Applicant's Name (print legibly):						
[KIHA Use Only: Date & time signed application received by KIHA:]			
	Date: Time:	By:				

WEATHERIZATION/RENOVATION PROGRAM APPLICATION PACKET

INSTRUCTIONS: COMPLETE & RETURN THIS ENTIRE APPLICATION PACKET.

DELIVER, FAX OR MAIL YOUR COMPLETED PACKET (including this page) TO:

KODIAK ISLAND HOUSING AUTHORITY
Attn: Housing Advocate
3137 MILL BAY ROAD

KODIAK, AK 99615

Telephone: (907) 486-8111 Fax: (907) 486-4432 or 486-8723 Email: info@kiha.org

Office Hours: 8:00 AM - 12:00 Noon & 1:00 PM - 4:30 PM Monday through Friday (Except holidays) (Closed 12:00 Noon to 1:00 PM for lunch)

Under the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA), Kodiak Island Housing Authority will offer a home weatherization and renovation program. The program will address weatherization items, health and safety issues, renovations for handicap accessibility, and other renovations and work items as defined in this policy. KIHA shall have sole discretion in determining the eligible work items it will include in the program and shall have the discretion to approve, disapprove, or deny any individual application or work item.

The program is available to Alaska Native/American Indian families and single persons who financially qualify for NAHASDA assistance, and who own and reside in their homes on Kodiak Island. It is KIHA's intent to provide work only on units that are owned by eligible applicants and are utilized as the applicant's principal place of residence.

Kodiak Island Housing Authority will implement the program in a manner consistent with its overall policy of providing decent, safe, sanitary and affordable housing to participant households under the requirements of NAHASDA.

Weatherization/Renovation Program Application Checklist

The following is a list of information necessary to properly document your application file.

Some items may not apply to you.

The sooner you provide this information, the faster we can assist you. Failure to provide the information will result in determining your application as incomplete.

Additional items may be required. Upon availability of a unit, our office may request updated information. We recommend that you retain all documentation so that it is easily accessible.

Please include these items for all household members.

- □ Completed, legible application, with signatures from all property owners
- □ **Proof of Ownership:** Of property weatherization is being applied for. I.e. Copy of Deed, Title Policy, Tax Billing, etc.
- Photo ID: for all household members aged 18 or older
- Birth certificate and Social Security Card: for <u>all</u> household members, including applicant and children
- Certificate of Indian Blood for primary applicant: must contain blood quantum
- Tribal Enrollment Card (If applicable)
- Most recent paystubs: covering a 6-week period, or a printout from your employer
- All additional sources of income: such as Native dividends, PFD, public assistance, senior care, Social Security, VA, pensions, annuity, IRA, note receivables, child support, divorce settlements, rental income, etc.
- □ Final paystub from all employers in the last 12 months: Last paystub or printout of earnings from all other employers this year
- □ **Most recent money account statements:** covering a 2-month period (including checking, savings, Money market, IRA, stock, investment, etc)
- □ **Tax forms:** W-2's & 1099's for the past 2 years
- □ **Tax returns:** including all pages & schedules for the past 2 years. If you don't have these you may obtain them from your tax preparer or directly from IRS. Call IRS at 1-(800) 829-1040 to obtain a transcript or a copy. Be aware-this process takes several weeks!
- Names & addresses of current loans on subject property and loan balances.
- Custody agreements: If you have partial, shared or temporary custody of children, you must provide documentation that addresses your custody rights
- Immigration status documentation: for any household member who is not a US citizen
- Over the age of 62: If the head of household is 62 or older and you have un-reimbursed medical insurance premiums or medical expenses, please provide evidence of your expenses
- Child care/Disabled person(s): Documentation for expenses to provide care for children or for a disabled family member

Kodiak Island Housing Authority Program Limits

The minimum income is \$1000 per month or \$12000 per year for NAHASDA assisted rental programs. The following income limits are the maximum for each program. Your total yearly gross income may not exceed these limits to be eligible.

