolled member of the Pyramid Lake Paiute Tribe

Applications attached to this flyer or contact Tribal Administration at 775 574-1000

Posting Closes - April 10, 2024 by 4:30 PM

Apr 8, 2024 at 11:19 am



Max View in Reno, Nevada

Global Event: [Total Solar Eclipse](#)

Local Type: [Partial Solar Eclipse in Reno, Nevada](#)

Begins: [Mon, Apr 8, 2024 at 10:19 am](#)

Maximum: [Mon, Apr 8, 2024 at 11:19 am 0.465 Magnitude](#)

Ends: [Mon, Apr 8, 2024 at 12:23 pm](#)

Duration: [2 hours, 4 minutes](#)





Executive Director for Pyramid Lake Housing Authority-Kathleen Frazier

My name is Kathleen Frazier, Pyramid Lake Paiute Tribal member, and I have been the Executive Director of Pyramid Lake Housing Authority since July 2018. My background consists of Finance and Business Management, although I have worked in Housing for different organizations for 7 years prior to coming to PLHA. I have a bachelor's degree in business management. I enjoy my job here as there is something new happening every day.

Below are some highlights of current projects PLHA is working on in 2024:

HUD-AMERICAN RESCUE PLAN (ARP)

This program is for COVID-19 related emergency elder assistance consisting of handicap accessibility i.e. concrete or wooden ramps, walk-in showers, grab bars, etc. for tribal members who are experiencing mobility issues. This will allow tribal residents to remain in their homes instead of having to relocate due to accessibility. This will be on-going until funds are expended.

HUD- INDIAN COMMUNITY DEVELOPMENT BLOCK GRANT (ICDBG)/ ARP

This project is for installation of furnaces and/or central air installation. 75 have been completed in 2023 and due to cost savings PLHA will be able to install another 30 or 40 in 2024.

PLHA did apply for the 2024 ICDBG Competitive Grant but unfortunately was not awarded.

HUD - INDIAN HOUSING BLOCK GRANT (IHBG) COMPETITIVE GRANT

PLHA is in the process of applying for this grant for 2024. The ceiling funding for our population is \$3M. The deadline is April 19, 2024. The objective of this grant is to fund the infrastructure for the proposed Sacred Visions Subdivision in Wadsworth NV consisting of waterlines, septic system, and roadways.

HUD –INDIAN HOUSING BLOCK GRANT (IHBG) FY2024

The FY2024 Indian Housing Block Grant is PLHA's annual funding award. It is applied & awarded for each year for the operation of the Housing Authority for maintenance of current assisted stock which consists of 36 Townhouse Apartment Complex rental units, 12 single dwelling rental houses, and 87 homes under management. This grant also supports Administration, Resident Services, Maintenance and Development departments and their projects, and new construction.

DEPARTMENT OF TREASURY - HOMEOWNER ASSISTANCE FUND (HAF)

This program will support tribal member homeowners off-reservation for mortgage assistance, utility assistance and minor home repairs for conveyed units on reservation. Qualification depends on income. Income Information and applications will be forthcoming as soon as we receive budget modification approval from DOT. This funding ends September 30, 2026.

STATE OF NEVADA – LOW INCOME HOUSING TAX CREDIT (LIHTC)

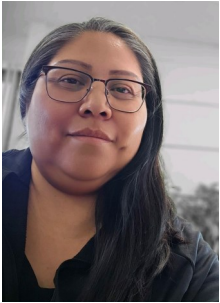
PLHA is applying for LIHTC funding for construction of the proposed Sacred Vision Subdivision of a total of 76 duplex rental units. The project will have to be completed in phases due to funding limitations. The application deadline is in



Finance Department-Michele Contreras-Finance Manager

Hello, My name is Michele, I am a member of the Walker River Paiute Tribe, Schurz, NV. I have been working for Pyramid Lake Housing Authority for 2 years. I maintain financial records, reports and internal operations for Pyramid Lake Housing Authority.

