

Tagiugmiullu Nunamiullu Housing Authority 2020 Indian Housing Plan



Tenants of the 29-unit affordable rental housing multiplex in Utqiagvik to be rehabilitated by TNHA (Program 2020-2) will vote for their choice of one of three new paint color palettes when exterior renovations are completed during the summer of 2020.

Arctic Slope Native Association, Ltd. · Native Village of Atkasuk · Native Village of Kaktovik · Native Village of Nuiqsut · Point Lay Tribal Council · Naqsragmiut Tribal Council (Anaktuvuk Pass) · Wainwright Traditional Council



SECTION 1: COVER PAGE

(1) Grant Number:

55IH0201120

(2) Recipient Program Year:

7/1 - 6/30

(3) Federal Fiscal Year:

2020

- (4) Initial Plan (Complete this Section then proceed to Section 2) or an Amended IHP
- (6) Annual Performance Report (Complete items 27-30 and proceed to Section 3)
- (7) Tribe
- (8) TDHE

(9) Name of Recipient:

Tagiugmiullu Nunamiullu Housing Authority

(10) Contact Person:

Griffin W. Hagle

(11) Telephone Number with Area Code (999) 999-9999 :

(907) 852-7160

(12) Mailing Address:

P.O. Box 409

(13) City:

Utqiagvik

(14) State:

Alaska

(15) Zip Code (99999 or 99999-9999):

99723

(16) Fax Number with Area Code (if available) (999) 999-9999 :

(907) 852-2038

(17) Email Address (if available):

griffin.hagle@tnha.net

(18) If TDHE, List Tribes Below:

Arctic Slope Native Association, Ltd. (Arctic Slope Regional Corporation); Naqsrugmiut Tribal Council (Anaktuvuk Pass); Native Village of Atkasuk; Native Village of Kaktovik; Nuiqsut Tribal Council; Native Village of Point Lay IRA Council; Wainwright Traditional Council.

(19) Tax Identification Number:

92-0074122

(20) DUNS Number:

007265437

(21) CCR/SAM Expiration Date (MM/DD/YYYY):

10/15/2020

(22) IHBG Fiscal Year Formula Amount:

\$3,716,798

(23) Name of Authorized IHP Submitter:

Griffin W. Hagle

(24) Title of Authorized IHP Submitter:	Chief Executive Officer
(25) Signature of Authorized IHP Submitter:	
(26) IHP Submission Date(MM/DD/YYYY) :	04/17/2020
(27) Name of Authorized APR Submitter:	
(28) Title of Authorized APR Submitter:	
(29) Signature of Authorized APR Submitter:	
(30) APR Submission Date (MM/DD/YYYY):	

Certification: The information contained in this document is accurate and reflects the activities actually planned or accomplished during the program year. Activities planned and accomplished are eligible under applicable statutes and regulations.

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosure of information, including intentional disclosure, is subject to a civil money penalty not to exceed \$10,000 for each violation.

ONE YEAR PLAN & ANNUAL PERFORMANCE REPORT

SECTION 2: HOUSING NEEDS

NAHASDA § 102(b)(2)(B)

(1) Type of Need: Check the appropriate box(es) below to describe the estimated types of housing needs and the need for other assistance for low-income Indian families (column B) and all Indian families (column C) inside and outside the jurisdiction.

(A) Type of Need	Check All That Apply	
	(B) Low-Income Indian Families	(C) All Indian Families
(1) Overcrowded Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Renters Who Wish to Become Owners	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Substandard Units Needing Rehabilitation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Homeless Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(5) Households Needing Affordable Rental Units	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(6) College Student Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(7) Disabled Households Needing Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(8) Units Needing Energy Efficiency Upgrades	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(9) Infrastructure to Support Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(10) Other (specify below)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(2) Other Needs. (Describe the “Other” needs below. Note: this text is optional for all needs except “Other.”):

Personal finance and credit counseling; service coordination and referrals; access to affordable childcare; health and wellness services; down payment and closing cost assistance; tenant-based rental assistance; small upgrade loans; weatherization; environmental health assessments and interventions; home maintenance education and counseling; affordable access to building materials and home service providers.

(3) Planned Program Benefits. *(Describe below how your planned programs and activities will address the needs of low income families identified above. Also describe how your planned programs will address the various types of housing assistance needs NAHASDA § 102(b)(2)(B)):*

Tagiugmiullu Nunamiullu Housing Authority (TNHA) will continue to solicit proposals from its affiliated Tribes to strategically develop programs and activities responsive to the present and emerging needs of the region's low- and moderate-income AIAN families within the constraints of the Tribes' limited and diminishing IHBG funds. Resources will be targeted to leverage new external investment, strengthen partnerships, and enhance economies of scale at the local level in a manner aligned with TNHA's mission to excel in the delivery of opportunities for affordable housing that empower, build, and sustain vibrant self-determined communities on the Arctic Slope for generations to come.

TNHA will continue its advocacy for a regional coalition to address housing and homelessness issues in partnership with regional and local municipalities, tribal governments, Native corporations, NGOs, individuals, and policymakers. This coalition will facilitate information sharing, coordinate and streamline service delivery, analyze barriers, build capacity, and together attract the resources essential to address local and regional housing needs at the scale required.

TNHA will closely monitor the outcome of the 2020 U.S. Census to ensure the certified count bears fair witness to the lived realities and characteristics of the communities it serves.

Through its membership in the Association of Alaska Housing Authorities, TNHA will engage state and federal policymakers in vigorous advocacy for the housing interests of the Arctic Slope. TNHA will continue to use appropriate media resources to disseminate timely updates on its programs and activities to its affiliated tribes and the general public on a regular basis.

TNHA's Housing Services division will continue to deliver a high standard of service in operating its legacy affordable housing programs, to include those activities prescribed by NAHASDA or subject to contract between the Secretary and the Indian Housing Authority pursuant to the United States Housing Act of 1937. To the extent permitted by NAHASDA and feasible at current funding levels, TNHA may also develop and offer new programs and services, to include down payment assistance, tenant-based rental assistance, small home upgrade loans, service coordination, and personal finance/credit counseling.

TNHA's Construction Services division will begin the three-year rehabilitation of a 29-unit multiplex in Utqiagvik occupied primarily by extremely low-income (<30% median) Tribal members. It will continue the modernization of its 1937 Act Current Assisted Stock units in order to preserve and maintain the viability of affordable housing throughout the region. Projects will be prioritized by remediation of life, health and safety-related needs (including handicap accessibility), energy efficiency and indoor environmental quality improvement potential, and potential to integrate cost-effective renewable energy systems.

TNHA's Maintenance division will continue to provide routine, preventative, and non-routine maintenance for all TNHA rental units. Outside of funded projects, routine and preventative maintenance is not provided by TNHA for homeownership units.

Routine and non-routine maintenance or repair work orders on homeownership units will be made available to homebuyers at an affordable cost in recognition of the limited economies and access to qualified service providers in the outlying villages of the Arctic Slope. The cost of any assistance provided to homebuyers shall be disclosed in advance to, and borne by, the homebuyer. TNHA will make every effort to keep costs reasonable through efficient scheduling and grouping of work orders in each village and by subsidizing travel and freight costs.

