

RESOLUTION OF THE  
RESOURCES AND DEVELOPMENT COMMITTEE  
23<sup>rd</sup> Navajo Nation Council --- Fourth Year, 2018

AN ACTION

RELATING TO RESOURCES AND DEVELOPMENT COMMITTEE; APPROVING THE  
FISCAL YEAR 2019 NAVAJO NATION HOUSING PLAN FOR THE NATIVE  
AMERICAN HOUSING ASSISTANCE AND SELF-DETERMINATION ACT OF 1996  
(NAHASDA) INDIAN HOUSING BLOCK GRANT FUNDING

BE IT ENACTED:

**Section One. Authority**

- A. The Resources and Development Committee is a Standing Committee of the Navajo Nation Council. 2 N.N.C. §500(A).
- B. The Resources and Development Committee is the Standing Committee of the Navajo Nation Council with the authority to grant final approval for the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) Indian Housing Plan. 2 N.N.C. §501(B)(2)(b).

**Section Two. Findings**

- A. The Board of Commissioners of the Navajo Housing Authority, by Resolution NHA-4818-2018, attached hereto as **Exhibit B**, requests the support and endorsement of the Navajo Nation Council Resources and Development Committee to approve the Fiscal Year 2019 Navajo Nation Housing Plan for the NAHASDA Indian Housing Block Grant funding and to authorize the submission of the Navajo Nation Indian Housing Plan by the Navajo Housing Authority on behalf of the Navajo Nation.

**Section Three. Approval**

- A. The Navajo Nation hereby approves the Fiscal Year 2019 Navajo Nation Housing Plan for the NAHASDA Indian Housing Block Grant funding, attached hereto as **Exhibit A**.
- B. The Navajo Nation hereby approves the submission of the Navajo Nation Indian Housing Plan by the Navajo Housing Authority on behalf of the Navajo Nation.

**CERTIFICATION**

I, hereby, certify that the following resolution was duly considered by the Resources and Development Committee of the 23<sup>rd</sup> Navajo Nation Council at a duly called meeting at the Navajo Division of Transportation Administrative Complex, Tse Bonito, Navajo Nation (New Mexico), at which a quorum was present and that same was passed by a vote of 4 in favor, 0 opposed, 1 abstained on this 12<sup>th</sup> day of July 2018.

A handwritten signature in black ink, appearing to read 'B. Bennett', with a stylized flourish at the end.

Benjamin Bennett, Vice Chairperson  
Resources and Development Committee  
of the 23<sup>rd</sup> Navajo Nation Council

Motion: Honorable Davis Filfred

Second: Honorable Leonard Pete



# Energy and Performance Information Center ( EPIC )



OMB CONTROL NUMBER: 2577-0218  
EXPIRATION DATE: 07/31/2019

Grant Number: 55-IH-04-02810  
Report: IHP Report for 2019

Cover Page

Grant Information:

Grant Number	55-IH-04-02810
Recipient Program Year	10/01/2018-09/30/2019
Federal Fiscal Year	2019
Initial Indian Housing Plan (IHP):	Yes
Amended Plan	
Annual Performance Report (APR):	
Tribe:	
TDHE:	Yes

Recipient Information:

Name of the Recipient	NAVAJO HOUSING AUTHORITY
Contact Person	Roberts, Roberta
Telephone Number with Area Code	928-871-2600
Mailing Address	PO Box 4980

EXHIBIT "A"

City	Window Rock
State	AZ
Zip	86515-4980
Fax Number with Area Code	928-871-2604
Email Address	rroberts@hooghan.org
Tribes:	Navajo Nation

**TDHE/Tribe Information:**

Tax Identification Number	860185412
DUNS Number	068421718
CCR/SAM Expiration Date	pending

**Planned Grant-Based Budget for Eligible Programs:**

IHBG Fiscal Year Formula Amount	\$68,032,478.00
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**Housing Needs**

Type of Need (A)	Low-Income Indian Families (B)	All Indian Families (C)
Overcrowded Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Renters Who Wish to Become Owners	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Substandard Units Needing Rehabilitation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Homeless Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Households Needing Affordable Rental Units	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
College Student Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disabled Households Needing Accessibility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Units Needing Energy Efficiency Upgrades	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Infrastructure to Support Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

<p>Other Needs</p>	<p><input checked="" type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Infrastructure Analysis; Feasibility Studies; Extraordinary Maintenance &amp; Repairs; Planning and Pre-engineering Activities; Resurvey of master leases; Crime Prevention and Security Services; Elderly Housing; Workforce Housing, and Veterans Housing including those determined to be essential to the surrounding communities; and integration of Alternative Building materials and methods.</p> <p>The Fiscal Year 2019 Indian Housing Plan will continue to focus on the maintenance, improvement and repair of the current assisted housing stock maintained by the Navajo Housing Authority (NHA) with the primary emphasis to bring vacant and boarded up units back to re-occupancy. New projects are expected to be initiated in FY2018 that are multi-year projects and will carry over into FY2019. The maintenance and improvement work plan will continue to be carried out by 15 Housing Management Offices - Housing Maintenance Technicians. The benefits of completing the maintenance plan are correction of structural defects of aged units and bringing all substandard housing units up to par as follows: 1. Initiate and complete backlog of housing repair work orders, resolution of maintenance service concerns, and arrive at a higher rate of occupancy for immediate move-ins; 2. Major Repair Department, upon completed engineering assessment on all public rental units in 2016 will continue with non-routine renovation considered minor and major repairs of public rental units, these repairs will require contracting out to speed up turnaround time for occupancy, and 3. Continue to retrofit housing units to meet Section 504 accessibility requirements in accordance with the Section 504 Voluntary Compliance Agreement entered into with the U.S. Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity to provide housing which are accessible for families/persons with disabilities. The NHA will continue to provide affordable housing opportunities for eligible families for conventional housing of moderate design on available NHA subdivision lots and scattered sites on Tribal Trust Land throughout the Navajo Nation. This will require coordination with multiple agencies, other service providers and impacted communities. The NHA will assist sub-recipients which currently serve or will serve clients who are elderly in need of assisted living, which will help preserve the quality of life of aging Navajo elders. Other benefits include ensuring the</p>
<p>Planned Program Benefits</p>	



general public with various affordable housing activities and services including referrals for homebuyer education, credit counseling, crime prevention programs, after-school programs, tenant subsidies, college student housing and coordination with other public service programs.

Affordable housing initiatives will continue into FY2019 including master planning in various communities; leveraged funding of multi-family housing; utility and infrastructure assessments and funding of projects; and other housing related services and activities. NHA will continue flood plain mapping and mitigation plans which will significantly assist in identification of suitable land for development of affordable housing for the Navajo Nation.

It is NHA's intention to provide professional support for floodplain delineations throughout the five (5) housing management districts and to provide technical

assistance/support to master community planning efforts. NHA will continue to gather data, develop and implement a modern land and geographic information management system (LIMS). LIMS will be used by NHA in its master planning efforts including a utility system overlay function.

