



PIT RIVER TRIBAL HOUSING

2017 SPRING EDITION

EDITION 19

WIYACHI VILLAGE ELDERS CENTER GRAND OPENING



Grand Opening was held March 17, 2017. In attendance were Pit River Tribal Housing Staff, Construction Crews, Pit River Tribal Housing Board Members, Pit River Tribal Council Chairman Mickey Gemmill, Vice Chairman Lawrence Cantrell, other Tribal Council Members. Pit River Tribal Elders were lead in prayer and song by Radley Davis with the blessing of the building. Lunch was catered by Will George, Tribal Member. Buffalo Barbeque was provided courtesy of Pit River Tribe. Through dedication and team work the Wiyachi Village Elders Center was completed by Pit River Tribal Housing Construction and a numerous contractors.



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WIYACHI VILLAGE ELDERS CENTER GRAND OPENING





MONTGOMERY CREEK RANCHERIA

UTILITY SERVICES

PRTHB coordinated with Pacific Gas and Electric to install 8-9 main power lines. These poles will help supply power for current and future development of homes on the Montgomery Creek Rancheria west side. PGE will schedule to install poles with PRTHB once weather permits.

CONSTRUCTION

Construction of two more homes will begin in Mid Spring, dependent upon site conditions. Road ways and access to construction sites is poor due to poor drainage, and muddy conditions. Site conditions wont improve until we have a prolonged dry spell.



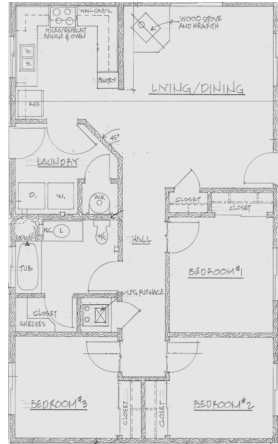
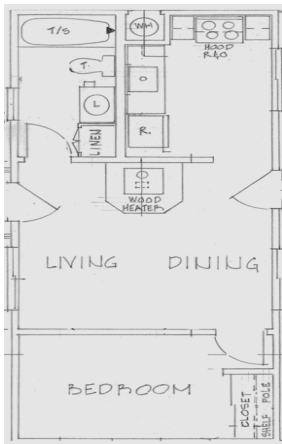
WINTER IN PIT RIVER TERRITORY





PIT RIVER TRIBAL HOUSING PROGRAMS

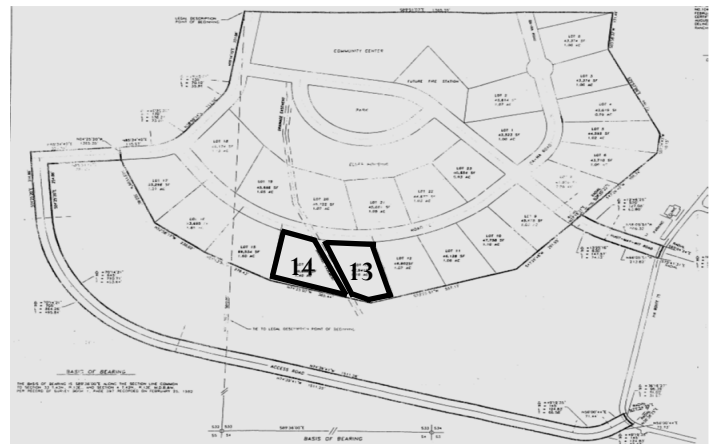
BASIC HOMEOWNERSHIP



The PRTHB created a program for Tribal Members who reside on Tribal Land. Through a Tri-Party Agreement with Pit River Tribe; tribal members can be eligible for homeownership.

Under this program PRTHB will build two homes a year within the 100 mile square. All applications must be complete and all documentation including land control i.e. land assignment, and/or lease, attached to be eligible.

XL SUBDIVISION



Two additional family rental homes are scheduled for future construction on Lot 13 and Lot 14. One will serve as a 3 bedroom family home, the other as a 1 bedroom home for an individual or a couple. These homes will be managed under the XL Subdivision rental program through Pit River Tribal Housing Board. Occupied at this time are 4 Elder homes and 5 family homes.