The Guidance provides the latest published HUD Income Limits applicable to the Indian Housing Block Grant (IHBG) program, effective May 5, 2025. This Guidance replaces Program Guidance 2025-01. Updated 6/1/2025

PROGRAM GUIDANCE 2025-01

2025 Alaska MFI Limits

	2025 Median Family Income			\$114,300		State of Alaska		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
80%	\$64,008	\$73,152	\$82,296	\$91,440	\$ 98,755	\$106,070	\$113,386	\$120,701
100%	\$80,010	\$91,440	\$102,870	\$114,300	\$123,444	\$132,588	\$141,732	\$150,876

How do you file a housing application?

You are required to complete an application form. Do not leave any section blank. Mark "N/A" if the section does not apply. The head of household and other adults must sign the application when it is complete. We will assist you with any questions or concerns you may have in completing your application. An incomplete application will delay your eligibility.

What information is verified or checked for my housing application?

The following information will be verified: Family income, assets, social security numbers, immigration (alien) status, identity of adults, age and relationship of person listed on application if questionable, preference status (if claimed), and /or Alaska Native/American Indian Status (if claimed for preference in admission.)

Other information that may be checked includes:

- *Criminal History
- *Prior landlord references
- *Personal references
- *Past participation in Federal Housing
- *Credit History

When will I hear on my application?

You will be notified of your eligibility. Questions about your application can be answered by calling 486-8111 or 1-800-478-5442.

Verbal and/or written notification of offer will be provided.

WEATHERIZATION/RENOVATION PROGRAM POLICY FOR

NON-HUD HOMES OWNED BY NAHASDA ELIGIBLE FAMILIES AND SINGLES

1. Eligibility Factors

To ensure that only eligible applicants receive assistance, KIHA requires verification of all factors of eligibility. To be eligible a family or single must:

- 1. Meet the NAHASDA income limits as established by HUD.
- 2. Own and occupy the unit being assisted under the program as their principal place of residence.
- 3. Provide proof of Alaska Native/ American Indian blood.
- 4. Must permit KIHA to perform the work on the unit in a manner, which KIHA determines is the most cost efficient and expeditious.
- 5. Provide proof of ownership of the home.
- 6. Provide proof of insurance naming KIHA as co-insured if work performed by KIHA exceeds \$5000.
- 7. If the cost of eligible work items will exceed \$5000, homeowner must agree to a deed of trust or similar security on the property for a period of 10 years to permit KIHA to recapture a portion of its investment should the property be sold within 10 years of completion of the work. After 10 years, the deed of trust or other security will convey.

2. INCOME LIMITS FOR THE PROGRAM

To be eligible, family income cannot exceed the current yearly gross income as identified in the HUD income guidelines.

Families or singles whose gross annual income exceeds the NAHASDA limit may be ineligible for assistance. However, elderly applicants (Age 62 and Over) whose annual income is at 80 – 100% of the HUD published area median family income limits may be considered eligible for the Program in accordance 24 CFR 1000.110.

Participants will be required to complete an application in writing. Applications are available from KIHA at 3137 Mill Bay Road, Kodiak AK 99615. Participants shall be required to provide accurate information on all sources of family income and provide proof of ownership of the home. Participants shall be required to sign appropriate release and consent forms so that income can be verified by KIHA. Refusal to cooperate with income and program qualifying activities shall disqualify an applicant.

Fraud or misrepresentation in the application process is a serious matter and shall be grounds for disqualification from all housing assistance programs administered by KIHA.

If it is discovered that an applicant has misrepresented his/her situation, family income, or other pertinent

factors, and KIHA has already performed work on the unit, KIHA shall determine if the misrepresentation results in ineligibility for this program. If it is determined that the applicant is not eligible for the program, and has received work on their home they were not entitled to receive, KIHA shall require the applicant to repay KIHA in full for all actual costs associated with the work that has been performed on the unit. If the applicant refuses to repay KIHA, KIHA shall use the full extent of the law to pursue this debt.

The homeowner(s) participating in this program must authorize KIHA to inspect the home to determine the work items that will be covered under the program. KIHA shall meet with successful applicants to write up a work plan itemizing the work items to be performed by KIHA under this program. Final determination of the eligible work items authorized for program participation and for any work to proceed rests with KIHA. KIHA may, as a condition of program participation, require the participant to limit KIHA's liability (to the extent permitted by law) and to formally acknowledge program conditions and restrictions, such as limited warranties for work performed by KIHA.

