

## LEGISLATIVE SUMMARY SHEET

Tracking No. 0222-18

**DATE:** June 26, 2018

**TITLE OF RESOLUTION:** PROPOSED STANDING COMMITTEE RESOLUTION, AN ACTION RELATING TO RESOURCES AND DEVELOPMENT; 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

**PURPOSE:** The purpose of the resolution is for the Resources and Development Committee, on behalf of the Navajo Nation, to approve the Fiscal Year 2019 Navajo Housing Plan for NAHASDA Indian Housing Block Grant Funding. The Resources and Development Committee, through this resolution, also authorizes the Navajo Housing Authority to submit the Fiscal Year 2019 Navajo Housing Plan on behalf of the Navajo Nation.

This written summary does not address recommended amendments as may be provided by the standing committees. The Office of Legislative Counsel requests each Council Delegate to review each proposed resolution in detail.

5-DAY BILL HOLD PERIOD: Walter Phelps  
Website Posting Time/Date: 3:40pm 6/29/18  
Posting End Date: 7/4/2018  
Eligible for Action: 7/5/2018

PROPOSED STANDING COMMITTEE RESOLUTION  
23<sup>rd</sup> NAVAJO NATION COUNCIL –Fourth Year, 2018

INTRODUCED BY

  
(Sponsor) (Walter Phelps)

TRACKING NO. 0222-18

PROPOSED STANDING COMMITTEE RESOLUTION, AN ACTION RELATING TO  
RESOURCES AND DEVELOPMENT; 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.



# 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 recertifications, 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:**

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)
\$1,750,000.00	\$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	<b>Planned</b>	<b>APR - Actual</b>	
	Number of Households to be served in Year	150	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)
\$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		
<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	Planned	APR - Actual
	Number of Units to be Completed in Year	220 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.
<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)
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\$250,000.00	\$0.00	\$250,000.00
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#### 2019-09 : New Construction of Rental Housing

Program Name:	New Construction of Rental Housing
Unique Identifier:	2019-09
Program Description (continued)	<p>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</p>

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.				

**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)
\$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, appraisals, housing inspections, property 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 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.

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)
\$0.00	\$0.00	\$0.00

**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**

<b>Program Name:</b>		Infrastructure Development
<b>Unique Identifier:</b>		2019-16
<b>Program Description (continued)</b>		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
<b>Eligible Activity Number</b>		(24) Infrastructure to Support Housing [202(2)]
<b>Intended Outcome Number</b>		(4) Improve quality of existing infrastructure
<b>APR: Actual Outcome Number</b>		This information is only completed for an APR.
<b>Who Will Be Assisted</b>		Residents of NHA Owned/Operated Housing Units
<b>Types and Level of Assistance</b>		NHA-DCSD will provide administrative and inspection services throughout the Housing Management areas.
<b>APR : Describe Accomplishments</b>		This information is only completed for an APR.
<b>Planned and Actual Outputs for 12-Month Program Year</b>		<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>
<b>APR: If the program is behind schedule, explain why</b>		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)
\$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>



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.
<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)
\$1,700,000.00	\$0.00
	\$1,700,000.00
<b>Total funds to be expended in 12-month program year (N=L+M)</b>	

#### 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 Units 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:

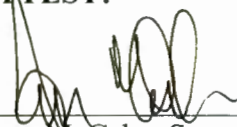
AYES:   5   NAYS:   0   ABSTAINED:   0  

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:**

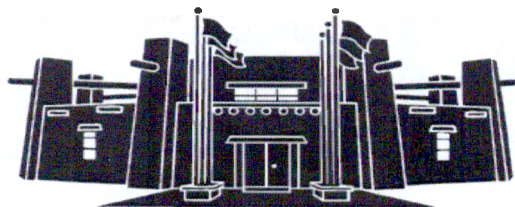


Sean McCabe, Secretary/Treasurer  
**NHA BOARD OF COMMISSIONERS**

RESPECTIVE CHIEF: 

LEGAL REVIEW: 

INTERIM CHIEF EXECUTIVE OFFICER: 



## MEMORANDUM

TO: Honorable Walter Phelps  
Cameron, Coalmine Canyon, Birdsprings, Leupp, Tolani Lake Chapters

FROM: Mariana Kahn  
Mariana Kahn, Attorney  
Office of Legislative Counsel

DATE: June 26, 2018

SUBJECT: PROPOSED STANDING COMMITTEE RESOLUTION, AN ACTION  
RELATING TO RESOURCES AND DEVELOPMENT; 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

As requested, I have prepared the above-referenced proposed resolution and associated legislative summary sheet pursuant to your request for legislative drafting.