WIYACHI VILLAGE

Wiyachi Village is for Pit River Tribal Elder Members. This complex has 18 units, each unit has two bedrooms, one bath and a garage. The Wiyachi Village units are designed for elderly disabled individuals, with walk in showers, grab bars, and wide hallways and door openings. These units are well insulated, some units have solar panels depending on the location of the building and sun coverage.



PIT RIVER TRIBAL HOUSING PROGRAMS

REHABILITATION



PRTHB recognizes the need to rehabilitation homes and to address the most serious and detrimental housing conditions of the Pit River People. The goal is to attain decent, safe and sanitary living conditions and improve the quality of life of its members, and provide assistance to those members at the greatest risk to health and safety because of their housing conditions and environment.

BIA HIP

Factor	Ranking factor and definition	Ranking description	Point value
1	Annual household income: Must include income of all persons counted in Factors 2, 3, 4. Income includes earned income, royalties, and one-time income. A household with an income 151 percent of more of the Federal poverty guidelines is ineligible for the HIP	Income as a percentage of the Federal poverty guidelines:	Points:
		0-25	25.
		26-50	20.
		51-75	15.
		76-100	10.
		101-125	5.
		126-150	0.
2	Aged person: person age 55 or older and must be living in the house. <i>Maximum points awarded under this factor is 15, regardless of the number of years over age 55. Thus, 15 points will be added to the score for a resident who is 70 years old or older.</i>	Years of age: Less than 55 55 and older	Points: 1 point per year over age 54, up to maximum of 15 points.
3	Disabled individual: One or more disabled persons living in the house. Must fit under established definition of "disabled as in §256.2." <i>Maximum points awarded under this factor is 10, regardless of the number of disabled residents.</i>	If a there is a disabled resident	10.
4	Dependent Children: Must be under the age of 18 or such other age established for purposes of parental support by tribal or state law (if any). Must live in the house and not be married. <i>Maximum points awarded under this factor is 15.</i>	Number of dependent children:	Points:
		1	3.
		2	6.
		3	9.
		4	12.
		5 or more	15.
5	Other conditions: • Veteran. • Homeless or Dilapidated house. • Overcrowded conditions. <i>Maximum points awarded under this factor is 15</i>	If any of the conditions are present	5 for each condition that applies.
6	Applicants with an approved financing package	If applicant has approved financing	25.

BIA HIP is a Pit River Tribe program that the Pit River Tribal Housing Board administers. Eligibility includes but not limited to, land control i.e. land assignment or legal lease, feasibility, property access, utility access, income, age, and family size. Ranking factors are shown above and are available at the Pit River Tribal Housing office.

WHERE TO FIND AN APPLICATION FOR PIT RIVER TRIBAL HOUSING PROGRAMS

Eligible individuals, family and Elder Pit River Tribal members are encouraged to apply. Please call our office at (530) 335-4809 or Toll Free (877) 335-4802 to have an application mailed to you or applications are available at the PRTHB Office; also applications are available on our website www.prthousing.com. Should you have questions on the eligibility requirements please contact the PRTHB office, also staff is available to assist you or answer any questions.



CHANGING LIVES ONE HOME AT A TIME SINCE 2005

HOUSING OFFICE STAFF



Allen Lowry, Housing Coordinator

Allen has been with PRTHB since May of 2005 and has worked in Tribal Housing for 26 years.



Marvena Harris, Housing Manager

Marvena has been with PRTHB since May of 2005, and has worked in Tribal Housing for 26 years.



Celena Bennett, Bookkeeper

Celena has been with PRTHB since December 2005 and has worked in different entities of Pit River Tribe since 1999.



Linda Montgomery, Custodian

Linda has been with PRTHB since July 2006 and also works for the Pit River Tribe for the last 16 years.