(4) Geographic Distribution. *Describe below how the assistance will be distributed throughout the geographic area and how this geographic distribution is consistent with the needs of low income families. NAHASDA § 102(b)(2)(B)(i)):*

There are eight villages in the North Slope Borough. Two of them (Point Hope and Utqiagvik) have self-governed NAHASDA programs not affiliated with TNHA. TNHA manages 107 low-income rentals in Utqiagvik, 43 NAHASDA-assisted homebuyer units in the six villages for which it is the TDHE (Anaktuvuk Pass, Atkasuk, Kaktovik, Nuiqsut, Point Hope, Point Lay, and Wainwright), and approximately 72 Mutual Help units distributed across all eight villages. Additionally, TNHA operates 112 units of market-based public rental housing in Utqiagvik as a separate enterprise fund. Income from this program is reinvested in affordable housing programs and services.

Analysis of data from the 2010 U.S. Census reveals that there were 1,768 persons of AIAN heritage residing in the six (6) Arctic

Slope villages for which TNHA is the TDHE. The HUD FY 2019 IHBG Estimated Allocation for these villages counts a total of 1,774 AIAN persons. The Census counts 5,512 AIAN persons for the North Slope Borough Census Area overall, which includes the regional hub of Utqiagvik and the large village of Point Hope, while HUD estimates 4,900 AIAN total persons. Depending on the data source used, TNHA is the TDHE for approximately 32-36% of the regional AIAN population.

The 2018 Alaska Housing Assessment estimates 27 percent of occupied units in the North Slope Borough census area are either "overcrowded" or "severely overcrowded." This is more than eight times the national average, and distinguishes the North Slope Borough as the fifth most overcrowded census area in the state. As a community leader testified during a field hearing of the U.S. Senate Committee on Indian Affairs held in the Bering Straits village of Savoonga in August 2018, "For American Indians and Alaska Natives, overcrowded housing is a manifestation of what would be unsheltered homelessness in other parts of the country."

New and rehabilitated affordable housing for low-income AIAN families remains TNHA's top priority. Low-income AIAN families residing in substandard or overcrowded housing will receive the highest preference. Priority will, as always, be established according to the age of the units and assessment indicating severity of need. In this manner, units in villages throughout the service area will have an equitable opportunity for service distributed in a manner proportional to need and consistent with IHBG formula allocation for the current year. While provision of affordable housing to low-income AIAN families remains TNHA's first priority, should housing needs be identified for families who do not meet affordable housing eligibility requirements, TNHA will provide referral to other appropriate regional resources.

SECTION 3: PROGRAM DESCRIPTIONS

[102(b)(2)(A)], [233(a)], [235(c)], [404(b)], 24 CFR §1000.512(b)(2) and (3)

Planning and Reporting Program Year Activities

In this section, the recipient must provide a description of its planned eligible activities, and intended outcomes and outputs for the One-Year IHP. The recipient can select any combination of activities eligible under NAHASDA and intended outcomes and outputs that are based on local needs and priorities. There is no maximum or minimum number of eligible activities or intended outcomes and outputs. Rather, the One-Year IHP should include a sufficient number of eligible activities and intended outcomes to fully describe any tasks that the recipient intends to fund in whole or in part with IHBG resources during the coming program year.

Subtitle B of NAHASDA authorizes recipients to establish a program for self-determined housing activities involving construction, acquisition, rehabilitation, or infrastructure relating to housing activities or housing that will benefit the low-income households served by the Indian tribe. A recipient may use up to 20 percent of its annual allocation, but not more than \$2 Million, for this program. Section 233(a) of NAHASDA requires a recipient to include its planned self-determination program activities in the IHP, and Section 235(c) requires the recipient to report the expenditures, outputs, and outcomes for its self-determination program in the APR. For more information, see PIH Notice 2010-35 (Demonstration Program - Self-Determined Housing Activities for Tribal Governments) at http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_8814.pdf

The One-Year IHP is not required to include eligible activities or intended outcomes and outputs that will not receive IHBG resources. For example, the recipient may be planning to apply for Low Income Housing Tax Credits (LIHTC) from its state. If those tax credit projects will not receive IHBG resources, they are not required to be described in the IHP. However, the recipient may wish to include non-IHBG activities in the IHP to provide tribal members with a more complete picture of housing activities.

If an activity will receive partial funding from an IHBG resource, it must be described in the IHP.

For example, if the recipient uses IHBG-funded staff persons to manage, inspect, or maintain an LIHTC-funded rental project, that project would be considered an IHBG-assisted project and the related activities must be described in the IHP.

Planning and Administrative expenses and loan repayments should not be identified as programs in the IHP. That is why there are dedicated rows in the Uses of Funding budget for these expenses. Instead, describe anticipated planning and administrative expenses in Section 6, Line 4 of the IHP, and describe actual planning and administration expenses in Section 6, Line 5 of the APR. Report the planned and actual amount of planning and administrative expenses in the dedicated row of the Uses of Funding budget (Section 5, Line 2). Please note that Reserve Accounts to support planning and administration is an eligible activity and should be identified as a program in the IHP, and any planned or actual expenditure from the Reserve Account would be reported by its program name in the Uses of Funding table.

For the IHP, complete the **unshaded** sections to describe the planned activities, outcomes and outputs in the coming 12-month program year. The recipient must complete Lines 1.1 through 1.4, Lines 1.6 and 1.7, and Line 1.9 for each eligible activity or program planned for the One-Year IHP. For the APR, complete the shaded sections to describe actual accomplishments, outcomes, and outputs for the previous 12-month program year. In particular, complete Lines 1.5, 1.8, 1.9, and 1.10 for each program included in the IHP.

Eligible Activity May Include *(citations below all reference sections in NAHASDA)*

Eligible Activity	Output Measure	Output Completion
(1) Modernization of 1937 Act Housing [202(1)]	Units	All work completed and unit passed final inspection
(2) Operation of 1937 Act Housing [202(1)]	Units	Number of units in inventory at Program Year End (PYE)
(3) Acquisition of Rental Housing [202(2)]	Units	When recipient takes title to the unit
(4) Construction of Rental Housing [202(2)]	Units	All work completed and unit passed final inspection
(5) Rehabilitation of Rental Housing [202(2)]	Units	All work completed and unit passed final inspection
(6) Acquisition of Land for Rental Housing Development [202(2)]	Acres	When recipient takes title to the land
(7) Development of Emergency Shelters [202(2)]	Households	Number of households served at any one time, based on capacity of the shelter
(8) Conversion of Other Structures to Affordable Housing [202(2)]	Units	All work completed and unit passed final inspection
(9) Other Rental Housing Development [202(2)]	Units	All work completed and unit passed final inspection
(10) Acquisition of Land for Homebuyer Unit Development [202(2)]	Acres	When recipient takes title to the land
(11) New Construction of Homebuyer Units [202(2)]	Units	All work completed and unit passed final inspection
(12) Acquisition of Homebuyer Units [202(2)]	Units	When recipient takes title to the unit
(13) Down Payment/Closing Cost Assistance [202(2)]	Units	When binding commitment signed
(14) Lending Subsidies for Homebuyers (Loan) [202(2)]	Units	When binding commitment signed
(15) Other Homebuyer Assistance Activities [202(2)]	Units	When binding commitment signed
(16) Rehabilitation Assistance to Existing Homeowners [202(2)]	Units	All work completed and unit passed final inspection
(17) Tenant Based Rental Assistance [202(3)]	Households	Count each household once per year
(18) Other Housing Service [202(3)]	Households	Count each household once per year
(19) Housing Management Services [202(4)]	Households	Count each household once per year
(20) Operation and Maintenance of NAHASDA-Assisted Units [202(4)]	Units	Number of units in inventory at PYE
(21) Crime Prevention and Safety [202(5)]	Dollars	Dollars spent (report in Uses of Funding table only)