Based on existing law and review of documents submitted, the resolution as drafted is legally sufficient. As with any action of government however, it can be subject to review by the courts in the event of proper challenge. Please ensure that this particular resolution request is precisely what you want. You are encouraged to review the proposed resolution to ensure that it is drafted to your satisfaction.

The Office of Legislative Counsel confirms the appropriate standing committee(s) based on the standing committees powers outlined in 2 N.N.C. §§301, 401, 501, 601 and 701. Nevertheless, "the Speaker of the Navajo Nation Council shall introduce [the proposed resolution] into the legislative process by assigning it to the respective oversight committee(s) of the Navajo Nation Council having authority over the matters for proper consideration." 2 N.N.C. §164(A)(5).

If the proposed resolution is unacceptable to you, please contact me at the Office of Legislative Counsel and advise me of the changes you would like made to the proposed resolution.

THE NAVAJO NATION  
LEGISLATIVE BRANCH  
INTERNET PUBLIC REVIEW PUBLICATION



LEGISLATION NO: \_0222-18\_

SPONSOR: Walter Phelps

**TITLE: An Action Relating To Proposed Standing Committee Resolution, An Action Relating To Resources And Development; 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**

***Date posted: June 29, 2018 at 3:40 PM***

Digital comments may be e-mailed to [comments@navajo-nsn.gov](mailto:comments@navajo-nsn.gov)

Written comments may be mailed to:

**Executive Director  
Office of Legislative Services  
P.O. Box 3390  
Window Rock, AZ 86515  
(928) 871-7586**

**Comments may be made in the form of chapter resolutions, letters, position papers, etc. Please include your name, position title, address for written comments; a valid e-mail address is required. Anonymous comments will not be included in the Legislation packet.**

**Please note:** This digital copy is being provided for the benefit of the Navajo Nation chapters and public use. Any political use is prohibited. All written comments received become the property of the Navajo Nation and will be forwarded to the assigned Navajo Nation Council standing committee(s) and/or the Navajo Nation Council for review. Any tampering with public records are punishable by Navajo Nation law pursuant to 17 N.N.C. §374 *et. seq.*



**THE NAVAJO NATION  
LEGISLATIVE BRANCH  
INTERNET PUBLIC REVIEW SUMMARY**

**LEGISLATION NO.: 0222-18**

**SPONSOR: Honorable Walter Phelps**

**TITLE: An Action Relating To Proposed Standing Committee Resolution, An Action Relating To Resources And Development; 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**

**Posted: June 23, 2018 at 3:40pm**

**5 DAY Comment Period Ended: July 4, 2018**

**Digital Comments received:**

<b>Comments Supporting</b>	<i>None</i>
<b>Comments Opposing (2)</b>	<b>1. Statement submitted by: Delegate Kee Allen Begay Jr. 2. Wallace Charley</b>
<b>Inconclusive Comments</b>	<i>None</i>

  
\_\_\_\_\_  
**Legislative Secretary II  
Office of Legislative Services**

7/6/2018 8:30am  
\_\_\_\_\_  
**Date/Time**

**RE: Legislation No. 0222-18**

**July 1, 2018**



**Concern Statement Submitted by:  
Delegate Kee Allen Begay Jr., 23<sup>rd</sup> Navajo Nation Council**

A handwritten signature in black ink, appearing to be "Kee Allen Begay Jr.", is written over a horizontal line.

I'm submitting this statement to be part of the record regarding the legislation reference above. This legislation is approving the FY 2019 Navajo Housing Plan for NAHASDA Indian Housing Block Grant Funding – NHA.