Use of this system will streamline the site feasibility

determination and shorten the planning process for new housing developments and will allow NHA to quickly and easily determine the most cost effective location to build new units based on the proximity of required

infrastructure. NHA will work closely and directly with communities in their pre-development activities for new housing build out in accordance with their Community

Master Plans and further provide technical assistance in the development of viable financing plans using multiple funding sources. NHA will purchase fee simple lands to develop multi-funded mixed income, mixed use land within and adjacent to the Navajo Nation reservation boundaries to help meet the high housing demands. Unless otherwise indicated, funds expended for the benefit of non-low-

income families will come from other leveraged resources, and not solely the IHBG. Some of the future activities that are under consideration as a result of the Sustainable

Community Master Plans include: 1.) Additional rental and homebuyer units in the Canyon Side Multi-Family Housing Complex Development Project; 2.) Elderly group homes and independent senior housing complexes; 3.) Housing for college students that are attending school in close proximity to or on the Navajo Nation; and (4) Housing for Veterans under the NHA Veterans Housing Assistance Program. It is anticipated that a development plan will be created for each Navajo Nation regional agency

Geographic Distribution	<p>incorporating housing and infrastructure needs by community with associated cost estimates.</p> <p>The NHA has housing maintenance department at each of its 15 Housing Management Offices which covers all land areas of the Navajo Nation's five designated Agencies across Navajo Tribal Trust lands. The Housing Management Division (HMD) and Development and Construction Services Division (DCSD) are segmented into the five regional service areas. Each respective housing maintenance department and construction department have formulated plans to cover the designated regional areas. All housing maintenance and major repair department plans are identified in this IHP; therefore, renovation is reasonably distributed throughout all areas of the NHA service area including the satellite communities and border towns with high population of Navajo residents. Further, the HMD oversees the fifteen (15) Housing Management Offices located throughout the service area and will carry out the roles and responsibilities of the housing needs to low-income Navajo families to provide intake, admissions, and eligibility, Tenant and Homebuyer education (enforcement policies and lease), Housing services and crime prevention activities, referrals to local housing service programs providers, annual re-certifications, rent collections, tenant and community outreach, establishing and promoting Resident Organization. In addition, the NHA will coordinate with Chapter/community members in the use of the sustainable community master plan typologies as planning models for further refinement of land site designations for housing development. Currently the DCSD is assisting Navajo Nation Chapters in the development of sustainable community master plans using these model planning and completing housing and community demographic surveys. The plans have given guidance to NHA in initiating pre-development activities for five communities (or one community in each regional area) which have land withdrawn for clustered housing or individual home sites determined feasible for development in succession each year as feasible sites are determined.</p>
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**Programs**

2019-01 : Operations and Maintenance of 1937 Act Units

Unique Identifier:	2019-01
Program Description (continued)	NHA will operate and maintain (3,509) 1937 Housing Act rental units and (2,403) homeownership units. This will include routine and non-routine maintenance (major repairs), annual unit inspections, preventive maintenance, work orders, move-in/move-out repairs, intake, admissions, and eligibility, tenant and homebuyer education (enforcement policies and lease) housing services and crime prevention activities, referrals to local housing service providers, annual re-certifications, rent collections, tenant and community outreach, insurance coverage, establishing & promoting Resident Organization and maintain tenant & homebuyer files. HMD has a move-out repair SOP process managed by the Maintenance Division; its function is to complete minor renovation of the public rental & homeownership housing units to assure a safe, decent, & sanitary living environment for future move-ins. The unit vacancies will vary on a month to month basis due to scheduled and unexpected move-outs. Lastly, HMD/Maintenance Division will complete the assessment of the total vacant units to determine routine and non-routine maintenance repair, and Phase IV physical needs assessment No. of Public Rental Units: 3,509 No. of Homeownership Units: 2,237 Also extraordinary exterior repairs will also be completed on the 1937 Act Housing public rental units.
Eligible Activity Number	(2) Operation of 1937 Act Housing [202(1)]
Intended Outcome Number	(6) Assist affordable housing for low income households
APR: Actual Outcome Number	This information is only completed for an APR.
Who Will Be Assisted	Residents of NHA's 1937 Housing Act Stock
Types and Level of Assistance	NHA provides safe, decent and sanitary homes to meet the affordable housing needs of low-income families who may be chronically homeless or at risk. Continuous efforts will be made to address work orders, interim changes, transfers, and move-ins and support as needed on a case-by-case basis. The types and levels of assistance are annual re-certifications to be conducted on all public rental and homeownership participants, annual inspections and preventive maintenance services will be performed on all public rental and homeownership units, and minor interior and exterior maintenance will be performed by Maintenance Division and field offices will continue to reach capacity of maintaining the housing stock at 15 Maintenance Field Office Housing Management Office



will continue to improve the communications in the area of Tenant Community Outreach at all 15 Housing Management Offices, conveyance of all Mutual Help units, and continue to reassess/resurvey the property boundaries of master leases and individual lots so that land lease documentation can be prepared and title conveyances can be issued to families. The HMOs will continue to oversee the activities related to crime prevention and establishing resident organization. 2019 Projects: The proposed budget of \$15.6 will be expended for operation, maintenance and physical needs assessment.

APR : Describe Accomplishments	This information is only completed for an APR.		
Planned and Actual Outputs for 12-Month Program Year	<b>Planned</b>	<b>APR - Actual</b>	
	Number of Units to be Completed in Year	5,912	This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.		

**Uses of Funding:**

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12- month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$15,621,465.00	\$0.00	\$15,621,465.00

**2019-02 : Operation and Maintenance of NAHASDA-Assisted Housing Units**

Program Name:	Operation and Maintenance of NAHASDA-Assisted Housing Units	
Unique Identifier:	2019-02	
Program Description (continued)	NHA will operate and maintain 693 NAHASDA-funded rental housing units and 665 homeownership units in	

procedures. The management, operation and maintenance will include routine and non-routine maintenance (major repairs), Unit inspections, Grounds maintenance, and Leasing management functions (waiting list management, selections, evictions, counseling and training), Administrative/Program oversight, Financial management/rent collection, Insurance coverage and Tenant and homebuyer records management. Note: The inventory also includes those NAHASDA units that have been relinquished from former Sub-recipients either by court order and/or surrendered. Operation and Maintenance of NAHASDA-Assisted housing units will also include latent repairs of homeownership units and latent repairs of homeownership units. Sub-recipients Units: Sub-recipients will inspect and report 258 units. The number of units will increase, as additional units will be reported in the 2018 Annual Performance Report. TOTAL number of Units: 1,616

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

Intended Outcome Number (6) Assist affordable housing for low income households

APR: Actual Outcome Number This information is only completed for an APR.

Who Will Be Assisted Residents of NHA's NAHASDA Housing Stock

Types and Level of Assistance

The types and level of assistance provided will be dependent on individual resident needs in terms of addressing work orders, interim changes, transfers, move-ins and other services as needed on a case-by-case basis. Annual re-certifications will be conducted on all participants. Annual inspections and preventive maintenance services including waste management will be performed on all units whether occupied or vacant. Interior and exterior maintenance will be performed by Maintenance Division and field maintenance staff.

