

**CHICO RANCHERIA HOUSING CORPORATION**

**Elders' Owner-Occupied Minor Rehabilitation Policy**

Subject: <b>Chico Rancheria Housing Corporation Elders' Owner-occupied Minor Rehabilitation Policy</b>	Number: 5
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**SECTION I. PURPOSE**

The purpose of this policy is for administering Chico Rancheria Housing Corporation's (CRHC's) Elders' Owner-Occupied Minor Rehabilitation Program funded through the Native American Housing Assistance and Self-Determination Act (NAHASDA), and other funding sources when available.

The purpose of the Elders' Owner-Occupied Minor Rehabilitation Program is to provide assistance to low-income, elder homeowners whom have a minor rehabilitation need when there is no other source of funding to meet their need. The Elders' Owner-Occupied Minor Rehabilitation Program shall NOT be confused with CRHC's general Owner-Occupied Home Rehabilitation Program, although the Elders' Rehabilitation Program functions under the authority of the Native American Housing Assistance and Self Determination Act (NAHASDA) as a sub-program of the general Rehabilitation Program. In order to simplify the both programs, each has its own separate policy. The specifics identifying "Minor Rehabilitation" are defined in Section II, B., 4.

**SECTION II. POLICY**

**A. Definitions**

See CRHC's Eligibility & Admissions Policy to review a more comprehensive list of definitions.

**1. All Areas of the United States**

All areas of the United States includes all continental states, Alaska, Hawaii, and any and all lands held in Trust by the U.S. Department of Interior including Indian Reservations within the continental states and Alaska and Hawaii.

**2. Annual Income**

Annual income is the anticipated total income from all sources received by the family head of household and spouse (even if temporarily absent) and by each additional adult member of the family during the coming twelve (12) month period, as defined for HUD's Section 8 programs in 24 CFR part 5, subpart. Annual income includes Tribal Revenue Share Disbursements.

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**3. Children**

Persons under eighteen (18) years of age or under twenty-four (24) years of age if living at home and attending school full time.

**4. Disabled Family**

Family in which the Head of Household is a disabled person as defined in this section.

**5. Elderly Family**

The terms '*elderly family*' means a family whose head (or his or her spouse), or whose sole member, is an elderly person. Such term includes two or more elderly persons living together, and one or more such persons living with one or more persons determined by CRHC to be essential to their care or well being. An elderly family is NOT a family in which the head of household or spouse is NOT an elderly person but an elder does resides in the home (i.e., grandparent living with family).

**6. Elderly Person**

The term '*elderly person*' means a person who is at least sixty-two (62) years of age.

**7. Extended Family**

Family lineage, which may include: aunts, uncles, siblings, grandparents, nieces, nephews, cousins, etc., as determined by the family

**8. Family**

Family consists of one of the following scenarios (all other scenarios are considered Extended Family as defined in this section):

- (a) a single adult or emancipated minor;
- (b) a single adult with child/children;
- (c) a domesticated partnership (i.e., marriage);
- (d) a domesticated partnership with children;
- (e) a parent or parents (i.e., grandparents) of a single person or a parent or parents of one partner in a domesticated partnership with or without children.

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**9. Head of Household**

The term "***Head of Household***" means, the adult member of the Family who is actually accountable for the Family. The "***Head of Household***" also assumes legal and moral responsibility for the household. Furthermore, the "***Head of Household***" must be eighteen (18) years of age or legally emancipated by the State.

**10. HUD**

The U.S. Department of Housing and Urban Development.

**11. Indian**

Any person recognized as being an Indian or Alaska Native by an Indian Tribe, the Federal government or any state.

**12. Indian Service Area**

CRHC's Indian Service Area is the jurisdiction authorized by the Mechoopda Indian Tribe for CRHC to operate affordable housing programs. Each program may have a different Indian Service Area as defined in the annual Indian Housing Plan. The service area for the Elder's Owner-Occupied Minor Rehabilitation Assistance Program is defined as all areas of the United States.