(22) Model Activities [202(6)]	Dollars	Dollars spent (report in Uses of Funding table only)
(23) Self-Determination Program [231-235]		
Acquisition	Units	When recipient takes title to the unit
Construction	Units	All work completed and unit passed final inspection
Rehabilitation	Units	All work completed and unit passed final inspection
Infrastructure	Dollars	Dollars spent (report in Uses of Funding table only)
(24) Infrastructure to Support Housing [202(2)]	Dollars	Dollars spent (report in Uses of Funding table only)
(25) Reserve Accounts [202(9)]	N/A	N/A

Outcome May Include:

(1) Reduce over-crowding	(7) Create new affordable rental units
(2) Assist renters to become homeowners	(8) Assist affordable housing for college students
(3) Improve quality of substandard units	(9) Provide accessibility for disabled/elderly persons
(4) Improve quality of existing infrastructure	(10) Improve energy efficiency
(5) Address homelessness	(11) Reduction in crime reports
(6) Assist affordable housing for low income households	(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

IHP: PLANNED PROGRAM YEAR ACTIVITIES (NAHASDA § 102(b)(2)(A))

For each planned activity, complete all the non-shaded sections below. It is recommended that for each program name you assign a unique identifier to help distinguish individual programs. This unique number can be any number of your choosing, but it should be simple and clear so that you and HUD can track tasks and results under the program and collect appropriate file documentation tied to this program.

- One way to number your programs is chronologically. For example, you could number your programs 2011-1, 2011-2, 2011-3 etc.
- Or, you may wish to number the programs based on type. For example rental 1, rental 2, homebuyer1, homebuyer 2 etc. This type of numbering system might be appropriate if you have many programs that last over several years.
- Finally, you may wish to use an outline style of numbering. For example, all programs under your first eligible activity would start with the number 1 and then be consecutively numbered as 1.1, 1.2, 1.3 etc.

APR: REPORTING ON PROGRAM YEAR PROGRESS

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month program year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month program year. (NAHASDA § 404(b))

1.1. Program Name and Unique Identifier:

Maintenance of Low-Income Rental Housing 2020-1

1.2. Program Description (This should be the description of the planned program.):

TNHA crews will continue to provide maintenance of 1937 Act low-income rental units in Utqiagvik.

1.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(2) Operation of 1937 Act Housing [202(1)]

1.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(6) Assist affordable housing for low income households

Describe Other Intended Outcome (Only if you selected "Other" above):

1.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

Describe Other Actual Outcome (Only if you selected "Other" above.):

1.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):

Eligible low-income Alaska Native/American Indian families

1.7. Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

TNHA will provide routine, non-routine, preventative and emergency maintenance services to low-income tenants.

1.8. APR: Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.

1.9: Planned and Actual Outputs for 12-Month Program Year

Planned Number of **Units** to be Completed in Year Under this Program

Planned Number of **Households** To Be Served in Year Under this Program

Planned Number of **Acres** To Be Purchased in Year Under this Program

107

APR: Actual Number of **Units** Completed in Program Year

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

1.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

2.1. Program Name and Unique Identifier:

Rehabilitation of Low-Income Rental Housing 2020-2

2.2. Program Description (This should be the description of the planned program.):

TNHA will rehabilitate its 29-unit low-income rental housing multiplex in Utqiagvik. This is the first phase of a planned three-year project targeting improvements in indoor environmental quality, security, accessibility, durability and energy efficiency supported by IHBG monies and other federal and non-federal funding sources.

2.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(5) Rehabilitation of Rental Housing [202(2)]

2.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(3) Improve quality of substandard units

Describe Other Intended Outcome (Only if you selected "Other" above):

2.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

Describe Other Actual Outcome (Only if you selected "Other" above.):

2.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):

Eligible low-income Alaska Native/American Indian families residing in the TNHA-owned 29-unit multiplex

2.7. Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

TNHA will perform a comprehensive rehabilitation of its 29-unit multiplex over a three-year period. This phase concerns exterior work in the summer of 2020 and second-story units and common areas over the subsequent fall, winter and spring. Relocation assistance will be provided to families temporarily displaced due to rehabilitation activities. Individual unit measures encompass thermal comfort, ventilation, lighting, sound attenuation and security.

2.8. APR: Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.

2.9: Planned and Actual Outputs for 12-Month Program Year

Planned Number of **Units** to be Completed in Year Under this Program

Planned Number of **Households** To Be Served in Year Under this Program

Planned Number of **Acres** To Be Purchased in Year Under this Program

15

APR: Actual Number of **Units** Completed in Program Year

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

2.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

3.1. Program Name and Unique Identifier:

Management of 1937 Housing Act Units 2020-3

3.2. Program Description (This should be the description of the planned program.):

General management, operation, routine and non-routine maintenance and inspection of all TNHA housing units originally assisted under the 1937 Housing Act.

3.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(2) Operation of 1937 Act Housing [202(1)]

3.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(6) Assist affordable housing for low income households

Describe Other Intended Outcome (Only if you selected "Other" above):

3.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

Describe Other Actual Outcome (Only if you selected "Other" above.):

3.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):

Eligible low-income Alaska Native/American Indian families

3.7. Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

TNHA staff will perform general housing program management and operation activities to include advertisement of programs, administration of wait lists; participant evaluation and selection; billing and payment collection; inspections; preparation and processing of work orders; evictions; administration of insurance (including self-insurance funded by TNHA to manage newly developing risks; e.g., extraordinary foundation and infrastructure repairs linked to climate change); and maintenance and digitalization of records in accordance with TNHA policies.

3.8. APR: Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.

3.9: Planned and Actual Outputs for 12-Month Program Year

Planned Number of **Units** to be Completed in Year Under this Program

Planned Number of **Households** To Be Served in Year Under this Program

Planned Number of **Acres** To Be Purchased in Year Under this Program

200

APR: Actual Number of **Units** Completed in Program Year

Completed

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

[Empty green box]

3.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

[Empty green box]

4.1. Program Name and Unique Identifier:

Housing Services 2020-4

4.2. Program Description (This should be the description of the planned program.):

Occupancy and program services for current and prospective participants in TNHA housing programs.