The Following attach Letters and Memorandum will justify my concern;

- **March 6, 2016 Memorandum**
  - Request for input and recommendation for project availability
- **May 15, 2017 Cover Letter**
  - Housing Assessment forward to newly appointed Commissioners on behalf of the 5 chapters I'm representing
- **June 18, 2017 Memorandum**
  - Request to be add on NHA Board Meeting Agenda
- **June 19, 2017 Response Letter from NHA**
  - NHA Acknowledgment
- **December 11, 2017 Memorandum**
  - Request NHA to tour Teacher Housing at Many Farms High School and Nazlini Community School per; NABIMA-18-16 and NABIF-16-16
- **April 25, 2018 Memorandum**
  - Veterans Housing Memo to Navajo Veterans Administrator Mr. Clyde
- **June 26, 2018 Memorandum**
  - Resolution NHA-4816-2018

For the past several years, I have been in contact with the NHA Board and Management regarding the documents mentioned above. Housing for our Navajo People, Housing for Teachers and Housing for Veterans were of concerns and purpose of contacts.

Looking through legislation No. 0222-18, nowhere does it mentioned or reference any of the issues and concerns I've been presenting to the Navajo Housing Authority. The Legislation document doesn't outline any major plan for housing development for each of the 110 communities especially those Navajo living in remote and rural part of the reservation.

Lastly, the NHA Board of Commissioners and Management should reconsider Resolution NHA-4816-2018. Further, NHA need to produce a comprehensive housing plan for all our Navajo Veterans. Working directly with the Navajo Veteran Administration and the Navajo Veterans Advisory Council should be of priority during the planning discussion.

All mentioned Letters and Memorandum are attach. Thank you.



## MEMORANDUM

TO: Aneva Yazzie, Chief Executive Officer  
Navajo Housing Authority

Ervin Chavez, Chairperson  
Board of Commissioners

FROM: Kee Allen Begay Jr., Delegate  
23<sup>rd</sup> Navajo Nation Council

DATE: March 6, 2016

SUBJECT: **FUNDING FOR LOCAL CHAPTER PROJECTS**

I'm seeking for your input and recommendation regarding the subject matter. I am encouraging all 5 chapters I'm representing to develop proposals for their community projects. These projects ranges from Housing, Senior Centers, Chapter House, Multipurpose building to name a few.

Questions as follow:

1. Funding availability for developing a Community Land Use Master Plan?
2. Funding availability for Pre-Construction Activity / Proposal Development?
3. Funding availability for total cost for Projects?
4. Funding availability for Housing for BIA / Community School?
5. Funding availability for scattered housing for community members interested having home on own home-sites?

Recently, Naa'bik'iyati Committee supported two legislations whereby the Navajo Nation urge support for funding for housing construction for school employees. Local chapters are always seeking "pre-construction" funding to finalize their Project Proposals.

Therefore, when will it be possible to visit your office and provide me guidance and recommendation? I do plan to request to be on the agenda at next NHA Board of Commissioners meeting to seeking their input and guidance as well. This will be our initial meeting and develop into a meeting with the local chapter officials and administrators. Thank you.

cc: Chapter Officials and Administrators



Navajo Housing Authority Board of Commissioners (Newly Appointed per CJA-13-17)  
Window Rock, Arizona 86515

May 15, 2017

**RE: NAVAJO NATION HOUSING NEED**

Dear Navajo Housing Authority Board of Commissioners

The Navajo Housing Authority Board of Commissioners should be composed of five individuals with post-high school education and knowledgeable in the components of the housing industry such as having knowledge of finance, engineering and knowledge of Indian Housing and Federal Housing issues.

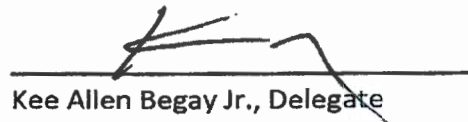
Above statement is a finding in the CJA-13-17 and the purpose of establishing the five Board of Commissioners. Our Navajo people continues to suffer to live in substandard condition house or waiting for a home to live in. The Navajo Housing Authority annually received sufficient funds to address housing issue on the Navajo Nation.

