

# Tagiugmiullu Nunamiullu Housing Authority 2019-2020 Annual Performance Report



*TNHA's 29-unit Low Rent multiplex in Utqiagvik, Alaska after a fresh coat of paint in 2020.*

**Arctic Slope Native Association, Ltd. · Native Village of Atkasuk · Native Village of Kaktovik · Native Village of Nuiqsut · Point Lay Tribal Council · Naqsrarmiut 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: 2019

- (4) Initial Plan (Complete this Section then proceed to Section 2)
- (5) Amended Plan (Complete this Section and Section 8 if applicable)
- (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); Naqragmiut 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):



01/12/2020

(22) IHBG Fiscal Year Formula Amount:

\$3,803,870

(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) :	04/15/2019
(27) Name of Authorized APR Submitter:	Griffin W. Hagle
(28) Title of Authorized APR Submitter:	Chief Executive Officer
(29) Signature of Authorized APR Submitter:	
(30) APR Submission Date (MM/DD/YYYY):	12/29/2020

**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 type="checkbox"/>
(2) Renters Who Wish to Become Owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) Substandard Units Needing Rehabilitation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Homeless Households	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) Households Needing Affordable Rental Units	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>
(9) Infrastructure to Support Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(10) Other (specify below)	<input checked="" type="checkbox"/>	<input 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/Repair; Down Payment and Closing Cost Assistance; Rental and Deposit Assistance; Small Upgrade Loans; Weatherization; Environmental Health Interventions; Building Science and Healthy Homes Education; Maintenance Counseling; Community Access to Building Materials; Technical Support for Independent Wastewater Systems

**(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 solicit written proposals and comments from its constituent tribes to strategically develop and continuously improve its annual Indian Housing Plan (IHP). The IHP will aim to be responsive to the present and emerging needs of the region's low- and moderate-income American Indian/Alaska Native (AIAN) families within the funding constraints of the Indian Housing Block Grant (IHBG). Resources will be targeted to leverage new investment, strengthen partnerships, and enhance economies of scale at the local level. TNHA will do this through programs and services aligned with our mission statement, adopted November 8, 2018, "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 advocate for the establishment of a regional coalition to address housing and homelessness issues in partnership with regional and local municipalities, tribal governments, Native corporations, groups, individuals, and policymakers. This

coalition will meet on a regular basis to explore new ways of working together, facilitate information sharing, coordinate and streamline service delivery, build capacity, and attract the resources essential to address local and regional housing needs.

TNHA will champion the importance of participation in the 2020 U.S. Census to the communities it serves and coordinating agencies, and participate in regional and local comprehensive planning efforts to assure efficient utilization of resources, including health care, water and sewer, energy, transportation, education and training, economic development, and shelter.

Through its membership in the Association of Alaska Housing Authorities, TNHA will engage state and federal policymakers in vigorous advocacy for the housing needs and interests of the Arctic Slope. TNHA will also publish a regular newsletter and use appropriate media resources, including press releases, newspaper advertisements, and social media platforms, to disseminate timely updates on its programs and activities to its constituent tribes and the general public on a regular basis.

TNHA's occupancy department 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 will also develop and offer new programs and services, to include down payment and closing cost assistance, rental and deposit assistance, small home upgrade loans, and personal finance/credit counseling.

TNHA's operations department will continue to utilize the force-account method to complete the modernization of 1937 Act Current Assisted Stock units in order to preserve and maintain the viability of affordable housing throughout the region. In consideration of funding limitations, TNHA will prioritize three key project areas: Life, Health, and Safety Repairs; Energy Efficiency and Indoor Environmental Quality (including Room-to-Room Pressure Balancing, Heat-Recovery Ventilation Improvements, and Elimination of Atmospheric Combustion Appliances); and Cost-Effective Renewable Energy Systems.

Routine, preventative, and non-routine maintenance shall be provided by TNHA for all of its Low Rent stock. Outside of funded modernization projects, routine or preventative maintenance shall not be provided by TNHA for other units.

Emergency and non-routine work on Mutual Help and NAHASDA homes may be provided to homebuyers at cost, as a courtesy, in recognition of the limited economies and access to skilled tradespeople prevalent in the outlying villages of the Arctic Slope. The cost of any emergency and non-routine assistance provided to Mutual Help and NAHASDA homes utilizing TNHA employees under this provision shall be disclosed in advance to, and borne by, the homebuyer.

