

Proposed Sustainable Housing Initiative for Tenants in Band Homes

Basic Home Maintenance Workshop- date, time, place

The aim of this initiative is to empower band members to improve their quality of life in band rental homes through training, supports, and hands-on routine home maintenance in their own homes.

This initiative will introduce some new approaches to managing the maintenance of band-owned homes. These approaches will engage tenants in educational workshops and provide supports for them to take an active role in maintaining their rental home on our traditional land.

The Initiative will consist of 4 new strategic approaches:

1. **List of Routine Maintenance and Minor Repairs** that Tenants will be expected to perform. Delivered and discussed in Tenancy Interviews.

- Unclog toilets and sinks
- Repair small holes in drywall from doorknobs
- Replace broken switch/outlet covers
- Replace furnace filters
- Remove and replace caulking on tubs and toilets
- Install weather stripping and winterize their homes
- Clean and treat small patches of mold, less than 1' sq.
- Install doorstops behind doors
- Replace missing/broken doorknobs
- Remove rust stains in tubs and toilets
- Repair/replace trim around doors/windows
- Repair and paint small damages to painted surfaces
- Spray wasps nests
- Treat the home for minor flea infestations
- Lubricate squeaky doors and hinges and sticky windows.
- Wrap hose bib to prevent freezing

2. **Home Maintenance Workshops**- 4 per year

3. **Basic Home Maintenance Kit** for each tenant to keep. (must attend at least one home maintenance workshop to receive this kit)

Kits will consist of:

- universal screwdriver and bits
- measuring tape
- utility knife and blades
- hand saw
- 3 pair rubber gloves

- 1 pair work gloves
- Magic Eraser X3
- SOS pads X 5
- masking tape
- hammer
- 2 sheets sandpaper, fine and medium grit
- Small kit of nails and screws
- Staple gun and staples
- tote to store it.

Tote will be clearly marked with Tenants' name to reinforce the feeling of ownership. (not house address) .

4. **Supply Depot** at band office for Tenants' Home Maintenance needs: supplies will be provided free of charge to tenants. Tenants must fill out a short request for supplies indicating the job they are doing on the home and Housing will dispense the requested supplies.

Supply Depot will stock:

- Weather stripping and plastic for winterizing windows.
- Furnace filters
- Specialized cleaning supplies (small sizes)
 - Mold Kill,
 - Wasp spray,
 - Carpet cleaning foam,
 - Flea spray,
 - CLR rust remover for faucets & showers,
 - WD40,
 - Drano.
- Repair supplies:
 - Small scraps of drywall for patching holes,
 - putty and disposable putty knives,
 - caulking and caulking guns,
 - small cans of white paint and
 - small paint rollers/trays for touch ups,
 - batteries for smoke alarms
 - light switch and outlet covers
 - door stops
 - screws and nails.

The aim is to not only create a clear understanding of the tenants' new responsibilities but to also shift some of the responsibility for routine maintenance and minor repairs from Band Housing to the tenant. It has been clearly shown in other communities that tenants who have an active role in the care and maintenance of rental houses enjoy a stronger sense of ownership and pride in their homes.