Fort Peck Tribes Repair & Weatherization Program – OVER HUD INCOME GUIDELINES

Pursuant to Resolution # 31-912-2022-09, the Fort Peck Tribal Executive Board has allocated funding to aide homeowners with weatherization renovations and repairs who did not qualify for the ARPA Homeowners Weatherization and Repairs program due to their household income being in excess of HUD Income Guidelines.

General Information

This Project provides funding for qualified homeowner applicants to repair, replace and renovate their primary residences to address health and safety concerns and to maintain the habitability of their homes. Enrolled homeowners residing within the boundaries of the Assiniboine & Sioux Tribes of the Fort Peck Indian Reservation that wish to receive assistance under this program will need to submit an application to the Fort Peck Tribes WITH ALL SUPPORTING DOCUMENTS to be processed and reviewed by program staff. **Projects will be approved based on a first-come, first-serve basis and limited to available funding.**

ELIGIBILITY GUIDELINES

These eligibility guidelines are set to deem an applicant qualified, and does not approve you automatically. Eligible applicants must:

- Reside within the boundaries of the Fort Peck Reservation
- Applicant must be a fully enrolled member of the Fort Peck Tribes Assiniboine and Sioux Tribe.
    - It does not matter if members that live in the household are not enrolled, just the homeowner/applicant.
- Provide documentation showing ownership (deed, bill of sale, or title)
    - Deeds must be in the applicant's name, cannot be a shared deed with anyone other than a spouse.
    - If the deed was willed to you or went through a probate process, please get the deed transferred to you. (Deeds not in applicants name will not be accepted)
    - Bills of sale must be notarized in order to be considered valid, and state the address of the house you are requesting repairs for.

- Ownership of land does not qualify, as it does not state whether you own the property on said land.
- Provide ALL INCOME in the household
- Demonstrate a need for home rehabilitation or repairs.
- Assistance will not be provided for specific repairs, replacements and renovations that have previously been funded through a COVID-19 related program with Fort Peck Housing Authority (FPHA).
- Applicant MUST use the home as their primary residence:
    - Absolutely no requesting repairs for houses that are being sub-rented out to tenants.
    - Absolutely no requesting repairs for houses that are not currently being occupied by the applicant.

Repairs deemed allowable:

- Roof replacements utilizing metal roofing material
- Window replacements
- Insulation
- Siding
- Flooring
- Lighting & Plumbing fixtures
- Exterior doors (Interior doors such as closet doors, bedroom doors are not allowable)
- Furnace/Hot water heaters (Applicant must utilize the Fort Peck Tribes ARPA Appliance program, CSP, before requesting from this program.)
- HVAC systems
- Kitchen cabinets
- Disability accommodations (i.e. handicapped showers, ramps, etc.)
    - Disability paperwork/scripts will need to be submitted in order for approval.

Any repairs deemed luxury, beyond the basic need, or exceed the funding limits, detailed below, are allowed, however, the Tribes are only funding up to these amounts and the homeowner is personally responsible for any costs over and above these amounts. Any repairs not listed above that the homeowner requests will be discussed by the program staff and the Tribal Executive Board to be determined allowable or unallowable.

Funding amounts/Income Limits:

This program is utilizing the same set funding amounts and income limits as the original Repair & Weatherization Program.

- Mobile home (min. 76' X 16') - **$7,500 maximum**
- Modular homes - **$12,500 maximum**
- Constructed homes/homes affixed to a permanent foundation - **$25,000 maximum**

**if your modular does not have the wheels or axils to move and is not sitting on a permanent foundation it is still considered a modular or mobile home.

Total amount granted will be based upon inspection and bids received for each proposed project (see Policies & Guidelines below).

Income eligibility: To be eligible for this program, your household income must exceed the HUD Homeowner Assistance Fund Guidelines for Roosevelt County, Montana, as follows:

Greater of 150% AMI of U.S Median Income	
1-person	$79,900
2-person	$85,200
3-person	$95,850
4-person	$106,500
5-person	$115,050
6-person	$123,550
7-person	$132,100
8-person	$140,600

Application Process:

Applications will be available starting July 28th and will accept applications until November 17th at 4:30pm in front of the Tribal Building and on the Tribal website. Applications must be submitted to the Fort Peck Tribes ARPA Program. Incomplete applications will not be reviewed, it is up to you to fill out the application completely. Please call if you have any questions. Due to limited funding, ARPA staff will actively work with the first 85 applications and all others will be placed on a waiting list and approved if there is funding available.

Award/Denial letters will be sent after the application has been reviewed and the requested repairs/renovations have been inspected by the Fort Peck Tribes Construction Manager/Inspector. Then, a scope of work will be written up for our records as well as for your records.