APR : Describe Accomplishments This information is only completed for an APR.

Planned and Actual Outputs for 12-Month Program Year

	Planned	APR - Actual
Number of Units to be Completed in Year	1,358	This information is only completed for an APR.

APR: If the program is behind schedule, explain why

This information is only completed for an APR.

**Uses of Funding:**

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12- month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$1,750,000.00	\$0.00	\$1,750,000.00

**2019-03 : Housing Services**

Program Name:	Housing Services
Unique Identifier:	2019-03
Program Description (continued)	Carry over 2018 Project: NHA-Housing Management Division will provide existing homeownership Mortgage counseling on financial literacy, credit counseling, basic mortgage concept and Veterans education program to 150 families through the 15 Housing Management Offices. Other activities will include training to tenant and youth on cultural awareness & exchange, domestic violence prevention, parenting, self- sufficiency, and public safety awareness. The HMO's will target facilitation of the overall community health, tenant and youth conferences, establishing resident organizations and Neighborhood Watch programs, and will coordinate similar services for the benefit of the NHA clientele.
Eligible Activity Number	(18) Other Housing Service [202(3)]
Intended Outcome Number	(12) Other-must provide description in the box below If Other: Provide self-sufficiency and other services to residents of affordable housing.
APR: Actual Outcome Number	This information is only completed for an APR.
Who Will Be Assisted	Families residing in NHA owned/operated units
Types and Level of Assistance	The types and level of assistance will depend on the needs of the community being served by the fifteen (15) NHA housing management offices and as described on Line 1.2. New Homeownership Mortgage counseling to 150 families throughout the 15 Housing Management

APR : Describe Accomplishments	This information is only completed for an APR.		
Planned and Actual Outputs for 12-Month Program Year	Number of Households to be served in Year	Planned 150	APR - Actual This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.		

**Uses of Funding:**

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$400,000.00	\$0.00	\$400,000.00

**2019-04 : Crime Prevention**

Program Name:	Crime Prevention
Unique Identifier:	2019-04
Program Description (continued)	NHA will continue to be proactive in physical improvement and enhancing security to prevent crime in NHA housing subdivisions located within the 15 Housing Management Office's service areas which may include non-dwelling leased units. HMO's will continue with the installations of motion sensors, security lighting, fencing structures, and security cameras for crime prevention. 2018 Carry over Projects: NHA - Housing Management Division will complete installation of solar lighting for 14 projects: 1. NM15-032 Ojo Amarillo (50 street lights) for 150 units 2. NM15-036 Navajo (40 street lights) for 105 units 3. NM15-041 Ojo Amarillo (36 street lights) for 100 units 4. AZ12-161 Ganado (24 street lights) for 55 units 5. AZ12-150 Kayenta (24 street lights) 50 units 6. AZ12-012 Fort Defiance (25 street lights) for 50 units 7. AZ12-043 Tuba



Defiance (20 street lights) for 40 units 9. AZ12-098 Pinon (15 street lights) for 30 units 10. NM15-030 Tohatchi (12 street lights) for 32 units 11. NM15-004 Crownpoint (12 street lights) for 30 units 12. AZ12-125C Pinon (12 street lights) for 30 units 13. AZ12-126 Pinon (12 street lights) for 30 units 14. NM15-002 Shiprock (22 street lights) 60 units 2019 Projects: NHA - Housing Management Division will complete installation of solar lighting for 15 projects: 1. NM15-129C Crownpoint (8 units) 2. NM15-133 Crownpoint (20 units) 3. NM15-078 Church Rock (20 units) 4. NM15-079 Church Rock (20 units) 5. AZ12-188 Sawmill (6 Units) 6. AZ12-189 Sawmill (15 units) 7. AZ12-064 Forest Lake (20 units) 8. AZ12-932 Klagetoh (20 Units) 9. NM15-015 Tohatchi (20 units) 10. NM15-089 Sheep Springs (18 units) 11. AZ12-147 Dilcon (15 units) 12. AZ12-048 Dilcon (10 units) 13. AZ12-060 Dilcon (10 units) 14. AZ12-063 Teesto (10 units) 15. AZ12-001 Tuba City (60 units) Security Officers

Eligible Activity Number	(21) Crime Prevention and Safety [202(5)]
Intended Outcome Number	(11) Reduction in crime reports
APR: Actual Outcome Number	This information is only completed for an APR.
Who Will Be Assisted	Residents of NHA Assisted Housing Communities
Types and Level of Assistance	The types and level of crime prevention and safety assistance provided will be dependent on the specific needs of the various communities. These activities are related to tenant self- sufficiency and other related services to homeowners and rental tenants.
APR : Describe Accomplishments	This information is only completed for an APR.
Planned and Actual Outputs for 12-Month Program Year	<p><b>Planned      APR - Actual</b></p> <p>The output measure being collected for this eligible activity is dollars. The dollar amount should be included as an other fund amount listed in the Uses of Funding table.</p>
APR: If the program is behind schedule, explain why	This information is only completed for an APR.

#### Uses of Funding:

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.



Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12- month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$1,000,000.00	\$0.00	\$1,000,000.00

**2019-05 : Tenant-Based Rental Assistance**

Program Name:	Tenant-Based Rental Assistance	
Unique Identifier:	2019-05	
Program Description (continued)	<p>NHA will provide rental assistance to eligible low income Navajo families on and/or off the Navajo Nation in the private rental market. NHA will issue 126 tenant based rental assistance vouchers to provide affordable housing and opportunities for families to pursue higher education and/or find employment to promote self-sufficiency. 76 vouchers are funded through the formula funded Section 8 Program that NHA allocates annually and 50 additional vouchers are proposed based on need and increased rent amounts.</p>	
Eligible Activity Number	(17) Tenant Based Rental Assistance [202(3)]	
Intended Outcome Number	(12) Other-must provide description in the box below If Other: Provide rental assistance to eligible families	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	Low-income eligible families.	
Types and Level of Assistance	<p>Housing assistance payments will be made directly to property owners on behalf of low-income tenants assisted by NHA under this program based on the family's ability to pay a portion of the rent. The 2018 IHP request for the 74 vouchers are additional voucher amounts - 50 for the TBRA Program. This is additional funding requests on top of the 76 formula funded Section 8 Program that NHA allocates annually.</p>	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	<p><b>Planned</b></p> <p>Number of Households 126</p>	<p><b>APR - Actual</b></p> <p>This information is</p>

