



**National American Indian Housing Council Native American Home Rehabilitation (NAHR) Program**

In 2020 NAIHC will make up to \$600,000 available to eligible NAIHC members, funds may be used to provide home rehabilitation assistance to eligible Native American, Native Alaskan, or Native Hawaiian homeowners including Native Americans or Alaska Natives who are enrolled members of a Federally or State Recognized Tribe, a member or stockholder of an Alaska Village or Regional Corporation, or Native Hawaiians for owner occupied units that are located in tribal communities. NAHR program applications will be accepted only from current members of the NAIHC. The initial limit for program grants in a program year shall be \$30,000 per NAIHC member.

<b>NATIVE AMERICAN HOME REHABILITATION PROGRAM GUIDELINES</b>	
<b>Eligible Applicants</b>	<ul style="list-style-type: none"> <li>• NAIHC members</li> </ul>
<b>Grant Amount</b>	<ul style="list-style-type: none"> <li>• Maximum limit for program grant shall be \$30,000 per member.</li> <li>• Region I: AL, FL, ME, MA, MS, MO, NY, NC, RI</li> <li>• Region II: MN, MI, WI</li> <li>• Region III: ND, SD, NE, IA</li> <li>• Region IV: OK, LA, KS, East TX</li> <li>• Region V: MT, WY, CO, UT</li> <li>• Region VI: WA, OR, ID (and Annette Island, AK)</li> <li>• Region VII: CA, NV</li> <li>• Region VIII: AZ, NM, West TX</li> <li>• Region IX: HI, AK (except Annette Island, AK)</li> </ul>
<b>Application</b>	<ul style="list-style-type: none"> <li>• Applications will be accepted until March 13, 2020.</li> <li>• Applications must include Rehabilitation Program Policy that meets requirements of the NAHR Program.</li> <li>• Selection criteria will be based on organizational experience, history and capacity, using the Evaluation Criteria found in the Application Form</li> <li>• NAIHC will award the top two scoring applications from each Region, with the next two top scoring applications from the remainder of the applicant pool receiving the final two awards</li> </ul>
<b>Requirements</b>	<ul style="list-style-type: none"> <li>• An eligible household may receive up to \$10,000 under this program.</li> <li>• The homeowner must be an enrolled member of a Federally Recognized Tribe, a member or shareholder of an Alaska Village or</li> </ul>