**13. Indian Tribe**

- (a) The term '***Indian tribe***' means a tribe that is a federally recognized tribe or a State recognized tribe.
- (b) The term '***federally recognized tribe***' means any Indian tribe, band, nation, or other organized group or community of Indians, including any Alaska Native village or regional or village corporation as defined in or established pursuant to the Alaska Native Claims Settlement Act, that is recognized as eligible for the special programs and services provided by the United States to Indians because of their status as Indians pursuant to the Indian Self-Determination and Education Assistance Act of 1975.
- (c) The term '***State recognized tribe***' means any tribe, band, nation, pueblo, village, or community that has been recognized as an Indian tribe by any State and for which an Indian Housing has, before the effective date under section 705 of NAHASDA, entered into a contract with HUD pursuant to the United States Housing Act of 1937 for housing for Indian families and has received funding

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pursuant to such contract within the 5-year period ending upon such effective date.

**14. Low Income Family**

The term '*low-income family*' means a family whose income does not exceed eighty percent (80%) of the median income for the area, as determined by HUD with adjustments for smaller and larger families.

**15. Mechoopda Tribal Family**

A family, as defined within this section, in which at least one family member, adult or child, is an enrolled Tribal Member of the Mechoopda Indian Tribe of Chico Rancheria, California.

**16. Median Income Limits**

Median Income Limits shall be updated annually based on HUD's published Annual Income Limits and shall be the greater of:

- (a) The median income limits for the county, or
- (b) The US median income limit

**17. NAHASDA**

The Native American Housing Assistance and Self-Determination Act passed by the U.S. Congress in 1996.

**18. Persons with Disabilities**

*Person with Disabilities* means a person who—

- (a) Has a disability as defined in section 223 of the Social Security Act;
- (b) Has a developmental disability as defined in section 102 of the Developmental Disabilities Assistance and Bill of Rights Act;
- (c) Has a physical, mental, or emotional impairment which-
  - (1) Is expected to be of long-continued and indefinite duration;
  - (2) Substantially impedes his or her ability to live independently; and

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1 (3) Is of such a nature that such ability could be  
2 improved by more suitable housing conditions.

3 (d) The term “person with disabilities” includes persons who  
4 have the disease of acquired immunodeficiency  
5 syndrome or any condition arising from the etiologic  
6 agent for acquired immunodeficiency syndrome.

7 (e) Notwithstanding any other provision of law, no individual  
8 shall be considered a person with disabilities, for  
9 purposes of eligibility for housing assisted under this  
10 part, solely on the basis of any drug or alcohol  
11 dependence. The Secretary shall consult with Indian  
12 tribes and appropriate Federal agencies to implement  
13 this paragraph.

14 (f) For purposes of this definition, the term “*physical,*  
15 *mental or emotional impairment*” includes, but is not  
16 limited to:

17 (1) Any physiological disorder or condition, cosmetic  
18 disfigurement, or anatomical loss affecting one or  
19 more of the following body systems: Neurological,  
20 musculoskeletal, special sense organs, respiratory,  
21 including speech organs; cardiovascular;  
22 reproductive; digestive; genito-urinary; hemic and  
23 lymphatic; skin; and endocrine; or

24 (2) Any mental or psychological condition, such as  
25 mental retardation, organic brain syndrome,  
26 emotional or mental illness, and specific learning  
27 disabilities.

28 (3) The term “ *physical, mental, or emotional*  
29 *impairment* ” includes, but is not limited to, such  
30 diseases and conditions as orthopedic, visual,  
31 speech, and hearing impairments, cerebral palsy,  
32 autism, epilepsy, muscular dystrophy, multiple  
33 sclerosis, cancer, heart disease, diabetes, Human  
34 Immunodeficiency Virus infection, mental  
35 retardation, and emotional illness.