3. Eligible Work Items

- Insulation
- Doors
- Windows
- Siding
- Roofing
- Weather stripping and caulking
- Heating systems
- Ramps
- Interior renovations for accessibility
- Structural
- Plumbing
- Electrical
- Other items as determined by KIHA

4. Cost/Insurance

Assistance provided under this program shall be at no cost to the eligible participant. If the value of the work provided under the program exceeds \$5000, the participant must provide proof of homeowner's insurance naming KIHA as co-insured under the policy. There are no insurance requirements for work valued at less than \$5000. However, in no event will KIHA be liable for any losses, damages, costs, or injuries, which are attributed to the acts or omissions of the homeowner, the occupants of the home, or any third parties.

5. Recapture Provisions

Under this program, KIHA will not authorize work that exceeds 75% of the proposed replacement value of the unit after improvements. When the value of the work provided under this program exceeds \$5000, KIHA shall require the homeowner to execute appropriate security documents (such as a second deed of trust) which permit KIHA to recapture its investment should the homeowner sell the unit within 10 years of the completion date of the work. Refusal to agree to the recapture schedule and second deed of trust will make a family ineligible for any work in excess of \$5000.

The parameters of the recapture schedule shall be as follows:

<5 YRS	100%
6 YRS	80%
7 YRS	60%
8 YRS	40%
9 YRS	20%
10 YRS	0%

6. Eligible Units

Single family units owned and occupied by an eligible Alaska Native/American Indian family shall be eligible under the program. Rental units and mobile homes do not qualify under the program. KIHA owned HUD units, which have not been conveyed to the homeowner, do not qualify (i.e. Mutual Help units.) KIHA reserves the right to decline an application for any home which is in hazardous or unsafe condition, or which KIHA deems to present an undue risk of harm to workers or visitors. The homeowner shall be exclusively responsible for providing safe and convenient access to work areas.

7. Other

Applicants Certification: Applicants that become landlords ("Must" have KIHA written approval), must annually certify to KIHA that the occupants of the property are persons of lower- to moderate-income. KIHA will monitor during the term of the recapture agreement to assure the Applicant(s) is in compliance. The Applicant(s) at a minimum must apply due diligence in verifying that its occupants are persons of lower-to moderate-income and have available documentation on each occupant to substantiate this finding;

Rents: If an Applicant becomes a landlord, rents may not be adjusted so as to displace such persons. The Applicant(s) must rent to occupants who are persons of lower- to moderate-income for the duration of the Recapture Agreement.

Applicants who owe money to KIHA or other Federal Housing Programs shall be ineligible for this program until the amounts owed are paid in full and verification is provided.

Program shall be ongoing until terminated by KIHA. Length of program shall depend upon funding and need. KIHA may change the scope of the program, program policies, or terminate the program at any time.

Applications can be obtained by contacting:

Kodiak Island Housing Authority 3137 Mill Bay Road Kodiak, AK 99615 907-486-8111

KODIAK ISLAND HOUSING AUTHORITY APPLICATION WEATHERIZATION/RENOVATION PROGRAM

- ➤ Instructions: <u>Please print legibly.</u> Complete all information, or indicate N/A if it does not apply.
- > Failure to provide information may cause your application to be denied.

1. Applicant Information	(head o	r nousehold):				
Full legal name:							
Sex: M F S	Social Sec	urity #:		Date of birth:			
Are you a U.S. Citizen?	Yes	No	Are you	u a Native American?	Yes	No	
Marital Status:		if you are m	narried, Is yo	our spouse the co-applican	nt?	YesN	
Current mailing address:							
Current Physical residence a	ddress:						
Daytime phone:		_ Cell phone: _		Work phone:			
Email address:							
Name of current Employer: _				Start Date	e:		
Employer's mailing address:							
Employer's phone number:_			Fax:	Email:			
Current Landlord name:				Phone:			
Name of your nearest living I	elative: _		Phone:				
List other names you have us	sed in the	past 10 years	, including n	icknames:			
2. Co-applicant Informat	ion:						
Full legal name:							
Sex: M F S					 h:		
Relationship to Applicant:							
Are you a U.S. Citizen?					Yes	No	
Current mailing address:			•				
Current Physical residence a	ıddress:						
Daytime phone:		_ Cell phone: _		Work phone:			
Email address:		· 					
Name of current Employer: _				Start Date:			
Employer's mailing address:							
Employer's phone number: _							
Current Landlord name:							
Name of your nearest living I							
List other names you have u							

