

**RESOLUTION OF THE
RESOURCES AND DEVELOPMENT COMMITTEE
OF THE 23rd NAVAJO NATION COUNCIL --- FIRST YEAR, 2015**

AN ACTION

RELATING TO RESOURCES AND DEVELOPMENT; APPROVING THE FISCAL YEAR 2016 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. Findings

- 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)
- C. The Board of Commissioners of the Navajo Housing Authority, by Resolution NHA-4512-2015, attached hereto as Exhibit B, requests the support and endorsement of the Navajo Nation Council Resources and Development Committee to approve the Fiscal Year 2016 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.
- D. It is in the best interest of the Navajo Nation that the Resources and Development Committee approve the Fiscal Year 2016 Navajo Nation Housing Plan for the NAHASDA Indian Housing Block Grant funding and authorize its submission on behalf of the Navajo Nation.

Section Two. Approval

- A. The Navajo Nation hereby approves the Fiscal Year 2016 Navajo Nation Housing Plan for the NAHASDA Indian Housing Block Grant funding, attached hereto as Exhibit A.

B. The Navajo Nation hereby approves the submission of the Navajo Nation Indian Housing Plan by the Navajo Housing Authority on behalf of the Navajo Nation.

CERTIFICATION

I, hereby, certify that the foregoing resolution was duly considered by the Resources and Development Committee of the 23rd Navajo Nation Council at a duly called meeting at Navajo Nation Council Chambers, Window Rock, Navajo Nation (Arizona), at which quorum was present and that same was passed by a vote 4 of in favor, 1 opposed, 0 abstain this 7th day of July, 2015.

A handwritten signature in blue ink, appearing to read 'Benjamin Bennett', is written over a faint rectangular background.

Benjamin Bennett, Vice -Chairperson
Resources and Development Committee
Of the 23rd Navajo Nation Council

Motion: Honorable Leonard Pete
Second: Honorable Leonard Tsosie
Vote: 4-1 (Vice-Chairman Not Voting)



For Recipient's Use: FY-2016 INDIAN HOUSING PLAN

INDIAN HOUSING PLAN/ANNUAL PERFORMANCE REPORT

(NAHASDA §§ 102(b)(1)(A) and 404(a)(2))

This form meets the requirements for an Indian Housing Plan (IHP) and Annual Performance Report (APR) required by the United States Department of Housing and Urban Development. In addition to these requirements, a tribe or tribally designated housing entity (TDHE) may elect to prepare a more comprehensive IHP. If a tribe or TDHE elects to prepare a more comprehensive IHP, the required elements of this IHP must still be submitted on the prescribed HUD form. The information requested does not lend itself to confidentiality. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget (OMB) control number.

Regulatory and statutory citations are provided throughout this form as applicable. Recipients are encouraged to review these citations when completing the IHP and APR sections of the form.

Under the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) (25 U.S.C. 4101 et seq.), HUD will provide grants, loan guarantees, and technical assistance to Indian tribes and Alaska Native villages for the development and operation of low-income housing in Indian areas. Grants will be made to eligible recipients under the Indian Housing Block Grant (IHBG) program. To be eligible for the grants, recipients must submit an IHP that meets the requirements of the Act.

The recipient is required to submit the IHP to HUD at least 75 days prior to the start of its 12-month program year (NAHASDA § 102(a)(1)). The APR is due no later than 90 days after the end of the recipient's program year (24 CFR § 1000.514).

The IHP and the APR (previously two separate forms) are now combined into one form. The sections pertaining to the IHP are submitted before the beginning of the 12-month program year, leaving the APR (shaded) sections blank. If the IHP has been updated or amended, use the most recent version when preparing the APR. After the 12-month program year, enter the results from the 12-month program year in the shaded sections of the form to complete the APR. More details on how to complete the IHP and APR sections of the form can be found in the body of this form. In addition, a separate IHP and APR report form guidance is available.

NOTE: Grants awarded under the American Recovery and Reinvestment Act (Recovery Act) are excluded from this process. Grants under the Recovery Act continue to use the stand alone APR (HUD-52735-AS).

FORM COMPLETION OPTIONS: The IHP/APR form may be completed either in hard copy or electronically. Hard copy versions may be completed either by hand or typewriter. Alternatively, the form may be completed electronically as it is a Word document. It is recommended that the form be completed electronically because it is more efficient to complete, submit, and review the form. Furthermore, electronic versions of the form may be submitted to HUD as an email attachment. To document official signatures on the electronic version, you should sign a hard copy of the pages and either fax that signed page or email it as an attachment to your Area Office of Native American Programs. The sections of the IHP that require an official signature are Sections 1 and 8, and Sections 15 and 16, if applicable. For the APR, Section 1 requires an official signature.