	<p>Regional Corporation, or a Native Hawaiian eligible to reside on Hawaiian Home Lands. See Definitions for definition of “Federally Recognized Tribe” “Alaska Village or Regional Corporation”, and “Native Hawaiian.</p> <ul style="list-style-type: none"> <li>• The homeowner being assisted must be eligible to receive services from an NAIHC member.</li> <li>• Total annual household income may not exceed 80 percent of the greater of the area median income: 1) as published annually by HUD and adjusted for household size; or 2) the applicable NAHASDA income limits for eligible Native American households published annually by HUD.</li> <li>• Income documentation must be collected on all adult household members to verify annual income.</li> <li>• Homeowner must be age 55 or older.</li> <li>• Eligible Units <ul style="list-style-type: none"> <li>○ Individual owner-occupied principal residence only, located in a Tribal Community</li> <li>○ Tribal Community may be defined by the Tribe in its application or be in conformance with NAHASDA IHBG Formula Areas</li> </ul> </li> <li>• Ineligible Units <ul style="list-style-type: none"> <li>○ No second/vacation homes</li> <li>○ No investment property</li> </ul> </li> <li>• Eligible rehabilitation will include removal of health and safety hazards, correction of deferred maintenance and/or standard replacement of principal fixtures, and energy efficiency updates.</li> <li>• Rehabilitation agendas inconsistent with affordable housing or those that include payment to the household for labor is ineligible.</li> <li>• Payments to friends and relatives of the household for labor are ineligible, unless they are qualified contractors and there is a written bid documenting costs that conform to local conditions.</li> <li>• All requests and related bids must be approved in writing by the Tribal Housing Authority, TDHE or Tribal housing department.</li> <li>• An assisted unit is subject to signed commitment from the unit’s owner that he/she/they will not sell or mortgage or otherwise borrow against the property or use the property as a security, for 36 months following completion of the rehabilitation. Such commitment would be enforceable (or could be waived based on changed family circumstances) only by the Tribal Housing Authority, Tribally-Designated Housing Entity or Tribal housing department.</li> <li>• All projects must be completed and funds expended by December 31, 2020</li> </ul>
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<p><b>Disbursement of Funds</b></p>	<ul style="list-style-type: none"> <li>• Funds are disbursed on a reimbursement basis.</li> <li>• NAIHC will disburse funds after receiving the following information:             <ol style="list-style-type: none"> <li>1. Income calculation sheet including all household income;</li> <li>2. Certificate of Household Eligibility;</li> <li>3. Evidence that one of the homebuyers is an enrolled member of a Federally Recognized Tribe, a member of an Alaskan Village or Regional Corporation, or eligible Native Hawaiian;</li> <li>4. Paid receipts or lien waivers for the entire grant amount;</li> <li>5. Copy of the deed restriction or retention document filed for the transaction.</li> </ol> </li> </ul>
<p><b>Definitions</b></p>	<ul style="list-style-type: none"> <li>• <b>Alaska Village or Regional Corporation:</b> These are Alaska Native entities established under the Alaska Native Claims Settlement Act of 1971 (ANSCA). Also known as Alaska Native Corporation or ANSCA Corporation. These entities are eligible to receive services from the United States Bureau of Indian Affairs. Corporations may be for profit or nonprofit, and establish their own rules for native membership. For purpose of eligibility in NAIHC’s NAHR program, a recipient must be a member or shareholder in a village or regional corporation established pursuant to ANSCA.</li> <li>• <b>Federally Recognized Tribe:</b> American Indian and Alaska Native entities legally recognized by the United States Federal government and eligible to receive services from the United States Bureau of Indian Affairs. This includes federally recognized American Indian or Alaska Native tribes. A tribe establishes its own rules for native membership. For purposes of eligibility in NAIHC’s NAHR program, a recipient must be an enrolled member of a federally recognized tribe.</li> <li>• <b>Hawaiian Home Lands:</b> An area held in trust for Native Hawaiians by the state of Hawaii under the Hawaiian Homes Commission Act of 1920. See “Native Hawaiians”.</li> <li>• <b>Native Hawaiian:</b> A native Hawaiian eligible to apply for a Hawaiian Home Lands homestead lease, per the Hawaiian Homes Commission Act of 1920. For purposes of eligibility in NAIHC’s NAHR program, an eligible recipient must be a native Hawaiian as approved through application to the Department of Hawaiian Home Lands and qualify to obtain a lease on Hawaiian Home Lands.</li> <li>• <b>Owner-Occupied Rehabilitation:</b> Rehabilitation of an existing Owner-occupied Unit.</li> <li>• <b>Owner-occupied Unit:</b> A private dwelling unit occupied by the owner of the unit, including Mutual Help units, other mortgaged units and privately financed units</li> <li>• <b>Rehabilitation:</b> The labor, materials, and other costs of repairs,</li> </ul>

	<p>improvements, replacements, alterations, and additions to existing buildings. Repairs or improvements inconsistent with the objective of maintaining or improving affordable housing are not eligible as a rehabilitation cost. This includes luxury items and repairs, improvements, replacements, alterations, and additions for recreational or commercial use, or for rental units that are part of an owner-occupied unit.</p> <ul style="list-style-type: none"> <li>• <b>State Recognized Tribe:</b> The term 'State recognized tribe' means any tribe, band, nation, pueblo, village, or community--(I) that has been recognized as an Indian tribe by any State; and(II) for which an Indian Housing Authority has, before the effective date under NAHASDA section 107 section 705, entered into a contract with the Secretary pursuant to the United States Housing Act of 1937 for housing for Indian families and has received funding pursuant to such contract within the 5-year period ending upon such effective date.</li> <li>• <b>Tribal Community – NAHASDA IHBG formula areas:</b> <ul style="list-style-type: none"> <li>(i) Reservations for federally recognized Indian tribes, as defined by the U.S. Census;</li> <li>(ii) Trust lands;</li> <li>(iii) Department of the Interior Near-Reservation Service Areas;</li> <li>(iv) Former Indian Reservation Areas in Oklahoma Indian Areas, as defined by the U.S. Census as Oklahoma Tribal Statistical Areas (OTSAs);</li> <li>(v) Congressionally Mandated Service Areas;</li> <li>(vi) State Tribal Areas as defined by the U.S. Census as State Designated American Indian Statistical Areas (SDAISAs);</li> <li>(vii) Tribal Designated Statistical Areas (TDSAs);</li> <li>(viii) California Tribal Jurisdictional Areas established or reestablished by federal court judgment; and</li> <li>(ix) Alaska formula areas</li> </ul> <p>The formula area of the ANV shall be the geographic area of the village or that area delineated by the TDSA established for the ANV for purposes of the 1990 U.S. Census or the Alaska Native Village Statistical Area (ANVSA) established for the ANV.</p> </li> </ul>