



Housing



HOUSING PROGRAM SERVICES

NAHASDA

Who: Tribal Citizens only

What: The Native American Housing Assistance and Self-Determination Act (NAHASDA) is a housing assistance program provided through SCS. It offers affordable housing for income eligible households.

Down Payment Assistance

Who: Income eligible Tribal Citizens

What: Down payment assistance is available for income eligible Tribal Citizens who want to purchase their first home within the Tribe's service area. A family must be able to qualify for a conventional loan with a lending institution such as a bank, savings and loan, credit union or mortgage company and complete the 2 part Journey Home Course through the Tribe's Housing Program.

Community Rentals

Who: Citizens and descendants

What: Affordable rental units managed by SCS.

Everyday Housing Assistance

Who: Citizens, Tribal staff and descendants

What: Receives and fulfills work orders for rental units. Responds to light duty task requests for elders that are physically unable. Communicates with tenants and performs walk throughs and inspections to ensure quality work.



Is your main heat source
firewood?

Ask about our Firewood
Assistance Program
(Elder priority, limited quantities)





HOUSING PROGRAM SERVICES

LIHEAP

Who: Tribal Citizens

What: A program in the United States designed to help low-income households cover the cost of their home energy bills. LIHEAP aims to keep families safe and healthy by providing financial assistance for heating and cooling energy costs, emergency situations such as utility shutoffs, and minor energy-related home repairs.

Home Assistance Fund (HAF)

Who: Tribal Citizens, Descendants and employees. Income qualified.

What: Ends Fall of 2025. If you have experienced financial hardship, either directly or indirectly, from the COVID-19 pandemic, own their home and who have delinquent Mortgage payments, utility bills, property taxes, insurance and/or association fees. HAF also covers home repairs that are needed to make your homes safe for the household.



Matched Savings Program

Who: Income eligible Tribal Citizens

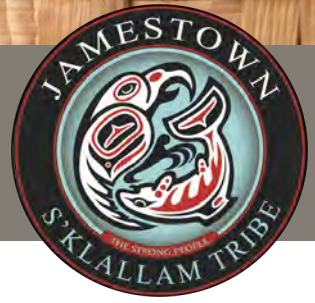
What: available for income eligible Tribal Citizens who would like to purchase their first home, in the Tribe's service area. This program requires the applicant to save up to \$8,000.00 in a dedicated savings account. The Tribe's NAHASDA program will then match those funds 5:1. The maximum Tribal contribution is \$40,000. This is a one-time match.

Rehabilitation Home Assistance Funding (RAF)

Who: Income eligible Tribal Citizens

What: Helps income-eligible homeowners pay for home repairs, renovations, or reconstruction. These programs can help homeowners who might not otherwise be able to afford repairs to keep their homes safe and healthy. Up to \$8000 per tenant
This is offered to TC that are not our tenants.

HOUSING TEAM



Zac Colkitt

Housing Program Specialist

P: (360) 912-2143

E: zcolkitt@jamestowntribe.org



Assists Housing Manager with organizing programs and scheduling work orders, contractors and vendors for projects. Coordinates regular housing maintenance.



Dean Holden

Housing Maintenance Supervisor

P: (360) 477-3950

E: dholden@jamestowntribe.org



Supervises job sites and upkeep of housing units. Provides repairs and maintenance for all rental units. Involved in current and upcoming projects.



Stewart Ferguson

Housing Utility Worker

P: (360) 461-3730

E: sferguson@jamestowntribe.org



Provides repairs and maintenance for all rental units under the guidance of the Housing Maintenance Supervisor. Also provided Elders home safety assessments as needed.



Lesly DeAngelo

Housing Program Manager

P: (360) 582-6951

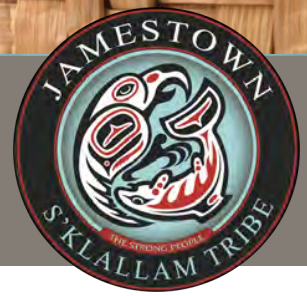
E: ldeangelo@jamestowntribe.org



Manages all SCS rental homes, Housing Program staff, and programs including LIHEAP, HAF program, HIP, Down Payment Assistance, Down Payment Match programs and the Journey Home classes.