Representing five chapters to the Navajo Nation Council, I continue hear of when the Navajo Nation Government will resolve housing issue! Our Navajo Elders, Navajo Workers, Navajo Veterans, and Navajo First Responders are in dire need of housing!

I did support Navajo Nation President Begaye to immediately address the housing issue and to appoint the five members quickly. Base on his report and request, he acknowledge the problem of the current NHA operation and the need of housing on the Navajo Reservation.

For this reason, I am submitting a partial list of housing need for the five chapters I'm representing and I am requesting for the incoming five commissioners to do all they can to help build homes for these Navajo people! I will be working with the local chapters making sure all necessary documents complete. Attach documents are Chapter Resolution and Housing Assessment from the following Chapters;

1. Nazlini Chapter
2. Tachee / Blue Gap Chapter
3. Low Mountain Chapter
4. Tselani / Cottonwood Chapter
5. Many Farms Chapter

  
Kee Allen Begay Jr., Delegate  
23<sup>rd</sup> Navajo Nation Council


cc: Chapters, NHA Administration, OPVP, and DCD/HIP





## MEMORANDUM

TO: Board of Commissioners  
Navajo Housing Authority

FROM: Kee Allen Begay Jr., Council Delegate   
*Nazlini, Tselani/Cottonwood, Low Mountain,  
Tachee/Blue Gap and Many Farms Chapters*

DATE: June 18, 2017

SUBJECT: **MAY 15, 2017 LETTER TO NEWLY APPOINTED NHA COMMISSIONERS**  
- **LOCAL COMMUNITY HOUSING ASSESSMENT**

Please accept this memorandum as a request to be on your **July 13, 2017** Board of Commissioners meeting agenda to do a report regarding the subject matter.

I know two commissioners have not been appointed as of today but I will forward same documents that I provided to you during your confirmation.

I plan to invite several chapter officials during this meeting and provide a feedback directly to the Officials your input and recommendations regarding housing need.

I hope my request is considered and get a response soon to inform chapter officials to attend this meeting. Thank you.

cc: *Local Chapters Officials*  
*OPVP*  
*Division of Community Development*



Navajo Housing Authority Board of Commissioners (Newly Appointed per CJA-13-17)  
Window Rock, Arizona 86515

May 15, 2017

**RE: NAVAJO NATION HOUSING NEED**

Dear Navajo Housing Authority Board of Commissioners

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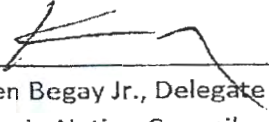
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1. Nazlini Chapter
2. Tachee / Blue Gap Chapter
3. Low Mountain Chapter
4. Tselani / Cottonwood Chapter
5. Many Farms Chapter

  
Kee Allen Begay Jr., Delegate  
23<sup>rd</sup> Navajo Nation Council

cc: Chapters, NHA Administration, OPVP, and DCD/HIP



Hooghan—Center of Family Growth, Strength and Beauty  
**NAVAJO HOUSING AUTHORITY**

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June 19, 2017

Honorable Delegate Kee Allen Begay, Jr  
**23<sup>rd</sup> Navajo Nation Council**  
PO Box 3390  
Window Rock, AZ 86515

Dear Honorable Delegate Begay,

Thank you for your memorandum dated June 18, 2017 requesting to present the Local Community Housing Assessment of your respective Chapters. The Board of Commissioners respectfully acknowledges and confirms your request to present on July 13, 2017.

The meeting is tentatively scheduled at 9:00 a.m., NHA Development and Construction Services Division Conference Room 116, Fort Defiance, Arizona. You will be added to the Report section of the agenda.

We look forward to your presentation on the housing needs. If you have additional questions, please do not hesitate to contact Roberta Roberts, Government and Public Relations Director at (928) 871-2605/2606.

Respectfully,

**NAVAJO HOUSING AUTHORITY**

A handwritten signature in black ink, appearing to read 'Aneva Hazzie', is written over a faint, circular, embossed or stamped seal. The signature is fluid and cursive.