4.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(18) Other Housing Services [202(3)]

4.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(6) Assist affordable housing for low income households

Describe Other Intended Outcome (Only if you selected "Other" above):

4.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

Describe Other Actual Outcome (Only if you selected "Other" above.):

4.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):

Eligible low-income Alaska Native/American Indian families

4.7. Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

TNHA housing staff will provide a comprehensive spectrum of housing-related services to participants and prospective participants in its affordable housing programs, including community outreach; service coordination; needs surveys and assessments; resident employment; emergency preparedness; encouragement of housekeeping best practices; counseling and education; loan and/or grant processing, technical support and referrals; and any other programs and services that directly or indirectly enhance participant self-sufficiency. This includes an updated information resource on TNHA's website and social media platforms and the hosting of annual participant meetings in each community.

4.8. APR: Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.

4.9: Planned and Actual Outputs for 12-Month Program Year

Planned Number of **Units** to be Completed in Year Under this Program

Planned Number of **Households** To Be Served in Year Under this Program

Planned Number of **Acres** To Be Purchased in Year Under this Program

200

APR: Actual Number of **Units** Completed in Program Year

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

4.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

5.1. Program Name and Unique Identifier:

Management of NAHASDA-Assisted Units 2020-5

5.2. Program Description (This should be the description of the planned program.):

General management, operation, routine and non-routine maintenance and inspection of all TNHA housing units originally assisted under NAHASDA.

5.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(20) Operation and Maintenance of NAHASDA-Assisted Units [202(4)]

5.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(6) Assist affordable housing for low income households

Describe Other Intended Outcome (Only if you selected "Other" above):

5.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

Describe Other Actual Outcome (Only if you selected "Other" above.):

5.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):

Eligible low-income Alaska Native/American Indian families

5.7. Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

TNHA staff will perform general housing program management and operation activities to include advertisement of programs, administration of wait lists, participant evaluation and selection; billing and payment collection; counseling; inspections; preparation and processing of work orders; evictions; administration of insurance (including self-insurance funded by TNHA to manage newly developing risks; e.g., extraordinary foundation and infrastructure repairs linked to climate change); and maintenance and digitalization of records in accordance with TNHA policies.

5.8. APR: Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.

5.9: Planned and Actual Outputs for 12-Month Program Year

Planned Number of **Units** to be Completed in Year Under this Program

Planned Number of **Households** To Be Served in Year Under this Program

Planned Number of **Acres** To Be Purchased in Year Under this Program

43

APR: Actual Number of **Units** Completed in Program Year

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

5.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

6.1. Program Name and Unique Identifier:

Improvements to Provide Accessibility for Disabled & Elderly Persons 2020-6

6.2. Program Description (This should be the description of the planned program.):

TNHA will make physical improvements to improve accessibility of certain TNHA-owned rental units.

6.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(9) Other Rental Housing Development [202(2)]

6.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(9) Provide accessibility for disabled/elderly persons

Describe Other Intended Outcome (Only if you selected "Other" above):

6.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

Describe Other Actual Outcome (Only if you selected "Other" above.):

6.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):

Eligible low-income Alaska Native/American Indian families residing in TNHA-owned 1937 Act rental units.

6.7. Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

Under this program, TNHA will conduct intake, evaluate and qualify individuals to receive physical improvements to TNHA-owned rental units in order to enhance tenant quality of life and meet federal accessibility requirements.

6.8. APR: Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.

6.9: Planned and Actual Outputs for 12-Month Program Year

Planned Number of **Units** to be Completed in Year Under this Program

Planned Number of **Households** To Be Served in Year Under this Program

Planned Number of **Acres** To Be Purchased in Year Under this Program

10

APR: Actual Number of **Units** Completed in Program Year

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

6.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

7.1. Program Name and Unique Identifier:

Modernization of 1937 Housing Act Units 2020-7

7.2. Program Description (This should be the description of the planned program.):

TNHA will evaluate the condition of 1937 Housing Act units for structural and other deficiencies and undertake modernization activities, including project design and construction, based on the results of these evaluations.

7.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(1) Modernization of 1937 Act Housing [202(1)]

7.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(3) Improve quality of substandard units

Describe Other Intended Outcome (Only if you selected "Other" above):

7.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

Describe Other Actual Outcome (Only if you selected "Other" above.):

7.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):

Eligible low-income Alaska Native/American Indian families

7.7. Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

TNHA will provide families residing in 1937 Housing Act rental and homeownership units with decent, safe, sanitary and energy-efficient living conditions. The type and level of assistance will depend on the amount of modernization work needed to bring the property up to standard in accordance with TNHA policies and procedures. Relocation assisted will be provided for families temporarily displaced as a result of modernization activities.

7.8. APR: Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.

7.9: Planned and Actual Outputs for 12-Month Program Year

Planned Number of **Units** to be Completed in Year Under this Program

Planned Number of **Households** To Be Served in Year Under this Program

Planned Number of **Acres** To Be Purchased in Year Under this Program

10

APR: Actual Number of **Units** Completed in Program Year

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

7.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

8.1. Program Name and Unique Identifier:

Land Acquisition for Homeownership 2020-8

8.2. Program Description (This should be the description of the planned program.):

Land acquisition to develop low- and/or mixed-income homeownership housing units. TNHA is continuing its efforts to identify land to acquire for new residential development in the communities within its service area. IHBG funds will solely be used to serve the needs of low-income families under this program. The needs of non-low-income families will be addressed using other leveraged resources.

8.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(10) Acquisition of Land for Homebuyer Unit Development [202(2)]

8.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(5) Address homelessness

Describe Other Intended Outcome (Only if you selected "Other" above):

8.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

Describe Other Actual Outcome (Only if you selected "Other" above.):

8.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):

Eligible low-income Alaska Native/American Indian families

8.7. Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

TNHA is faced with a shortage of lots available for affordable housing development in several villages. To assure a good future supply of housing for houseless families, TNHA will procure fee simple land to help meet this demand.

8.8. APR: Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.

8.9: Planned and Actual Outputs for 12-Month Program Year

Planned Number of **Units** to be Completed in Year Under this Program

Planned Number of **Households** To Be Served in Year Under this Program

Planned Number of **Acres** To Be Purchased in Year Under this Program

0

APR: Actual Number of **Units** Completed in Program Year

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

8.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

9.1. Program Name and Unique Identifier:

Land Acquisition for Rentals 2020-9

9.2. Program Description (This should be the description of the planned program.):

Land acquisition to develop low- and/or mixed-income rental housing units. TNHA is continuing its efforts to identify land to acquire for new residential development in the communities within its service area. IHBG funds will solely be used to serve the needs of low-income families under this program. The needs of non-low-income families will be addressed using other leveraged resources.

9.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(6) Acquisition of Land for Rental Housing Development [202(2)]

9.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(7) Create new affordable rental units

Describe Other Intended Outcome (Only if you selected "Other" above):

9.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

Describe Other Actual Outcome (Only if you selected "Other" above.):

9.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):

Eligible low-income Alaska Native/American Indian families

9.7. Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

TNHA is faced with a shortage of lots available for affordable housing development in several villages. To assure a good future supply of housing for houseless families, TNHA will procure fee simple land for rental housing development to help meet this demand.

