

Pit River Housing

The homes being built—and the choices ahead

VERSION 1.0 · 29 OCTOBER 2026

Two federal grants are paying for 16 planned Pit River homes; Housing reports one occupied so far, and members can ask Housing for the records that show where the rest stand.

RECORD · S06, S07 REPORTED · S08

PUBLIC WITH OPEN CONFIRMATION

Independent public-information work by The Long Return. Not an official notice of any Tribe, band, agency or government.
Verified through 28 October 2026. Version 1.0. Corrections: thelongreturn.org/sources-and-corrections.html.

NEED HOUSING HELP NOW?

Call Pit River Tribal Housing Board at (530) 335-4809, visit 20300 Fir Street in Burney, or go to www.prthousing.com. Ask which program fits your need and whether your application is current. For an immediate threat to life or safety, call emergency services instead of waiting on an application. RECORD · S12

IN THIS BRIEFING

1	Sixteen homes are funded, and one is reported occupied	2
2	The next housing choices depend on costs and needs these records do not yet show	2
3	HUD's records confirm the money; Housing's reports describe the progress	3
4	The records do not yet show which homes are finished, what they cost, or who still needs help	4
5	Housing runs the programs and HUD funds them; who approves new purchases is not yet established	5
6	Members can ask Housing for help, for the records and for a dated answer	5
7	Six questions get members a dated answer on the homes, the money and the need	7
8	The next performance report and the pending-grant decisions could change this picture	8
9	The awards came in 2024; the first reported move-in came in June 2026	8
Sources		9
Corrections		10

HOW EACH CLAIM IS KNOWN

RECORD	an official document says it
REPORTED	the issuing body's own account
ANALYSIS	the author's explanation of what the record means
OPTION	something that could be done; not adopted
OPEN	not yet known; the text says who could answer

S-numbers point to the sources at the back.

1 Sixteen homes are funded, and one is reported occupied

The U.S. Department of Housing and Urban Development (HUD) awarded Pit River two competitive grants for new homes: \$2,977,207 for nine homes on its fiscal year 2023 list, and \$4,916,331 for seven homes on its fiscal year 2024 list. Together that is \$7,893,538 for 16 planned homes. **RECORD · S06, S07**

Pit River Tribal Housing Board (“Housing”) reports that the nine homes are at Montgomery Creek (six) and XL (three), and that the seven are at Tamarack, where the award also pays for roads and other site work. Housing reported one XL home occupied on June 26, 2026. The October Treasurer’s Report describes a new Montgomery Creek home whose ownership was transferred to a member on September 15. **REPORTED · S08, S11**

The records reviewed do not show how far along the other homes are, what each one costs, or what Housing’s four pending funding requests, about \$24.8 million in all, would pay for. **OPEN**

FIGURE 1

16 homes planned under two federal awards



2 The next housing choices depend on costs and needs these records do not yet show

Housing and the Tribe’s decision-makers will keep choosing how to spend housing money: build more homes, buy existing ones, repair homes people live in, or help with rent. **OPTION** Each choice solves a different problem, and the one that looks cheapest is not always the cheapest. **ANALYSIS · S24, S26**

Take the Tamarack award. Dividing \$4,916,331 by its seven homes gives about \$702,000 a home, but the award also pays for engineering, permits, grading, roads, sidewalks and solar lighting, so that figure is not the price of a house. **ANALYSIS · S07, S08** A house bought instead carries closing costs, repairs and possible water or septic problems, and every home brings heating, insurance and repair bills after a family moves in. **ANALYSIS · S24, S26**

The right choice also depends on who needs help. A family waiting for a rental, an elder who needs a safe entrance and someone staying with relatives may each need something different. HUD’s funding-formula figures help set Pit River’s yearly grant, but they are not a count of members waiting for homes. **RECORD · S01, S02, S04** That is why the records members can ask for matter now.

3 HUD's records confirm the money; Housing's reports describe the progress

Seven findings, each labeled by how it is known. "Record" means an official document; "Reported" means the issuing body's own account.