Aneva Hazzie

Chief Executive Officer

cc: Kris Beecher, BOC Chairman  
Derrith Watchman-Moore, BOC Vice-Chairwoman  
Sean McCabe, BOC Secretary/Treasurer  
Roberta Roberts, NHA Government & Public Relations Director



## MEMORANDUM

TO: Roberta Roberts, Executive Director  
Navajo Housing Authority

Board of Commissioners  
Navajo Housing Authority

FROM: Kee Allen Begay Jr., Delegate  
23<sup>rd</sup> Navajo Nation Council

DATE: December 11, 2017

SUBJECT: **TEACHER HOUSING – NAZLINI AND MANY FARMS COMMUNITY SCHOOL**

I'm requesting for the Navajo Housing Authority Leadership to schedule to tour the campus of Nazlini Community School and Many Farms High School. During the tour scheduling, I like for NHA leadership to assess the current condition of the teacher housing and provide a recommendation for replacement.

Attach are two NABI Resolutions;

1. NABIMA-18-16 Housing for Many Farms High School
2. NABIF-16-16 Housing for Nazlini Community School

I seek for your response and scheduling a visit to the two communities. Please let me know if you have additional question regarding the request. Thank you.

*cc: Nazlini Chapter & Many Farms Chapter*





Hooghan—Center of Family Growth, Strength and Beauty  
**NAVAJO HOUSING AUTHORITY**

RESOLUTION NHA-4816-2018

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

**Amending the NHA Veterans Housing Assistance Program,  
and authorizing other related actions**



**WHEREAS:**

1. Pursuant to 6 N.N.C. Sections 605 and 616(b)(9), 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 establish rules and policies in the operation and management of its programs; and
2. For the past several years, the NHA has worked with the Navajo Nation and others on formulating and implementing a housing assistance program for Navajo veterans. On June 16, 2015, the Resources and Development Committee (RDC) adopted a resolution directing the NHA "to give priority to all honorably discharged Navajo veterans for affordable housing activities to include rental and homeownership by mortgage or otherwise including free homes to honorably discharged Navajo veterans"; and
3. The NHA met with the RDC on July 6, 2015 at the NHA offices in Ft. Defiance, Arizona to discuss the RDC's June 16, 2015 resolution and the limitations on the use of Indian Housing Block Grant (IHBG) funds according to NAHASDA and its regulations; and
4. On August 5, 2015, the NHA met again with the RDC, and also with the Department of Navajo Veterans Affairs (DNVA), along with a few other Navajo veteran's organization representatives near Albuquerque, New Mexico to discuss ways in which the NHA can lawfully provide housing and housing related services to Navajo veterans using IHBG funds; and
5. In preparation for the August 5, 2015 meeting with the RDC and others, the NHA drafted a proposed Veterans Housing Assistance Policy (VHAP) that was shared with all of the August 5, 2015 meeting attendees; and
6. The NHA met with the RDC again on September 23, 2015 in Tuba City, Arizona to continue discussing ways that the NHA can assist Navajo veterans with housing and housing related services. The NHA also shared its updated and revised draft VHAP with the RDC members and received more comments about the proposed policy; and
7. At the time, the NHA did not have a policy in place to provide guidance to management and staff to provide housing and housing related services to Navajo veterans; and

## **RESOLUTION NHA-4816-2018**

**June 1, 2018**

**Page | 2**

8. Based on the numerous meetings with the RDC and other organizations and the comments received regarding the NHA's proposed VHAP, the NHA Board of Commissioners and management staff discussed and drafted the Veterans Housing Assistance Policy that was approved by the Board of Commissioners on November 5, 2015 by resolution number NHA 4560-2015. The VHAP was adopted as an interim policy while the Public Rental and homeownership policies were revised to include veterans assistance; and

9. On February 2, 2017, the NHA Board of Commissioners approved the amendments to the Public Rental Policy which included policy provisions for veterans housing assistance. Although the Shi'Shighan Home Ownership Policy was amended on April 20, 2017, a policy for veterans' homeownership assistance was not included; and

10. On October 21, 2017, the NHA Board of Commissioners issued a directive to the Interim Chief Executive Officer to immediately suspend the implementation of the VHAP Policy that contemplated grant homes and free rent for eligible qualified Navajo veterans. The board requested a full briefing on the genesis of the VHAP Policy, all documentation authorizing the Policy, and a full fiscal impact analysis so that the board can decide whether there will be modifications to the veterans' program or whether it will even continue; and