36 **19. Waiting List**

37 A list used to rank need based on a points scoring system when  
38 funding is minimal or unavailable. Before an applicant is placed

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on the waiting list, the application, including all third party verification must be complete. If there is a tied score, the applicant that has been on the waiting list for the longest period of time based on the date and time the completed application was received by the Chico Rancheria Housing Corporation will have priority for assistance. The waiting list will be scored as follows:

<b>WAITING LIST SELECTION PREFERENCE:</b>	<b># OF POINTS:</b>
<b>Mechoopda Tribal Family</b>	<b>100</b>
<b>Heating Rehabilitation Need During *Winter Months</b>	<b>10</b>
<b>Cooling Rehabilitation Need During *Summer Months</b>	<b>10</b>
<b>Elderly Persons (each)</b>	<b>5</b>
<b>Disabled Family</b>	<b>5</b>
<b>Dependent Minor (each)</b>	<b>1</b>
<b>Involuntarily Displaced</b>	<b>5</b>
<b>Displaced by a Natural Disaster</b>	<b>15</b>

\*Winter and Summer Months vary in different areas of the United States, and shall be subjective to the logical circumstances of each claim.

**B. Program Information**

**1. Use of Grant Funds**

The Chico Rancheria Housing Corporation (CRHC) shall seek to make the best possible use of all grant funds available by conserving available grant funds wherever possible and making maximum use of other assistance funds through utilization of public agencies and non-profit groups or through combined funding in order to reserve funds for needs that cannot otherwise be met.

**2. General Eligibility**

For the purpose of this policy, the terms “applicant” and “owner” shall stand for all persons listed as owner on the title to the property. For this purpose, *Owner* means applicant(s) having fee simple title, trust title, 99-year fee-simple leasehold interest, or twenty-five (25) year automatic renewal leasehold interest for trust land. The owner on the title must also be an elder as defined below.

General eligibility requirements are as follows:



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- a. **Title holder must be an Elder:** At least one applicant on the title to the property must be an elder member of an Indian Tribe as defined in Section II. A. 10.
- b. **Indian Service Area:** Eligible property must be within the *Area of the United States*, which CRHC operates the Elder's Owner-Occupied Minor Rehabilitation Program.
- c. **Exclusive Residence:** Applicant must occupy the home as their sole residence.
- d. **Income Limits:** The annual income (as defined in NAHASDA) from all sources of each member of the applicant's household must not exceed eighty percent (80%) of the median income. *Median income* is here defined as the greater of: (1) The median income for the counties, previous counties, or their equivalent in which the Indian area is located; or (2) The median income for the United States.
- e. **Homeowner's Insurance:** Applicant must have adequate homeowners insurance to indemnify against loss from fire, weather, and liability claims. This requirement is in addition to applicable flood insurance requirements reference in Section II. B. 3. a. of this policy.
- f. **Open Application Period:** Applications will be accepted year-round. Generally, applications will be processed on first-come, first-serve basis; however, CRHC may elect to publicize open application periods with a specific filing date as a method for identifying and serving the most urgent Health & Safety needs of Elder Families. This process will allow CRHC to do the necessary planning and budgeting needed for completion of the Indian Housing Plan (IHP) submitted annually to HUD for funding under NAHASDA. In this instance, CRHC will rank all applications received during the open period and rank them according to the waiting list as defined in Section II. A. 20.

**3. Environmental Eligibility**

Only projects Categorically Excluded Not Subject to 24 CFR § 58.5 are eligible for assistance under this policy. An exception to this policy may be made if the elder's home has previously

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1 passed (within the last 5 years) an environmental review for an  
2 Owner-Occupied Home Rehabilitation project.