3. HOUSING INFORMATION	ON: How long have	e you liv	ed in your home	?	Years	
Is this home your principal pla	ace of residence?	Ye:	s No			
Do you own your home jointly	y with someone who	o does	not live with you?	?Ye <u>s_</u>	No	
What year was your home bu	ıilt?					
HOUSEHOLD COMPOSITION	N: Complete this in	formation	on for everyone v	who lives wi	th you. <u>List yo</u>	ourself first:
LEGAL NAME (Last, First)	Date of Birth	Sex	Relationship to Applicant	Social Se	curity Number	Alaska Native American Indian?
			Self			
YESNO IF YES, FROM CITY & STATE:				HORITY		
DO YOU OWE MONEY TO H	KIHA OR ANOTHER	RHOUS	SING AGENCY?	Yes	No	
PLEASE EXPLAIN:						
5. FAMILY INCOME: All memployed or seasonally empincome for all family member Corp. Dividends, etc.)	loyed, you must pro	vide pro	oof of income for	the past thr	ee (3) years.	List gross
FAMILY MEMBER NAME	EMPLOYER\IN SOURCE		HOURLY RATE	WEEKLY RATE	MONTHLY AMOUNT	YEAR TO DATE AMT.
IS ANYONE SELF EMPLOY	ED?YES	_NO				
IF YES, WHAT TYPE OF BU	SINESS?					

WHIC	CH FAN	MILY MEMBERS RECEIVED OR WILL RECEIVE THE ALASKA PERMANENT	FUND DIVIDEND:
		Identify assets owned by your family in the section below. If you answer ye ormation. Include assets of all family members. Use additional sheets of pap	•
YES	NO	ASSET	VALUE
ILO	NO	NATIVE CORPORATION STOCK OR OTHER STOCK:	VALUE
		Number of Shares: In whose name? CORPORATION NAME:	
		BANK ACCOUNTS: Name of Bank:	
		Name on Account: Checking Acct #: Savings Acct #: PEAL PROPERTY or other real actate: (Provide conv. of last accomment)	
		Checking Acct #: Savings Acct #:	
		REAL PROPERTY or other real estate: (Provide copy of last assessment) Owner of property:	
		Location of property:	
		LIFE INSURANCE (Other than term) Provide copy of last statement	
		BONDS: (Include US Savings Bonds, provide copy of bonds) Provide proof of value.	
		OTHER INVESTMENTS: (IRA's, retirement accounts or the like)	
		Account or identify type:	
		Whose name?	
		OTHER ASSETS:	
		(please describe)	
-	you l	ain:have a relationship with any Kodiak Island Housing Authority empl RelationshipAssociatedClose relativeEmployee	
CER	TIFIC	ATION, CONSENT AND AUTHORIZATION:	
and c	orrect. cation r	that the information I/we have provided to Kodiak Island Housing Authority in t I/We authorize Kodiak Island Housing Authority to obtain a credit report or of egarding the information I have provided. I/We consent to and authorize Kodia verify any and all information provided here.	ther form of
Island awar	d Hous e of a f	tand that false statements or information is punishable under Federal Law. I/Wing Authority may terminate any agreement with me, if I/We have made a false alse statement in this application. I/We authorize a photocopy of my signature d as though it were an original signature.	e statement or am
Appli	cant's s	signature:	
Printe	ed nam	e of applicant: Date signed:	
Co-A	pplican	t's signature:	
		e of Co-Applicant: Date signed:	
Kodial or nati agains	k Island I onal orig at you ma	Housing Authority does not discriminate against any person because of race, color, religion, sexinn. We do business in accordance with the Federal Fair Housing Law. If you believe you have by contact the Fair Housing and Equal Opportunity toll-free hotline at 1-(800) 669-9777 {TTY usinet at www.hud.gov.	r, disability, familial status e been discriminated

KODIAK ISLAND HOUSING AUTHORITY Housing Needs Assessment Survey WEATHERIZATION/RENOVATION PROGRAM

Kodiak Island Housing Authority is conducting a survey to gather information concerning the housing needs of Alaska Native/American Indian people within their jurisdiction. Your help in gathering this information is a very important part of identifying housing needs so that Federal funds can be allocated to meet those needs. This survey is required prior to consideration of your application.