**(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):*

TNHA owns and operates approximately 270 affordable housing units across the eight villages of the North Slope Borough, including 107 low-income rentals in the regional hub of Utqiagvik, 43 NAHASDA-assisted homebuyer units in the six outlying villages for which TNHA is the TDHE (Anaktuvuk Pass, Atkasuk, Kaktovik, Nuiqsut, Point Hope, Point Lay, and Wainwright), and 83 Mutual Help units distributed across all eight villages. Additionally, TNHA separately operates 112 units of market-based public rental housing in Utqiagvik. Income from this program is used to support 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.

Even a cursory review of occupancy patterns and quality of life in the region reveals dramatic need. 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."

Provision of new and rehabilitated affordable housing for low-income AIAN families remains TNHA's top priority. Beginning with this IHP cycle, TNHA will implement a new community-driven needs assessment and program proposal process

designed to equitably distribute opportunity to direct investment of pooled resources among the six villages for which it is the TDHE. The needs assessment will take the form of a simple electronic matrix which tribal partners can populate with household contact information and check boxes reflecting each household's need. The program proposal, adapted from a similar tool used by Tlingit-Haida Regional Housing Authority, will allow tribal partners to submit requests for consideration to TNHA for review by the TNHA Board of Commissioners. Final determination of which proposals, if any, will be incorporated into the following IHP cycle will be by consensus of the BOC, TNHA management, and tribal partners, and based upon analysis of a complete community-driven needs assessment, current census area data, comprehensive planning data, historic patterns of resource utilization by geographic region, availability of other leveraging resources, timeliness, and other factors.

TNHA's 2019 IHP establishes the following general priorities for the distribution of regional resources: 1) Modernize and advance the sustainability of legacy current assisted stock (1937 Act housing), and, 2) within NAHASDA funding, regulatory, and policy constraint, address life, health, and safety deficiencies. Low-income AIAN families residing in a TNHA-affiliated village 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, all current assisted stock units in villages throughout the region will have an equitable opportunity for service with overall 2019 IHBG funding distributed in a manner proportional to need and consistent with NAHASDA 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](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)

<b>Eligible Activity</b>	<b>Output Measure</b>	<b>Output Completion</b>
(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:**

Modernization of Current Assisted Stock 2019-1  
DMD 2019-1

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

TNHA will continue to modernize current assisted stock developed under the 1937 Housing Act to ensure the long-term viability of affordable housing units in safe, decent, and sanitary condition. Project areas include Life, Health, and Safety Repairs; Energy Efficiency and Indoor Environmental Quality; and Cost-Effective Renewable Energy Systems, where feasible. The oldest units and those near conveyance will receive priority service.

Modernization activities may include repairs, retrofits, and improvements to: electrical systems; roofing; building envelope and insulation; mechanical and heating systems; building structure and accessibility; fixtures and furnishings; foundations; potable water and sewage system connections, and other building components. Project scopes will be designed to optimize indoor environmental quality and reduce consumption of costly fossil fuels, and to that end may also include environmental health assessments and interventions, integration of cold-climate heat pumps and solar photovoltaic systems, and telemetry to relay building performance data.

**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.):

(1) Modernization 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.):

(3) Improve quality of substandard units

**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.):

(3) Improve quality of substandard units

**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.):

Low-income residents eligible for 1937 Act Housing (Low Rent and Mutual Help)

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

The types and level of assistance provided will vary based on individual household needs and physical condition of units. TNHA operations will develop project budgets and force-account crews will perform the modernization work. Household eligibility determination will be conducted in accordance with TNHA admissions and occupancy policies.

**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.

Blower door, zonal pressure, and boiler tests conducted to determine home air leakage and combustion safety of homebuyer units in Anaktuvuk Pass, Atqasuk, Kaktovik, Utqiagvik, Nuiqsut, Point Lay, and Wainwright, followed by installation and balancing of heat-recovery ventilators, boiler tuning, and final testing. Began procurement and exterior upgrade work on 29-unit rental multiplex in Utqiagvik.

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

Planned Number of <b>Units</b> to be Completed in Year Under this Program	Planned Number of <b>Households</b> To Be Served in Year Under this Program	Planned Number of <b>Acres</b> To Be Purchased in Year Under this Program
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30

APR: Actual Number of <b>Units</b> Completed in Program Year	APR: Actual Number of <b>Households</b> Served in Program Year	APR: Actual Number of <b>Acres</b> Purchased in Program Year
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21

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

Severe cold spells over winter 2019-2020 created numerous life, health, and safety concerns in North Slope villages. Staff were taken off of project work and deployed to assist in resolving numerous frozen sewer and water systems at various times. Pandemic-related disruptions curtailed most staff travel to villages from March 2020 onward.