- 3
- 4 a. **Flood Zones:** If the property is located in a FEMA  
5 designated Special Flood Hazard Area, the community  
6 in which the property is located must be participating  
7 in the National Flood Insurance Program (or less than  
8 one year has passed since FEMA notification of Special  
9 Flood Hazards); and Flood Insurance under the National  
10 Flood Insurance Program must be obtained and  
11 maintained for the economic life of the project, in the  
12 amount of the total project cost.
- 13
- 14 b. **Coastal Barrier Resource Systems:** Properties located  
15 in a Coastal Barrier Resource System are **NOT** eligible  
16 for assistance.
- 17
- 18 c. **Runway Clear Zones:** All eligible projects under the  
19 program will not involve HUD assistance, subsidy, or  
20 insurance for the purchase or sale of existing property.  
21 Therefore, Runway clear zone review and  
22 acknowledgement is not a requirement under this  
23 program.

24 **4. Eligible Minor Rehabilitation Activities**

- 25
- 26 a. Eligible Minor Rehabilitation activities include work  
27 that will provide a remedy to physical deficiencies and  
28 bring the house to meet housing quality standards. In  
29 order to conserve grant funds, rehabilitation of existing  
30 accessories shall be first priority followed by the  
31 replacement of items based on feasibility. In the event  
32 of replacement, only comparable items shall be  
33 eligible. *In example, the new replacement unit shall be*  
34 *of equivalent quality as the unit being replaced. ONLY*  
35 **MINOR REHABILITATION ACTIVITIES LISTED BELOW ARE**  
36 **ELIGIBLE UNDER THIS PROGRAM:**

37

38 **(1) Heating, Ventilation, and Cooling (HVAC)**  
39 **Rehabilitation:**

- 40 (a) Rehabilitating or replacing existing heating  
41 systems;
- 42 (b) Rehabilitating or replacing existing cooling  
43 systems;
- 44 (c) Rehabilitating or replacing other  
45 ventilation systems, such as central fan

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motors that are necessary for proper ventilation;

**(2) Appliance Replacement:**

- (a) Replacing stoves, ovens, & ranges;
- (b) Replacing refrigerators and freezers;
- (c) Replacing dish washing machines and garbage disposals;
- (d) Replacing laundry appliances including washing machines and drying machines;
- (e) Replacing other appliances necessary for residents to maintain the Health & Safety of the home.

NOTE: All replacement appliances shall be "energy efficient."

**(3) Minor Plumbing Rehabilitation THAT DOES NOT INVOLVE CONSTRUCTION OR GROUND BREAKING ACTIVITIES**, such as replacing faucets and sinks which serve as primary fixtures (i.e., kitchen sink, bathroom sink), replacing broken toilets, and other minor rehabilitation that secures the welfare of the elderly home owner.

**(4) Minor Electrical Rehabilitation THAT DOES NOT INVOLVE CONSTRUCTION OR GROUND BREAKING ACTIVITIES**, such as fuse box replacement and other minor rehabilitation that secures the welfare of the elderly home owner.

**(5) Other Minor Rehabilitation Projects** may also be eligible under this program based on the nature of the project and the environmental clearance necessary to implement the project. Such proposed projects will be determined eligible by CRHC upon evaluation of the request.

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1                   b. Specific minor rehabilitation activities that are **NOT**  
2                   eligible under this program include but are not limited to:  
3                   to:

4  
5                   (1) Window Replacement is **NOT** and eligible  
6                   activity under this program. **Rational:** Quite  
7                   often widow replacement involves construction  
8                   activities that are not eligible under this  
9                   program.

10  
11                   (2) Television antennas and Digital Television  
12                   Boxes and or repairs, satellite dishes, internet  
13                   connections, computers, or similar electronic  
14                   devices. **Rational:** The program's purpose is to  
15                   serve the households with the greatest needs.  
16

17                   (3) Rehabilitating or replacing existing electronic  
18                   medical alert devices. **Rational:** This repair  
19                   work could constitute a liability and should be  
20                   funded from another source, such as medical,  
21                   etc.  
22

23                   (4) Painting. **Rational:** This type of maintenance  
24                   constitutes environmental requirements  
25                   beyond the scope of this policy, thus cannot be  
26                   administered by CRHC.  
27

28                   (5) Any other repairs not listed in Section II. B. 4.  
29                   a.

