



# PIT RIVER TRIBAL HOUSING

2019 SUMMER EDITION

EDITION 22

## BASIC HOMEOWNERSHIP

### THREE NEW HOMES IN PIT RIVER TERRITORY

#### HOME COMPLETED IN MONTGOMERY CREEK



#### PLANNING PHASE FOR HOME IN ALTURAS, MODOC COUNTY



#### UNDER CONSTRUCTION IN MONTGOMERY CREEK, SHASTA CO.



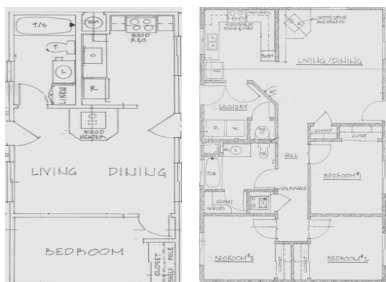


# PIT RIVER TRIBAL HOUSING PROGRAMS

## BASIC HOMEOWNERSHIP

The Basic Homeownership program is for Tribal Members who reside on Tribal Land Assignments. Through a Tri-Party Agreement with Pit River Tribe; eligible Tribal members may be able to have a home built on their land assignment. Under this program PRTHB will build homes within the 100 mile square.

All applications must be complete and all documentation including land control i.e. land assignment attached to be eligible.



*Applicant can not have a current home in standard living condition on a land assignment.*

## WIYACHI VILLAGE

### BURNEY, CALIFORNIA

Wiyachi Village is for Elder Pit River Tribal 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.

*Applicant must be 55 years or older to be eligible.*

*Applications must update annually to remain on the waiting list.*

## 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.

*Please be advised homeowners are responsible for the maintenance of their homes. PRTHB cannot provide maintenance services; regular maintenance is the responsibility of the homeowner, this includes but not limited to broken windows, painting, cosmetic repairs, septic tank pumping, and normal maintenance repairs, etc.*

*You can only receive services once every 7 years.*

## XL FAMILY/ELDER HOUSING

### ALTURAS, CALIFORNIA

These homes are 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.

*Applications must be updated annually to remain on the waiting list.*

*Elder Housing: Applicants must be 55 years or older to be eligible.*



# PIT RIVER TRIBAL HOUSING PROGRAMS

## BIA HOUSING IMPROVEMENT PROGRAM

The Housing Improvement Program is a home repair, renovation, replacement and/or new housing grant program. HIP serves the low income Tribal Members who have substandard housing or no housing. HIP funding is only received once a year, however applications can be submitted all year long. Determinations prior to approval will include a site assessment to decide whether it will be feasible to build a home. Other factors will include, family size, income, site control, age, current living conditions and disability.

Please be advised, Pit River Tribal Housing does not determine who receives funding, we only accept

applications, assist in the administration and construction of approved applicants by the Bureau of Indians Affairs. Also be advised, BIA HIP funding is considered a secondary, safety-net housing program hence if you have received other funding under a Tribal Housing program such as Rehabilitation or Basic Homeownership, you are not eligible to receive BIA HIP funding.

*Please note; that all applicants applying for BIA HIP funds are competing for funds with other tribes nationwide.*

FACTOR NO. 1 - HIP ELIGIBILITY/SELECTION CRITERIA @ 150%													
FAMILY SIZE	INCOME GUIDELINE POINT SCHEDULE FOR ALL STATES EXCEPT ALASKA												
	0% to 25% of PG 25 POINTS	26% to 50% of PG 20 POINTS	51% to 75% of PG 15 POINTS	76% to 100% of PG 10 POINTS	101% to 125% of PG 5 POINTS	125% to 150% of PG 0 POINTS	OVER 150% of PG INELEGIBLE						
1	0 to 3,035	3,036 to 6,070	6,071 to 9,105	9,106 to 12,140	12,141 to 15,175	15,176 to 18,210	18,211	& HIGHER					
2	0 to 4,115	4,116 to 8,230	8,231 to 12,345	12,346 to 16,460	16,461 to 20,575	20,576 to 24,690	24,691	& HIGHER					
3	0 to 5,195	5,196 to 10,390	10,391 to 15,585	15,586 to 20,780	20,781 to 25,975	25,976 to 31,170	31,171	& HIGHER					
4	0 to 6,275	6,276 to 12,550	12,551 to 18,825	18,826 to 25,100	25,101 to 31,375	31,376 to 37,650	37,651	& HIGHER					
5	0 to 7,355	7,356 to 14,710	14,711 to 22,065	22,066 to 29,420	29,421 to 36,775	36,776 to 44,130	44,131	& HIGHER					
6	0 to 8,435	8,436 to 16,870	16,871 to 25,305	25,306 to 33,740	33,741 to 42,175	42,176 to 50,610	50,611	& HIGHER					
7	0 to 9,515	9,516 to 19,030	19,031 to 28,545	28,546 to 38,060	38,061 to 47,575	47,576 to 57,090	57,091	& HIGHER					
8	0 to 10,595	10,596 to 21,190	21,191 to 31,785	31,786 to 42,380	42,381 to 52,975	52,976 to 63,570	63,571	& HIGHER					
9	0 to 11,675	11,676 to 23,350	23,351 to 35,025	35,026 to 46,700	46,701 to 58,375	58,376 to 70,050	70,051	& HIGHER					
10	0 to 12,755	12,756 to 25,510	25,511 to 38,265	38,266 to 51,020	51,021 to 63,775	63,776 to 76,530	76,531	& HIGHER					
11	0 to 13,835	13,836 to 27,670	27,671 to 41,505	41,506 to 55,340	55,341 to 69,175	69,176 to 83,010	83,011	& HIGHER					
12 EACH PERSON OVER 12 ADD	0 to 14,915	14,916 to 29,830	29,831 to 44,745	44,746 to 59,660	59,661 to 74,575	74,576 to 89,490	89,491	& HIGHER					
PG =	25% = 3,035 @ Add'l: 810	50% = 6,070 @ Add'l: 2,160	75% = 9,105 @ Add'l: 3,240	100% = 12,140 @ Add'l: 4,320	125% = 15,175 @ Add'l: 5,400	150% = 18,210 @ Add'l: 6,480	6,481	& HIGHER					
PG = HHS Poverty Guidelines													