-
- F1** HUD's fiscal year 2023 competitive-award list (29 July 2024) awards \$2,977,207 to construct nine new units; its fiscal year 2024 list (27 December 2024) awards \$4,916,331 to construct seven. Awards describe planned homes, not completed ones. **RECORD · S06, S07**
-
- F2** Housing's 2026 report places six of the nine homes at Montgomery Creek and three at XL. It reports one XL home occupied on June 26, 2026, and another under construction when the report was prepared, but it does not clearly date every progress update. **REPORTED · S08**
-
- F3** The same report lists Tamarack's site work with its seven homes: road design, engineering, permitting, clearing, grading, erosion control, solar lighting, roads and sidewalks. It also describes a separate \$1,935,691 grant (ICDBG 2023) for three Tamarack homes and infrastructure; whether those three are part of the seven is not established. **REPORTED · S08**
-
- F4** The October 17, 2026 Treasurer's Report calls a Montgomery Creek property a new home transferred to a member on September 15, 2026, without giving its first move-in date. A transfer of ownership is a different event from finishing or first occupying a home. **REPORTED · S11**
-
- F5** At September 30, 2026, the same report lists six Housing grants totaling \$16,715,794 and four pending applications totaling \$24,803,490 (about \$24.8 million). Pending applications are requests, not approved money. It also reports Housing's 2025 audit completed with zero findings. **REPORTED · S11**
-
- F6** HUD's formula sheets list a "Housing Shortage" of 989 for fiscal year 2025 and 820 for fiscal year 2026. HUD's rule calculates it from low-income Native households in the formula area, minus existing assisted homes and homes developed under the federal Native housing law. It is a funding input, not a waiting list, and the drop does not show that 169 homes were built. **RECORD · S01, S02, S04**
-
- F7** Federal law requires the grant recipient to make its yearly performance report available to "citizens in the jurisdiction" for comment before the report goes to HUD, and to include a summary of the comments. The recipient decides the manner and timing. **RECORD · S05**
-

READING THE COMMENT RULE (FINDING F7)

Text	Under 25 USC §4164(d), the recipient “shall make the report publicly available to the citizens in the jurisdiction of the recipient in sufficient time to permit such citizens to comment on such report prior to its submission,” “in such manner and at such times as the recipient may determine.” The section names no fixed number of days; HUD’s regulations on comment periods were not checked.
Reading taken	Pit River members can ask Housing when its next performance report will be open for comment, and where to read it. ANALYSIS · S05
Who interprets	HUD, which administers the law, and the federal courts. Whether either has interpreted subsection (d) was not checked. OPEN
Other reading	“Citizens in the jurisdiction” could be read to mean people in Housing’s service area rather than all enrolled members, including members living away. ANALYSIS · S05

4 The records do not yet show which homes are finished, what they cost, or who still needs help

- U1** How many of the 16 homes are finished, inspected and occupied. [OPEN](#)
Would resolve it: A dated, home-by-home status list. **Who could answer:** Housing
- U2** What Tamarack’s site work costs, which homes it serves, and whether the three ICDBG homes are part of the seven. [OPEN](#)
Would resolve it: Approved budgets and award scopes. **Who could answer:** Housing
- U3** What the four pending applications would pay for, when decisions are due, and how they relate to the \$1,177,440 XL pre-development and \$5,000,000 Burney apartment requests in Housing’s report. [OPEN](#)
Would resolve it: Application summaries with amounts and dates. **Who could answer:** Housing; the Treasurer
- U4** How many members need a home, a repair or rental help now, including members living away who would come home. [OPEN](#)
Would resolve it: Application and waiting-list totals, plus a voluntary member needs review. **Who could answer:** Housing
- U5** Where and when members can read the current Indian Housing Plan and Annual Performance Report, and comment. [OPEN](#)
Would resolve it: Housing’s posted access route and comment dates. **Who could answer:** Housing
- U6** Who can approve buying homes or changing programs, and under which governing document. [OPEN](#)
Would resolve it: Housing’s ordinance and bylaws; the Tribe’s governing documents. **Who could answer:** Housing; Tribal Council