Sheri R. Nakai-Administrative Assistant



My name is Sheri Nakai, I am Eastern Shoshone (Ft. Washakie, WY) & Pyramid Lake Paiute. I am a mother of 4 and have been married for over 20 yrs. I have a degree in Computerized Business Management. I recently started working for PLHA. I assist the Housing Executive Director in administrative duties.

Development Coordinator-Jackie Mix



Jackie Mix, Development Coordinator. I have worked for Housing for 24 years in Development. The work is a variety of Program Management from budgeting, different levels of Environmental Reviews, Planning, New Construction, Renovations, and special projects.

My personal favorite pastimes are camping at the lake, playing a bit of volleyball, sewing, basketry, and enjoying family. I'm from Yurok decent in Northern California. I grew up in a village called Wauteck along the lower Klamath River.

Resident Services Coordinator-Shari D. Williams



My name is Shari D. Williams, and I have been the Resident Service Coordinator for 3 years now. My family and I reside in Wadsworth and I have two children. I enjoy spending time with my friends and family. I love basketball. I coach and love working with the kids. My job is overseeing the Low Rental and Homebuyer Programs and working with the Board of Commissioners. Please feel free to call us if you have any questions on the programs available and applications process. Thank you!!



Housing Service Specialist-Skyy Jackson

My name is Skyy, I'm a member of the Pyramid Lake Paiute Tribe. I've been employed with PLHA for 5 years. I hold a Homeownership Certification and Admission and Occupancy Certification. I am a happily single mother of 3 teenagers.



Maintenance Department-David Dalasohya-Maintenance Supervisor

My name is David Dalasohya Jr. I am Hopi/Laguna Pueblo and have been working with the PLHA for 9 yrs. I enjoy working as the Maintenance Supervisor and serving our Pyramid Lake Housing community



Maintenance Technician-Steve

My name is Steve Mandell. I am an enrolled member of Pyramid Lake Paiute Tribe, I have been working as a Maintenance technician for 14 years and enjoy working with our Pyramid Lake Housing community.



Maintenance Technician-Cyrus Davis Sr.

My name is Cyrus Davis Sr. I am an enrolled member of the Pyramid Lake Paiute Tribe, I have been working as a Maintenance technician for 2 years and enjoy working with our Pyramid Lake Housing community.

Development Department

Working on the Sacred Vision Subdivision. This project is for the low-rent program, to get 76 more rental units under Housings care. We are also in the final stages of the design for the Nesting Dove Subdivision which is located in Nixon off the Tule East and Tule West Streets along Basin and Valley Roads. This project will take several years to fill completely of the single story duplex units and Housing is working with the Low Income Housing Tax Credit Housing program. This application process is quit lengthy but we almost have all the work completed. Housing is in the final stages of the Red Tail Subdivision which is located on 40 acres adjacent to Highway 447 and the Wadsworth water tanks. The other two subdivision have been designed for home purchase to owns for the membership. So get all your applications in for all the programs.

Working to complete the fund spending for the Tribes 2022 ICDBG Central air/Furnace Program and the beginning of the HAF Program which will assist Homeowners assistance funds for repairs to their homes. This does not include any structural work just repairs. So please keep that in mind. Housing has received back 84 requests from the Wadsworth community, 46 requests from the Nixon community and 13 requests from the Sutcliffe community. Once the application has been approved by the funding agency then Housing will mail out the applications requesting required documents from each household. Be patient, it coming.

Housing is also depleting the final funds for the ARP Funds for handicap assistance for those in need. We are almost complete with that program.

Much thanks for all your patients out there.



Propane cylinders are NOT TO BE USED as a replacement for an empty bulk propane tank.

Please be aware that propane cylinders are not safe and are not capable of producing the consumed rate of gas to run appliances

Use of these type of cylinders can damage appliances such as water heaters, furnaces and ovens

It is considered a violation of the tenants responsibilities for damage intentionally or negligently caused by using such items. If maintenance or repairs are made necessary because of intentional damage or tenant neglect then reasonable costs shall be charged to the tenant in accordance with PLHA's Schedule of standard Labor Charges.