Policies & Guidelines

Once a scope of work has been completed, it is the responsibility of the homeowner to acquire quotes/bids for the repairs requested. The applicant cannot self-perform their own work and the contractor must be TERO certified. Contractors may be a family member pending Tribal Executive Board approval. Before any work is started, you will need to submit all quotes/bids and an inspection report to the ARPA Program. The ARPA Program will not pay for any contractor costs incurred prior to the submission of required documents and project approval from program staff. This is to ensure that each project stays within approved amount and project scope. The Inspector/Construction manager will work with the homeowner to order materials, and ensure that the correct materials are purchased, as well as, store them until construction starts. Furthermore, payments will not be made to any contractor/vendor until the project is completed, inspected and signed off by the Fort Peck Tribes Construction Manager/Inspector.

Materials:

The homeowner shall have three options for materials. All materials AND labor will be billed to your approved amount.

- The ARPA Inspector can work with the homeowner to purchase the material and we can also store it until construction starts.
- The homeowner may have the contractor (doing the homeowners' repairs) of their choosing to purchase the material.
- The homeowner may purchase the material and be reimbursed but the homeowner will have to store the material. Please be aware that the Fort Peck Tribes is not liable or responsible for any material purchased by the homeowner that is damaged, misplaced, stolen, or improperly stored.

Change orders:

If at any point a change order/modification is needed due to unforeseeable circumstances, you must immediately notify the Construction Manager/Inspector, in writing, the cause for delay and/or any repairs needed outside the scope of work. Then, the Construction Manager will approve (if additional work stays within the approved project amount) and the ARPA Program will update the scope of work for Tribal records.

Payments:

Payments to contractors/vendors will not be made until all paperwork is signed off by you, the inspector, and the Fort Peck Tribes Construction Manager. If at any point, the invoice for

completing repairs do not state what was approved or any change orders were not submitted, no payments will be made and all costs will be your responsibility.

Resale Restriction:

Applicants who participate in this Program shall agree to a resale restriction of 5 years. This means that if the applicant decides to sell or transfer the title to the residence that received assistance within 5 years of the completion of the project, the Fort Peck Tribes will require the full amount, or a pro rata percentage of the cost of repairs, to be paid back.

The Fort Peck Tribes waives any responsibility and liability for any damages or injuries from the Contractor/Construction Company that you (the homeowner) have selected and has been approved.

Applicant: (*incomplete if left blank)

I _____(print name) have read and agree to the policies and guidelines (page 1-4) set forth in this program.

_____

Signature

_____

Date

For questions, please contact the ARPA Program

Samantha Youngman

406-768-2466

Email: syoungman@fortpecktribes.net

FORT PECK TRIBES REPAIR & WEATHERIZATION OVER-INCOME PROGRAM

For office use only: DATE RECEIVED: APP #:

***all documentation required must be attached to application upon submission**

Please fill out all sections, incomplete applications will NOT be reviewed, and a letter will be sent to you.

Name: _____

Date of Birth: _____**Phone (we can reach you at)**: _____

Enrollment #: _____

Mailing Address: _____

City, State & Zip: _____

Physical Address: _____

City, State & Zip: _____

YES	NO	Please answer the following question
		Are you a homeowner of a dwelling used as your PRIMARY RESIDENCE?
		Are you a homeowner of a dwelling within the boundaries of the Fort Peck Reservation?

Household Information:

Please identify all persons residing in the household. Anyone over 18 will need to submit proof of income.

Name of family member:	**DOB**	**SSN**	**Relationship to applicant**

Income Verification:

Please attach any documents regarding income in the household, such as paystubs, rental income, SSI, retirement, royalties, W-2's or other wage statements, or any tax fillings. All income must be reported.

Is your house experiencing any problems that require attention due to health and safety concerns? Yes; _____ No: _____ (*incomplete if left blank)

If yes please explain further below, and describe any home repairs that you are requesting:

_____

_____

_____

_____

_____

_____

_____

_____

Please identify which type of house is yours: (*incomplete if left blank)

_____: Mobile home (min. 76' X 16')

_____: Modular home

_____: Constructed home

APPLICANT AUTHORIZATION AND ATTESTATION FOR SERVICES REQUESTED

By signing,

I understand that all of the information written and attached is true and correct, and any information providing false statements, or any misleading information will be grounds for denial of application foregoing any services requested. If assistance has already been granted, applicant will be require to recoup any funds granted in this application.

Also, I understand that any previous, current, or future information regarding me or my household may be requested in order to complete and verify my application. Furthermore, I authorize the Fort Peck Tribes, ARPA Program, U.S Department of Treasure or any other entity, organization (federal, state, tribal, or local), to use any information used on this application to administer and enforce their respective program rules, and policies.

Applicants signature _____ Date _____