



GRAND RONDE HOUSING DEPARTMENT

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PROPERTY IMPROVEMENT MATCHING GRANT POLICY

Revised: 8/13/2019

Section 1: GENERAL PURPOSE

The Property Improvement Matching Grant is a non-income based grant program established to assist Tribal members with matching funds to perform permanent improvements to that Tribal member's home which increases value of the home or the real property on which it is located.

Section 2: ELIGIBILITY REQUIREMENTS

Property Improvement Matching Grants may be awarded and applied toward the improvement of a Tribal members' primary residence under the following conditions:

1. Applicant Eligibility Requirements:

- (a) Applicant must be the owner of the property.
- (b) Applicant must be 18 years of age or older, or otherwise legally able to enter into a contractual relationship.
- (c) Applicant may not have any past due unpaid debts owed to the Grand Ronde Housing Department ("GRHD") or the Confederated Tribes of Grand Ronde ("CTGR").
- (d) Applicant must be a CTGR member. CTGR household members or co-owners are not considered a co-applicant for this grant and may separately apply for this grant if otherwise eligible.
- (e) Applicant must be current on property taxes, and the residence may not be in foreclosure.

2. Property Eligibility Requirements:

- (a) The property to be improved may be located anywhere in the 50 United States or the District of Columbia.
- (b) The dwelling must be a wood-frame home (or other GRHD approved construction type), a modular home, or a manufactured home.
- (c) All homes must be in, at a minimum, standard condition, which will be confirmed upon inspection. For purposes of this grant, a home that is in decent, safe and sanitary condition, and meets applicable codes for fire and life safety will be considered in standard condition.

- (d) Ineligible properties include, but are not limited to, vacant land, fixer-uppers (a home does not meet requirements of Section 2. (c) above.), rental or commercial property, mobile homes (a home not affixed to land) and travel trailers.

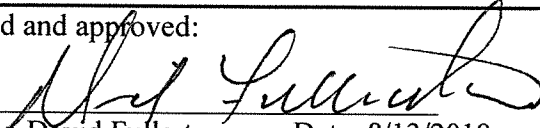
Section 3: TERMS AND CONDITIONS

1. A grant applicant is eligible to receive a total of \$4,000 under this program, and any number of grants may be processed until the cap is reached. Grants will be processed in order of receipt. Applicant is required to contribute a dollar-for-dollar match to receive any funds.
2. Individual Tribal members separately qualifying for a Property Improvement Matching Grant may combine their grant with the grant(s) of other Tribal member(s) in a joint property project. However, Tribal members are not required to combine grants for joint home improvements, and in such cases those Tribal members remain eligible for this program.
3. The home or property improvement must be approved by GRHD prior to release of funds. GRHD staff will administer contracts for the work performed. Grant monies will be released directly to the contractor or party who will be performing the work.
4. All work must be performed by licensed contractors as required by law.
5. Prior to final approval of a grant application for a grant amount over \$500, GRHD will direct an independent evaluation of the applicant's home to establish a reasonable cost for the project and to certify that the funded project is consistent with the program requirements. Following project completion and prior to final payment, GRHD will direct a post-work inspection to certify the work is satisfactory and has been completed in accordance with the scope of work.
6. *Grants outside local administration of GRHD:* GRHD will consider requests for grants outside the local administration area in the event applicant and GRHD are able to develop an acceptable plan for administering the grant, which at a minimum identifies the ability of the applicant to provide GRHD with multiple bids and proof of project completion in accordance with Paragraph 5 above.
7. *Restriction on sale:* A lien will be placed on the property requiring full payback of the grant funds should the property be sold within 3 years of grant receipt.

Section 4: Exceptions

The GRHD Manager may request an exception from the Housing Grievance Board for any recommended grant work inconsistent with or outside of this policy.

Signed and approved:


Name: David Fullerton Date: 8/13/2019
Title: General Manager