11. Since the interim VHAP policy was adopted on November 5, 2015, several things have occurred which indicate that the Navajo Nation's IHBG funding may decrease in the foreseeable future. For example, on October 1, 2017, the IHBG funding formula started using the American Community Survey (ACS) as its data source for the IHBG funding formula. Based on the implementation of ACS data, the NHA received notice on May 22, 2018 from HUD that the Navajo Nation will receive only \$79,157,653 for PY 2018. In contrast, in PY 2017, the NHA received \$84,965,918 -- a decrease of \$5,808,265.

12. In addition, on February 21, 2018 President Trump recommended that NAHASDA be funded at only \$600,000,000 for PY 2019 which if enacted would be a \$55,000,000 reduction from PY 2018 funding of \$655,000,000. In the past few weeks, the White House announced a \$15.4 billion claw back of previously enacted funding that includes \$41 million of rescission from HUD's budget; and

13. When the VHAP policy was adopted in 2015, it was based on the RDC's recommendation of providing free (grant) homes to veterans. However, after reconsidering all relevant factors and recalculating the number of homes that would be provided to veterans as grant homes and those that would not pay rent, the amount of funds set aside annually would not meet the needs of all or even most veterans and only a few would receive veteran assistance. To serve more veterans, and with the looming potential funding decreases, the NHA has recalculated the assistance numbers so that while each eligible veteran may receive less assistance, more veterans could be assisted; and

14. In addition, if the NHA started providing grant homes and stopped charging rent to all eligible veterans, the NHA would lose significant revenue from homebuyer payments and rents

**RESOLUTION NHA-4816-2018**

**June 1, 2018**

**Page | 3**

causing NHA to soon have no funds to use for its housing and housing related programs that it now provides when they are receiving revenue from home payments and rent; and

15. By separate board resolutions, the NHA Board of Commissioners on June 1, 2018 amended the NHA Public Rental Policy, the NHA Shi'Shighan Homeownership Program Policy and the NHA Mutual Help Homeownership Opportunity Program Policy amending the provisions relating to providing housing assistance to Navajo veterans; and

16. The NHA Board of Commissioners now deems it appropriate to amend the veterans housing assistance program and rescind NHA resolution number 4560-2015.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The Board of Commissioners of the Navajo Housing Authority hereby rescinds and voids the Veterans Housing Assistance Program Policy approved by board resolution number NHA-4560-2015.

2. The Board of Commissioners of the Navajo Housing Authority hereby authorizes and directs as follows:

(a) the Chief Executive Officer shall set aside up to \$2,000,000 each year in the Indian Housing Plan to be used for veteran housing and housing related services and only that amount will be subject to the Veterans housing assistance as provided for in the Public Rental Policy, the Shi'Shighan Homeowner Program Policy, and the Mutual Help Homeownership Opportunity Program Policy;

(b) the NHA shall leverage these funds with other available funds;

3. The Board of Commissioners of the Navajo Housing Authority hereby strongly encourages the Navajo Nation to match the NHA's veterans funding up to \$1,000,000 or more annually using the Nation's funds.

4. The Board of Commissioners of the Navajo Housing Authority hereby authorizes the \$2,000,000 and any other matching funds to be used for any of the following purposes for qualified and eligible Navajo veterans, in no particular order.

- a. Housing related assistance
- b. Discounted rent for public rental housing
- c. New home construction discount
- d. Current homebuyer discount

5. The Board of Commissioners of the Navajo Housing Authority hereby directs the Chief Executive Officer to ensure that (a) NHA staff carefully track the dollar amount of all new construction discounts, existing home discounts, rent discounts, and other housing related assistance that are provided to eligible Navajo veterans, and (b) that the combined dollar value of

**RESOLUTION NHA-4816-2018**

**June 1, 2018**

**Page | 4**

veteran new construction discounts, existing home discounts, rent discounts and housing related services provided to veterans are kept at or below the \$2 million per year limit (more if there are other matching funds) as provided herein.