DO NOT USE



**Pyramid Lake Housing Authority
Will be Closed Monday May 27, 2024
In observance of Memorial Day**

MEMORIAL DAY

Rent and House Payments are due on the 1st of every month

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Rent and house payments are due on the 1st of every month and are considered late or delinquent if not received by the 10th of the month. Tenants and Homebuyers can make their payments by any of the following methods. Receipts will be mailed once the payment is posted to the account. **We do not accept cash!**

Personal Check, Cashier's Check, or Money Order - Made payable to "Pyramid Lake Housing Authority" include the tenant/home buyer's name and physical address. Payments can be dropped off at the Housing Office or mailed to:

Pyramid Lake Housing Authority
PO Box 210
Nixon, NV 89424-0210

Credit/Debit Card - Payments can be made using a credit/debit card by the following means
By Phone: Call 1-888-604-7888, press option 1, and provide the representative with Pay Location Code: **a004kg**

*****Please be advised that a Payment Service Fee will be added to the payment amount when using a credit/debit card.**

To pay online please visit: pyramidlakehousingauthority.weebly.com

Card Processing Service Fees

Internet Payment Service Fee (web/onsite swipe)	
Transaction Range	Service Fee Amount
All Amounts	4%
Minimum Service Fee is \$1.00 plus \$2.50 or operator assistance	

Phone Assisted Service Fees (Call Center/Live Agent)	
Transaction Range	Service Fee Amount
All Amounts	4%
Minimum Service Fee is \$1.00 plus \$2.50 or operator assistance	

AllPaid accepts the major credit, debit or prepaid debit cards, including:



The above fees may not be available in all states.

Notice of Delinquencies and Terminations are
mailed out the 10th of every month

Pyramid Lake Housing Authority has completed the 2024 Annual Inspections for Low Rental Townhomes/Single Dwelling Units which started **Tuesday March 12, 2024 and went thru Thursday March 14, 2024**

Thank you to all our Tenants for your cooperation!

Pyramid Lake Housing Authority will start the annual Homebuyers Inspections

The Pyramid Lake Housing Authority will be conducting the 2024 Annual Inspections for the Mutual Help/Homebuyer Program. A letter was mailed to each participant, all times are estimated. The purpose of the inspection is to ensure the tenants are maintaining their home in a safe and sanitary condition. Failure to participate in this inspection will result in non-compliance.

Tuesday April 16, 2024-Wadsworth

Wednesday April 17, 2024-Nixon

Thursday April 18, 2024-Sutcliffe



Clean Your Home's Air Filters for a Healthy House

Your HVAC (heating, ventilation and air conditioning) system keeps your home's air clean by trapping dust, pollen, germs and other contaminants. The system's air filter collects this buildup, which can interfere with the unit's efficiency and increase your utility bills.

Cleaning your air filter is a key part of regular maintenance that can keep the system running and avoid costly repairs or replacement.

If the filter is excessively dirty, torn or damaged it's time to replace your air filter.

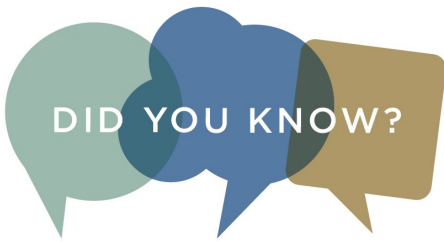
Disposable air filters (set in cardboard) are generally not meant to be cleaned and should be replaced.



For best results, plan to clean your home's air filters about once a month and replace them about every six months. Be sure to check the manufacturer's instructions to determine the best way to clean your air conditioner or furnace filter.

Effects of a dirty Air Filter in your home

- **Musty Odor**-The most immediately noticeable effect of a dirty air filter is that your home smells musty. Dirt, dust and debris will circulate throughout the HVAC system when the filter is dirty.
- **Higher energy bills**- Failure to change the air filter can increase your energy bills
- **Home slowly heats or cools**
- **Respiratory problems**
- **Dusty surfaces**
- **Frozen Evaporator coils**
- **Your HVAC system can fail**

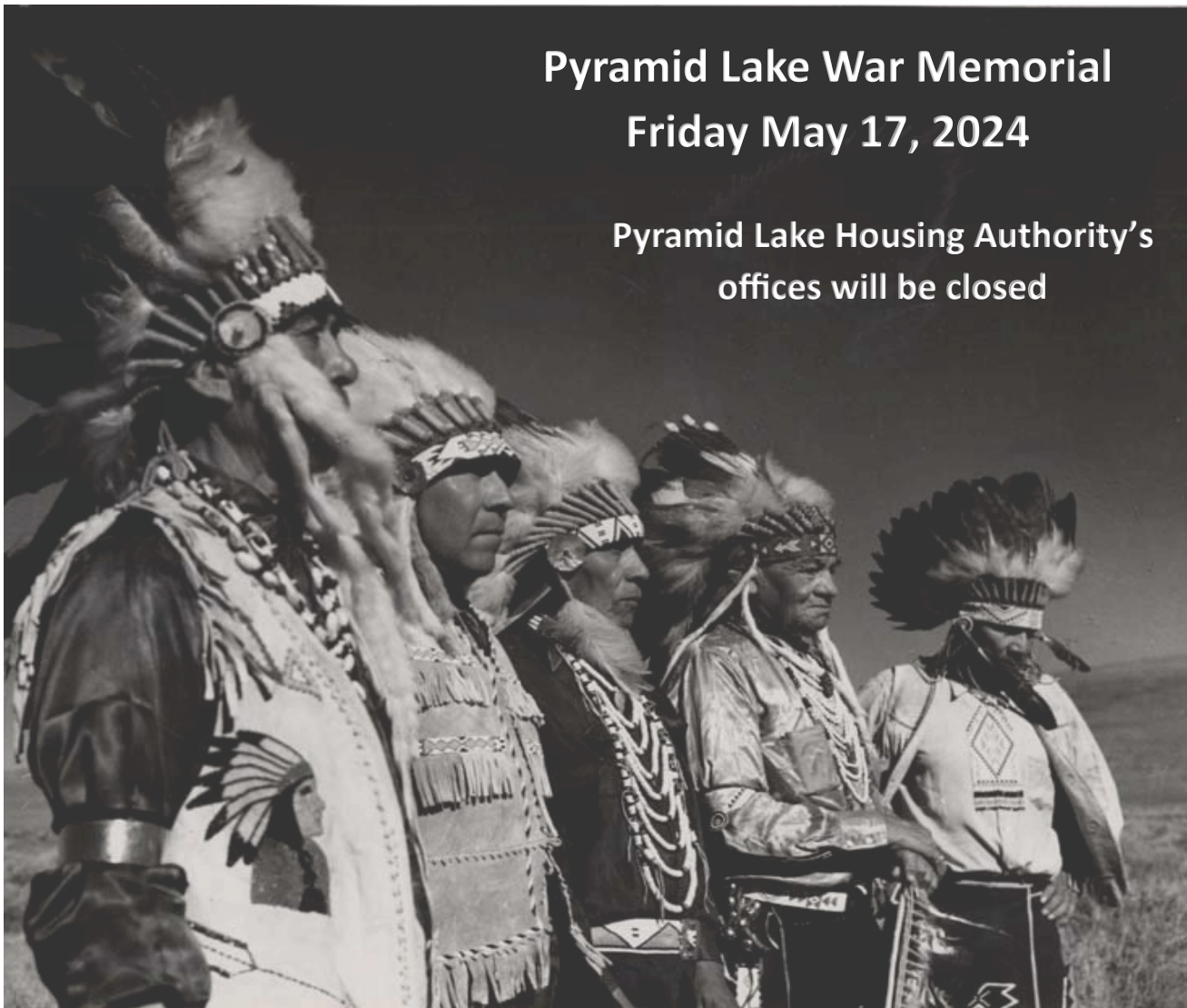


DID YOU KNOW?

