

Keweenaw Bay Indian Community Housing Department Home Owner Repair Policy

Purpose

The Keweenaw Bay Indian Community Tribal Council recognizes the need for repair assistance for privately owned homes of members of the Keweenaw Bay Indian Community. The KBIC Housing Department will provide limited assistance for eligible enrolled members of the Keweenaw Bay Indian Community, or enrolled members of a federally recognized tribe/Alaska Native.

The KBIC Housing Department Home Owner Repair Policy guidelines shall comply with all applicable regulations of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA), 25 U.S.C. §4101 et. Seq., as amended, along with other applicable rules and regulations including 2 C.F.R. Part 200. The KBIC Tribal Council shall approve all amendments to this policy to comply with any applicable laws or regulations.

Policy

The program and policy is to assist tribal members with housing repairs for the basic functions of a home of up to \$5000.00. The homeowner will be responsible for any additional costs beyond the \$5000.00. The homeowner must show proof of the ability to pay anything beyond the \$5000.00. This is a funding opportunity for eligible homeowners on a first come first served basis. Homeowners may apply every five years after receiving \$5000.00 in funding.

General Information

- 1) The Housing Department will provide assistance up to \$5000.00 for home repairs for homes owned by eligible members of the Keweenaw Bay Indian community, or enrolled members of a federally recognized tribe/Alaska Native.
- 2) Participation in the homeowner repair program is limited to low-income families as defined by the Native American Housing Assistance and Self Determination Act (NAHASDA). Participants will be required to provide documentation to verify the determination of low-income status.
- 3) Defined allowable repairs are repairs necessary to the basic function of the home. Cosmetic repairs or expansion projects are not allowable costs. Examples of cosmetic repairs are landscaping, fences, driveways, ceiling fans, paint. Garages, barns or storage sheds are expansion projects.

- 4) Applications for assistance must be accompanied by three or more bids. Bids are to include the contractor or vendor's Tax ID, address, telephone number and W-9. The applicant must bring in proof of ability to cover expenses for projects costs beyond \$5000.00.
- 5) This assistance is a grant to the Tribal member and paid directly to the vendor, contractor or appropriate agency. Payment is made only after the Housing Department has approved the application and the Tribal Member has received a letter of approval from the Housing Department. Partial payment can be made up front for materials and the remainder upon satisfactory completion of approved repairs (s).
- 6) To be eligible the home must be the primary residence of the applicant. The home must be within the service area of Baraga, Marquette, and Ontonagon Counties.
- 7) Homes must be wood frame, modular, manufactured, or mobile homes. Travel trailers and recreational vehicles are not eligible.
- 8) A licensed contractor, licensed tribal business, qualified tribal member, or agency must do the work. If a homeowner/family member is doing the repairs, labor costs cannot be included in the bid.

Appendices

- a) **Primary Residence:** The residence at which the owner lives at least nine months per year.
- b) **Manufactured Homes:** Dwelling that is factory built on a permanent, steel frame chassis, constructed in conformance with the National Manufactured Housing Construction and Safety Standards established by the Department of Housing and Urban Development. (HUD).
- c) **Modular Home:** A dwelling that is factory-built wood frame structure, constructed in conformance with the National Uniform Building code (UBC).