

Keweenaw Bay Indian Community (KBIC) Homeowner Ventilation Improvement Program (HVIP)

Return Completed Application to:
Keweenaw Bay Indian Community
Attn: CAP Office
16429 Beartown Road
Baraga, MI 49908

The following information is required:

- Copy of Tribal Enrollment Card
- Copy of Deed/Title showing home ownership
- Copy of Lease or Land Description
- Copy of Home Owner Insurance
- Three bids for proposed rehabilitation project that is greater than or equal to \$5,000 (applicant eligible up to \$5,000).
- Signed Binding Commitment Agreement (if approved for funding)
- Estimate from Contractor or Quote for materials
Receipt must be turned into CAP Office within 5 days of purchasing materials if doing work yourself.
Before & After photos of project will be required upon completion, applicants must submit to the CAP Office.
(all work must be completed no later than December 18, 2020)
- A list of projects ICBDG Homeowner Ventilation Program funds can be used for:
 - Replace Doors including screens doors, patio doors and screens

- Windows and Screens
- Air conditioning
- Roofing / insulation
- Air Purifiers
- Bathroom fans
- Furnace filters
- Forced Air
- Replace old carpet with vinyl/wood flooring
- Please contact Lyndon Ekdahl at 201-1872 for final inspection.

Keweenaw Bay Indian Community (KBIC)

Homeowner Ventilation Improvement Program (HVIP) 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 received funding from the Indian Community Development Block Grant (ICDBG)-CARES Imminent Threat Grant Agreement Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136).

The KBIC Community Assistance Programs (CAP) Office will provide limited assistance for eligible enrolled members of the Keweenaw Bay Indian Community. The Homeowner Ventilation Improvement Program (HVIP) is for rehabilitation for Tribal homeowners to improve ventilation to reduce the risks of COVID-19 (provide doors, windows, air conditioners, air purifiers, bathroom fans, and furnace filters, roofs/insulation air purifiers, forced air, replace old carpet with vinyl or wood flooring). We ensure that all activities, projects, and programs being proposed can be tied to the following eligible purpose area: Activities, Projects, or Programs to Prevent COVID-19 that will reduce or mitigate the short-term, medium-term, and if necessary, also longer-term risks and vulnerabilities of Tribal communities to COVID-19.

The KBIC HVIP Policy guidelines require that all repairs meet applicable HUD residential requirements and assure that all standards are at least comparable to nationally accepted minimum standards thus complying with regulations on accessibility standards for housing as outlined in 24 CFR 1003., 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 rehabilitation to improve ventilation of a home of up to \$5,000.00. The homeowner will be responsible for any additional costs beyond the \$5,000.00. The homeowner must show proof of the ability to pay anything beyond the \$5,000.00. This is a funding opportunity for eligible homeowners on a first come first serve basis.

General Information

The KBIC HVIP will provide assistance up to \$5,000.00 for rehabilitation to improve ventilation for homes owned by eligible members of the Keweenaw Bay Indian Community in Baraga County. Defined allowable repairs are repairs necessary for the rehabilitation to improve ventilation

function of the home. There is a need for rehabilitation of homes so that homeowners can improve ventilation to reduce the risks of COVID-19 (provide doors, windows, air conditioners, air purifiers, bathroom fans, ceiling fans, furnace filters, roofs/insulation, forced air, replace old carpet with vinyl or wood flooring).

1. Cosmetic repairs or expansion projects are **NOT** allowable costs. Examples of cosmetic repairs are landscaping, fences, driveways, paint. Garages, barns or storage sheds are expansion projects.
2. 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 CAP Office has approved the application and the Tribal Member has received a letter of approval. Partial payment can be made up front for materials and the remainder upon satisfactory completion of approved repair(s).
3. To be eligible the home must be the primary residence of the applicant for a period of nine (9) months. The home must be in Baraga County.
4. Homes must be wood frame, modular, manufactured, or mobile homes. Travel trailers and recreational vehicles are not eligible.
5. A licensed contractor, 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).