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31                   c. **Maximum Allocation:** The maximum cost of Minor  
32                   Rehabilitation activities expended on a housing unit  
33                   within any twenty-four (24) month time period shall  
34                   not exceed \$5,000.00. However, each individual  
35                   rehabilitation project must be less than \$2,000.00. *In*  
36                   *example, an elderly family may have a need to replace*  
37                   *their heater and rehabilitate a plumbing system. The*  
38                   *heater replacement may cost \$1,800.00 and minor*  
39                   *plumbing rehabilitation may cost \$1500. This sums to*  
40                   *over \$2000.00 (\$1800 + \$1500 = \$3300) but consists of*  
41                   *two different projects that are less than \$5,000.00.*  
42

43                   d. **Useful Life:** The Useful Life period for projects funded  
44                   through this program is defined as two (2) years. CRHC  
45                   shall be given notice by the Recipient of any sale of the  
46                   Property occurring prior to the end of the Useful Life

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1 Period, which shall be two (2) years from the date of  
2 the completion of the assistance project.

- 3  
4 **e. Recapturing Provisions on the Sale of the Property:**  
5 If the Property is sold within two (2) years of the date  
6 of the Recipient Agreement, the parties agree that  
7 CRHC shall recapture all of the assistance funds  
8 provided. Revenue share disbursements, if applicable,  
9 shall be one method of recapture. Such language shall  
10 be included in the Recipient Agreement.

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13 **C. Procedures**  
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15 **1. Developing a Retention Pool**

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17 **a. Elderly Families List Submission:** CRHC, through  
18 agreement with the Tribe, shall be issued a list of  
19 enrolled Elderly Families, and shall be submitted  
20 updates on a regular basis.
- 21  
22 **b. Solicitation from the Elderly Families List:** CRHC shall  
23 contact the Elderly Families from the list and explain  
24 the Elders' Owner-Occupied Minor Rehabilitation  
25 Program. If the family is interested in being in the  
26 retention pool, CRHC shall inquire the necessary  
27 information to determine if the family may be eligible  
28 for assistance, such as if they own the home and the  
29 family's annual income.
- 30  
31 **c. Initiating the Application Process:** If it is determined  
32 that the elderly family appears eligible based on the  
33 inquiry (i.e., owns their home, and is low-income or  
34 marginal), CRHC shall initiate the application process.
- 35  
36 **d. Notifying the Family of Income Eligibility Status:** Once  
37 the family is determined eligible or ineligible based on  
38 income, written notice shall sent explaining the income  
39 eligibility status to the family.
- 40  
41 **e. Environmental Review:** CRHC or its agent shall  
42 conduct the environmental review in accordance with  
43 Section II. B. 3. If flood insurance is required, a copy of  
44 the policy declaration must be kept in the  
45 Environmental Review Record.

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- f. **Contingent Recipient Agreement:** Prior to being placed in the Retention Pool, the applicant shall executed a contingent recipient agreement that will outline the assistance provided should an eligible (Section II. B. 4.) need occur.
  - g. **Adding Eligible Families to the Retention Pool:** Upon the execution of the contingent recipient agreement, the family shall be placed in the retention pool.
  - h. **Updating the Retention Pool:** The Retention Pool must be updated in accordance with this policy as the Tribe submits updated lists of elderly families to CRHC. In order to streamline work orders for potential applicants, no less than annually, each family's income must be recertified, and an updated environmental review of the property for eligible items listed in Section II. B. 4. must be conducted.

