



FINAL Indian Housing Plan

2025-2026



TNHA

TAGIUGMIULLU NUNAMIULLU HOUSING AUTHORITY

Section 1: Cover Page

- (1) Grant Number: 55IH0201120
(2) Recipient Program Year: 7/1/2025 - 6/30/2026
(3) Federal Fiscal Year: 2025
(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:** Allen Hippler
(11) **Telephone Number with Area Code** (999) 999-9999: 907-830-9995
(12) **Mailing Address:** 1634 Okpik
(13) **City:** Utqiagivik
(14) **State:** AK
(15) **Zip Code** (99999 or 99999-9999): 99723
(16) **Fax Number with Area Code** (999) 999-9999:
(17) **Email Address** allen.hippler@tnha.net
(18) **If TDHE, List Tribes Below:**
☒ Inupiat Community of the Arctic Slope
☒ Village of Anaktuvuk Pass
☒ Native Village of Atkasuk
☒ Kaktovik Village
☒ Native Village of Nuiqsut
☒ Native Village of Point Lay
☒ Village of Wainwright
(19) **Tax Identification Number:** 920074122
(20) **UEI Number:** XA7WJKKY AQ83
(21) **CCR/SAM Expiration Date** (MM/DD/YYYY): 09/03/2025
(22) **IHBG Fiscal Year Formula Amount:** \$4,190,510
(23) **Name of Authorized IHP Submitter:**
(24) **Title of Authorized IHP Submitter:**
(25) **Signature of Authorized IHP Submitter:**
(26) **IHP Submission Date** (MM/DD/YYYY):
(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.

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

(2) Other Needs. (Describe the “Other” needs below. Note: this text is optional for all needs except “Other.”):
 Tenant assistance; access to building materials; work order system for home buyers.

(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)):

Ta#iu#miullu Nunamiullu Housing Authority (TNHA) will complete 7 units (6 in Point Lay, one in Wainwright) during this plan year. Through its membership in the Association of Alaska Housing Authorities and its realignment through a recent HUD determination as the TDHE for ICAS, the federally-recognized regional Tribe, TNHA will engage 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 public on a regular basis.

TNHA's housing services division will continue to operating its NAHASDA and 1937 Act programs and prepare for occupancy of 6 units under construction in Point Lay in early 2025.

Dueing the coming year, TNHA will obtain full AE plans for both existing Single Family design construction, as well as an innovative approach to have an engineer design a more affordable home suitable for the North Slope. TDC standards, as well as overall funding, are challenges and costs must come down - careful engineering will help with modest and sustainable design.

TNHA's maintenance division will continue to provide routine, preventative, and non-routine maintenance for all TNHA rental units in Utqiagvik. TNHA does not provide this service for homebuyer units but occasionally receives funding that supports upgrades or repairs at no cost to participating homebuyers.

Old buildings in Utqiagvik including the maintenance warehouse will be refurbished; and back up power generators will be installed on multi family housing to ensure boiler systems can function uninterrupted during power outages.

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) administer NAHASDA programs independently. 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 65 Mutual Help units distributed across all eight villages. Additionally, TNHA operates 72 units of market-based rental housing available to the general public in Utqiagvik. Income from this program is reinvested in affordable housing programs and services. Analysis of data from the 2020 U.S. Census reveals that there were 2,202 persons of AIAN heritage residing in the six (6) Arctic Slope villages for which TNHA is the TDHE. The Census counts 5,748 AIAN persons for the North Slope Borough, which includes the regional hub of Utqiagvik and the large village of Point Hope, whose tribes operate outside TDHE umbrella. Based on figures from the 2020 Census, TNHA is the TDHE for approximately 35% 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 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. TNHA will continue to work with other regional entities, including ICAS, ASNA, and the NSB, to help advance successful housing outcomes for all families in need where possible. One innovative approach may be the use of Title VI funded construction for 'essential families' in villages that will allow for an increase in housing in the villages by removing essential families from existing, understocked housing, and putting them in replacement Title VI funded housing.

Section 3: Program Descriptions

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

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 https://www.hud.gov/sites/documents/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 nonIHBG 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: 2025-01:Maintenance of Low-Income Rental Housing 2024-01

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 UtqiaĀvik.

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: 101	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:

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

1.1. Program Name and Unique Identifier: 2025-02:Management of 1937 Housing Act Units

1.2. 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.

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 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.

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: 180	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:

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

1.1. Program Name and Unique Identifier: 2025-03:Management of NAHASDA Units

1.2. 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 developed under NAHASDA.

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.):*

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

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 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.

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: 43	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:

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

1.1. Program Name and Unique Identifier: 2025-04:Housing Services

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

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

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.):*

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

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 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 TNHAs website and social media platforms and the hosting of annual participant meetings in each community.

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: 200	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:

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

1.1. Program Name and Unique Identifier: 2025-05:Headquarters Refresh and Upgrades

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

Replace and refurbish fixtures and furnishings; upgrade conference room to improve functionality and connectivity; backup generator; boiler system energy efficiency and reliability upgrades.