PLEASE ANSWER THESE QUESTIONS ABOUT YOUR CURRENT HOUSING SITUATION

NAME:		
MAILING ADDRESS:		
RESIDENCE ADDRESS:		
PHONE NUMBER:		
1. Do you rent or own where you	ı currently reside?	
RENT OWN OCCUPY WITHOUT P	'AYMENT OF RENT	
2. What type of home do you live	e in?	
MOBILE HOME/MANU DUPLEX (2 unit structu APARTMENT (3 or mo RESIDE WITH ANOTH	JFACTURED HOME ON OWN LOT JFACTURED HOME IN PARK ure) ore unit structure)	
3. How many rooms do you have	e in your home?	
ROOMS (do or half rooms)	not count bedrooms, bathrooms, utili)	ty rooms, porches, hallways, foyers,
BEDROOMS	(please indicate the number of bedre	ooms)
4. Please estimate the year your	house was built.	
BEFORE 1940	1970-1978	
1940-1969	AFTER 1978	

SOME QUESTIONS ABOUT THE CONDITION OF YOUR HOME:

5. Please check the appropriate box for each of the following questions.

Question	Yes	No
DOES YOUR HOME HAVE A CONTINUOUS FOUNDATION?		
IS YOUR ELECTRICAL SYSTEM SAFE AND IN GOOD WORKING CONDITION?		
DOES YOUR PLUMBING SYSTEM LEAK, CLOG OFTEN, OR REQUIRE FREQUENT REPAIR?		
DOES YOUR HOME HAVE ANY FLOORS OR CEILINGS THAT SAG, CONTAIN LARGE CRACKS, OR SHOW SIGNS OF CONTINUAL DAMPNESS OR WATER STAINS?		
DOES YOUR HOME'S ROOF SAG, LEAK, OR HAVE POOR DRAINAGE?		
DOES YOUR HOME NEED TO BE MADE ACCESSIBLE FOR A FAMILY MEMBER?		

6. Please rate the general condition of each of the following elements in your home by checking the appropriate box below.

Element	Good	Adequate	Needs Repair	Comment on Repairs Required
Plumbing				
Electrical system				
Heating system				
Foundation				
Interior walls				
Exterior siding				
Roof				
Floors				
Windows				
Insulation				

7. Please rate the overall condition of your current dwelling.
EXCELLENT (no repairs needed) GOOD (only a few minor repairs needed) FAIR (needs many minor repairs) POOR (needs major repairs)
8. Please list or describe any additional problems with your home, not identified above:
9. When is the best time to contact you?
Contact phone number:

KODIAK ISLAND HOUSING AUTHORITY 3137 Mill Bay Road, Kodiak, AK 99615

Phone: 907-486-8111 Fax: 907-486-4432

APPLICANT\TENANT CERTIFICATION

Giving True and Complete Information

I certify that all the information provided on household composition, Social Security numbers, U.S. Citizenship, income, family assets and items for allowance and deductions, is accurate and complete to the best of my knowledge. I certify that the information given is true and correct.

Reporting Changes in Income or Household Composition

I know I am required to report within 10 days in writing any changes in income and any changes in my household size (when a person moves in or out of the unit). I understand the rules regarding guests\visitors under current KIHA programs and when I must report anyone who is staying with me.

Reporting on Prior Housing Assistance

I certify that I have disclosed where I received any previous Federal housing assistance and whether I owe any money to another Federal program. I certify that for this previous Federal assistance I did not commit any fraud, knowingly misrepresent any information, or vacate the unit in violation of the lease.

No Duplicate Residence or Assistance

I certify that the house or apartment for which I will receive assistance from KIHA or for which I am currently receiving assistance from KIHA, will be my principal residence and that I will not obtain duplicate Federal housing assistance while I am in this current program. I will not live anywhere else without notifying KIHA immediately in writing. I will not sublease my assisted residence.

Cooperation

I know I am required to cooperate in supplying all information needed to determine my eligibility, level of benefits, or verifying my true circumstances. Cooperation includes attending pre-scheduled meetings and completing and signing needed forms. I understand failure or refusal to do so may result in delays, denial of assistance, termination of assistance, or eviction.