The **Indian Housing Plan** is Housing’s yearly plan of housing activities. The **Annual Performance Report** is its yearly account of how grant money was used and what was accomplished. [RECORD · S05, S12](#) The author has not read the current plan or report; they may already answer some of these questions. [OPEN](#)

5 Housing runs the programs and HUD funds them; who approves new purchases is not yet established

ACTOR OR BODY	AUTHORITY OR ROLE	EVIDENCE	WHAT THIS DOES NOT ESTABLISH
Pit River Tribal Housing Board (“Housing”): staff and seven elected commissioners	Runs housing programs and applications; prepares the Housing Plan and Performance Report. HUD lists it as the Tribe’s designated housing entity. Answers card questions 1–5.	RECORD · S03, S12	Its current purchase limits, or who approves a new purchase program.
Pit River Tribal Council or another authorized Tribal body	Policy and funding decisions under the Tribe’s governing documents. Answers card question 6.	OPEN Governing documents not examined	Which powers are reserved to members or bands.
HUD Office of Native American Programs	Awards and monitors the grants; receives the Performance Report.	RECORD · S05, S06, S07	Whether a particular home is finished, or how the Tribe makes its own decisions.
HUD and the federal courts (interpreters)	Can say authoritatively what the federal housing law requires.	RECORD · S05	Whether either has interpreted the comment rule (not checked).
Members and households	Apply for help, comment on the Performance Report, ask questions.	RECORD · S05, S12	An application, comment or question does not approve a purchase or program change.
The Long Return (the author)	Explains records and suggests questions.	—	No authority to allocate housing or to speak for the Tribe, any band or Housing.

6 Members can ask Housing for help, for the records and for a dated answer

- 1 Get help now.** Call Housing at (530) 335-4809 or visit 20300 Fir Street, Burney. If you need an elder or family rental, ask about Wiyachi Village and XL. If your home needs a serious repair, ask about Rehabilitation Assistance. If you are buying a first home, ask about Down Payment Assistance. If you need major housing or sanitation work, ask about the BIA and IHS applications. **RECORD** · S12, S13, S14, S16, S17, S18
 Who responds: Housing
- 2 Ask for the plan and the report.** Ask Housing where to read the current Indian Housing Plan and the latest Annual Performance Report, and when the next comment opportunity is. **ANALYSIS** · S05
 Who responds: Housing
- 3 Ask where each home stands.** Ask for a dated, home-by-home status of the 16 planned homes: planned, underway, ready, occupied. **OPEN**
 Who responds: Housing

- 4 Ask about the pending requests.** Ask what the four pending applications would pay for and when decisions are expected. **REPORTED · S11**

Who responds: Housing

- 5 Bring the question card.** Use the card in Section 7 at the next Housing Board or membership meeting, or on a call, and keep your own notes of the answers.

Who responds: Housing; Tribal Council

Program terms were checked on October 28, 2026; posted limits describe the program, not a guaranteed award. Keep income, medical, enrollment and family details in Housing's private process. **RECORD · S16, S17**

7 Six questions get members a dated answer on the homes, the money and the need

This card helps members ask Housing six questions and keep the answers.

SELECT Tick the questions that matter to you. Ask for a dated answer and for totals, not names.

- ☐ **1 Which homes are ready, and what is left to finish?**
A useful answer includes: For each grant: how many homes are planned, underway, ready and occupied, as of what date.
Who can answer: Housing
- ☐ **2 What are the four pending funding requests for?**
A useful answer includes: What the \$24.8 million requested at September 30, 2026 would pay for, and when decisions are expected. Requests are not approved money.
Who can answer: Housing
- ☐ **3 What will the work cost—and who pays after move-in?**
A useful answer includes: Spending so far, remaining work and its cost, and which bills fall to the household and which to Housing.
Who can answer: Housing
- ☐ **4 Who still needs help?**
A useful answer includes: Totals for people waiting for homes, households needing repairs, and members staying temporarily with relatives.
Who can answer: Housing
- ☐ **5 Where can we read the Indian Housing Plan and comment on the Annual Performance Report?**
A useful answer includes: The year covered, how to get a copy, the comment dates and whom to contact.
Who can answer: Housing
- ☐ **6 Who can approve changes, and when will members hear back?**
A useful answer includes: The office or body that decides, and the next update date.
Who can answer: Tribal Council or Housing

ORGANISE Keep a record of each answer.