9.8. APR: Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.

9.9: Planned and Actual Outputs for 12-Month Program Year

Planned Number of **Units** to be Completed in Year Under this Program

Planned Number of **Households** To Be Served in Year Under this Program

Planned Number of **Acres** To Be Purchased in Year Under this Program

0

APR: Actual Number of **Units** Completed in Program Year

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

9.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

10.1. Program Name and Unique Identifier:

New Construction for Non-Low-Income Families 2020-10

10.2. Program Description *(This should be the description of the planned program.):*

There are no non-low-income projects identified for funding using IHBG funds.

10.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(11) New Construction of Homebuyer Units [202(2)]

10.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

Describe Other Intended Outcome (Only if you selected "Other" above):

Provide non-low-income families with the opportunities to become homeowners.

10.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

Describe Other Actual Outcome (Only if you selected "Other" above.):

10.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):

Eligible Alaska Native/American Indian families with incomes between 80-100% area median income.

10.7. Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

Upon new requests for homeownership, units will be planned and developed within TNHA's service area. The size and location of each unit will depend on the family to be served. Each new unit will provide a quality, energy-efficient homeownership residence for an eligible family selected in accordance with TNHA's policies. To achieve greater economies with limited IHBG funds, where possible, these units will be part of mixed-income developments. This activity, if funded, will be undertaken with program and/or non-program income and other leveraged sources.

10.8. APR: *Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.*

10.9: Planned and Actual Outputs for 12-Month Program Year

Planned Number of **Units** to be Completed in Year Under this Program

Planned Number of **Households** To Be Served in Year Under this Program

Planned Number of **Acres** To Be Purchased in Year Under this Program

0

APR: Actual Number of **Units** Completed in Program Year

Completed

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

[Empty green box]

10.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

[Empty green box]

11.1. Program Name and Unique Identifier:

Transitional and Group Living Facilities Development 2020-11

11.2. Program Description *(This should be the description of the planned program.):*

TNHA will plan and design a joint development with the Native Village of Barrow for transitional and group housing units in Utqiaġvik to benefit eligible low-income families temporarily experiencing homelessness.

11.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(9) Other Rental Housing Development [202(2)]

11.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(5) Address homelessness

Describe Other Intended Outcome (Only if you selected "Other" above):

11.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

Describe Other Actual Outcome (Only if you selected "Other" above.):

11.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):

Eligible low-income Alaska Native/American Indian families

11.7. Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

TNHA and the Native Village of Barrow will develop/renovate transitional living facilities/group housing units in Utqiaġvik for low-income families experiencing homelessness if suitable site(s) and funding can be identified.

11.8. APR: *Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.*

11.9: Planned and Actual Outputs for 12-Month Program Year

Planned Number of **Units** to be Completed in Year Under this Program

Planned Number of **Households** To Be Served in Year Under this Program

Planned Number of **Acres** To Be Purchased in Year Under this Program

0

APR: Actual Number of **Units** Completed in Program Year

Completed

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

11.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

12.1. Program Name and Unique Identifier:

Model Activities 2020-12

12.2. Program Description *(This should be the description of the planned program.):*

TNHA will analyze data collected from select housing units in its service area equipped with solar water heaters and telemetric system controllers since 2016 with technical assistance from the Alaska Center for Energy and Power (ACEP) and the National Renewable Energy Laboratory (NREL). Results will be used to optimize the energy efficiency of individual units and inform planning and home design to reduce future diesel consumption.

12.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(22) Model Activities [202(6)]

12.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(10) Improve energy efficiency

Describe Other Intended Outcome (Only if you selected "Other" above):

12.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

Describe Other Actual Outcome (Only if you selected "Other" above.):

12.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):

Eligible low-income Alaska Native/American Indian families

12.7. Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

TNHA will dispatch staff to select housing units that received a solar water heater and system controller since 2016 to verify system parameters and function, update controller firmware, and validate data. Technical refinements will be made on-site as needed to improve output of solar hot water and reduce boiler diesel consumption. Staff will direct an undergraduate engineering intern provided by ACEP (part of leveraged in-kind contribution) in the analysis of data and compilation of a report on the relative energy-efficiency and increase in renewable energy output of subject units.

12.8. APR: *Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.*

12.9: Planned and Actual Outputs for 12-Month Program Year

Planned Number of **Units** to be Completed in Year Under this Program

Planned Number of **Households** To Be Served in Year Under this Program

Planned Number of **Acres** To Be Purchased in Year Under this Program

APR: Actual Number of **Units** Completed in Program Year

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

12.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

13.1. Program Name and Unique Identifier:

Acquisition of Rental Units

13.2. Program Description (This should be the description of the planned program.):

TNHA will acquire existing properties in Utqiagvik for conversion to new affordable rental units.

13.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(3) Acquisition of Rental Housing [202(2)]

13.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(7) Create new affordable rental units

Describe Other Intended Outcome (Only if you selected "Other" above):

13.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

Describe Other Actual Outcome (Only if you selected "Other" above.):

13.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):

Eligible low-income Alaska Native/American Indian families

13.7. Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

TNHA will acquire title to existing properties for the purpose of conversion to new affordable rental units for eligible families as such properties may become available from time to time in Utqiagvik

13.8. APR: Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.

13.9: Planned and Actual Outputs for 12-Month Program Year

Planned Number of **Units** to be Completed in Year Under this Program

Planned Number of **Households** To Be Served in Year Under this Program

Planned Number of **Acres** To Be Purchased in Year Under this Program

2

APR: Actual Number of **Units** Completed in Program Year

Completed

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

13.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

14.1. Program Name and Unique Identifier:

Area-Wide Housing Needs Assessment

14.2. Program Description *(This should be the description of the planned program.):*

TNHA will conduct an area-wide housing needs assessment within its service area.

14.3. Eligible Activity Number *(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(18) Other Housing Services [202(3)]

14.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

Describe Other Intended Outcome *(Only if you selected "Other" above):*

Produce comprehensive, accurate and up-to-date dataset about affordable housing needs

14.5 Actual Outcome Number *(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome *(Only if you selected "Other" above.):*

14.6 Who Will Be Assisted *(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Eligible Alaska Native/American Indian families

14.7. Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

TNHA will conduct a comprehensive survey of community housing needs throughout its service area.

14.8. APR: *Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.*

14.9: Planned and Actual Outputs for 12-Month Program Year

Planned Number of **Units** to be Completed in Year Under this Program

Planned Number of **Households** To Be Served in Year Under this Program

Planned Number of **Acres** To Be Purchased in Year Under this Program

500

APR: Actual Number of **Units** Completed in Program Year

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

14.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

SECTION 4: MAINTAINING 1937 ACT UNITS, DEMOLITION, AND DISPOSITION

NAHASDA §§ 102(b)(2)(A)(v), 102(b)(2)(A)(iv)(I-III)

(1) Maintaining 1937 Act Units (NAHASDA § 102(b)(2)(A)(v)) *(Describe specifically how you will maintain and operate your 1937 Act housing units in order to ensure that these units will remain viable.)* :

Routine, non-routine, preventative, and emergency maintenance of 1937 Act low-income rental units is provided in Utqiagvik by dedicated in-house crews. TNHA does not operate low-income rental units outside of Utqiagvik.