## FUTURE PROGRAM

### DOWN PAYMENT ASSISTANCE

This program is not currently available, however is being created. Eligible applicants could receive up to \$15,000 towards the down payment and closing cost of the purchase of a home on fee land.

Down Payment Assistance grant is available for use only once in a lifetime. Applicant must qualify as a low income family, first time homebuyer, have obtained a prequalification letter from a lender and no outstanding balances due to the Pit River Tribal Housing or the Pit River Tribe.

2018 United States Median Family Income Limits

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$40,264	\$46,016	\$51,768	\$57,520	\$62,122	\$66,723	\$71,325	\$75,926
100%	\$50,330	\$57,520	\$64,710	\$71,900	\$77,652	\$83,404	\$89,156	\$94,908



## CHANGING LIVES ONE HOME AT A TIME SINCE 2005

### HOUSING OFFICE STAFF



**Allen Lowry**

**Housing Coordinator**

*Since 2005*



**Marvena Harris**

**Housing Manager**

*Since 2005*



**Celena Bennett**

**Bookkeeper**

*Since 2005*

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

*Henry Ford*

### Happy Retirement!!!

Linda Montgomery has been employed with Pit River Tribal Housing for 12 years and Pit River Health for 17 years. You will be greatly missed, it's hard to find a great employee and we were blessed to have you as part of our team. May your future be bright and filled with joy.

*Pit River Tribal Housing Board  
Pit River Tribal Housing Staff  
Pit River Housing Construction*



### FORCE ACCOUNT CONSTRUCTION

**Eddie Velasco, Force Account Foreman**

*Since 2005*

**Evie Delatorre, Force Account Supervisor**

*Since 2006*

**Ron Gali, Force Account Foreman**

*Since 2009*

**Lincoln Granillo, Force Account**

*Since 2017*

**WinterHawk Granillo, Force Account**

*Since 2018*

**Brandon Monigold, Force Account**

*Since 2018*

**Nathan Ortiz**

*Since 2019*

**Jacob Mercado**

*Since 2019*

**“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”**



**Employment applications available at the office or on our website [www.prthousing.com](http://www.prthousing.com)**



## ANNOUNCEMENTS

### BASIC HOMEOWNERSHIP 2 - THREE BEDROOM HOMES

OPENING DATE: OCTOBER 1, 2019

CLOSING DATE: OCTOBER 30, 2019

All applications must be complete, signed and all [documentation including valid land assignment](#), attached to be considered.

Two modular 3 bedroom homes under the Basic Homeownership will be made available for eligible Pit River Tribal Families. Applicants must have proof of an [approved land assignment](#) at time of closing date.

All applications must be turned into the Pit River Tribal Housing office by the closing date at 4 :00 pm.

[Applicant can not have a current home in standard living condition on a land assignment.](#)

### 2006 F350 UP FOR BID

OPENING DATE: OCTOBER 1, 2019

CLOSING DATE: NOVEMBER 30, 2019

**2006 F350 Super Duty Diesel 4x4. Transmission issues.**

**MILEAGE 308,635 AS IS**

Full payment is due within 24 hours of the winning bid announcement. In order to participate in the bid, fill out the bidder form, sign and date and place in sealed envelope. Bid form and detailed information is available at the Pit River Tribal Housing Office. We strongly suggest that you personally deliver the bid. If a bid is received after the deadline it will not be accepted even if it is postmarked before the deadline. All bidders must be 18 years or older. Vehicle will need to be towed.