**2.1. Program Name and Unique Identifier:**

Management of Current Assisted Stock 2019-2  
DHM 2019-2

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

TNHA will continue to market and manage its legacy affordable housing programs developed under the 1937 Housing Act, namely the Low Rent and Mutual Help programs. This includes public advertisement of the programs, eligibility determination, timely recertification of participants' incomes, collection of tenant and homebuyer payments, wait list management, processing work order requests, maintaining and digitizing records, and implementing the tenant selection process in accordance with TNHA policies.

**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.):

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

**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.):

(6) Assist affordable housing for low income households

**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.):

(6) Assist affordable housing for low income households

**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.):

Low-income AIAN residents eligible for 1937 Act Housing (Low Rent and Mutual Help).

**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 provide affordable housing management services in the eight villages across the Arctic Slope where 1937 Act stock exists with intent to promote the self-sufficiency of eligible tenants, homebuyers, and applicants.

**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.

TNHA continued to support its managed housing in all villages to the extent capacity allowed. Zero vacancy rate in village homebuyer units was maintained for over a year. Internally promoted a housing manager.

**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

190

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

190

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

Staff turnover in housing division. Prolonged cold spells redirected resources over winter. Pandemic-related disruptions from March 2020 onward. Housing manager position not filled until April 2020.

**3.1. Program Name and Unique Identifier:**

Inspection of Current Assisted Stock 2019-3  
DHM 2019-3

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

TNHA will assure that periodic move-in, move-out, and special inspections as needed are conducted in accordance with TNHA policy.

**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.):

(19) Housing Management Services [202(4)]

**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.):

(3) Improve quality of substandard units

**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.):

(3) Improve quality of substandard units

**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.):

Low-income AIAIN residents of 1937 Act housing.

**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 document and record inspection results and develop action plans to correct any deficiencies, to include notifying TNHA management of any Life Health Safety issues or concerns. Staff will advise tenants and homebuyers of their obligations under the terms of their occupancy agreements, maintenance and repair techniques, and appropriate community resources. Inspection results will be used in long-term planning of modernization projects.

**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.

Prepared a "200 inspections in 2020" initiative, added position of housing inspector.



**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

190

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

49

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

Housing staff turnover and pandemic disruptions. Unable to recruit housing inspector before end of program year.

**4.1. Program Name and Unique Identifier:**

Maintenance of Low-Income Rental Housing 2019-4  
DMO 2019-4

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

TNHA will utilize in-house maintenance crews to provide routine, non-routine, preventative, and emergency maintenance of its current assisted stock rental units in Utqiaġvik and, on rare occasion, other 1937 Act units.

**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.):

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

**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.):

(6) Assist affordable housing for low income households

**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.):

Low-income AIAN residents of 1937 Act housing.

**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 will provide routine, non-routine, preventative, and emergency maintenance to low-income rental unit tenants.

**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.

Successfully hired a new maintenance supervisor and added staff positions to round out crew. Trained and promoted two laborers. Enacted hazard pay for essential workers servicing occupied units.

**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

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

107

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

No major disruptions to maintenance activities.

**5.1. Program Name and Unique Identifier:**

Occupancy and Program Services 2019-5  
DHS 2019-5

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

TNHA will provide a comprehensive spectrum of housing-related services to participants and prospective participants in its affordable housing programs, including community outreach, inter-agency coordination, application intake, tenant and homebuyer selection, counseling and education, loan and/or grant processing, payment collection, personal finance workshops, technical support and preparation of work orders. Additionally, housing assistance programs for eligible families not residing in TNHA units are pooled under this category.

**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.):

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

**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.):

(6) Assist affordable housing for low income households

**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.):

Low-income AIAN residents, applicants, and community members eligible for program benefits.

**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 will maintain up-to-date information resources on its website (www.tnha.info) and social media platforms and host annual meetings in each community. Occupancy staff will provide materials and instruction in housekeeping practices and habits that reduce maintenance costs, improve community wellbeing, and promote resident safety. Other types of assistance may include: compliance and performance incentives for program participants; counseling current and prospective homebuyers on maintenance and financial responsibilities; maintaining partnerships with tribal and community social services providers and referring applicants and participants as necessary; tenant-based rental deposit assistance for eligible families seeking rental housing on the private market; down payment and closing cost assistance for qualified homebuyers; small home upgrade/repair loans; loan and grant program management and processing; promoting and facilitating resident employment opportunities, credit/financial literacy, and emergency preparedness; and other program and services that enhance participant self-sufficiency.