Modernization and rehabilitation of both homebuyer units and rentals with repair needs exceeding normal wear-and-tear is performed by seasonal force-account construction crews comprised of skilled tradespeople.

TNHA Housing Services continues to improve policies and procedures for intake, selection, education, counseling, training and technical support of residents, as well as interdepartmental work flows to facilitate timely inspection, recertification, and proactive correction of housing unit deficiencies with operations staff.

Routine maintenance is generally not provided to homebuyers in accordance with occupancy agreements and program terms; however, in light of limited access to home service providers in the outlying villages of the Arctic Slope, non-routine and emergency maintenance and repair may be provided by TNHA at reasonable cost.

TNHA will strive to keep work order costs to village residents low by subsidizing crew travel and combining trips with work on other scheduled projects, as practicable. The cost of any such assistance is borne by the homebuyer, and may require extending the term of their occupancy agreement.

(2) Demolition and Disposition (NAHASDA § 102(b)(2)(A)(iv)(I-III), 24 CFR 1000.134) Describe any planned demolition or sale of 1937 Act or NAHASDA-assisted housing units. If the recipient is planning on demolition or disposition of 1937 Act or NAHASDA-assisted housing units, be certain to include the timetable for any planned demolition or disposition and any other information that is required by HUD with respect to the demolition or disposition.

There is no planned demolition of 1937 Act or NAHASDA-assisted housing units. TNHA is evaluating the merits of sale of at least one 1937 Act rental unit in Utqiagvik by summer or fall of 2020 but has not yet reached a determination.

SECTION 5: BUDGETS

NAHASDA §§ 102(b)(2)(C), 404(b)

(1) Sources of Funding (NAHASDA § 102(b)(2)(C)(i), (404(b)) (Complete the non-shaded portions of the chart below to describe your estimated or anticipated sources of funding for the 12-month program year. **APR Actual Sources of Funding -- Please complete the shaded portions of the chart below to describe your actual funds received. Only report on funds actually received and under a grant agreement or other binding commitment during the 12-month program year.**)

SOURCE	IHP					APR					
	(A) Estimated amount on hand at beginning of program year	(B) Estimated amount to be received during 12-month program year	(C) Estimated total sources of funds (A+B)	(D) Estimated funds to be expended during 12-month program year	(E) Estimated unexpended funds remaining at end of program year (C-D)	(F) Actual amount on hand at beginning of program year	(G) Actual amount received during 12-month program year	(H) Actual total sources of funding (F+G)	(I) Actual funds expended during 12-month program year	(J) Actual unexpended funds remaining at end of 12-month program year (H - I)	(K) Actual unexpended funds obligated but not expended at end of 12-month program year
1. IHBG Funds	\$4,989,720	\$3,716,798	\$8,706,518	\$4,720,201	\$3,986,317			\$0		\$0	
2. IHBG Program Income	\$0	\$0	\$0		\$0			\$0		\$0	
3. Title VI	\$0	\$0	\$0		\$0			\$0		\$0	
4. Title VI Program Income	\$0	\$0	\$0		\$0			\$0		\$0	
5. 1937 Act Operating Reserves	\$0		\$0		\$0					\$0	
6. Carry Over 1937 Act Funds	\$0		\$0		\$0					\$0	
LEVERAGED FUNDS											
7. ICDBG Funds	\$0	\$800,000	\$800,000	\$360,000	\$440,000			\$0		\$0	
8. Other Federal Funds	\$535,250	\$0	\$535,250	\$535,250	\$0			\$0		\$0	

9. LIHTC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10. Non-Federal Funds	\$190,000	\$0	\$190,000	\$0	\$190,000	\$0	\$0	\$0	\$0	\$190,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$5,714,970	\$4,516,798	\$10,231,768	\$5,805,451	\$4,426,317	\$0	\$0	\$0	\$0	\$5,805,451	\$4,426,317	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL Columns C & H, 2 through 10			\$1,525,250															

Notes:

- a. For the IHP, fill in columns A, B, C, D, and E (non-shaded columns). For the APR, fill in columns F, G, H, I, J, and K (shaded columns).
- b. Total of Column D should match the total of Column N from the Uses of Funding table below.
- c. Total of Column I should match the Total of Column Q from the Uses of Funding table below.
- d. For the IHP, describe any estimated leverage in Line 3 below (Estimated Sources or Uses of Funding). For the APR, describe actual leverage in Line 4 below.

(2) Uses of Funding (NAHASDA § 102(b)(2)(C)(ii)) (Note that the budget should not exceed the total funds on hand (Column C) and insert as many rows as needed to include all the programs identified in Section 3. Actual expenditures in the APR section are for the 12-month program year.)

PROGRAM NAME	IHP			APR			Total all other funds expended in 12-month program year (O+P)
	(L)	(M)	(N)	(O)	(P)	(Q)	
Maintenance of Low-Income Rental Housing 2020-1	\$1,003,404		\$1,003,404				\$0
Rehabilitation of Low-Income Rental Housing 2020-2	\$485,130	\$915,500	\$1,400,630				\$0
Management of 1937 Housing Act Units 2020-3	\$522,200	\$0	\$522,200				\$0

Housing Services 2020-4	\$308,831	\$79,750	\$388,581			\$0
Management of NAHASDA-Assisted Units 2020-5	\$112,273	\$0	\$112,273			\$0
Improvements to Provide Accessibility for Disabled & Elderly Persons 2020-6	\$323,420	\$0	\$323,420			\$0
Modernization of 1937 Housing Act Units 2020-7	\$323,398	\$0	\$323,398			\$0
Land Acquisition for Homeownership 2020-8	\$10,000	\$0	\$10,000			\$0
Land Acquisition for Rentals 2020-9	\$10,000	\$0	\$10,000			\$0
New Construction for Non-Low-Income Families 2020-10	\$0	\$0	\$0			\$0
Transitional and Group Living Facilities Development 2020-11	\$0	\$0	\$0			\$0
Model Activities 2020-12	\$50,000	\$90,000	\$140,000			\$0

Acquisition of Rental Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Area-Wide Housing Needs Assessment	\$60,000	\$0	\$60,000	\$0	\$0	\$0	\$0
Planning and Administration	\$664,911	\$0	\$664,911	\$0	\$0	\$0	\$0
Loan repayment - describe in 3 & 4 below	\$846,634	\$0	\$846,634	\$0	\$0	\$0	\$0
TOTAL	\$4,720,201	\$1,085,250	\$5,805,451	\$0	\$0	\$0	\$0

Notes:

- a. Total of Column L cannot exceed the IHBG funds from Column C, Row 1 from the Sources of Funding table in Line 1 above.
- b. Total of Column M cannot exceed the total from Column C, Rows 2-10 from the Sources of Funding table in Line 1 above.
- c. **Total of Column O cannot exceed total IHBG funds received in Column H, Row 1 from the Sources of Funding table in Line 1 above.**
- d. **Total of Column P cannot exceed total of Column H, Rows 2-10 of the Sources of Funding table in Line 1 above.**
- e. **Total of Column Q should equal total of Column I of the Sources of Funding table in Line 1 above.**