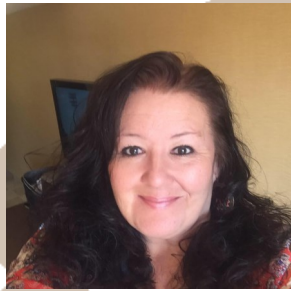
## PIT RIVER TRIBAL HOUSING BOARD MEMBERS

**“A Leader is one who knows the way, goes the way, and shows the way”**

John C. Maxwell



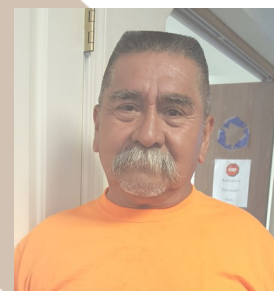
**Angel Winn**  
Chairman  
Madesi  
Served on Housing  
Board Since 2010



**Sheila Montgomery**  
Vice Chairwoman  
Atsugewi  
Served on Housing  
Board Since 2008



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



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



**Christopher Brown**  
Commissioner  
Kosealekte  
Served on Housing  
Board in 2012-2015  
& since 2017

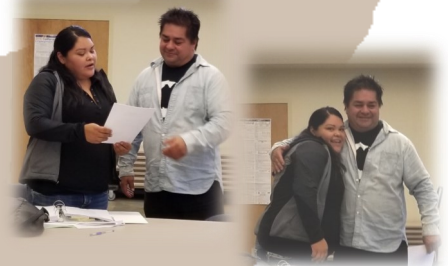


**William Gabellas Sr.**  
Commissioner  
Atsugewi  
Served on Housing  
Board in 2007-2012  
& since 2017



**Ronnette Potts**  
Commissioner  
Madesi  
Served on Housing  
Board since 2018

We would like to welcome new board member Ronnette Potts. She has shown to be an asset to the Board of Commissioners.



## 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.

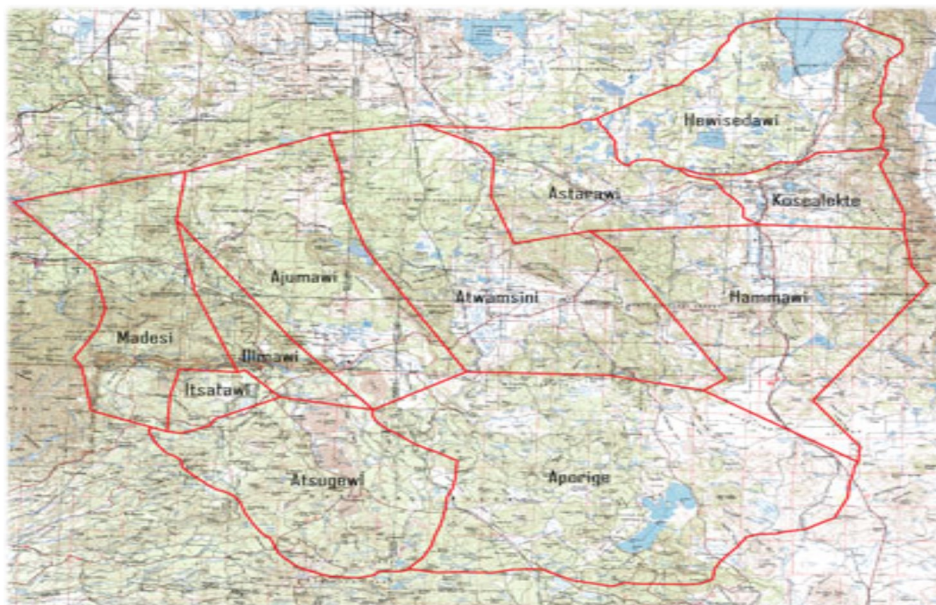




## SERVICE AREA

**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



## CONTACT INFORMATION



PO Box 2350 ~ 37134 Main Street  
Burney CA 96013  
Telephone (530) 335-4809  
Toll Free(877) 335-4802  
Fax(530) 335-4849

**Website: [www.prthousing.com](http://www.prthousing.com)**



### WHERE TO FIND APPLICATIONS FOR PIT RIVER TRIBAL HOUSING PROGRAMS

PLEASE BE ADVISED; IT IS THE RESPONSIBILITY OF THE APPLICANT TO KEEP THEIR APPLICATION CURRENT AND UPDATED.

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. Applications are also available at the PRTHB Office; or on our website [www.prthousing.com](http://www.prthousing.com). Should you have questions on the eligibility requirements or about the application please contact the PRTHB office.

Pit River Tribal Housing  
37134 Main Street  
Burney California 96013