6. The Board of Commissioners of the Navajo Housing Authority hereby directs and authorizes the Chief Executive Officer to resume and continue collecting homebuyer payments and rent payments from Navajo veterans effective October 1, 2018 consistent with and in accordance with the applicable Public Rental Policy, the Shi'Shighan Homeowner Program Policy or the Mutual Help Homeownership Opportunity Program Policy.

7. The Board of Commissioners of the Navajo Housing Authority hereby directs and authorizes the Chief Executive Officer to immediately begin preparing to implement the provisions of this resolution as stated herein. Furthermore, the terms and provisions of this resolution shall become effective October 1, 2018.

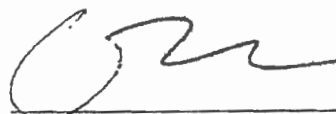
**CERTIFICATION**

Commissioner Derrith Watchman-Moore, moved that the foregoing Resolution NHA-4816-2018 be adopted and this was seconded by Commissioner Frankie Lee.

Same was passed by the following vote:


AYES: 4 NAYES: 0 ABSTENTIONS: 1

The Secretary, thereupon, declared said motion carried and said Resolution NHA-4816-2018 was adopted the 1st day of June, 2018.



Kris Beecher, Chairperson  
NHA BOARD OF COMMISSIONERS

ATTEST:

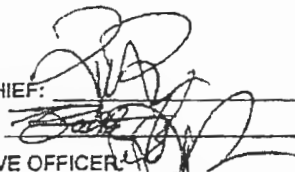


Sean McCabe, Secretary Treasurer  
NHA BOARD OF COMMISSIONERS

RESPECTIVE CHIEF:

LEGAL REVIEW:

CHIEF EXECUTIVE OFFICER:







## MEMORANDUM

**TO:** Tracey Clyde, Director  
Navajo Veterans Administration

**FROM:** Kee Allen Begay Jr., Delegate  
23<sup>rd</sup> Navajo Nation Council

**DATE:** April 25, 2018

**SUBJECT:** **VETERANS HOUSING – UPDATE AND COORDINATION PROGRESS**

It has been an ongoing progress addressing housing issues for our Veterans especially for the Central Navajo Veterans Organization and for the 5 chapters I'm representing. I believe not much has been done to aggressively tackle and implement proper process of building homes for our Navajo Veterans.

For this reason, I like to forward several documents which the local Veterans organization has been undertaking to help local veterans complete the housing and home-site lease applications. They are as follow;

1. October 22, 2017 – Memorandum seeking for Coordination and Verification
2. October 29, 2017 – email print out indicating Housing documents forward to local Veterans Organization
3. October 31, 2017 – Housing meeting process – Agenda and Sign in Sheet
4. November 13, 2017 – Memorandum address to several programs and Officials requesting for another meeting
5. November 20, 2017 – Follow up meeting for Veterans Housing – Agenda and SIS
6. December 11, 2017 – Veterans Housing Clinic Activity at Many Farms Chapter
7. December 14, 2017 – Veterans Housing Clinic Activity at Low Mountain Chapter
8. December 21, 2017 – Veterans Housing Clinic Activity at Tselani/Cottonwood Chapter
9. January 4, 2018 – Regroup meeting for Veterans Housing with SIS
10. March 13, 2018 – Veterans meeting with NNVA Director with SIS



Attach is a Statement dated May 15, 2017 to the newly appointed Navajo Housing Authority Board of Commissioners per CJA-13-17. Within the document, several Veterans are identified for needing Housing and seek for the Boards input and recommendation. I have personally made myself available during a Board meeting addressing the housing need on the Navajo Nation. Unfortunately, I have not gotten any response.

I also have been contacting the Veteran Administration at the State and Federal level.

During the Veterans Housing Clinic Activity, Veterans have picked up documents and sought information about the requirement to fill out the housing and Home-site lease applications. Also, during the clinic activity several entities made themselves available to help Veterans such as NTUA, Land Department, Archaeologists and Land Surveyors.