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Note: The page numbers in the Table of Contents can update automatically as the IHP or APR is completed. To update the page numbers, right-click anywhere in the table, select "Update Field" and select "update page numbers only."

SECTION 1: COVER PAGE(1) Grant Number: **55IH0402810**(2) Recipient Program Year: **10/1/2015 - 9/30/2016**(3) Federal Fiscal Year: **2016**(4) ☒ Initial Plan (Complete this Section then proceed to Section 2)(5) ☐ Amended Plan (Complete this Section and Section 16)(6) ☐ Annual Performance Report (Complete items 27-30 and proceed to Section 3)(7) ☐ Tribe(8) ☒ TDHE(9) Name of Recipient: **Navajo Housing Authority**(10) Contact Person: **Aneva J. Yazzie**(11) Telephone Number with Area Code: **928-871-2602**(12) Mailing Address: **P.O. Box 4980**(13) City: **Window Rock**(14) State: **AZ**(15) Zip Code: **86515**(16) Fax Number with Area Code (if available): **928-871-2604**(17) Email Address (if available): **ajyazzie@hooghan.org**

(18) If TDHE, List Tribes Below: Navajo Nation

(19) Tax Identification Number: 86-0185412

(20) DUNS Number: 068421718

(21) CCR Expiration Date: 5/27/2016

(22) IHBG Fiscal Year Formula Amount: \$87,604,318

(23) Name of Authorized IHP Submitter: Aneva J. Yazzie

(24) Title of Authorized IHP Submitter: Chief Executive Officer

(25) Signature of Authorized IHP Submitter:

for Chief

(26) IHP Submission Date: 7/10/2015

(27) Name of Authorized APR Submitter:

(28) Title of Authorized APR Submitter:

(29) Signature of Authorized APR Submitter:

(30) APR Submission Date:

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

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

ONE YEAR PLAN & ANNUAL PERFORMANCE REPORT

SECTION 2: HOUSING NEEDS (NAHASDA § 102(b)(2)(B))

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

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

(2) Other Needs. (Describe the "Other" needs below. Note: this text is optional for all needs except "Other."): Infrastructure Analysis; Feasibility Studies; Extraordinary Maintenance & 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.

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

The Fiscal Year 2016 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), the primary planning effort of which was initiated in FY 2011 with the final plans completed in FY2012. A number of the planned projects have been completed in FY2014 and FY2015 with new projects initiated in FY2015 and will be carried over into FY2016 to complete. In addition, new projects are expected to be initiated in FY2016 and some will carry over into FY2017. The maintenance and improvement work plan will continue to be carried out by the Housing Maintenance Departments. The benefits of completing the maintenance plan are correction of structural defects and inadequate workmanship bringing all substandard housing units up to standards, get current on backlog of housing repair work orders, resolution of tenant concerns and achieve a higher rate of occupancy to house additional low income families on the wait list. In addition, NHA will continue to retrofit a number of housing units to meet Section 504 requirements in accordance with the 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 serving the 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. Other affordable housing initiatives undertaken in FY2014 and FY2015 will continue into FY2016 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 Action Plans include: 1.) Additional rental and homebuyer units in the Canyon Side Multi-Family Housing Complex Development Project and the SkyTrail Multi-Family Housing Complex Project; 2.) An nursing home for elders; and 3.) Housing for college students that are attending school in close proximity to or on the Navajo Nation. It is anticipated that a development plan will be created for each Navajo Nation regional agency incorporating housing and infrastructure needs by community with associated cost estimates.