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**2. Developing the Waiting List / Work Order Priority**

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- a. **When funding is not available:** A waiting list shall be developed and maintained as information, need, and household composition change. This waiting list shall be developed with priority ranking as follows:

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<b>WAITING LIST SELECTION PREFERENCE:</b>	<b># OF POINTS:</b>
<b>Mechoopda Tribal Family</b>	<b>100</b>
<b>Heating Rehabilitation Need During *Winter Months</b>	<b>10</b>
<b>Cooling Rehabilitation Need During *Summer Months</b>	<b>10</b>
<b>Disabled Family</b>	<b>1</b>

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**\*Winter and Summer Months vary in different areas of the United States, and shall be subjective to the logical circumstances of each claim.**

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- b. **When funding is available:** Minor rehabilitation requests will also be processed according to the waiting list preference rank. *In example, if two families both submit a minor rehabilitation request at the same time, and one of the family's heater needs to be replaced in winter, while the other family's need is to replace a dysfunctional bathroom sink, the heating unit replacement will be priority.*

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**3. Processing Work Orders / Program Implementation**

Internet and fax machines are the most effective communication method to expedite the implementation of work orders. Elderly families, who do not have access to such devices, are encouraged to obtain assistance from nearby relatives who are familiar with or have access to the internet or a fax machine. Local libraries are also an excellent source for Elders to obtain assistance in faxing or emailing required documentation.

- a. **Requesting Assistance:** Assistance may be requested for the items listed in Section II. B. 4. only by the elderly families in the Retention Pool. Such families may call by telephone or email CRHC and explain the circumstances of the need.
- b. **Inspections:** Based on each individual need and circumstances, an appropriate level of inspection may be administered by CRHC.
- c. **Procurement:** CRHC shall conduct procurement and will be responsible for evaluating estimates and shall order all work for repairs or replacement in accordance with the CRHC Procurement Policy. Itemized projects shall not exceed \$2,000.00. The Recipient shall not solicit work orders under this program.
- d. **Debarred & Suspended Contractors:** Appropriate local companies shall be (1) reviewed on the contractor's state licensing board website to insure they are licensed and bonded in an amount in excess of any contract or work order and (2) reviewed at the Federal government's excluded parties list system (epls) website to insure the company is not debarred, suspended, or ineligible.
- e. **Complaints:** If the Recipient is dissatisfied with the work, the Recipient must immediately contact CRHC by telephone or email within three (3) working days from the completion date and immediately follow up with a written statement regarding the nature of the complaint that must be received by CRHC within five (5) working days from the completion date. Using email or faxing such complaints is encouraged in order to meet the deadline. Such complaints need to be reasonable, such as the work was not completed, or it

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1 did not resolve the issue, etc., (i.e., *the new toilet*  
2 *leaks or the heating unit only blows cold air*). Upon  
3 receiving such complaint, CRHC shall contact the  
4 company that conducted the work and require the  
5 necessary follow up be conducted prior to issuing  
6 payment.

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8 f. **Statement of Satisfaction:** Once the work is complete  
9 and the Recipient is satisfied with the minor  
10 rehabilitation, the Recipient shall execute a Statement  
11 of Satisfaction and return it to CRHC within ten (10)  
12 calendar days. The Statement of Satisfaction may be  
13 faxed or emailed in order to expedite the deadline. If  
14 the Recipient does not submit a written complaint to  
15 CRHC within five (5) working days from the completion  
16 date yet fails to return a Statement of Satisfaction to  
17 CRHC within ten (10) calendar days from the  
18 completion date of the work, the Recipient may be  
19 removed from the Retention Pool indefinitely.

20  
21 g. **Invoices/Payments:** All work orders shall be invoiced to  
22 CRHC, and CRHC shall make payment to the company  
23 that performs the work once the Statement of  
24 Satisfaction is received.

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26 h. **Grievance Hearing Requests:** Should CRHC reject any  
27 application without cause, the applicant may file a  
28 written grievance hearing request with the Board of  
29 Directors within ten (10) working days following the  
30 disapproval. If such grievance hearing request is  
31 granted and the applicant does NOT reside in the local  
32 area, the applicant may attend such hearing via  
33 conference telephone call. In accordance with CRHC's  
34 Grievance Policy, the decision of the Board of Directors  
35 shall be considered final.