**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.

Received three-year funding for a ROSS service coordinator. Received small philanthropic grant for household safety and window weatherization kits and began procurement of materials. Held multiple meetings with local behavioral health and social service providers. Initiated area-wide community housing needs assessment.

**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

300

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

300

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

Pandemic-related meeting and travel disruptions. Unable to fill ROSS position by end of program year.

**6.1. Program Name and Unique Identifier:**

Management of NAHASDA-Assisted Units 2019-6  
DHM 2019-6

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

TNHA will continue to manage its 43 homebuyer units developed to date under NAHASDA in accordance with its adopted policies and procedures. TNHA will also advocate for and lead efforts to establish a regional coalition to address affordable housing and homelessness issues in partnership with municipalities, tribes, Native corporations, groups, residents, and policymakers.

**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.):

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

**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.):

(6) Assist affordable housing for low income households

**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.):

(6) Assist affordable housing for low income households

**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.):

Low income AIAN residents eligible for NAHASDA programs.

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

The types and level of assistance provided will depend on individual household needs. This will include: program oversight; unit inspections; leasing management functions, such as wait list management, selections, counseling, transfers, move-ins, move-outs, and evictions; financial management and collection of payments; processing and preparation of non-routine work orders and related invoices; insurance coverage; repayment of Title VI loan; and other services as needed on a case-by-case basis. Recertifications will be conducted annually in accordance with TNHA admissions and occupancy policies. Inspections will be performed in accordance with Notice PIH 2012 45 (TDHEs). TNHA will also support general logistical expenses, including supplies, travel and per diem for delegates from each of the six tribes in TNHA's NAHASDA service area to participate in an annual regional conference in Utqiaġvik. This will be an opportunity for tribes to articulate their housing needs and provide their opinions on the performance of TNHA and the IHP, facilitate information sharing, coordinate and streamline service delivery under NAHASDA, build capacity, and attract the resources essential to addressing local and regional housing needs.

**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.

TNHA continued to support its managed housing in all villages to the extent capacity allowed. Zero vacancy rate in village homebuyer units was maintained for over a year. Internally promoted a housing manager.



**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

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

43

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

Staff turnover in housing division. Prolonged cold spells redirected resources over winter. Pandemic-related disruptions from March 2020 onward. Housing manager position not filled until April 2020.

**7.1. Program Name and Unique Identifier:**

Land Acquisition 2019-7  
DDV 2019-7

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

TNHA may purchase and acquire clear title or 50-year lease (25-year plus 25-year renewal) to building lots should they become available in the communities of Anaktuvuk Pass, Atqasuk, Kaktovik, Nuiqsut, Point Lay, and Wainwright for the purpose of future new housing development.

**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.):

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

**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.):

(1) Reduce over-crowding

**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.):

(1) Reduce over-crowding

**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.):

AIAN families that meet program eligibility standards and fall within HUD Low-Income Limits for the North Slope Borough region will be eligible to apply for housing through one of TNHA's homeownership programs.

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

Acquisition of building lots will enable site control for future development of new homebuyer units.

**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.

TNHA negotiated terms with Cully Corporation to purchase a lot in Point Lay for demolition and reconstruction of affordable housing with an IHBG competitive grant. The deal is pending final acceptance by Cully.

**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

1/2

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

0

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

Land acquisition negotiation in Point Lay is sensitive to local politics. Final deal still pending signature.

## 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 tasked to seasonal force-account construction crews comprised of highly skilled tradespeople.

TNHA occupancy staff 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 services are not provided to homebuyers pursuant to program terms and fiscal constraints; however, in recognition of the limited economies and access to residential contractors in the outlying villages of the Arctic Slope, non-routine and emergency services may be provided by TNHA force-account crews on a limited basis.

In such cases, TNHA will make reasonable efforts to keep costs to the homebuyer low (e.g., by bundling crew travel with funded modernization projects in the villages). 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 or sale of 1937 Act or NAHASDA-assisted housing units.