(4) Geographic Distribution. *(Describe below how the assistance will be distributed throughout the geographic area and how this geographic distribution is consistent with the needs of low income families. NAHASDA § 102(b)(2)(B)(i)).* **The NHA has housing maintenance programs 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 NHA Development and Construction Services Division (DCSD) is segmented into the five regional areas. Each respective maintenance and construction department formulated maintenance and development plans covering the designated regional areas. All housing maintenance and regional program plans are covered in this IHP so assistance is fairly distributed throughout all areas of the NHA service area including the satellite communities and border towns with high population of Navajo residents. Further, housing services and management services will be conducted primarily by the NHA Housing Management Division (HMD) through designated personnel at each of fifteen (15) Housing Management Offices located throughout the service area to serve low income families. The services to be provided include but are not limited to eligibility and admissions, intake, counselling, housing services activities, referrals to other housing or social service programs, re-certifications, rent collections, tenant and community relations, enforcement of housing policies, and capacity building of tenants and existing homebuyers. In addition, the NHA procured the services of professional planners in 2012 and provided NHA with planning models, and currently the DCSD is assisting Navajo Nation Chapters in the development of sustainable community master plans using these model planning. 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 FY2015; these activities will continue in FY2016. It is expected that additional communities will be slated for pre-development activities in FY2016.**

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SECTION 3: PROGRAM DESCRIPTIONS**Planning and Reporting Program Year Activities**

For the IHP, the purpose of this section is to describe each program that will be operating during the 12-month program year. Each program must include the eligible activity, its intended outcome, planned outputs, who will be assisted, and types and levels of assistance. Each of the eligible activities has a specific, measurable output, as shown below. Copy and paste text boxes 1.1 through 1.10 as often as needed so that all of your planned programs are included. For the APR, the purpose of this section is to describe your accomplishments, actual outputs, and any reasons for delays.

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

| Eligible Activity | Output Measure | Eligible Activity | Output Measure |
|---|----------------|---|----------------|
| (1) Modernization of 1937 Act Housing [202(1)] | Units | (13) Down Payment/Closing Cost Assistance [202(2)] | Units |
| (2) Operation of 1937 Act Housing [202(1)] | Units | (14) Lending Subsidies for Homebuyers (Loan) [202(2)] | Units |
| (3) Acquisition of Rental Housing [202(2)] | Units | (15) Other Homebuyer Assistance Activities [202(2)] | Units |
| (4) Construction of Rental Housing [202(2)] | Units | (16) Rehabilitation Assistance to Existing Homeowners [202(2)] | Units |
| (5) Rehabilitation of Rental Housing [202(2)] | Units | (17) Tenant Based Rental Assistance [202(3)] | Households |
| (6) Acquisition of Land for Rental Housing Development [202(2)] | Acres | (18) Other Housing Services [202(3)] | Households |
| (7) Development of Emergency Shelters [202(2)] | Households | (19) Housing Management Services [202(4)] | Households |
| (8) Conversion of Other Structures to Affordable Housing [202(2)] | Units | (20) Operation and Maintenance of NAHASDA-Assisted Units [202(4)] | Units |
| (9) Other Rental Housing Development [202(2)] | Units | (21) Crime Prevention and Safety [202(5)] | Dollars |
| (10) Acquisition of Land for Homebuyer Unit Development [202(2)] | Acres | (22) Model Activities [202(6)] | Dollars |
| (11) New Construction of Homebuyer Units [202(2)] | Units | (23) Self-Determination Program [231-235] | Units/Dollars |
| (12) Acquisition of Homebuyer Units [202(2)] | Units | (24) Infrastructure to Support Housing [202(2)] | Dollars |

Outcome May Include:

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

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

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

- One way to number your programs is chronologically. For example, you could number your programs 2011-1, 2011-2, 2011-3 etc.
- Or, you may wish to number the programs based on type. For example rental 1, rental 2, homebuyer 1, homebuyer 2 etc. This type of numbering system might be appropriate if you have many programs that last over several years.
- Finally, you may wish to use an outline style of numbering. For example, all programs under your first eligible activity would start with the number 1 and then be consecutively numbered as 1.1, 1.2, 1.3 etc. The programs under the second eligible activity would be numbered as 2.1, 2.2., 2.3 etc.

APR: REPORTING ON PROGRAM YEAR PROGRESS (NAHASDA § 404(b))

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month program year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual OMB Circular A-133 audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month program year.

