

Coquille Indian Housing Authority
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www.coquilleiha.org

Private Residential Leasing (PRL) Program FAQs

How do I get my name in the lottery? Simply fill out and return an application with the necessary documentation. Applications are available at the CIHA office, online at www.coquilleiha.org, by contacting Dale at the address or phone numbers shown above, or by email at daleherring@coquilleiha.org.

What are the eligibility criteria? Coquille Indian Tribal Code Chapter 420 Private Homeownership Land Leasing Ordinance governs eligibility. CITC 420.100 (2) Eligible Tribal Members states:

“Private Homeownership Leases of the identified parcels may only be made to Eligible Tribal Members. An Eligible Tribal Member is a person who:

- (a) Is an enrolled Tribal Member of the Coquille Indian Tribe pursuant to Tribal Law (and remains enrolled for the duration of the term of any Lease), provided that the Tribe, on a case-by-case basis, may waive this requirement if the Tribe deems that there is a compelling reason for the applicant to reside on Tribal lands, such as being the surviving spouse or surviving child of an enrolled member, or is providing essential services to Tribal members on the Reservation.
- (b) Is at least 18 years of age;
- (c) Is not currently a Lessee or the spouse of a Lessee under a prior Private Homeownership Lease;
- (d) Was not party to any prior Homeownership Lease that was cancelled, forfeited, or terminated;
- (e) Was not a party to any prior Private Homeownership lease that was terminated or foreclosed upon through enforcement by a Loan Program Lender of its rights under a Leasehold Mortgage;
- (f) Intends to construct or inhabit a Dwelling on the parcel for use as his or her primary residence;
- (g) Must submit to a criminal background check.
- (h) Must not have been found guilty of or entered a plea of guilty, no contest, or nolo contendere to any Tribal, federal, or state offense involving a crime of violence, sexual assault, sexual molestation, child exploitation, sexual contact, prostitution, crimes against persons, any offense involving a child victim, and sex crime, or any drug felony. If an applicant has been charged with an offense listed in this subsection, but the charge is still pending, the application will be denied until the charge has been resolved.”

Are there any income restrictions? No, however you will be responsible for securing your own financing to build your home.

Are there any loan programs available? The HUD Section 184 and VA Native American Direct Home Loan Programs are available to qualified Native Americans. If you would like information about either program, please contact CIHA.

How are lot holders selected? By random drawing at CIHA Board meetings.

How many are available? Two lots are available as of June 4, 2018.

What size are they? Lots vary in size from approximately .34 acres to .52 acres.

Are the lots ready to build on? Yes, the lots have been engineered to accommodate up to a 1,500 square foot building foot print. Additional fill, retaining walls, and other site work is the responsibility of the lessee.

Are there utilities to each lot? Yes.

How much do the lots cost? There is a \$500 non-refundable lease fee at the time you sign your lease.

How long do I have to sign the lease? You will have 90 days to enter into the lease agreement from the time you are notified of being awarded a lot.

Will I own the land? No, the land will be leased from the Tribe.

Would I pay property tax? You will make a monthly "Payment In Lieu Of Taxes" (PILOT) which is currently \$94 per month.

Are there any other costs associated with the lot besides the lease fee and the PILOT fee? Yes, Charleston Sanitary District (CSD) service charges are currently \$75 per month.

When would I begin making PILOT and CSD payments? When utilities are connected to your dwelling.

When can I begin building? After the lease is signed and Tribal permitting requirements are met.

What building codes apply? Coquille Indian Tribal Code Chapter 315 Land Use and Zoning Ordinance sets forth the Tribe's building requirements. Site preparation, permitting, inspections, and all other building services are managed by the Tribe's Property and Project Manager. Please contact the Tribal Property and Project Manager for a building permit application package and more information about the building process at (541) 756-0904.

Is there any cost associated with plan review, permitting, and inspection? Yes, please contact the Tribal Property and Project Manager for more information.

What if I cannot build in the allotted time? The lot lease will be terminated.

Can I pass this lot on to someone else? No, except as expressly provided at CITC 420.100 (6).

What happens if I forfeit the lot? A new applicant will be drawn at random.