

Rental Programs

Low-income Elderly Housing Units

- Preference is:
 - Modoc Tribal Members 62 years of age and older
 - Modoc Tribal Members 55-62 years of age
 - Other Native American Members 55 years and older
- Must be 55 or older.
- A household member must be a citizen of a federally recognized tribe.
- No term limits are applicable as long as all program requirements continue to be met.
- Maximum allowable family income is 80% of the US Median Family Income.
- Rent payments are calculated based upon 30% of the monthly adjusted total household income.
- A criminal background check is conducted.
- Applications are processed according to the date and time of their submission. Incomplete applications will not be processed. Waiting lists are maintained.
- Other eligibility requirements apply according to the Rental Properties Program Policy.

Low-income Rental Properties

- Preference is given:
 - Modoc Tribal Members.
 - Other Native American families with children (0-12 years old).
 - Other Native American families.
- A household member must be a citizen of a federally recognized tribe.
- No term limits are applicable as long as all program requirements continue to be met.
- Maximum allowable family income is 80% of the US Median Family Income.
- Rent payments are calculated based upon 30% of the monthly adjusted total household income.
- A criminal background check is conducted.
- Applications are processed according to the date and time of their submission. Incomplete applications will not be processed. Waiting lists are maintained.
- Other eligibility requirements apply according to the Rental Properties Program Policy.

Fair Market Rentals

Fair Market Rentals are available to everyone, regardless of income or race. The properties are located in the Miami and Wyandotte areas.

The rent amounts vary by rental.

- A criminal background check is conducted.
- Good rental history.
- Must be 21 or older.
- No tribal affiliation required.
- Other eligibility requirements may apply according to the Rental Properties Program Policy.

Grant Programs

Homeowner Assistance Fund

HAF provides financial assistance on behalf of homeowners who have experienced significant financial hardship due to COVID-19. Eligible expenses to be paid with HAF funds include mortgage reinstatement, delinquent real estate taxes, restoration of homeowner insurance and utility assistance.

Eligible applicants must meet all the following criteria:

- Homeowners who occupy the property as their primary residence.
- Homeowners who have experienced a COVID-19 qualified financial hardship after January 21, 2020.
- Homeowners must be at least 30 days delinquent or canceled due to non-payment after January 21, 2020.
- Homeowners who are enrolled in a federally recognized tribe.
- Homeowners who are delinquent on eligible expenses, including:
 - Reinstatement of delinquent mortgage
 - Mortgage payment assistance for reinstated homeowners
 - Delinquent property tax
 - Restoring canceled homeowner insurance
 - Past due utilities
- Homeowners who are at or below 100% of the Area Median Income or homeowners who are socially disadvantaged and are at or below 150% of the Area Median Income.
- Eligible mortgages must be secured by an instrument of government or government-sponsored entity or financed by a nonprofit, bank, credit union, or mortgage company that adheres to the widely accepted

mortgage lending and mortgage servicing practices monitored by the Consumer Federal Protection Bureau.

- Excluded mortgages include seller-financed transactions, rent-to-own transactions, and family-financed transactions

Down Payment Assistance

- For Modoc Tribal Members only
- First-time Homebuyer

Home Improvement

- For Modoc Tribal Members only.
- Grant is open until December 1 each year. (when available)

Indian Health Services (assistance with water and sewer)

- Preference given to Modoc Tribal Members.
- Other Native Americans must submit a letter from their enrolled tribe that they have not received services in the past or do not qualify for their program.