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.):*

(24) Infrastructure to Support Housing [202(2)]

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.):*

(4) Improve quality of existing infrastructure

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.):*

All groups served by TNHA

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

Improved facilities for meeting with tenants and clients and partners; improved efficiency for workers.

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:
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))):*

1.1. Program Name and Unique Identifier: 2025-06:Wastewater System Conversions

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

TNHA will replace under-performing residential sewage treatment plants with conventional insulated septic tanks meeting Arctic design criteria for several NAHASDA-assisted homebuyer units in the outlying villages of the service area as part of a multi-year project funded by EPA.

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.):*

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

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.):*

(4) Improve quality of existing infrastructure

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.):*

Existing homebuyers assisted under NAHASDA.

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 and install one septic tank per unit.

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: 10	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:

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

1.1. Program Name and Unique Identifier: 2025-07:Land Acquisition for Homeownership

1.2. 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.

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.):*

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

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.):*

(1) Reduce over-crowding

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 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.

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: 1
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))):*

1.1. Program Name and Unique Identifier: 2025-08:Homeowner Assistance Fund

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

US Treasury Homeowner Assistance Fund

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.):*

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

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.):*

Low income families in the region.

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

Rental assistance to prevent eviction, other assistance to homeowners and tenants including mortgage assistance.

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: 10	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:

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

1.1. Program Name and Unique Identifier: 2025-09:New Construction of Homeownership Units

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

Material delivery and pre-construction activities will occur for a total of 5 additional new homeownership units in Kaktovik, Nuiqsut and Wainwright. One, in Wainwright will be completed in 2025; the rest in 2026. Under this program IHBG funds will only be used to serve the needs of low-income families. Non-low-income families will be addressed using other leveraged resources.

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.):*

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

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.):*

(1) Reduce over-crowding

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 construct new affordable homeownership units in Point Lay, Kaktovik, Nuiqsut and Wainwright and work with the respective Tribes of those village to prepare them for successful occupancy by eligible households.

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: 1	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:

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

1.1. Program Name and Unique Identifier: 2025-10: Tenant Based Rental Assistance

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

Needs based rental assistance to qualified individuals, including students.

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.):*

(17) Tenant Based Rental Assistance [202(3)]

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 and students.

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

Roughly \$1000/mo will be allocated to eligible recipients.

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: 12	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:

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

1.1. Program Name and Unique Identifier: 2025-11:Rehabilitation Low Income Housing

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

As units turnover, units that are in poor repair require refresh and sometimes structural improvements.

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.):

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

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.):

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: 20	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:

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

1.1. Program Name and Unique Identifier: 2025-12:Establishment of Reserve Account under section 1000.239

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

Establishment of Reserve Account - this was eligible activity # 25, but no such number is allowed on GEMS. The formula laid out in 1000.239 shows the following:

A 5 year average of admin expense yields \$815,451. One quarter of that is \$203,863.

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.):*

(22) Model Activities [202(6)]

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.):*

(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):*

This is an administrative adjustment to invest funds more effectively.

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.):*

This is an administrative adjustment so that the housing authority can more efficiently function.

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

This will indirectly impact our households through more efficient administration.

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:
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))):*

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 Utqia#vik by dedicated in-house crews. TNHA does not operate low-income rental units outside of Utqia#vik.

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 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:

No sales or demo are planned for the coming year.

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				
	(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)
1. IHBG Funds	\$7,234,988.00	\$4,190,510.00	\$11,425,498.00	\$4,698,310.00	\$6,727,188.00
2. IHBG Program Income	\$579,143.00	\$336,359.00	\$915,502.00	\$240,508.00	\$674,994.00
3. Title VI			\$0.00		\$0.00
4. Title VI Program Income			\$0.00		\$0.00
5. 1937 Act Operating Reserves			\$0.00		\$0.00
6. Carry Over 1937 Act Funds			\$0.00		\$0.00
LEVERAGED FUNDS					
7. ICDBG Funds	\$2,008,429.00	\$1,065,000.00	\$3,073,429.00	\$1,181,223.00	\$1,892,206.00
8. Other Federal Funds	\$2,750,000.00	\$205,544.00	\$2,955,544.00	\$690,544.00	\$2,265,000.00
9. LIHTC			\$0.00		\$0.00
10. Non-Federal Funds	\$414,000.00	\$0.00	\$414,000.00	\$414,000.00	\$0.00
Total	\$12,986,560.00	\$5,797,413.00	\$18,783,973.00	\$7,224,585.00	\$11,559,388.00
TOTAL Columns C and H(2 through 10)			\$7,358,475.00		

