

MUSCOGEE (CREEK) NATION
VALUE IMPROVEMENT PROGRAM POLICY

TABLE OF CONTENTS

	Page
<u>I. PURPOSE AND APPLICABILITY</u>	1
<u>II. CRITERIA</u>	1
1) Emergency:	
2) Rehabilitation:	
<u>III. ELIGIBILITY</u>	1
<u>IV. REHABILITATION OF MUTUAL HELP HOMES:</u>	2
Eligible items	2
Ineligible items	2
Vacant Units	2
<u>V. Appeal Process:</u>	3

MUSCOGEE (CREEK) NATION
VALUE IMPROVEMENT PROGRAM
POLICY

I. Purpose and Applicability

Pursuant to Section 203 (b) of the Native American Housing and Self Determination Act (NAHASDA) Each recipient who owns or operates (or is responsible for funding any entity that owns or operates) housing developed or operated pursuant to a contract between the Secretary and an Indian housing authority pursuant to the United States Housing Act of 1937 shall, using amounts of any grants received under this Act, reserve and use for operating assistance under section 202(1) such amounts as may be necessary to provide for the continued maintenance and efficient operation of such housing.

To comply with the NAHASDA statute the Value Improvement Program (VIP) program shall provide, rehabilitation and renovation services to maintain standards and preserve the long-term viability of the units in the stock of the Housing Authority of the Creek Nation. (based on need of the service).

II. CRITERIA

1. Emergency: a. Endangerment to life health or safety of the occupants.
 b. Damaged structure

2. Rehabilitation: Rehabilitation of 1937 act homes shall be provided in order of project.

***Emergency calls that are deemed non-emergency will be charged to the homebuyer.**

III. ELIGIBILITY

All units purchased under the 1937 Act Homeownership program may be eligible for services.

Homebuyer must be in compliance (i.e. payment, annual recertification, annual inspection and all other contractual obligations).

Priority shall be given to emergency situations, as determined by the Program Manager with concurrence from the Housing Division Deputy Director, based on Criteria No. 1 above.

IV. REHABILITATION OF MUTUAL HELP HOMES

Eligible items shall include but are not limited to:

1. Plumbing
2. Electrical
3. Treatment for termite problems
4. Handicap accessibility
(Room use conversions, enclosures, or to accommodate for family size)
5. Energy conservation
6. Foundation repairs
7. Roof repair or replacement
8. HVAC repairs and/or installation
9. Interior and exterior repairs due to construction defects
10. Structural repairs associated with foundation repairs

Any damage resulting from neglect or abuse or misuse by the homeowner shall be the responsibility of the homeowner.

Conditions of the home due to lack of proper housekeeping (filth, unsanitary, unsafe, deplorable conditions that may affect the health and safety of the staff) will not be addressed until the situation is corrected.

Ineligible items shall include but not limited to cosmetic repair, homebuyer maintenance, room additions if not for handicap accessibility or family size issues.

Maintenance: Routine Home Maintenance. It includes repairs (labor and materials) to the dwelling structure, plumbing fixtures, dwelling equipment (such as range and refrigerator HVAC, light fixtures, broken windows, doors, water faucets, shades and screens). It also includes all interior painting and maintenance of the grounds (lot) on which the dwelling is located and to keep the dwelling in a sanitary condition.

Repair of Damage. In addition to resident's obligation for routine maintenance, the Homebuyer shall be responsible for repair of any damage caused by the Homebuyer, members of his family, or visitors.

VACANT UNITS: Vacant units – eligible items for vacant units shall include but not limited to roof repair, plumbing, electrical, carpentry, masonry, cement work, interior and exterior finish and trim, cabinetry, flooring, painting, sheet rocking, HVAC repairs and/or installations, and any other housing construction trades for the purpose of repairs, replacement, conversion, rehabilitation, renovation of such vacant units for occupancy. Such activities may include foundation repairs and structural repairs, and extermination of termites.

V. Appeal Process: Grievances on any determination of this policy shall be filed in compliance with the Muscogee (Creek) Nation's Housing Division Grievance Policy.