**“Coming together is a beginning, staying together is progress,
and working together is success”**

Henry Ford





CHANGING LIVES ONE HOME AT A TIME SINCE 2005

FORCE ACCOUNT CONSTRUCTION

“Team learning is the process of aligning and developing the capacity of a team to create the results its members desire. It builds on the discipline of developing a shared vision. It also builds on personal mastery, for talented teams that are made up of talented individuals”

Eddie Velasco, Force Account Foreman

Since 2005

Richard Wilson, Force Account

Since 2012

Evie Delatorre, Force Account Supervisor

Since 2006

Cole Montgomery, Force Account

Since 2015

Anthony George, Force Account

Since 2007

Mickey Gemmill, Force Account

Since 2015

Ron Gali, Burney Force Account Foreman

Since 2009

Warren Quinn, Force Account

Since 2015

Herb Quinn Jr., Force Account

Since 2009

Nicholaus McMullen, Force Account

Since 2016

Ira Gabellas., Force Account

Since 2017

Louis Wilson, Force Account

Since 2016



Not pictured Mickey Gemmill, and Richard Wilson (included in picture Celena Bennett, Bookkeeper)



PIT RIVER TRIBAL HOUSING BOARD MEMBERS

"A Leader is one who knows the way, goes the way, and shows the way"

John C. Maxwell



Angel Winn
Chairman
Madesi
Served on Housing
Board Since 2010



Sheila Montgomery
Vice Chairwoman
Atsugewi
Served on Housing
Board Since 2008



Angela Diaz
Secretary/Treasurer
Ajumawi
Served on Housing
Board Since 2012



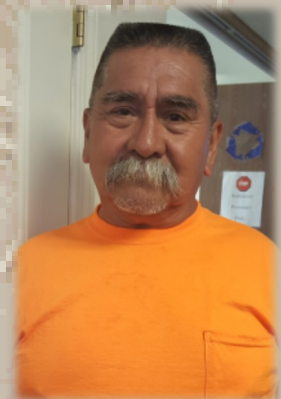
Rile Webster
Commissioner
Ajumawi
Served on Housing
Board Since 2014



Chris Villarruel
Commissioner
Ajumawi
Served on Housing
Board Since 2012



Michael Bamford
Commissioner
Madesi
Served on Housing
Board since 2015



Andy James
Commissioner
Ajumawi
Served on Housing
Board in 2011 and
since 2015



SERVICE AREA

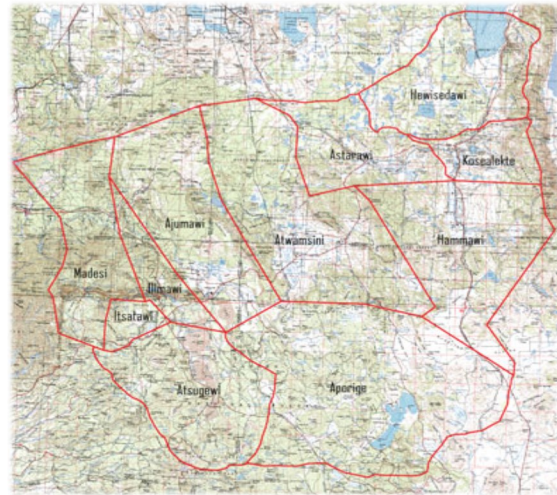
SERVICE AREA COVERS PARTS OF

SHASTA COUNTY ~ MODOC COUNTY ~ LASSEN COUNTY ~ SISKIYOU COUNTY

PIT RIVER TRIBE TRUST LAND

XL (ALTURAS) ~ BURNEY ~ LIKELY ~ LOOKOUT

ROARING CREEK ~ MONTGOMERY CREEK ~ BIG BEND



PRTHB MISSION STATEMENT

To improve the quality of life for low-to-moderate level income tribal members and other Native American Families through affordable housing and economic development activities which promote affordable housing in safe and healthy environments focused on creating job training and employment opportunities.

CONTACT INFORMATION



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Fax(530) 335-4849
Website: www.prthousing.com



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