	be served in Year	only completed for an APR.
APR: If the program is behind schedule, explain why		This information is only completed for an APR.
<b>Uses of Funding:</b> The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.		
<b>Prior and current year IHBG (only) funds to be expended in 12-month program year (L)</b>	<b>Total all other funds to be expended in 12- month program year (M)</b>	<b>Total funds to be expended in 12-month program year (N=L+M)</b>
\$100,000.00	\$0.00	\$100,000.00
2019-06 : Modernization of 1937 Housing Act Units		
Program Name:	Modernization of 1937 Housing Act Units	
Unique Identifier:	2019-06	
Program Description (continued)	NHA will retain the services of architectural and engineering firms to evaluate the condition of 1937 Housing Act units for structural and other deficiencies. Based on the results of these evaluations, NHA will undertake modernization activities as needed including project design and construction. This program will include the provision of relocation assistance for those families temporarily displaced as a result of the rehabilitation activities. 2017 Carryover projects: 1. AZ12-57 Window Rock Phase II (45 units) 2. NM15-48 Shiprock Phase II (60 units) 3. AZ12-73 Kayenta (15 units) 4. AZ12-113 Kayenta (25 units) 5. NM15-45 Newcomb (10 units) 6. NM15-572 Lower Nageezi (7 units) 7. NM15-553 Lower Nageezi (18 units) 8. AZ12-932 Klageetoh (20 units) 9. NM15-44 Littlewater (20 units) 2018 Carryover Projects: NHA will initiate modernization of (67) 1937 Housing units in Arizona and New Mexico as follows: (Note: This will be carried over into 2019) 1. AZ12-301 - Chilchinbeto for 10 units (Unit #1 - 10); 2. AZ12-302 - Fort Defiance (37 units) 3. NM15-149 - Cudei (19 units) 4. NM15-30 - Twin Lakes, NM (Unit #9) - Demo/Rebuild 2019 Projects: AZ12-57	

Eligible Activity Number	Window Rock, AZ Phase III (51 units) Utilities CSD Planning/administration and feasibility	
Intended Outcome Number	(1) Modernization of 1937 Act Housing [202(1)]	
APR: Actual Outcome Number	(3) Improve quality of substandard units	
Who Will Be Assisted	This information is only completed for an APR.	
Types and Level of Assistance	Families Residing in 1937 Housing Act Units	
	Under this program NHA will provide families residing in 1937 Housing Act rental and homeownership units with decent, safe, sanitary and energy efficient living conditions. The level of assistance will be dependent on the amount of modernization work needed to bring the property up to standard condition in accordance with NHA's Modernization Policy.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	<b>Planned</b>  Number of Units to be Completed in Year  220	<b>APR - Actual</b>  This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

**Uses of Funding:**

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12- month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$16,250,000.00	\$0.00	\$16,250,000.00

## 2019-07 : Rehabilitation of Non-1937 Housing Act Rental Units

Program Name:	Rehabilitation of Non-1937 Housing Act Rental Units
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Program Description (continued)	2018 Carryover Project: 1. Ramah Navajo Chapter - Rehabilitation of 10 duplex rental units at Juniper Grove 2019 Project: Rehabilitation of 5 units	
Eligible Activity Number	(5) Rehabilitation of Rental Housing [202(2)]	
Intended Outcome Number	(3) Improve quality of substandard units	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	Eligible Families Residing in Non-1937 Housing Act Rental Units owned by NHA and its Partners, including low income eligible families.	
Types and Level of Assistance	Under this program, families residing in non-1937 Housing Act rental units owned by NHA and NHA partners will be provided with decent, safe, sanitary and energy efficient living conditions. The level of assistance will be dependent on the amount of rehabilitation work needed to bring the property up to standard condition in accordance with NHA's Modernization Policy and/or the Navajo Nation Housing standards.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	Number of Units to be Completed in Year 0	APR - Actual This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	
<b>Uses of Funding:</b> The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.		
Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$300,000.00	\$0.00	\$300,000.00



## 2019-08 : Improvements to Provide Accessibility for Disabled Persons

Program Name:		Improvements to Provide Accessibility for Disabled Persons
Unique Identifier:		2019-08
Program Description (continued)		NHA 504 Program will conduct intake, evaluate and qualify individuals for physical accessibility to 1937 Housing Act and NAHASDA units in order to meet Federal accessibility requirements. This will include public rental units and homeownership units being developed by sub-recipients. Activities will include completion of units currently under construction, in-house pre-planning, preliminary assessments and planning, and advertising of units slated for rehabilitation.
Eligible Activity Number		(9) Other Rental Housing Development [202(2)]
Intended Outcome Number		(9) Provide accessibility for disabled/elderly persons
APR: Actual Outcome Number		This information is only completed for an APR.
Who Will Be Assisted		Families Residing in 1937 Housing Act Units and NAHASDA Rental Units (NHA and Sub-Recipient Developed).
Types and Level of Assistance		As required by the American with Disability Act Standards, certain rental units will be rehabilitated to meet the needs of residents with disabilities under HUD Section 504 in satisfaction of a Voluntary Compliance Agreement entered into with the HUD Office of Fair Housing and Equal Opportunity. To address the delayed congressional 2017 funding allocation from HUD, it is anticipated that some of the 2017 proposed projects will be carried into 2018 as described below: 2017 Carryover Projects: 1. Phase 1 Accessibility Retrofit of 35 Units within 17 Project location through the Navajo Nation 2018 Projects: Retrofit of 13 Public Rental Units: 1. Ojo Amarillo, NM - NM15-32 (Unit 15 & 19), and NM15-032 (Unit #38) 2. Dilcon, AZ - AZ12-135 (Unit 37), AZ12-147 (unit 3 & 7), AZ12-512 (Unit 4), AZ12-187 (Unit 7) 3. Pinon, AZ - AZ12-126 (Unit 22) 4. Tohatchi, NM - NM12-109 (Unit 30), NM12-141 (Unit 29) 5. Shiprock, NM - NM15-962 (Unit 285 & 287), NM15-032 (Unit #32)
APR : Describe Accomplishments		This information is only completed for an APR.
Planned and Actual Outputs for 12-Month Program Year		Planned APR - Actual



APR: If the program is behind schedule, explain why	Number of Units to be Completed in Year	This information is only completed for an APR.
APR: If the program is behind schedule, explain why		This information is only completed for an APR.

**Uses of Funding:**

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12- month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$250,000.00	\$0.00	\$250,000.00

**2019-09 : New Construction of Rental Housing**

Program Name:	New Construction of Rental Housing
Unique Identifier:	2019-09
Program Description (continued)	NHA will initiate the construction of new NHA-owned rental units. NHA will retain the services of professional design and construction teams to develop units on vacant lots within the existing NHA public housing subdivisions. NHA DCSD Planning will provide technical assistance to carryout pre-planning and design activities with Navajo Nation communities and community stakeholders, consistent with the NHA Sustainable Community Master Plan (SCMP) manual. Under the Master Plan community planning it is expected that these undertakings will be of mixed-income, mixed-use and mixed-financed development projects. Use of IHBG funds in the mixed-financing will be dedicated to serve the needs of low-income families; the needs of non-low income families will be addressed using other leveraged resources. NHA will retain professional architectural engineering services to assist with planning activities. Feasible sites will be considered for construction. 2017 Carryover Projects: 1. NHA - DCSD: Planning and feasibility of SCMP projects