SOURCE	APR					
	(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 to be expended during 12-month program year	(J) Actual unexpended funds remaining at end of program year (H-I)	(K) Actual unexpended funds obligated but not expended at end of 12- month program year
1. IHBG Funds			\$0.00		\$0.00	
2. IHBG Program Income			\$0.00		\$0.00	
3. Title VI			\$0.00		\$0.00	
4. Title VI Program Income			\$0.00		\$0.00	
5. 1937 Act Operating Reserves			\$0.00		\$0.00	
6. Carry Over 1937 Act Funds			\$0.00		\$0.00	
LEVERAGED FUNDS						
7. ICDBG Funds			\$0.00		\$0.00	
8. Other Federal Funds			\$0.00		\$0.00	
9. LIHTC			\$0.00		\$0.00	
10. Non-Federal Funds			\$0.00		\$0.00	
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL Columns C and H(2 through 10)			\$0.00			

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 **Uses of Funding table 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		
	(L) Prior and current year IHBG (only) funds to be expended in 12-month program year	(M) Total all other funds to be expended in 12-month program year	(N) Total funds to be expended in 12-month program year (L+M)	(O) Total IHBG (only) funds expended in 12-month program year	(P) Total all other funds expended in 12-month program year	(Q) Total funds expended in 12- month program year (O+P)
2025-01: Maintenance of Low-Income Rental Housing 2024-01	\$1,504,933.00	\$240,508.00	\$1,745,441.00	\$0.00	\$0.00	\$0.00
2025-02: Management of 1937 Housing Act Units	\$526,168.00		\$526,168.00	\$0.00	\$0.00	\$0.00
2025-03: Management of NAHASDA Units	\$180,778.00		\$180,778.00	\$0.00	\$0.00	\$0.00
2025-04: Housing Services	\$150,000.00		\$150,000.00	\$0.00	\$0.00	\$0.00
2025-05: Headquarters Refresh and Upgrades	\$50,000.00		\$50,000.00	\$0.00	\$0.00	\$0.00
2025-06: Wastewater System Conversions	\$0.00	\$210,000.00	\$210,000.00	\$0.00	\$0.00	\$0.00
2025-07: Land Acquisition for Homeownership	\$200,000.00		\$200,000.00	\$0.00	\$0.00	\$0.00
2025-08: Homeowner Assistance Fund		\$275,000.00	\$275,000.00	\$0.00	\$0.00	\$0.00
2025-09: New Construction of Homeownership Units	\$161,942.00	\$1,589,567.00	\$1,751,509.00	\$0.00	\$0.00	\$0.00
2025-10: Tenant Based Rental Assistance	\$144,000.00	\$0.00	\$144,000.00	\$0.00	\$0.00	\$0.00
2025-11: Rehabilitation Low Income Housing	\$561,942.00	\$0.00	\$561,942.00	\$0.00	\$0.00	\$0.00
2025-12: Establishment of Reserve Account under section 1000.239	\$203,863.00	\$0.00	\$203,863.00	\$0.00	\$0.00	\$0.00
Loan repayment - describe in 3 & 4 below	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Planning and Administration	\$1,014,684.00	\$211,200.00	\$1,225,884.00	\$0.00	\$0.00	\$0.00
TOTAL	\$4,698,310.00	\$2,526,275.00	\$7,224,585.00	\$0.00	\$0.00	\$0.00

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):
ICDBG Includes:
3 Grants for New Construction in Kaktovik, Nuiqsut, and Wainwright

Other Federal funds include:

EPA Grant for Wastewater Conversions

Treasury Homeowner Assistance Fund

ARPA grant for construction

(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.):

Approval Completed

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.):

n/a
(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?:**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**
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.

Anticipated admin is 21.5%, which exceeds 20%. This is driven by the complexity of the management of multiple grants. At this time, TNHA is managing:
3 village ICDBG grants in the amount of \$3,135,000
1 village ICDBG project for a childcare center in the amount of \$750,000
1 Healthy Homes Grant in the amount of \$999,942
1 EPA grant currently in application in the amount of \$1,200,000
1 Treasury (HAF) grant in teh amount of \$2,927,421
1 ARPA grant in the amount of \$2,705,731
1 AHFC grant in the amount of \$414,000
Closeout of IHBG competitive grant that will be 100% expended prior to this proposed fiscal year. For all of these grants, TNHA is utilizing a flat 10% admin fee, or in the case of AHFC no admin expense at all.

Additionally, TNHA is proposing a one time establishment of a reserve account. If this, \$203,000, was added to admin expense, the percent increases to 26%. Again, this is a one time expense and will not recur.

(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?

If yes, did you receive HUD approval to exceed the cap on Planning and Administration costs?

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 § 1200.302(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 § 1200.302 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? **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:

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**

(2) In accordance with 24 CFR 1000.328, 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: **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**

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**

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: **Yes**

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**

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: **Allen Hippler**
- (2) ☒ It had an opportunity to review the IHP or IHP amendment and has authorized the submission of the IHP by the TDHE
- (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: **Inupiat Community of the Arctic Slope**
- (5) Authorized Official's Name and Title: **Morrie Lemen, Executive Director**
- (6) Authorized Official's Signature:
- (7) Date (MM/DD/YYYY): **2025-03-07**

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: