

CONTACT INFORMATION

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Affordable Rent Programs

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Rossville, KS Elder Complex

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Elder/Disabled Repair Program

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Mortgage Staff – Sovereign Bank

Loan Officer – Rachel Vallandingham

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Phone 405-778-6547 Fax 405-778-6447

The CPNHD offers homebuyer education classes for all CPN tribal members and CPN employees who are considering purchasing a home.

The Citizen Potawatomi Nation Housing Department (CPNHD) Mission Statement:

To provide low-income Citizen Potawatomi Nation tribal members and other low-income Native American people with the opportunity for decent, safe and sanitary housing while building stronger, healthier communities and promoting economic independence for our clientele. This will include tribal members in our jurisdiction as well as outside our jurisdiction where tribal needs require our consideration.

- *John A. Barrett., CPN Chairman*



CITIZEN POTAWATOMI NATION HOUSING DEPARTMENT

Program Guide



CPN Housing Headquarters

**44007 Hardesty Road
Shawnee, OK 74801**

Phone: (405) 273-2833

Toll Free: (800) 880-9880

Fax: (405) 273-8197

◆ **Down Payment & Closing Cost Assistance Grant**

is a one-time-only grant up to \$2,125 used towards Down Payment or Closing Costs. Applicants must meet the following requirements:

- All CPN tribal members must reside in the United States to qualify.
- Other Native American applicants must live within the tribal jurisdiction, be age 60 or older, and income within the 80% National Median Income (see chart).
- Oklahoma residents may be required to mortgage through the tribally owned bank, Sovereign Bank.
- Mobile homes are not eligible for this grant.
- No convicted felonies for anyone in the household.
- Home purchased must be primary residence.
- Tribal member’s name must be on the loan.
- Application and required documents must be submitted at least three weeks prior to closing or no later than 30 days after the closing date. **Applications received after the 30-day limit will not be considered.**

◆ **Home III Construction** enables CPN tribal members to construct a new home with a \$20,000 buy-down grant to be applied to the construction cost of the home. Applicants must meet the following requirements:

- Land must be located within our CPN tribal jurisdiction and in the tribal members name free & clear.
- Annual income must not be greater than the 80% National Median Income (see chart).
- Must mortgage through Sovereign Bank in Shawnee, Ok.

◆ **Home Purchase Mortgage Buy-Down Program**

is a program that enables CPN tribal members to purchase a home in the Citizen Potawatomi Tribal jurisdiction with a \$20,000 buy-down grant to be applied to the cost of the home. Requirements include:

- A second mortgage will be tied to the home for a period of 10 years.
- Annual income must not be greater than the 80% National Median Income (see chart).
- Required to mortgage through Sovereign Bank.
- Home must also meet all of HUD’s environmental criteria.

- No mobile/manufactured homes are eligible.



◆ **Lease with Option to Purchase Program** is for first-time homebuyers, a lease-purchase can turn into a home purchase deal within a certain timeframe. Requirements include:

- Income must be within the current HUD limits per family size (see chart).
- Full-time stable employment
- Positive debt to income ratio
- Positive rental history
- Credit scores that are workable for a mortgage loan

This program will include constant financial and homebuyer education, which will result in the purchase of brand new, energy-efficient homes. Applicants will not be selected by application date but by the applicants closest to being able to purchase the home with a mortgage through Sovereign Bank.

◆ **Elder/Disabled Home Repair Program**

is to assist low-income, tribal elder homeowners with home repairs. Applicants must meet ALL the following requirements:

- A member of a federally recognized tribe, with priority given to CPN tribal members.
- At least 60 years of age or older and/or disabled tribal member aged 55 or older as defined by the ADA.
- Must be their primary residence with NO reverse mortgage.
- Annual income must not be greater than the 80% National Median Income (see chart).
- Must reside within the CPN tribal jurisdiction.

- Must have current Homeowners Insurance & Taxes paid up to date.
- No convicted felonies for anyone in the household.

A possible mortgage will be placed on your home depending on the amount of assistance. This program helps with handicap accessibility, minor repairs and rehabilitation issues that threaten the safety of the homeowner and the longevity of the home. Repairs we do NOT assist with are cosmetic remodels and/or new appliances.

◆ **Affordable Rental Program** are rental duplexes. Applicants must meet the following requirements:

- The applicant must qualify as a low-income family, whose annual income must not be greater than 80% National Median Income (see chart).
- An applicant must qualify as an Indian family, defined by the Housing Department as an enrolled member of a federally recognized tribe, with priority given to CPN tribal members.
- An applicant and/or family member listed on the application cannot be convicted in any court of a felony or found civilly or criminally liable for breaching fiduciary or contractual duty to the Tribe

Units are located at the CPN Father Murphy Elder Complex, Nichols Elder Complex, Rossville, KS Elder Complex and family units are located at the Citizen Place North Complex.

FY'2024 National Income Limits					
Issued: April 26, 2024					
	1 person	2 Person	3 Person	4 Person	5 Person
80% Median	\$54,768	\$62,592	\$70,416	\$78,240	\$84,499
100% Median	\$68,460	\$78,240	\$88,020	\$97,800	\$105,624

Updated 5/1/2024