Phase I (30 units) 2018 Projects: (Will be carried over into 2019 and 2020) 1. NHA DCSD will complete planning and begin construction of 15 new rental units at Rock Springs, NM - NM15-176 2. NHA DCSD & GMD: Phase I - Construction of 30 new rental units at Houck, AZ. 3. AZ12-182 Kaibeto (34 units) 4. AZ12-178C Cornfields (10 units) 5. NM15-041C Ojo Amarillo Phase II (9 units) 2019 Projects: 1. Lukachukai, AZ (15 units) 2. Window Rock, AZ (30 units) 3. CSD Planning/Admin and Feasibility							
Eligible Activity Number	(4) Construction of Rental Housing [202(2)]						
Intended Outcome Number	(7) Create new affordable rental units						
APR: Actual Outcome Number	This information is only completed for an APR.						
Who Will Be Assisted	Low Income Eligible Families						
Types and Level of Assistance	New affordable NHA-owned rental units will be constructed and/or re-constructed for those units considered beyond repairs within the 5 NHA housing management districts and various communities served by sub-recipients funded for such projects. In addition, the NHA will secure the services of third party developers to carry out the development activities in coordination with communities and major stakeholders consistent with the Sustainable Community Master Plans. It is expected that these will be mixed-income, multi-funded development projects. Under this program IHBG funds will only be used to serve the needs of low-income families. The needs of non-low-income families will be addressed using other leveraged resources. The size (number of bedrooms) and location of each unit will be dependent on the families to be assisted. Each new unit will provide a quality, energy efficient residence for an eligible family. All new rental units shall meet the required Section 504 thresholds for 5% of units to meet mobile-impaired and 2% to serve the visual and hearing-impaired design standards. the families to be assisted. Each new unit will provide a quality, energy efficient residence for an eligible family. All new rental units shall meet the required Section 504 thresholds for 5% of units to meet mobile-impaired and 2 % to serve the visual and hearing-impaired design standards.						
APR : Describe Accomplishments	This information is only completed for an APR.						
Planned and Actual Outputs for 12-Month Program Year	<table> <tr> <th>Planned</th><th>APR - Actual</th></tr> <tr> <td>Number of Units to be</td><td>This information is</td></tr> <tr> <td>60</td><td></td></tr> </table>	Planned	APR - Actual	Number of Units to be	This information is	60	
Planned	APR - Actual						
Number of Units to be	This information is						
60							

	Completed in Year	only completed for an APR.
APR: If the program is behind schedule, explain why		
This information is only completed for an APR.		
<b>Uses of Funding:</b> The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.		
<b>Prior and current year IHBG (only) funds to be expended in 12-month program year (L)</b>	<b>Total all other funds to be expended in 12-month program year (M)</b>	<b>Total funds to be expended in 12-month program year (N=L+M)</b>
\$11,750,000.00	\$0.00	\$11,750,000.00
<b>2019-10 : New Construction of Homeownership Housing</b>		
Program Name:	New Construction of Homeownership Housing	
Unique Identifier:	2019-10	
Program Description (continued)	NHA and approved sub- recipients will construct new homeownership units. NHA will retain the services of professional design and construction teams to develop units on scattered sites. NHA will also secure the services of third party developers to carryout development activities with communities and major community stakeholders, consistent with the Sustainable Community Master Plans (SCMP). It is expected that these will be mixed-income, multi-funded development projects. Under this program IHBG funds will only be used to serve the needs of low-income families including Navajo Veterans and non-low-income families will be addressed using other leveraged resources. 2017 Carryover projects: 1. Veteran housing - 6 scattered site units 2. SCMP - 13 homeownership units Carry-over 2018 Projects: 1. NHA-DCSD: Planning for 25 new scattered site units throughout the Navajo Nation. 2. Southwest Indian Foundation (SWIF) - 16 Scattered sites. 3. Former Bennett Freeze Area (FBFA) - 36 Modular Units 2019 Project: 1. NHA-DCSD - Construction of 9 units 2. SWIF - 6 homes at \$125,000 each 3. CSD Planning/Admin and Feasibility 30 scattered sites	

Eligible Activity Number	(11) New Construction of Homebuyer Units [202(2)]				
Intended Outcome Number	(12) Other-must provide description in the box below If Other: Provide low-income families with the opportunity to become homeowners.				
APR: Actual Outcome Number	This information is only completed for an APR.				
Who Will Be Assisted	Low-Income Eligible Families				
Types and Level of Assistance	New affordable homeownership units will be constructed within the 5 NHA housing management districts and communities served by sub-recipients funded for such projects. In addition, new homeownership units will be constructed in various communities as determined feasible in accordance with the Sustainable Community Master Plans. The size (number of bedrooms) and location of each unit will be dependent on the families to be assisted. Each new unit will provide a quality, energy efficient residence for an eligible family. Upon request units will be made 504 compliant.				
APR : Describe Accomplishments	This information is only completed for an APR.				
Planned and Actual Outputs for 12-Month Program Year	<table><tr><th>Planned</th><th>APR - Actual</th></tr><tr><td>Number of Units to be Completed in Year</td><td>20 This information is only completed for an APR.</td></tr></table>	Planned	APR - Actual	Number of Units to be Completed in Year	20 This information is only completed for an APR.
Planned	APR - Actual				
Number of Units to be Completed in Year	20 This information is only completed for an APR.				
APR: If the program is behind schedule, explain why	This information is only completed for an APR.				

<b>Uses of Funding:</b> The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.		
Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12- month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$5,000,000.00	\$898,200.00	\$5,898,200.00



Program Name:	Homebuyer Assistance						
Unique Identifier:	2019-13						
Program Description (continued)	NHA will provide potential low-income homebuyers including Navajo Veterans with training/counseling in the areas of personal finance, homebuyer education and counseling, personal credit/credit scores, mortgage financing, appraisals, housing inspections, property upkeep/ management, section 184 loan guarantees and FHA loan products. Successful participants in the training program may qualify for down-payment/closing costs assistance.						
Eligible Activity Number	(13) Down Payment/Closing Cost Assistance [202(2)]						
Intended Outcome Number	(2) Assist renters to become homeowners						
APR: Actual Outcome Number	This information is only completed for an APR.						
Who Will Be Assisted	Low-income eligible families						
Types and Level of Assistance	Eligible families will receive no cost training in areas identified above. Families who qualify may received up to \$12,500.00 in down-payment/closing cost assistance toward the purchase of new home.						
APR : Describe Accomplishments	This information is only completed for an APR.						
Planned and Actual Outputs for 12-Month Program Year	<table border="1"> <thead> <tr> <th>Planned</th> <th>APR - Actual</th> </tr> </thead> <tbody> <tr> <td>Number of Units to be Completed in Year</td> <td>0</td> </tr> <tr> <td></td> <td>This information is only completed for an APR.</td> </tr> </tbody> </table>	Planned	APR - Actual	Number of Units to be Completed in Year	0		This information is only completed for an APR.
Planned	APR - Actual						
Number of Units to be Completed in Year	0						
	This information is only completed for an APR.						
APR: If the program is behind schedule, explain why	This information is only completed for an APR.						