In November 2023, Fernley home prices were up 1.3% selling for a median price of **\$377K**

As of February 2024, the market rental rate in Fernley, NV was \$1,397 for a one-bedroom apartment, and around \$1,600 for a two-bedroom apartment. If you opt for a three-bedroom rental, you could pay \$2,377 or more .

Most rental properties require an application fee per tenant (usually \$55 non refundable), a deposit, rental history, credit check and criminal background check.



Pyramid Lake War Memorial Friday May 17, 2024

Pyramid Lake Housing Authority's
offices will be closed



Remember!

A few things to keep in mind when applying for any of our Programs at PLHA 12

Applications are available at Pyramid Lake Housing Authority office and also online at: pyramidlakehousingauthority.weebly.com under applications tab

Pyramid Lake Housing Authority Application Checklist

A separate application must be submitted for each program and supporting documents must be attached or the application will not be processed.

Head of Household

- ID/DL
- Social Security Card
- Tribal Enrollment
- Proof of Income**-(check stubs, assistance award letters, copies of tax returns, notarized gift letters, notarized receipts from craft/food sales, SSI, social security, etc.)

Other Adult Members

- ID/DL
- Social Security Cards
- Tribal Enrollment
- Proof of Income**-(check stubs, assistance award letters, copies of tax returns, notarized gift letters, notarized receipts from craft/food sales, SSI, social security, etc.)

Children Under the age 18

- Birth Certificate
- Social Security Card
- Tribal Enrollment

To be completed with application:

- Applicants/Tenants Consent for **Authorization for the Release of Information**-
(signed by all adult members of household)
- Criminal Background Disclosure for Anyone over the age 18**

Important information

Head of Household must attend Intake Interview

PLHA requests your cooperation to comply with all eligibility requirements. PLHA is required to verify all documents attached to the application (family data, income, school enrollment, and other information relevant to your application). This information will be used to determine your eligibility for admission to PLHA's Housing Programs.

We Thank you in advance for your interest in the housing program at Pyramid Lake Housing Authority

As a reminder, for our Low Rent Townhomes & Single Dwelling participants

Tenant shall immediately notify management in the event that the premises are damaged or in need of repair. Requests for maintenance shall be by telephone, in writing or in person to the PLHA Office. The PLHA shall then initiate a standard work order itemizing the repair (s) requested. Each work order shall be prioritized according to the nature of the request. Emergency repairs shall receive top priority and will be repaired first.

Spring Cleaning Check list

Essential Tasks

Kitchen

- Wipe Down Surfaces
- Sweep & Mop Floors
- Clean Microwave
- Remove old items in fridge
- Wipe Down Inside Fridge

Bathroom

- Wipe Down Mirrors
- Empty/Clean Cabinets/Drawers
- Scrub Toilet
- Scrub Shower/Bath
- Clean Sinks/Faucets
- Sweep/Mop Floors

Bedrooms

- Sweep hardwood floors
- Mop Hardwood Floors
- Vacuum Rugs/Carpet
- Wash Sheets/Bedding
- Dust Tables/Surfaces

Living & Dining Areas

- Sweep Hardwood Floors
- Mop Hardwood Floors
- Vacuum rugs or carpet
- Wipe Down Surfaces
- Dust/Clean Electronics
- Disinfect Remotes
- Disinfect touch points

Advanced-For a Deep Clean:

Kitchen

- Clean out Pantry
- Scrub Oven
- Organize Junk Drawer
- Defrost/Wipe Out Freezer
- Empty/Wipe Silverware Trays
- Wipe Top of Fridge

Bathroom

- Clean Toothbrush Holder
- Clean Vents/Fans
- Scrub Grout

Bedroom

- Organize Closet
- Empty/Organize Dresser Drawer
- Shampoo Rugs
- Wash Curtains
- Clean Under Bed
- Flip Mattress

Living & Dining Room

- Remove Furniture Stains
- Clean Rugs/Carpets
- Wash/Steam Curtains
- Clean Light Fixtures
- Clean throw pillows/blankets

Misc

- Clean Baseboards
- Dust Ceiling Fans
- Wipe Down Light Switches