



COQUILLE INDIAN HOUSING AUTHORITY



HOME ACQUISITIONS POLICY

SECTION 1: PURPOSE

The Home Acquisitions Policy provides direction to staff regarding the purchase of private homes for use in meeting one of the Coquille Indian Housing Authority's (CIHA's) overall purposes: "alleviating the acute shortage of decent, safe, and sanitary dwellings for persons of low-income." Tribal Code, § 130.010(1)(b). While CIHA's focus has been and will largely remain the construction of new units to meet the housing needs of low-income Tribal members and other Native Americans, there will be occasions where CIHA determines that it is desirable to purchase already-existing homes. This policy sets out the process and requirements that CIHA will apply in evaluating, assessing, and determining whether to purchase a particular already-existing home.

SECTION 2: GENERAL POLICY

It shall be the policy of CIHA not to purchase already-existing homes from other owners unless the CIHA Board has made a determination, through the process described below, that there is a need for CIHA to acquire already-existing homes. This policy shall be implemented consistently with the requirements set out in NAHASDA and its implementing regulations.

SECTION 3: CIHA BOARD DETERMINATION

The CIHA Board, from time-to-time as it deems necessary, shall take an inventory of the following: CIHA's low-income housing stock; the length of CIHA's waiting list for rental units; and, CIHA's ability to construct homes to address existing need. Based upon this inventory, the Board shall determine whether or not, at that time, there is a need to consider acquiring already-existing homes. The Board will also determine whether acquiring already-existing homes will most efficiently and expeditiously serve CIHA's purpose of providing affordable housing for eligible low-income persons.

SECTION 4: CIHA BOARD DIRECTIVE TO STAFF

If the CIHA Board determines that there is a need to consider acquiring already-existing homes and that it would most efficiently and expeditiously serve CIHA's purpose of providing affordable housing for eligible low-income persons to consider the purchase of one or more already-existing homes, the Board shall instruct staff to investigate the availability of homes.

SECTION 5: REPORT TO CIHA BOARD

If instructed to investigate the purchase of already-existing homes, CIHA staff shall prepare a report to the Board in adherence with the following guidelines:

- (a) Staff shall only investigate privately-owned homes located on trust land within the Tribe's reservation.



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- (b) Staff shall assess the existing owner's interest in selling the home to CIHA and determine their asking price.
- (c) Staff shall obtain an independent appraisal of the property and prepare an analysis of the cost of making necessary alterations to the home, if any, in order to meet CIHA's standards for housing quality and safety.
- (d) Staff shall determine whether the appraised price plus fix-up cost is within the construction cost limits and design standards for affordable low-income housing as defined by NAHASDA and its implementing regulations, particularly but not limited to 24 C.F.R. § 1000.156.
- (e) Staff shall make no representations to prospective sellers that CIHA is likely to purchase a home and shall inform prospective sellers that the decision to purchase a home is at the sole discretion of the CIHA Board.
- (f) Staff's report to the Board shall include a discussion of how each particular home considered for purchase would be used to address the existing needs of CIHA to alleviate the shortage of decent housing for low-income individuals.

SECTION 6: DETERMINATION BY CIHA BOARD

Upon consideration of the report given by staff, and further consultation with staff if needed, the CIHA Board shall have the sole discretion to determine whether or not to approve the acquisition of one or more of the already-existing homes in the report.

The price to be offered and paid for any particular home will not exceed the appraised value for that home, as determined by CIHA staff. The price offered may be lower than the appraised value.

If the appraised value plus the necessary repair costs of any of the homes exceeds the construction cost limits for affordable low-income housing, the CIHA Board will not authorize the purchase of that home. However, the CIHA Board may forward the information on that home to the Coquille Indian Tribal Council, so that the Council may consider whether the Tribe is interested in purchasing the home.

Upon acquisition of an already-existing home pursuant to this policy, staff shall expeditiously prepare the home for use as affordable housing by a low-income family eligible for such services from CIHA.