**Uses of Funding:**

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

<b>Prior and current year IHBG (only)</b>	<b>Total all other funds to</b>	<b>Total funds to be</b>
<b>funds to be expended in 12-month</b>	<b>be expended in 12-</b>	<b>expended in 12-month</b>
<b>program year</b>	<b>month program year</b>	<b>program year</b>
<b>(L)</b>	<b>(M)</b>	<b>(N=L+M)</b>

\$0.00	\$0.00	\$0.00
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**2019-14 : Transitional and Group Home Improvement**

Program Name:	Transitional and Group Home Improvement				
Unique Identifier:	2019-14				
Program Description (continued)	NHA will complete the planning/design process and/or construct or renovate transitional living/group homes for the benefit of low- income Native American families/individuals. 2018 Carryover Project: 1. Chinle Nursing Home, Inc. will plan and construct an 80-bed Elderly Nursing Home. Construction is currently in progress and will carry over into 2019. This project will be fully funded with 75% Program Income and 25% Non-Program Income.				
Eligible Activity Number	(9) Other Rental Housing Development [202(2)]				
Intended Outcome Number	(6) Assist affordable housing for low income households				
APR: Actual Outcome Number	This information is only completed for an APR.				
Who Will Be Assisted	Low Income Eligible Families				
Types and Level of Assistance	NHA and approved sub-recipients will develop/renovate transitional living facilities/group homes in Chinle, AZ.				
APR : Describe Accomplishments	This information is only completed for an APR.				
Planned and Actual Outputs for 12-Month Program Year	<table border="1"> <thead> <tr> <th>Planned</th> <th>APR - Actual</th> </tr> </thead> <tbody> <tr> <td>Number of Units to be Completed in Year</td> <td>1 This information is only completed for an APR.</td> </tr> </tbody> </table>	Planned	APR - Actual	Number of Units to be Completed in Year	1 This information is only completed for an APR.
Planned	APR - Actual				
Number of Units to be Completed in Year	1 This information is only completed for an APR.				
APR: If the program is behind schedule, explain why	This information is only completed for an APR.				

**Uses of Funding:**

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

<b>Prior and current year IHBG (only)</b>	<b>Total all other funds to</b>	<b>Total funds to be</b>
<b>funds to be expended in 12-month</b>	<b>be expended in 12-</b>	<b>expended in 12-month</b>
<b>program year</b>	<b>month program year</b>	<b>program year</b>
<b>(L)</b>	<b>(M)</b>	<b>(N=L+M)</b>

\$0.00                      \$5,000,000.00                      \$5,000,000.00

**2019-16 : Infrastructure Development**

Program Name:	Infrastructure Development				
Unique Identifier:	2019-16				
Program Description (continued)	NHA will complete infrastructure development for projects which are needed to ensure the on-going health and safety of NHA residents as well as the viability of existing/future affordable housing projects. Improvements and development of utilities for housing areas and new housing development including street repairs. 2017 Carrover Projects: NHA-DCSD Street Repairs: Street repairs to benefit 499 household: 1. NM15-77, NM15-28, and NM15-551 Crownpoint 2. NM15-44 and NM15-552 Thoreau 3. AZ12-87 and AZ12-86 Chinle 4. AZ12-126 Pinon 5. AZ12-303, AZ12-67, AZ12-145, AZ12-124, AZ12-181, AZ12-151, AZ12-076 Ganado 6. AZ12-542 and AZ12-168 Ft. Defiance 2018 Carryover project: Former Bennett Freeze Area (FBFA) - 9 Chapters				
Eligible Activity Number	(24) Infrastructure to Support Housing [202(2)]				
Intended Outcome Number	(4) Improve quality of existing infrastructure				
APR: Actual Outcome Number	This information is only completed for an APR.				
Who Will Be Assisted	Residents of NHA Owned/Operated Housing Units				
Types and Level of Assistance	NHA-DCSD will provide administrative and inspection services throughout the Housing Management areas.				
APR : Describe Accomplishments	This information is only completed for an APR.				
Planned and Actual Outputs for 12-Month Program Year	<table><tr><th>Planned</th><th>APR - Actual</th></tr><tr><td colspan="2">The output measure being collected for this eligible activity is dollars. The dollar amount should be included as an other fund amount listed in the Uses of Funding table.</td></tr></table>	Planned	APR - Actual	The output measure being collected for this eligible activity is dollars. The dollar amount should be included as an other fund amount listed in the Uses of Funding table.	
Planned	APR - Actual				
The output measure being collected for this eligible activity is dollars. The dollar amount should be included as an other fund amount listed in the Uses of Funding table.					
APR: If the program is behind schedule, explain why	This information is only completed for an APR.				

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12- month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$2,500,000.00	\$0.00	\$2,500,000.00

#### 2019-17 : Model Activities

Program Name:	Model Activities
Unique Identifier:	2019-17
Program Description (continued)	2018 Carryover Projects: 1. Crownpoint Office of Dine Youth Center (Phase II) 2. Shonto Community Governance: Shonto Youth Complex 3. Tuba City Housing Management Office - NHA DCSD will complete the plan/design of new office building to service and support affordable housing activities. 4. Navajo Technical University: Development of 144 new college housing units/dorm at Crownpoint, NM 2019 Project: Planning and Design of new office building at Chinle HMO
Eligible Activity Number	(22) Model Activities [202(6)]
Intended Outcome Number	(12) Other-must provide description in the box below If Other: Improve quality of existing infrastructure.
APR: Actual Outcome Number	This information is only completed for an APR.
Who Will Be Assisted	Existing participants and applicants for Housing Assistance Programs Offered by NAHASDA.
Types and Level of Assistance	Housing Management Offices will receive accessibility upgrade and retrofit to make reasonable accommodation to NHA employees, tenants and visitors.
APR : Describe Accomplishments	This information is only completed for an APR.
Planned and Actual Outputs for 12-Month Program Year	<p><b>Planned      APR - Actual</b></p> <p>The output measure being collected for this eligible activity is dollars. The dollar amount should be</p>

APR: If the program is behind schedule, explain why		included as an other fund amount listed in the Uses of Funding table.
<b>Uses of Funding:</b> The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.		
Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$1,700,000.00	\$0.00	\$1,700,000.00

#### 2019-18 : Rehabilitation Assistance to Existing Homeowners

Program Name:	Rehabilitation Assistance to Existing Homeowners
Unique Identifier:	2019-18
Program Description (continued)	NHA DCSD will either retain the services of architectural and engineering entities to evaluate the conditions of existing homeownership units for structural and other deficiencies. Based on the results of these evaluations, the partners will undertake rehabilitation activities, as determined necessary. 2018 Carryover Project: 1. DCSD - Housing repairs to private homeowners (non-NHA units) in the Former Bennett Freeze Area. 2. Ramah Navajo Chapter - 10 Rehabilitation Homeownership units at Juniper Grove.
Eligible Activity Number	(16) Rehabilitation Assistance to Existing Homeowners [202(2)]
Intended Outcome Number	(3) Improve quality of substandard units
APR: Actual Outcome Number	This information is only completed for an APR.
Who Will Be Assisted	Eligible low-income families who currently own existing housing units which are in substandard condition.
Types and Level of Assistance	Under this program, eligible low-income or essential homeownership families residing in existing dilapidated



APR : Describe Accomplishments	and energy efficient living conditions. The level of assistance will be dependent on the amount of rehabilitation work needed to bring the property up to standard condition.		
Planned and Actual Outputs for 12-Month Program Year		<b>Planned</b>	<b>APR - Actual</b>
	Number of <b>Units</b> to be Completed in Year	30	This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.		