36  
37 **D. Policies, Statues, and Regulations**  
38

39 **1. Labor Provisions**

40  
41 a. **Tribally Designated Wage Rates:** Contracts and  
42 agreements for assistance, sale, or lease under  
43 NAHASDA must require that prevailing wage rates be  
44 paid to laborers and mechanics employed in the  
45 development of affordable housing. An exception to



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1 this general rule is if prime contracts are less than  
2 \$2,000. Prevailing wage rates are determined by the  
3 Mechoopda Indian Tribe's Tribally Designated Wage  
4 Rates (TDWR) schedule, as amended and updated from  
5 time to time. When NAHASDA assistance is used to  
6 assist elder homeowners with minor repairs, TDWR  
7 wage rates shall apply in the event that the \$2,000.00  
8 itemized work order limit is lifted in the future.  
9 Otherwise, TDWR are not applicable under this  
10 program.

11  
12 **b. Contract Work Hours and Safety Standard Act:**  
13 Contractors shall remain in compliance with sections  
14 103 and 107 of the Contract Work Hours and Safety  
15 Standards Act (40 U.S.C. 327-330) as supplemented by  
16 Department of Labor regulation (29 CFR, Part 5).  
17 Under section 103 of the Act, each contractor shall be  
18 required to compute the wages of every mechanic and  
19 laborer on the basis of a standard workday of eight (8)  
20 hours and a standard workweek of forty (40) hours.  
21 Work in excess of the standard workday or workweek is  
22 permissible provided that the worker is compensated at  
23 a rate of not less than one and a half (1 ½) times the  
24 basic rate of pay for all hours worked in excess of eight  
25 (8) hours in any calendar day or forty (40) hours in the  
26 workweek. Section 107 of the Act if applicable to  
27 construction work provides that no laborer or mechanic  
28 shall be required to work in surroundings or under  
29 working conditions which are unsanitary, hazardous, or  
30 dangerous to his health and safety as determined under  
31 construction safety and health standards promulgated  
32 by the Secretary of Labor. These requirements do not  
33 apply to the purchases of supplies or materials or  
34 articles ordinarily available on the open market, or  
35 contracts for transportation or transmission of intelli-  
36 gence.

37  
38 **c. Volunteers:** The requirements in 24 CFR part 70  
39 concerning exemptions for the use of volunteers on  
40 projects subject to Davis-Bacon and HUD-determined  
41 wage rates are applicable.

42  
43 **d. Other laws and issuances:** CRHC as recipient of IHBG  
44 funds, contractors, subcontractors, and other  
45 participants must comply with regulations issued under  
46 the labor standards provisions of 24 CFR § 1000.16,

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1 other applicable Federal laws and regulations  
2 pertaining to labor standards, and HUD Handbook  
3 1344.1 (Federal Labor Standards Compliance in Housing  
4 and Community Development Programs).

5 **2. Non-Discrimination**

6 In carrying out assistance under this policy, CRHC will comply  
7 with the provisions of 24 CFR § 1000.12

8 **3. Indian Preference Provisions**

9 In carrying out assistance under this policy, CRHC will comply  
10 with the provisions of 24 CFR § 1000.48 1000.50 and 1000.53.

11 **4. Conflict Of Interest**

12 In carrying out assistance under this policy, CRHC will comply  
13 with the provisions of 24 CFR § 1000.30; 1000.32; 1000.34; and  
14 1000.36; 24 CFR Part 85

15 **5. Severability/Interpretation**

16 If in the implementation of this policy, it is determined any part  
17 of this policy is deemed to be in conflict with applicable  
18 requirements of NAHASDA and the implementing regulations,  
19 CRHC will comply with NAHASDA or other applicable federal  
20 regulations. For interpretation of this policy, all definitions will  
21 conform, unless otherwise specified, to the applicable  
22 definitions of Section 4 of NAHASDA (25 USC 4103).2  
23