(3) Estimated Sources or Uses of Funding (NAHASDA § 102(b)(2)(C)). (Provide any additional information about the estimated sources or uses of funding, including leverage (if any). You must provide the relevant information for any planned loan repayment listed in the Uses of Funding table on the previous page. This planned loan repayment can be associated with Title VI or with private or tribal funding that is used for an eligible activity described in an IHP that has been determined to be in compliance by HUD. The text must describe which specific loan is planned to be repaid and the NAHASDA-eligible activity and program associated with this loan):

Repayment of Title VI loan associated with Program 2020-5; NAHASDA eligible activity: (20) Operation and Maintenance of NAHASDA Assisted Units [202(4)];

ICDBG Funds:
 \$800,000 - \$360,000 to be used in PY 2020, if awarded - notification expected late summer (2020-2)

Other Federal Funds Leveraged in PY 2020 (totaling \$535,250):
 \$215,500 - Tribal Healthy Homes Production Grant sub-award - Alaska Native Tribal Health Consortium (2020-2)
 \$150,000 - Denali Commission Housing Program (2020-2)

\$90,000 - Denali Commission Energy Program (2020-12)
\$79,750 - ROSS Service Coordinator grant (one third of \$239,250 three-year award) - HUD (2020-4)
Non-Federal Funds:
\$190,000 - Supplemental Housing Development Grant (95% of total) - Alaska Housing Finance Corporation (2020-2)

(4) APR (NAHASDA § 404(b)) (Enter any additional information about the actual sources or uses of funding, including leverage (if any). You must provide the relevant information for any actual loan repayment listed in the Uses of Funding table on the previous page. The text must describe which loan was repaid and the NAHASDA-eligible activity and program associated with this loan.):

SECTION 6: OTHER SUBMISSION ITEMS

[102(b)(2)(C)(ii)], [201(b)(5)], [202(6)], [205(a)(2)], [209], 24 CFR §§ 1000.108, 1000.120, 1000.142, 1000.238, 1000.302

(1) Useful Life/Affordability Period(s) (NAHASDA § 205, 24 CFR § 1000.142) *(Describe your plan or system for determining the useful life/affordability period of the housing it assists with IHBG and/or Title VI funds must be provided in the IHP. A record of the current, specific useful life/affordability period for housing units assisted with IHBG and/or Title VI funds (excluding Mutual Help) must be maintained in the recipient's files and available for review for the useful life/affordability period.):*

Existing properties will likely be used well beyond what many may define as useful life due to persistent and severe overcrowding in the region and the extremely high cost of new development. However, we believe given adequate and timely maintenance and periodic upgrades, existing units may have an anticipated useful life of 20-25 years.

TNHA anticipates owning and controlling occupancy of NAHASDA-assisted homebuyer units for a minimum of 25 years and NAHASDA Contract for Conditional Installment Sale of Home (CCISH) units for a minimum of 20 years. Consequently, the required useful life of TNHA-owned units is established at 25 or 20 years depending on the type of program under which the unit was constructed. NAHASDA units receiving assistance after construction, by work order or modernization efforts, shall have the useful life of that assistance computed in this manner:

IHBG Resources Invested	Affordability Period
Under \$5,000.....	6 months
\$5,000 to \$15,000.....	5 years
\$15,001 to \$40,000.....	10 years
Over \$40,000.....	15 years

New Construction or acquisition of newly constructed housing...20 years

TNHA determines useful life through move-in, move-out, and periodic inspections per TNHA admissions and occupancy policy. TNHA staff will inspect the unit periodically, preferably once a year; in no case shall the elapsed time between inspections exceed three years. Additional inspections may be required where TNHA has reason to believe that the homebuyer is not maintaining the unit in a decent, safe, and sanitary condition; may have abused the unit; is not occupying the unit as required; and other conditions permitted by law. Failure to properly maintain the unit is grounds for termination from TNHA's affordable housing programs. TNHA assures that housing remains affordable through examination of family income prior to admission and re-examination periodically thereafter, preferably annually, as prescribed by TNHA admissions and occupancy policy.

(2) Model Housing and Over-Income Activities (NAHASDA § 202(6), 24 CFR § 1000.108) *(If you wish to undertake a model housing activity or wish to serve non-low-income households during the 12-month program year, those activities may be described here, in the program description section of the 1-year plan, or as a separate submission.):*

See Programs 2020-10 and 2020-12 in Section 3.

(3) Tribal and Other Indian Preference (NAHASDA § 201(b)(5), 24 CFR § 1000.120) If preference will be given to tribal members or other Indian families, the preference policy must be described. This information may be provided here or in the program description section of the 1-year plan.

Does the Tribe have a preference policy? Yes No

If yes, describe the policy.

(4) Anticipated Planning and Administration Expenses (NAHASDA § 102(b)(2)(C)(ii), 24 CFR § 1000.238)

Do you intend to exceed your allowable spending cap for Planning and Administration? Yes No

If yes, describe why the additional funds are needed for Planning and Administration. For a recipient administering funds from multiple grant beneficiaries with a mix of grant or expenditure amounts, for each beneficiary state the grant amount or expenditure amount, the cap percentage applied, and the actual dollar amount of the cap.

(5) Actual Planning and Administration Expenses (NAHASDA § 102(b)(2)(C)(ii), 24 CFR § 1000.238)

Did you exceed your spending cap for Planning and Administration? Yes No

If yes, did you receive HUD approval to exceed the cap on Planning and Administration costs? Yes No

If you did not receive approval for exceeding your spending cap on planning and administration costs, describe the reason(s) for exceeding the cap. (See Section 6, Line 5 of the Guidance for information on carry-over of unspent planning and administration expenses.)

(6) Expanded Formula Area - Verification of Substantial Housing Services (24 CFR § 1000.302(3)) If your tribe has an expanded formula area (i.e., an area that was justified based on housing services provided rather than the list of areas defined in 24 CFR § 1000.302 Formula Area (1)), the tribe must demonstrate that it is continuing to provide substantial housing services to that expanded formula area. Does the tribe have an expanded formula area?

Yes No If no, proceed to Section 7.

If yes, list each separate geographic area that has been added to the Tribe's formula area and the documented number of Tribal members residing there.

For each separate formula area expansion, list the budgeted amount of IHBG and other funds to be provided to all American Indian and Alaska Native (AIAN) households and to only those AIAN households with incomes 80% of median income or lower during the recipient's 12-month program year:

Total Expenditures on Affordable Housing Activities for:		
	All AIAN Households	AIAN Households with Incomes 80% or Less of Median Income
IHBG Funds:		
Funds from Other Sources:		

(7) APR: If answered "Yes" in Line 6, for each separate formula area, list the amount of IHBG and other funds expended for all AIAN households and for only AIAN households with incomes 80% of median income or lower during the recipient's 12-month program year.

Total Expenditures on Affordable Housing Activities for:		
	All AIAN Households	AIAN Households with Incomes 80% or Less of Median Income
IHBG Funds:		
Funds from Other Sources:		

SECTION 7: INDIAN HOUSING PLAN CERTIFICATION OF COMPLIANCE

NAHASDA § 102(b)(2)(D)

By signing the IHP, the recipient certifies its compliance with Title II of the Civil Rights Act of 1968 (25 USC Part 1301 et seq.), and ensures that the recipient has all appropriate policies and procedures in place to operate its planned programs. The recipient should not assert that it has the appropriate policies and procedures in place if these documents do not exist in its files, as this will be one of the items verified during any HUD monitoring review.