**Uses of Funding:**  
The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12- month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$100,000.00	\$0.00	\$100,000.00

**Maintaining 1937 Act Units, Demolition, and Disposition**

Maintaining 1937 Act Units	N/A
Demolition and Disposition	N/A

**Budget Information**

**Sources of Funding**

Funding Source	Amount on hand at beginning of	Amount to be received during 12-	Total sources of funds (C=A+B)	Funds to be expended during 12-	Unexpended funds remaining at
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	program year (A)	program year (B)	program year (D)	program year (E=C-D)
IHBG Funds:	\$175,972,210.70	\$68,032,478.00	\$244,004,688.70	\$244,004,688.70
IHBG Program Income:	\$6,787,027.00	\$0.00	\$5,000,000.00	\$1,787,027.00
Title VI:	\$0.00	\$0.00	\$0.00	\$0.00
Title VI Program Income:	\$0.00	\$0.00	\$0.00	\$0.00
1937 Act Operating Reserves:	\$0.00	\$0.00	\$0.00	\$0.00
Carry Over 1937 Act Funds:	\$0.00	\$0.00	\$0.00	\$0.00
LEVERAGED FUNDS				
ICDBG Funds:	\$0.00	\$0.00	\$0.00	\$0.00
Other Federal Funds:	\$0.00	\$0.00	\$0.00	\$0.00
LIHTC:	\$0.00	\$0.00	\$0.00	\$0.00
Non-Federal Funds:	\$3,750,000.00	\$0.00	\$898,200.00	\$2,851,800.00
Total:	\$186,509,237.70	\$68,032,478.00	\$75,414,399.00	\$179,127,316.70

## Uses of Funding

Program Name	Unique Identifier	Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
Operations and Maintenance of 1937 Act Units	2019-01	\$15,621,465.00	\$0.00	\$15,621,465.00
Operation and Maintenance of NAHASDA-Assisted Housing Units	2019-02	\$1,750,000.00	\$0.00	\$1,750,000.00
Housing Services	2019-03	\$400,000.00	\$0.00	\$400,000.00

Crime Prevention	2019-04	\$1,000,000.00	\$0.00	\$1,000,000.00
Tenant-Based Rental Assistance	2019-05	\$100,000.00	\$0.00	\$100,000.00
Modernization of 1937 Housing Act Units	2019-06	\$16,250,000.00	\$0.00	\$16,250,000.00
Rehabilitation of Non-1937 Housing Act Rental Units	2019-07	\$300,000.00	\$0.00	\$300,000.00
Improvements to Provide Accessibility for Disabled Persons	2019-08	\$250,000.00	\$0.00	\$250,000.00
New Construction of Rental Housing	2019-09	\$11,750,000.00	\$0.00	\$11,750,000.00
New Construction of Homeownership Housing	2019-10	\$5,000,000.00	\$898,200.00	\$5,898,200.00
Homebuyer Assistance	2019-13	\$0.00	\$0.00	\$0.00
Transitional and Group Home Improvement	2019-14	\$0.00	\$5,000,000.00	\$5,000,000.00
Infrastructure Development	2019-16	\$2,500,000.00	\$0.00	\$2,500,000.00
Model Activities	2019-17	\$1,700,000.00	\$0.00	\$1,700,000.00
Rehabilitation Assistance to Existing Homeowners	2019-18	\$100,000.00	\$0.00	\$100,000.00
Planning and Administration		\$12,794,734.00	\$0.00	\$12,794,734.00
Loan Repayment (describe in 4 & 5 below)		\$0.00	\$0.00	\$0.00
Total		\$69,516,199.00	\$5,898,200.00	\$75,414,399.00
APR				2019-10 Navajo Nation Cost Share 2019-14 Program Income
APR				The answer to this question is only requested for an APR.

Other Submission Items

Useful Life/Affordability Period(s)

The useful life of the proposed units for new construction under the FY2019 NAHASDA grant is 20 years. The useful life of the proposed units for rehabilitation activities under the NAHASDA FY2019 grant will be established on a graduated scale based on the estimated dollar value or Total Development Costs; however, this will be no more than 20 years. During this time period the units constructed will be made available to eligible families and the cost for construction, rehabilitation and model activities will remain affordable. Upon completion of a detailed cost analysis of Total Development Cost, the useful life provisions may be further amended. 1. Length of Useful Life: Every IHBG-assisted project must be used for affordable housing purposes throughout the useful life of the project (the "affordability period"). Pursuant to the HUD Office of Native American Programs, Guidance No. 2014-09(R), or the most recent HUD guidance, the affordability period for each project varies and depends on the amount of IHBG funds used. The affordability period is determined in accordance with the following guidelines: IHBG Funds 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 ..... 20 years

Model Housing and Over-Income Activities

These activities are described in the program description section of the 1-year plan.

Tribal and Other Indian Preference  
Does the tribe have a preference policy?

YES

The Tribal and Indian Preferences can be located in the NHA's Public Rental Admissions, Occupancy, Collection, Grievance and Termination Policies, Section D (2)(3) and Section (E)(1)(2) of the Mutual Help Homeownership Opportunity Admission and Occupancy, Collection and Termination Policy, which provides: "Preference Rating. Eligible applicants who qualify for preference under the below categories shall receive priority over other applicants: a) Applicants who are displaced; b) Applicants who are living in substandard housing; and c) Applicants who are claiming local preferences. Applicants will be rated in accordance with the Preference Rating System. Applicants claiming Preferences shall be required to submit supporting documents from all sources. The preference status must be re-verified prior to selection for

Anticipated Planning and Administration Expenses Do you intend to exceed your allowable spending cap for Planning and Administration?	NO	occupancy or when a Public Rental unit becomes vacant for selection or availability of a Public Rental unit.									
Actual Planning and Administration Expenses Did you exceed your allowable spending cap for Planning and Administration?	The answer to this question is only requested for an APR.										
Does the tribe have an expanded formula area?:	NO										
Total Expenditures on Affordable Housing Activities:	<table border="1"> <thead> <tr> <th></th> <th>All AIAN Households</th> <th>AIAN Households with Incomes 80% or Less of Median Income</th> </tr> </thead> <tbody> <tr> <td>IHBG Funds</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>Funds from Other Sources</td> <td>\$0.00</td> <td>\$0.00</td> </tr> </tbody> </table>			All AIAN Households	AIAN Households with Incomes 80% or Less of Median Income	IHBG Funds	\$0.00	\$0.00	Funds from Other Sources	\$0.00	\$0.00
	All AIAN Households	AIAN Households with Incomes 80% or Less of Median Income									
IHBG Funds	\$0.00	\$0.00									
Funds from Other Sources	\$0.00	\$0.00									
For each separate formula area, list the expended amount	The answer to this question is only requested for an APR.										