Keweenaw Bay Indian Community (KBIC) Homeowner Ventilation Improvement Program (HVIP)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____

1. Family Composition

A. Persons who live in your home

	Name(s) of Household Members	Relationship To You	Date of Birth	Sex (M or F)	Social Security Number*
1					
2					
3					
4					
5					
6					
7					
8					

*Social Security Number is required for all family members who are 6 years of age or older

Are you an enrolled member of the Keweenaw Bay Indian Community? Yes No
(Provide copy of enrollment card)

2. Housing Information Do you own or lease this home and property? (Provide copy of deed, title and lease or land description)

Home: leased/owned (circle one)

Land: lease/owned (circle one)

A. Is this home your primary residence? Yes No

B. Is this home covered by Home Owners Insurance? Yes No (Provide Copy of Insurance)

C. Is this a Wood Frame Mobile Home Other _____
Year Built _____ Sq. ft. _____

3. Present housing condition and home repair needs:

4. Signature and consent to release information

I understand that this application is not a contract and is not binding in any manner. I hereby authorize the KBIC CAP Office to obtain any information necessary for verifying the statements made above. I also understand that it is my responsibility to inform the KBIC CAP Office if there is any change in my family status along with reporting any changes in living conditions, and change of address. Funding is made available through the Department of Housing and Urban Development Imminent Threat grant provided pursuant to the Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136) and is to be used to improve ventilation to the home in order to prevent, prepare, or respond to COVID-19. The repairs are required to meet all applicable HUD residential requirements and assure that all standards are at least comparable to nationally accepted minimum standards thus complying with regulations on accessibility standards for housing as outlined in 24 CFR 1003.

Applicant Signature

Date

CAP Administrator

Date

Keweenaw Bay Indian Community

ICDBG Homeowner Ventilation Improvement Program (HVIP)

Useful Life & Binding Policy

Purpose

The purpose of the KBIC Useful Life & Binding Commitment Affordability Period is to ensure availability of ICDBG CARES Act Ventilation Improvement and housing related programs for qualified Tribal member homeowners.

The KBIC Useful Life & Binding Commitment Affordability 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. The KBIC Tribal Council shall approve any amendments to this policy to comply with any applicable laws or regulations.

Policy

Section 205(a) (2) of NAHASDA requires housing units to remain affordable for the remaining useful life of property, or such other period that the Secretary of the Interior determines is the longest feasible period consistent with sound economics and the purpose of the Act.

The Act also requires that affordability be secured through “Acceptable Binding Commitments” section 205 (a) (2) further requires “Binding Commitments” satisfactory to the Secretary be in place to ensure that the housing unit will remain affordable for its “Useful Life”. These requirements apply to grants and loans to purchase, construct, or rehabilitate a residence.

Acceptable Binding Commitments

There must be a valid written agreement between KBIC and the individual or family applying for assistance with ICDBG funds. The agreement shall contain the following factors:

1. The agreement shall specify the period of affordability required by the KBIC, pursuant to said applicable statutes and/or rules and regulations, and said agreement must be an enforceable, binding contract between KBIC and the homeowner. Provisions of said agreements must be enforceable pursuant to Tribal Code where the real property for which ICDBG funds are being used is located and shall be of a sufficient nature as to constitute a valid lien, deed restriction, covenant running the land, or other mechanism approved by KBIC.
2. Useful Life restrictions may terminate upon foreclosure by a lender or transfer in lieu of foreclosure by a lender and/or death.

Affordability Period

ICDBG funds invested in a unit through KBIC Home Ventilation Improvement Program for rehabilitation will have a certain period of time the property must remain available to tribal families. The Affordability Period or “Useful Life” of a property is the period of time a unit must remain available to tribal individuals or families.

Affordability Period Determination

The affordability period, determined by the KBIC, will reflect a period of time that is the longest feasible period consistent with sound economics and the purpose of NAHASDA. The following amounts and time have been determined to specify one year during which the house must remain affordable, dependent upon the amount of ICDBG monies available.

ICDBG Assistance	Affordability Period
\$5,000	1 year

Assistance and Properties

Any ICDBG monies used towards Home Ventilation Improvement Program must have a Useful Life Determination.

The initial home buyer and any subsequent home buyer or owner that purchases the property during the “Useful Life” period need only qualify at the time of their purchase. Any home owner that receives ICDBG funds for assistance need only to fit criteria at the time of application and approval.

The primary residence of the Applicant will be the only property considered being eligible for ICDBG funding.

Signature: _____ Date: _____