DATE	WHO ANSWERED	WHAT THEY SAID	NEXT DATE

CHECK What did this card not help you ask? Tell the author through the person or channel that gave you this card.

FOR HELP WITH YOUR OWN HOUSING

Pit River Tribal Housing Board · (530) 335-4809 · 20300 Fir Street, Burney · www.prthousing.com. Ask about rentals, repairs, ownership, down-payment help or other assistance, and confirm your application and renewal dates.

Sources: Treasurer's Report, 17 October 2026 (S11); 25 USC §4164 (S05); Housing Board program pages (S12–S18), checked 28 October 2026.

Field tool from Pit River Housing, version 1.0, The Long Return. Independent public-information work by The Long Return.
Not an official notice of any Tribe, band, agency or government. Verified through 28 October 2026.
Corrections: thelongreturn.org/sources-and-corrections.html.

8 The next performance report and the pending-grant decisions could change this picture

WHAT TO WATCH	WHEN	WHY IT MATTERS
Next Annual Performance Report comment opportunity	Date not established; ask Housing.	It is the official yearly account of what the grants paid for.
Decisions on the four pending applications (\$24,803,490)	Dates not established.	An award would add projects and money; a denial would not.
Remaining FY2023 homes	One XL home occupied June 26, 2026; another was under construction.	Completion and occupancy show delivery.
Tamarack site work and its seven homes	No completion date in the records reviewed.	Site work comes before the homes.
Next Treasurer's Report to a membership meeting	2026 reports came on January 17, April 11 and October 17; next date not established.	It updates grant totals and pending requests.
HUD's fiscal year 2027 formula sheet	Publication date not established.	It updates the formula figures in finding F6.
This briefing's re-check	By 26 January 2027, or sooner if any item above changes.	The default 90-day re-check under The Long Return's standard.

9 The awards came in 2024; the first reported move-in came in June 2026

The two competitive awards were announced in mid- and late 2024. Housing's 2026 plan was reported approved and submitted in September 2025, and the first reported occupancy and ownership transfer followed in 2026. The events below are of different kinds and are shown in order, not to scale.

FIGURE 2

The reported housing timeline

DATE	EVENT, AS REPORTED
29 Jul 2024	Nine-home award announced FY2023 federal award RECORD · S06
27 Dec 2024	Seven-home award announced FY2024 federal award RECORD · S07
Sep 2025	2026 Housing Plan approved and submitted Reported in January 2026 REPORTED · S09
26 Jun 2026	One XL home occupied Reported by Housing REPORTED · S08
15 Sep 2026	New Montgomery Creek home transferred Ownership transfer; first move-in date not given REPORTED · S11
30 Sep 2026	Six grants and four applications reported Amounts reported as of that date REPORTED · S11

Dates are source-reported events, not a complete construction schedule.

This page lists the sources cited in the briefing. Sources marked ?supplied? remain with their issuer and are not redistributed.

S01

River Tribe.

Printed pp.1, 3, 5–7. Historical formula inputs and final allocation. Text retrieved; FY2025 page-image fetch was unavailable. Checked 28 Oct 2026 ihbgformula.com

S02

HUD, FY2026 IHBG Final Allocation and Formula Data: Pit River Tribe.

Printed pp.1, 3, 5–7. Final allocation, formula definitions, overlap and capped population. Printed pp.1 and 7 visually checked. Checked 28 Oct 2026 ihbgformula.com

S03

HUD, Indian Housing Block Grant Formula.

Official HUD entry point linking the FY2025 and FY2026 final data. Formula purpose and correction process. Checked 28 Oct 2026 hud.gov

S04

24 CFR §1000.324, How is the need component developed?

Seven criteria; subsection (c) defines the housing-shortage variable. eCFR displayed current through 22 October 2026. Checked 28 Oct 2026 ecfr.gov

S05

Subsections (a)–(d): annual review, planned-versus-actual reporting, citizen access before submission and comment summary. Official U.S. Code text. Search Title 25, section 4164. The statutory locator remains usable when a version-specific link changes. Checked 28 Oct 2026 uscode.house.gov

S06

HUD, FY2023 IHBG Competitive Awards, 29 July 2024.

Pit River Tribal Housing Authority: \$2,977,207 to construct nine new units. Award-list page visually checked. Checked 28 Oct 2026 hud.gov

S07

HUD, FY2024 IHBG Competitive Awards, 27 December 2024.

Pit River Tribal Housing Board: \$4,916,331 to construct seven new units. Award-list page visually checked. Checked 28 Oct 2026 hud.gov

S08

Pit River Tribal Housing, supplied 2026 housing report.

Housing-grants page 6, file 2026-10-14-0002.pdf. Sites, one reported XL occupancy, Tamarack infrastructure and two applications. The filename is not proof of publication date. Supplied source; request an appropriate copy or summary from its issuer. Checked 28 Oct 2026

-
- S09 Pit River Tribal Finances, Treasurer Report, 17 January 2026.**
Housing section: reported 2026 Housing Plan approval/submission and earlier conveyances. Member-supplied record. Supplied source; request an appropriate copy or summary from its issuer. Checked 28 Oct 2026
-
- S11 Pit River Tribal Finances, Treasurer Report, 17 October 2026.**
Housing section, p.2: reported audit result, commissioners, new-home conveyance, six grants and four pending applications. Figures dated 30 September where specified. Supplied source; request an appropriate copy or summary from its issuer. Checked 28 Oct 2026
-
- S12 Pit River Tribal Housing Board, Home, About Us and Board of Commissioners.**
Public contact; IHBG/IHP/APR description; seven elected commissioners. HUD also lists PRTHB under TDHES in its formula portal. Current acquisition thresholds were not established. Checked 28 Oct 2026
prthousing.com [PRTHB home and contact page](#)
[PRTHB Board of Commissioners](#)
-
- S13 PRTHB, Wiyachi Village.**
Public elder-rental description: 18 units, age 55 and over, accessibility features. No vacancy confirmation. Checked 28 Oct 2026
prthousing.com
-
- S14 PRTHB, XL Subdivision.**
Family and elder housing; application and waiting-list information. Checked 28 Oct 2026
prthousing.com
-
- S16 PRTHB, Rehabilitation.**
Up to \$4,999.99 including time/materials; once every two years; qualifying work and funding must be confirmed. Checked 28 Oct 2026
prthousing.com
-
- S17 PRTHB, Down Payment Assistance.**
Up to \$20,000, once in a lifetime, with eligibility, homebuyer education and location conditions. Checked 28 Oct 2026
prthousing.com
-
- S18 PRTHB, Other Applications.**
BIA Housing Improvement Program and IHS sanitation application routes. Referrals do not establish award eligibility. Checked 28 Oct 2026
prthousing.com
-
- S24 Mueller and Tighe, eds., The Affordable Housing Reader, 2nd ed. Routledge, 2022.**
Supplied book. Stone, ch.6, pp.76–91; Van Zandt/Rohe, ch.12, Table 12.1, pp.153–154; Bratt, ch.15; Howell/Mueller/Wilson, ch.26. Evidence and arguments have different scopes. Available through the named publisher or a library; the supplied book is not redistributed. Checked 28 Oct 2026
-
- S26 Alex F. Schwartz, Housing Policy in the United States, 4th ed. Routledge, 2021.**
Supplied book; capital needs, printed pp.155–159, and preservation, pp.182–185. Background on ongoing financial/physical sustainability. Available through the named publisher or a library; the supplied book is not redistributed. Checked 28 Oct 2026
-

CORRECTIONS

Send corrections or new public sources through thelongreturn.org/sources-and-corrections.html or chrisknorr.mail@gmail.com. Include the section, statement, source and proposed correction. Do not send private household information.

Version 1.0 (29 October 2026) is the first public edition. It preserves the verified-through date of 28 October 2026. Later factual corrections or status changes will create a new public version; this edition will remain available in the publication record.