But majority of our Veterans has not continued since the housing clinic due to several reasons. Main reason I believe is fees associated completing the application. Secondly, there is no day to day assisting the veterans completing the application and the required travel to gather all necessary documents to submit. Further, there is not system within the Veterans Administration tracking housing application and verifying application status. No direct coordination between the Agency and Window Rock office.

I'm not sure how else to justify that there are multiple issues and concerns addressing Housing for our Veterans. Attach documents is an indication that we have been helping Veterans bringing direct service to the local level, but everything stalls once we turn to seek assistant to the Agency and Central Navajo Offices. NO action nor NO responses. I gave up addressing this to the OPVP staff.

BUT I continue to have hope and with prayer that you will pick up this issue and help coordinate helping our Navajo Veterans to complete the housing and home-site lease application. Altogether, close to 50 plus Veterans had pick up application but the status of those who had turn in is still unknown. To get this information, Confidentiality became an issue with no recommendation provided by the agency office.

For this and other reasons, I'm requesting for a meeting with the President/Vice President, Yourself, Agency Staff, Veterans Advisory Committee Chair and Oversight Chair to discuss this matter. Appreciate your response and scheduling the meeting. Thank you.

cc: *OPVP, Advisory Committee, HESE Chair, Chinle VSO, and Local Veterans Organization*



# MEMORANDUM

TO: Board of Commissioners Members  
Navajo Housing Authority

FROM: Kee Allen Begay Jr., Delegate  
23<sup>rd</sup> Navajo Nation Council

DATE: June 26, 2018

SUBJECT: **RESOLUTION NHA-4816-2018**

During the formulation of CJA-13-17, I voted in favor to reduce the NHA Board membership and establishing new qualification criteria which are outlined at: Title 6, Chapter 5, Subchapter 5 - §606 (B). There was also convincing statement by President Begaye and the Navajo Nation Washington Office the need to reform NHA Board membership.

Further, during each of the confirmation appointment legislation, I recollect each appointed candidate seeking for Council's support and provided statement the desire to help our Navajo people with homes and help improve the NHA Administration.

I also forward a statement dated May 15, 2017 the need of Housing on the Navajo Nation, particularly within the 5 Chapters I'm representing. Attach to the statement were list of names of our Navajo people in need of housing with supporting documents including chapter resolutions.

NHA also participated at several Housing clinic that my chapters sponsored on behalf of our Veterans who needed housing. During the Housing clinic, several hundred veterans signed up seeking for homes or needing immediate housing through the NHA Housing program.

With this said, I totally disagree with the NHA Board of Commissioners Resolution NHA-4816-2018! I don't agree with the rational that are outlined, and this totally shows that the NHA Administration and Board of Commissioners have not made any changes or progress of building or providing homes for our Navajo people including Veterans!

Should the Commissioners had indicated that they were going to rescind and/or voids any housing development, I would have voted otherwise. As Board of Commissioners, have you consulted with the Navajo Council? The Veterans Advisory Council? The OPVP? Or the Navajo People?

Lastly, I'm requesting the NHA Board of Commissioners to reconsider the subject matter and provide a cooperative plan to build/provide homes for our Navajo people including our Veterans! Thank you.

cc: 23<sup>rd</sup> NNC, OPVP, NVAC, Navajo Veterans Administration, and 110 Chapters Veterans Organization

# 0222-18

Wallace Charley <wcharley@navajo-nsn.gov>

Thu 7/5/2018 11:55 AM

To: comments <comments@navajo-nsn.gov>;

Dear 23th Navajo Nation Council,

The Navajo Nation Veterans recognizes that NHA through Resolution NHA-4816-2018, June 1, 2018 Rescinded NHA Resolution 4560-2015. Cause and Effect of this action is that some Navajo Veterans are receiving eviction notice from NHA. Creating more homeless veterans is not the goal of NAHASDA. NHA needs to put a moratorium on evicting Veterans. There is no transparency as to what NHA does with Veterans Housing. Navajo Nation Veterans Advisory Council were never asked for input. Resolution NHA 4818-2018 as Exhibit B to Legislation 0222-18 mentions Veterans with no specific plan to help Veterans with Housing, matching fund with NN Veterans Housing, Veterans Health Care Facility, Veterans Group Homes, and other Veteran Infrastructures are needed.