

HOH HOUSING NEWSLETTER

FEBRUARY 2015

VOLUME 1 ISSUE 10



Rental Assistance Program

Special Requirements for the Rental Assistance Program

The Hoh Tribal Housing Committee has created the rental assistance housing program to provide decent, safe and sanitary housing for low-income Hoh Tribal Members. The purpose of the rental assistance housing program is to provide applicants whose income falls at or below 80% of the median income along with other applicable rules and regulations as set forth by Hoh Tribal Housing Department policies and procedures.

1. The Hoh Rental Assistance Program is designed to assist Hoh tribal members locate and move into affordable rental housing on the private market. "Affordable" housing is housing with a rent 30% or less of the family's monthly adjusted income, as defined.

a. Assistance is limited to payment of all up-front costs associated with moving into an affordable housing

unit, including the first month's rent, and the last month's rent, if required.

b. After finding a suitable unit at a reasonable rent, the tenant requests the Hoh Tribal Housing Department to inspect the unit and approve the lease. The Hoh Tribal Housing Department inspects the unit to assure it meets quality standards and reviews the lease to assure it includes all required provisions. In addition, the rent cannot exceed 30% of the family's adjusted monthly income, as defined.

c. If the unit meets program requirements, the Hoh Tribal Housing Department tenders the assistance payment to the owner, and the tenant then executes the lease and pays the rent directly to the owner for the remainder of the lease/agreement.

d. Each year the Housing Department will include in the Indian Housing Plan a budget for this program. The number of families the Hoh Tribe is able to assist will vary depending on the total amount of subsidy required to be paid.

Eligibility

a. All applicants for the rental assistance program shall qualify for eligibility as provided in the Hoh

Tribal Housing policies and procedures.

b. Applicants cannot have received Rental Assistance within the past twelve (12) months.

c. Applicants cannot have violated the terms of the Lease Agreement under any previous assistance under this program within the previous two (2) years.

c. Eligible families will be placed on a separate rental assistance program waiting list.



Preference

a. Preference shall be given to members of the Hoh Tribe.

b. Preference shall be given to residents of the Hoh Tribe Rental Program if:

i. They have lived in the housing for a minimum of two (2) years; and

ii. They have maintained their housing in a satisfactory condition; and

iii. They have been current in all housing payments.

Waiting List Selection

a. Waiting lists for the rental assistance program shall be maintained by the Hoh Tribal Housing Department as provided in the Hoh Tribal Housing policies and procedures.

b. All selections for participation in the rental assistance program shall be made from the waiting lists as provided in the Hoh Tribal Housing policies and procedures.

c. When a tenant is selected, the Hoh Tribal Housing Department shall issue a housing voucher to the tenant.

Applications

a. Applications for the rental assistance program shall be received at the Hoh Tribal Housing Department during normal business hours.

b. Applications shall be received and recorded by Hoh Tribal Housing Department as provided in the Hoh Tribal Housing policies and procedures.

i. The Voucher shall give the families 60 days to locate a suitable housing unit.

ii. If the tenant needs more time it may request an extension not to exceed 60 more days (total of 120 days). The housing may grant the

extension if it can be demonstrated that there is a reasonable chance of the tenant finding a unit.

iii. If the tenant has not found a unit within the term of the Voucher, it will expire and the next eligible tenant on the waiting list will be offered the Voucher.

Eligible Housing Units

- a. The unit must be of the correct size to accommodate the tenant.
- b. The following are ineligible residences for the rental assistance program:
 - i. A unit in a nursing home, board and care home, or in a facility providing continual psychiatric, medical or nursing services.
 - ii. A college or school dormitory.
 - iii. The unit may not be on the grounds of penal, reformatory, medical, mental or other similar public or private institutions.
- c. The rent for the unit must not exceed the published fair market rent for the unit size as published annually by HUD and must be affordable, as defined above.

Northwest Indian Housing Associate Youth Scholarship



NWIHA youth scholarship applications are available to an enrolled Tribal member of any NWIHA Member Tribe. Applicant must be less than 24 years old as of the deadline submission date which is **March 31, 2015** and be attending a four year college, or a two year community college. Applications are available at www.nwiha.org or the Housing office.



In Observance of President's Day, the Hoh Tribal Offices will be closed on February 16, 2015



Derek J. Benally Jr.
Justin H. Fowler
Julia Guzman Afterbuffalo
William F. Hatch Jr.
Loretta Hudson
Vincent Jackson
Jonette DeLaCruz
Delton Mason Sr.
Ruby Sheriff
Joel Ward
Mitchell Ward
Walter M. Ward-Bos V
Dr. Lorenzo D. Washington

Hoh Tribal Services

Food Bank hours Monday-Friday from 9AM to 2PM contact LaToya Hudson (360) 374-4284

LIHEAP for assistance please contact LaToya Hudson (360) 374-4284

Childcare and Higher Education
contact Leslie Ashue (360) 374-6582

Accounting requests, questions, and assistance please contact LaToya Hudson (360) 374-4284

Every Thursday group with Eddie Bowlby from 12PM to 1PM at the ICW building
Individual services are available upon request.

Medical transport is available 48 hours prior to your appointment. Please contact Dawn Gomez for more information at (360) 374-4280.

Drum Group Wednesdays - Van leaves at 4:30PM to go to La Push Drum Group. Limited seating. Call Kelly Rosales for more information, (360) 374-3240.

Please feel free to contact me if you would like to add anything in future newsletters at (360) 374-4281 or by email cynthiaw@hohtribe-nsn.org