## 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	\$4,701,814	\$3,803,870	\$8,505,684	\$4,926,290	\$3,579,394	\$5,134,855	\$3,907,883	\$9,042,738	\$4,275,625	\$4,767,113	\$4,767,111
2. IHBG Program Income	\$137,309	\$0	\$137,309	\$0	\$137,309	\$155,362	\$163,597	\$318,959	\$113,864	\$205,095	\$205,095
3. Title VI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4. Title VI Program Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. 1937 Act Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6. Carry Over 1937 Act Funds	\$0	\$0	\$0	\$0	\$0	\$1,119,136	\$0	\$1,119,136	\$1,119,136	\$0	\$0
<b>LEVERAGED FUNDS</b>											
7. ICDBG Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8. Other Federal Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

9. LIHTC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10. Non-Federal Funds	\$268,997	\$40,000	\$308,997	\$308,997	\$308,997	\$0	\$237,342	\$0	\$237,342	\$171,088	\$66,254	\$66,254	\$66,254
TOTAL	\$5,108,120	\$3,843,870	\$8,951,990	\$8,951,990	\$5,235,287	\$3,716,703	\$6,646,695	\$4,071,480	\$10,718,175	\$5,679,713	\$5,038,462	\$5,038,462	\$4,972,206
TOTAL Columns C & H, 2 through 10			\$446,306						\$1,675,437				

**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)	
Modernization of Current Assisted Stock 2019-1 DMD 2019-1	\$1,122,761	\$268,997	\$1,391,758	\$1,378,629	\$171,088	\$1,549,717	\$1,549,717
Management of Current Assisted Stock 2019-2 DHM 2019-2	\$464,665	\$0	\$464,665	\$330,415		\$330,415	\$330,415
Inspection of Current Assisted Stock 2019-3 DHM 2019-3	\$105,000	\$0	\$105,000	\$5,529		\$5,529	\$5,529



Maintenance of Low-Income Rental Housing 2019-4 DMO 2019-4	\$1,122,420		\$1,122,420	\$1,119,136		\$1,119,136
Occupancy and Program Services 2019-5 DHS 2019-5	\$295,123	\$40,000	\$335,123	\$274,074		\$274,074
Management of NAHASDA-Assisted Units 2019-6 DHM 2019-6	\$76,267	\$0	\$76,267	\$38,015		\$38,015
Land Acquisition 2019-7 DDV 2019-7	\$10,000	\$0	\$10,000	\$0		\$0
Planning and Administration	\$758,545	\$0	\$758,545	\$800,219		\$800,219
Loan repayment - describe in 3 & 4 below	\$971,509	\$0	\$971,509	\$1,562,608		\$1,562,608
<b>TOTAL</b>	\$4,926,290	\$308,997	\$5,235,287	\$5,508,625	\$171,088	\$5,679,713

**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 2019-6; NAHASDA eligible activity: (20) Operation and Maintenance of NAHASDA Assisted Units [202(4)]; Estimated non-IHBG revenues for modernization from AHFC supplemental grant; for all other programs from TNHA public rental housing income, EPA Environmental Justice Small Grants Program, and community foundation grant(s)

**(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.):

\$200,000 from new AHFC SUP-20 grant (Program 2019-1)  
\$68,997 from previous AHFC SUP-17 grant (Program 2019-1)  
\$10,000 from Arctic Slope Community Foundation (Program 2019-5)  
\$30,000 EPA Environmental Justice Small Grant NOT AWARDED (Program 2019-5)

## 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.):*

TNHA has no model and over-income activities planned for this program year.

**(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
<b>IHBG Funds:</b>		
<b>Funds from Other Sources:</b>		

**(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
<b>IHBG Funds:</b>		
<b>Funds from Other Sources:</b>		

## 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:

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## 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.):*

Staffing shortage in housing division resulted in delayed conveyances and instances of incomplete homebuyer and tenant files. TNHA filled the housing manager position in spring 2020.

## 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)
<b>1</b>	<b>1937 Housing Act Units:</b>					
	a. Rental	107	20	29	0	49
	b. Homeownership	68	0	0	0	0
	c. Other					0
<b>1937 Act Subtotal</b>		175	20	29	0	49
<b>2</b>	<b>NAHASDA assisted units:</b>					
	a. Rental					0
	b. Homeownership	43	0	0	0	0
	c. Rental Assistance					0
	d. Other					0
<b>NAHASDA Subtotal</b>		43	0	0	0	0
<b>Total</b>		218	20	29	0	49

**(2) Did you comply with your inspection policy:**

Yes  No

**(3) If no, why not:**

Pandemic-related disruptions made travel and non-emergency entry of many occupied premises impossible.

## 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.

Pandemic-related disruptions and delays have largely overwhelmed tribal capacity in our service area, making timely and effective communication of progress with tribal leaders next to impossible through most of 2020. We will summarize the APR in a plain-language report and link to the full document on our website for public review after filing with HUD.

(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	21
(2) Number of Temporary Jobs Supported	14

(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):