Criminal and Administrative Action for False Information

I understand that knowingly supplying false, incomplete or inaccurate information is punishable under Federal or State criminal law. I understand that knowingly supplying false, incomplete, or inaccurate information is grounds for denial of assistance, termination of housing assistance and\or termination of tenancy.

Signature and Date of Household Adults

1	Date:
2	Date:
3.	Date:



Kodiak Island Housing Authority

3137 Mill Bay Road, Kodiak AK 99615 www.kodiakislandhousing.org

Phone: 907-486-8111 Toll Free: 800-478-5442 Fax: 907-486-4432

PRIVACY POLICY

We collect non-public personal information about you from the following sources:

- * Information we receive from you on applications or other forms;
- * Information about your transactions with us or others; and
- * Information we receive from others, such as a consumer reporting agency, court records, employers.

We do not disclose non-public personal information about you to anyone, except as authorized by you or permitted by law.

If you decide to close your account(s) or become an inactive client, we will adhere to the privacy policies and practices as described in this notice.

To maintain security of client information, we restrict access to your personal and account information to those employees who need to know that information to provide you with our products and/or services. We maintain physical, electronic and procedural safeguards that comply with federal standards to guard your non-public personal information.

Your confidence in us is important and we want you to know that your personal and account information is safe. If you have any questions or concerns, please contact us:

Kodiak Island Housing Authority 3137 Mill Bay Road Kodiak, Ak. 99615

Telephone: (907) 486-8111 or Toll free: 1-(800) 478-5442

Website: www.kodiakislandhousing.org

I/we have received a copy of this Privacy Policy.	
	Dated:
	Dated:

Kodiak Island Housing Authority

3137 Mill Bay Road Kodiak, Alaska 99615

Telephone: (907)486-8111 Toll free:1 (800) 478-5442 Fax: (907)486-4432

Authorization for Release of Information

Printed name of Head of Household applicant:	
I authorize and direct any federal, state, or local agency and to Kodiak Island Housing Authority (KIHA) any information o application for, or participate in, any KIHA assisted housing prequested include, but are not limited to:	r materials needed to complete and verify my
* IDENTITY AND MARITAL STATUS * CREDIT HISTORY * POLICE RECORDS AND CRIMINAL HISTORY * EMPLOYMENT INCOME * RESIDENCES AND RENTAL ACTIVITY	* INCOME FROM ANY SOURCE * ASSETS OF ANY KIND, INCLUDING ASSETS ASSETS DISPOSED OF WITHIN THE LAST TWO (2) YEARS * MEDICAL & CHILD CARE PROVIDERS
Agencies or Individuals	That KIHA May Contact
* PAST AND PRESENT LANDLORDS * COURTS AND POST OFFICES * SCHOOLS AND COLLEGES * LAW ENFORCEMENT AGENCIES * UTILITY COMPANIES * VETERANS ADMINISTRATION * FINANCIAL INSTITUTIONS * AK PERMANENT FUND CORPORATION * PRIVATE SOCIAL SERVICE AGENCIES * PERSONAL REFERENCE AUTHORIZATION AND CONSENT: I acknowledge and au information regarding my application for a housing program.	I understand that this authorization will not
be used for any information that is not pertinent to my applic and give permission for a photocopy of my signature below an original signature. This authorization will expire 15 mon	be used and accepted as though it were
	Date Signed:
Signature of Applicant Printed Name of Applicant:	
	Date Signed:
Signature of Applicant Printed Name of Applicant:	•

Signature of Applicant

Printed Name of Applicant:

_____ Date Signed: _____

ACKNOWLEDGEMENT OF PRIVATE INSURANCE COVERAGE:

l		understand that I am required to provide
proof of Homeowner's coverage, or approved equivalent, on my home located at:		
	Yes, I currently have coverage with:	
	Proof of coverage has / has not been provided.	
	No, I do not have any insurance coverage on my approved for the Weatherization Program, I will p Recapture Agreement and the Deed of Trust.	home or personal effects. However, in the event I am provide coverage on my home, as required in the
Date	<u>-</u>	(Homeowner/Applicant
Date	<u>e</u>	(Homeowner/Applicant)
	-	(Mailing Address)
	-	(City, State, Zip)