#### Indian Housing Plan Certification Of Compliance

In accordance with applicable statutes, the recipient certifies that it will comply with the Civil Rights Act of 1968 and other federal statutes, to the extent that they apply to tribes and TDHES.	YES
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
The recipient 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	YES



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
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
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

**Tribal Wage Rate Certification**

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.	YES
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. List the activities using tribally determined wage rates:	

## 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:	Navajo Nation
(5) Authorized Official's Name and Title:	Russell Begaye, President
(6) Authorized Official's Signature:	
(7) Date (MM/DD/YYYY):	

**RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE NAVAJO HOUSING AUTHORITY**

EXHIBIT

tabbles®  
**B**

Approving the Fiscal Year 2019 Navajo Nation Indian Housing Plan for the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) Indian Housing Block Grant Funding and Requesting Approval by the Resources and Development Committee of the Navajo Nation Council

**WHEREAS:**

1. Pursuant to 6 N.N.C., Sections 605 and 616(b) (3), the Board of Commissioners of the Navajo Housing Authority (NHA) is empowered with the authority to manage the affairs of the NHA with the power to do all things necessary or desirable to secure the financial aid or cooperation of the federal government in the undertaking of providing safe, decent and sanitary housing; and
2. The Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) became effective October 1, 1997; and
3. Pursuant to 25 U.S.C. Section 4103(22) (C) and Navajo Nation Council Resolution CD-82-03, the NHA is the Navajo Nation's Tribally Designated Housing Entity (TDHE); and
4. The NHA, as the Navajo Nation's TDHE, has verified that the Fiscal Year 2019 Navajo Nation Indian Housing Plan, its certifications and contents meet applicable federal laws and regulations including the NAHASDA regulations contained at 24 CFR Part 1000; and
5. NAHASDA requires any Indian Housing Plan to contain a certification that the Indian tribe (a) has had an opportunity to review the plan and authorized the TDHE to submit the housing plan on behalf of the tribe or (b) has delegated to such TDHE the authority to submit a plan on behalf of the tribe without prior review by the tribe; and
6. The NHA shall present the Fiscal Year 2019 Indian Housing Plan to the Navajo Nation for their review and authorization to submit the Plan on behalf of the Navajo Nation; and
7. On June 1, 2018, the NHA received the HUD estimated 2019 funding allocation in the total amount of \$68,032,478 which is incorporated into the 2019 Navajo Nation Indian Housing Plan; and
8. The Navajo Nation 2019 Indian Housing Plan is due to the U. S. Department of Housing and Urban Development no later than July 18, 2018 in order for the Navajo Nation to receive the 2019 funding allocation; and

**RESOLUTION NHA-4818-2018**

**June 15, 2018**

**Page 2**

9. The Fiscal Year 2019 Indian Housing Plan includes the regulatory funding requirements for the 1937 Housing Act housing units, planning and administration, development and other eligible, affordable housing activities as shown in the attached Exhibit "A" and made a part thereof; and

10. It is in the best interest of the Navajo Nation and the Navajo people for the Navajo Nation to endorse and support the submission of the Fiscal Year 2019 Indian Housing Plan for the Navajo Nation in a timely manner.

**NOW THEREFORE BE IT RESOLVED THAT:**

A. The Board of Commissioners of the Navajo Housing Authority hereby approves the Fiscal Year 2019 Navajo Nation Indian Housing Plan for the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) Indian Housing Block Grant Program in the amount of \$68,032,478 to complete new and ongoing development and renovation of housing units and to conduct eligible affordable housing activities under the Fiscal Year 2019 Navajo Nation Indian Housing Plan attached hereto as Exhibit "A" and made a part hereof.

B. The Board of Commissioners of the Navajo Housing Authority hereby requests the endorsements and support of the Resources and Development Committee of the Navajo Nation Council to approve the Fiscal Year 2019 Navajo Nation Indian Housing Plan for the Navajo Nation and authorize the submission of the Navajo Nation Indian Housing Plan by the Navajo Housing Authority on behalf of the Navajo Nation.

C. The Board of Commissioners of the Navajo Housing Authority hereby verifies that the Fiscal Year 2019 Navajo Nation Indian Housing Plan, its certifications and contents, complies with applicable federal laws and regulations including the NAHASDA regulations contained at 24 CFR Parts 1000.

D. The Board of Commissioners of the Navajo Housing Authority hereby authorizes the Chief Executive Officer to secure, review and obtain approval, by the Resources and Development Committee of the Navajo Nation Council of the Fiscal Year 2019 Navajo Nation Housing Plan and to obtain the Navajo Nation President's signature in compliance with NAHASDA, prior to its submission to the U. S. Department of Housing and Urban Development.

E. The Board of Commissioners of the Navajo Housing Authority hereby directs the Chief Executive Officer to coordinate and ensure compliance with all applicable regulatory requirements, criteria, and codes implemented by the contributing utility service agencies and other regulatory agencies responsible for housing development activities within the Navajo Nation.

**C E R T I F I C A T I O N**

Commissioner Frankie Lee, moved that the foregoing Resolution **NHA-4818-2018** be adopted and seconded by Commissioner Derrith Watchman-Moore.



**RESOLUTION NHA-4818-2018**

**June 15, 2018**

**Page 3**

Same was passed by the following vote:

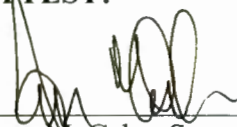
AYES:   5   NAYS:   0   ABSTAINED:   0  

The Secretary, there upon, declared said motion carried and said Resolution **NHA-4818-2018** was adopted this **15th** day of **June** 2018.



Kris Beecher, Chairman  
**NHA BOARD OF COMMISSIONERS**

**ATTEST:**



Sean McCabe, Secretary/Treasurer  
**NHA BOARD OF COMMISSIONERS**

RESPECTIVE CHIEF: 

LEGAL REVIEW: 

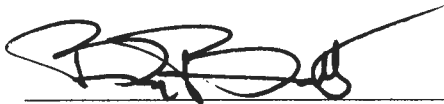
INTERIM CHIEF EXECUTIVE OFFICER: 

**RESOURCES AND DEVELOPMENT COMMITTEE**  
**Special Meeting**  
**July 12, 2018**

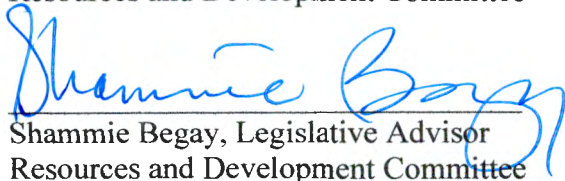
**ROLL CALL**  
**VOTE TALLY SHEET:**

**Legislation # 0222-18:** Action Relating to Resources and Development Committee; Approving FY 2019 Navajo Nation Housing Plan for the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) Indian Housing Block Grant Funding *Sponsor: Honorable Walter Phelps*

Motion: Davis Filfred                      Second; Leonard Pete                      Vote: 4 -0-1 (CNV\_  
YEAS: Jonathan Perry, Leonard Pete, Walter Phelps and Davis Filfred  
EXCUSED: Alton Joe Shepherd



Benjamin Bennett, Vice-Chairperson  
Resources and Development Committee



Shammie Begay, Legislative Advisor  
Resources and Development Committee