THE HOUSING GUIDE



The Housing Program oversees a broad array of services and staff, managing initiatives such as the Low-Income Home Energy Assistance Program (LIHEAP), the Homeowner Assistance Fund (HAF) program, Down Payment Assistance, Down Payment Match programs, and the Journey Home classes. This program also ensures the upkeep and repair of all rental units, maintaining their quality and livability for residents. Additionally, it leverages insights into current and forthcoming projects, aiming to enhance housing options and support for community members. Through these diverse offerings, the Housing Program is committed to assisting in the facilitation of home ownership and financial stability for eligible participants, fostering a foundation for secure and sustainable living environments. Here's a numbered guide detailing the housing assistance offerings provided by the housing team:

2025 Monthly Income Limits

1 person = \$4,425

2 people = \$5,058

3 people = \$5,692

4 people = \$6,321

5 people = \$6,829

6 people = \$7,333

7 people = \$7,842

8 people = \$8,346

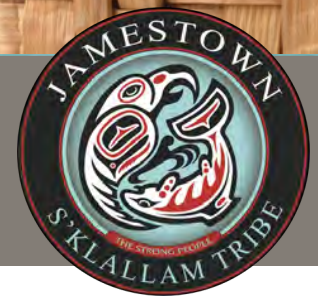
1. NAHASDA (Native American Housing Assistance and Self-Determination Act)

This program offers affordable housing solutions for income-eligible households through the SCS. It is designed to support the housing needs of the community by ensuring access to affordable living options. NAHASDA support is accessible for qualifying low-income Tribal Citizens on a first-come, first-served basis. The Tribe offers rental units in the Sequim or Port Angeles area, with rent set not to surpass 30% of household income. Income details must be provided annually to the Housing Program, along with any changes in income for family members throughout the year, to maintain eligibility for the program.

2. Down Payment Assistance

Available to income-eligible Tribal Citizens interested in purchasing their first home within the Tribe's service area. Eligibility requires qualifying for a conventional loan from a recognized lending institution and completing a 2-part Journey Home Course through the Tribe's Housing Program. Down payment assistance is available for income eligible Tribal Citizen's who want to purchase their first home within the Tribe's service area. A family must be able to qualify for a conventional loan with a lending institution such as a bank, savings and loan, credit union or mortgage company and complete the 2-part Journey Home Course through the Tribe's Housing Program. The JSTHP will provide a one-time down payment and/or closing cost assistance not to exceed \$25,000 on the home of their choice within the service area.

THE HOUSING GUIDE



3. Matched Savings Program

Aimed at income-eligible Tribal Citizens aspiring to buy their first home in the Tribe's service area. Participants save up to \$8,000 in a dedicated account, which the Tribe's NAHASDA program will match 5:1, up to a maximum Tribal contribution of \$40,000. This is a one-time match designed to significantly assist with home purchasing. The Matched Savings Program is available for income eligible Tribal Citizens who would like to purchase their first home, in the Tribe's service area. This program requires the applicant to save up to \$8,000.00 in a dedicated savings account. The Tribe's NAHASDA program will then match those funds 5:1. The maximum Tribal contribution is \$40,000. This is a one-time match.

4. LIHEAP (Low Income Home Energy Assistance Program)

A federal program that assists low-income households in managing the cost of home energy bills. LIHEAP provides limited financial aid for heating and cooling expenses, emergency utility shutoffs, and minor energy-related home repairs, aiming to ensure families remain safe and healthy. The eligibility for LIHEAP assistance is based on income, family size, and other factors, with priority often given to the most vulnerable households, such as those with elderly members, individuals with disabilities, and families with young children.

5. Home Assistance Fund (HAF)

The Home Assistance Fund (HAF) is a program designed to mitigate any impacts of COVID-19 by providing financial assistance to households in need, focusing on home-related expenses. This can include aid for mortgage payments, home repairs, or modifications to ensure homes are safe and accessible. Programs like HAF are typically aimed at low-to-moderate income families, elderly homeowners, individuals with disabilities, or other vulnerable groups who require financial support to maintain or secure stable housing. It is generally intended to prevent homelessness, promote housing stability, and ensure that families and individuals have access to safe, affordable housing.

These programs collectively aim to support the housing stability, energy needs, and homeownership dreams of income-eligible Tribal Citizens and low-income households, reflecting a comprehensive approach to community welfare and support.

For immediate housing assistance, application requests, or other inquiries, please reach out to Lesly DeAngelo at (360) 681-4635 or Zac Colkitt at (360) 681-3411