(1) In accordance with applicable statutes, the recipient certifies that:

It will comply with Title II of the Civil Rights Act of 1968 in carrying out this Act, to the extent that such title is applicable, and other applicable federal statutes.

Yes No

(2) In accordance with 24 CFR 100.328, the recipient receiving less than \$200,000 under FCAS certifies that:

There are households within its jurisdiction at or below 80 percent of median income.

Yes No Not Applicable

(3) The following certifications will only apply where applicable based on program activities.

a. It will maintain adequate insurance coverage for housing units that are owned and operated or assisted with grant amounts provided under NAHASDA, in compliance with such requirements as may be established by HUD;

Yes No Not Applicable

b. Policies are in effect and are available for review by HUD and the public governing the eligibility, admission, and occupancy of families for housing assisted with grant amounts provided under NAHASDA;

Yes No Not Applicable

c. Policies are in effect and are available for review by HUD and the public governing rents charged, including the methods by which such rents or homebuyer payments are determined, for housing assisted with grant amounts provided under NAHASDA; and

Yes No Not Applicable

d. Policies are in effect and are available for review by HUD and the public governing the management and maintenance of housing assisted with grant amounts provided under NAHASDA.

Yes No Not Applicable

SECTION 8: IHP TRIBAL CERTIFICATION

NAHASDA § 102(c)

This certification is used when a Tribally Designated Housing Entity (TDHE) prepares the IHP or IHP amendment on behalf of a tribe.

This certification must be executed by the recognized tribal government covered under the IHP.

(1) The recognized tribal government of the grant beneficiary certifies that:

(2) It had an opportunity to review the IHP or IHP amendment and has authorized the submission of the IHP by the TDHE; or

(3) It has delegated to such TDHE the authority to submit an IHP or IHP amendment on behalf of the Tribe without prior review by the Tribe.

(4) Tribe:	
(5) Authorized Official's Name and Title:	
(6) Authorized Official's Signature:	
(7) Date (MM/DD/YYYY):	

SECTION 9: TRIBAL WAGE RATE CERTIFICATION

NAHASDA §§ 102(b)(2)(D)(vi), 104(b)

By signing the IHP, you certify whether you will use tribally determined wages, Davis-Bacon wages, or HUD determined wages. Check only the applicable box below.

- (1) You will use tribally determined wage rates when required for IHBG-assisted construction or maintenance activities. The Tribe has appropriate laws and regulations in place in order for it to determine and distribute prevailing wages.
- (2) You will use Davis-Bacon or HUD determined wage rates when required for IHBG-assisted construction or maintenance activities.
- (3) You will use Davis-Bacon and/or HUD determined wage rates when required for IHBG-assisted construction except for the activities described below.

(4) If you checked the box in Line 3, list the other activities that will be using tribally determined wage rates:

SECTION 10: SELF-MONITORING

NAHASDA § 403(b), 24 CFR §§ 1000.26, 85.37, 85.40

(1) Do you have a procedure and/or policy for self-monitoring?

Yes No

(2) Pursuant to 24 CFR § 1000.502(b) where the recipient is a TDHE, did the TDHE provide periodic progress reports including the self-monitoring report, Annual Performance Report, and audit reports to the Tribe?

Yes No Not Applicable

(3) Did you conduct self-monitoring, including monitoring sub-recipients?

Yes No

(4) **Self-Monitoring Results.** *(Describe the results of the monitoring activities, including corrective actions planned or taken.):*

SECTION 11: INSPECTIONS

NAHASDA § 403(b)

(1) Inspection of Units (Use the table below to record the results of recurring inspections of assisted housing.)

Activity		Results of Inspections				Total number of units inspected
		Total Number of Units (Inventory)	Units in standard condition	Units needing rehabilitation	Units needing to be replaced	
(a)		(b)	(c)	(d)	(e)	(f)
1	1937 Housing Act Units:					
	a. Rental					0
	b. Homeownership					0
	c. Other					0
1937 Act Subtotal		0	0	0	0	0
2	NAHASDA assisted units:					
	a. Rental					0
	b. Homeownership					0
	c. Rental Assistance					0
	d. Other					0
NAHASDA Subtotal		0	0	0	0	0
Total		0	0	0	0	0

(2) Did you comply with your inspection policy:

Yes No

(3) If no, why not:

SECTION 12: AUDITS

24 CFR § 1000.544

This section is used to indicate whether a financial audit based on the Single Audit Act and 2 CFR Part 200 Subpart F is required, based on a review of your financial records.

Did you expend \$750,000 or more in total Federal awards during the APR reporting period?

Yes No

If Yes, an audit is required to be submitted to the Federal Audit Clearinghouse and your Area Office of Native American Programs.

If No, an audit is not required.

SECTION 13: PUBLIC AVAILABILITY

NAHASDA § 408, 24 CFR § 1000.518

(1). Did you make this APR available to the citizens in your jurisdiction before it was submitted to HUD (24 CFR § 1000.518)?

Yes No

(2) If you are a TDHE, did you submit this APR to the Tribe(s) (24 CFR § 1000.512)?

Yes No Not Applicable

(3) If you answered "No" to question #1 and/or #2, provide an explanation as to why not and indicate when you will do so.

(4) Summarize any comments received from the Tribe(s) and/or the citizens (NAHASDA § 404(d)).

SECTION 14: JOBS SUPPORTED BY NAHASDA
NAHASDA § 404(b)

Use the table below to record the number of jobs supported with IHBG funds each year.

Indian Housing Block Grant Assistance (IHBG)	
(1) Number of Permanent Jobs Supported	
(2) Number of Temporary Jobs Supported	

(3) Narrative (optional):

SECTION 15: IHP WAIVER REQUESTS

NAHASDA § 101(b)(2)

THIS SECTION IS ONLY REQUIRED IF THE RECIPIENT IS REQUESTING A WAIVER OF AN IHP SECTION OR A WAIVER OF THE IHP SUBMISSION DUE DATE.

A waiver is valid for a period not to exceed 90 days. Fill out the form below if you are requesting a waiver of one or more sections of the IHP. **NOTE** : This is NOT a waiver of the IHBG program requirements but rather a request to waive some of the IHP submission items.

(1) List below the sections of the IHP where you are requesting a waiver and/or a waiver of the IHP due date. *List the requested waiver sections by name and section number):*

(2) Describe the reasons that you are requesting this waiver (*Describe completely why you are unable to complete a particular section of the IHP or could not submit the IHP by the required due date.):*

(3) Describe the actions you will take in order to ensure that you are able to submit a complete IHP in the future and/or submit the IHP by the required due date. (*This section should completely describe the procedural, staffing or technical corrections that you will make in order to submit a complete IHP in the future and/or submit the IHP by the required due date.):*

(4) Recipient:

(5) Authorized Official's Name and Title:

(6) Authorized Official's Signature:

(7) Date (MM/DD/YYYY):