| |
|--|
| 1.1 Program Name and Unique Identifier: Operation and Maintenance of 1937 Housing Act Units – 2016-01 |
| 1.2 Program Description <i>(This should be the description of the planned program.):</i> NHA will operate and maintain its 1937 Housing Act rental of (3,479) and homeownership (1,225) units. This will include routine and non-routine maintenance (major repairs), Annual Unit inspections, Grounds and facilities operations and maintenance, Leasing management functions for tenants and homebuyers for (waiting list management, selections, evictions, counseling and training), Administrative/Program oversight, Financial management/rent collection, Insurance coverage, and Tenant and homebuyer file management. The NHA maintains a move-out repair program managed by the Housing Management/Maintenance Departments which perform repair work of the public rental and homeownership housing units to assure a safe, decent, and sanitary living environment for the new residents scheduled for move-ins. There are Unit vacancies which vary on a month to month basis due to move-outs. In addition, the Housing Management/Maintenance Departments will conduct an assessment of the total units in stock to determine those units which will require extraordinary maintenance and repairs and procure the services of a contractor to perform the work. |
| 1.3 Eligible Activity Number <i>(Select one activity from the Eligible Activity list.):</i> (2) Operation of 1937 Act Housing (202(1)) |
| 1.4 Intended Outcome Number <i>(Select one outcome from the Outcome list.):</i> (6) Assist affordable housing for low income households |
| 1.5 Actual Outcome Number <i>(In the APR identify the actual outcome from the Outcome list.):</i> |

1.6 Who Will Be Assisted *(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median should be included as a separate program within this section.)*: **Residents of NHA's 1937 Housing Act Stock**

1.7 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.)*: **The types and level of assistance provided will 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 will be performed on all units whether occupied or vacant. Interior and exterior maintenance will be performed by qualified sub-contractors. NHA IT Department will continue its efforts of improving communications systems for two (2) Housing Management Offices which currently do not have T1 line communication/data input capabilities. To facilitate the conveyance of approximately 100 Mutual Help homes, NHA will 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.**

1.8 APR: *Describe the accomplishments for the APR in the 12-month program year.*

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| 4,704 | | | | | |

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

1.1 Program Name and Unique Identifier: Operation and Maintenance of NAHASDA-Assisted Housing Units – 2016-02

1.2 Program Description *(This should be the description of the planned program.):* **NHA will operate and maintain 345 NAHASDA-funded rental housing units and 638 lease-to-purchase homeownership units in accordance with its adopted Housing policies and 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.**

1.3 Eligible Activity Number *(Select one activity from the Eligible Activity list.):* **(20) Operation and Maintenance of NAHASDA Assisted Units (202(4))**

1.4 Intended Outcome Number *(Select one outcome from the Outcome list.):* **(6) Assist affordable housing for low income households**

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

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

1.7 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):* **The types and level of assistance provided will 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 will be performed on all units whether occupied or vacant. Interior and exterior maintenance will be performed by Housing Maintenance Department staff.**

1.8 APR: *Describe the accomplishments for the APR in the 12-month program year.*

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| 983 | | | | | |

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

1.1 Program Name and Unique Identifier: Housing Services –2016-03

1.2 Program Description (*This should be the description of the planned program.*): **NHA and its sub-recipients will provide services to/for families residing in affordable housing owned and/or operated by the TDHE, which are itemized below:**

1.2.1. The NHA Housing Management Office will provide education to tenants on financial literacy, credit counseling, and basic mortgage concept including facilitating, coordinating or providing training or education on youth services, 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.

1.2.2. The Dilkon Youth Services Program will continue to provide youth activities, cultural awareness, and crime prevention activities for youth.

1.2.3 The Navajo Hopi Land Commission will conduct housing needs assessments in the Former Bennett Freeze area.

1.3 Eligible Activity Number (*Select one activity from the Eligible Activity list.*): **(18) Other Housing Services (202(3))**

1.4 Intended Outcome Number (*Select one outcome from the Outcome list.*): **(12) Other: Provide self-sufficiency and other services to residents of affordable housing.**

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

1.6 Who Will Be Assisted (*Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median should be included as a separate program within this section.*): **Families Residing in NHA Owned/Operated Units**

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

1.8 APR: *Describe the accomplishments for the APR in the 12-month program year.*

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| N/A | 100 | N/A | | | |

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

1.1 Program Name and Unique Identifier: Crime Prevention and Security –2016-04

1.2 Program Description *(This should be the description of the planned program.):* NHA will continue to be proactive in physical improvement and enhancing security to prevent crime in NHA housing communities by hiring security guards at housing subdivisions located within the 15 Housing Management Offices which may include non-dwelling leased units. Other activities include installations of streetlights and motion sensors security lighting, security screen doors, speed bumps, fencing structures, and security cameras.

1.3 Eligible Activity Number *(Select one activity from the Eligible Activity list.):* **(21) Crime Prevention and Safety (202(5))**

1.4 Intended Outcome Number *(Select one outcome from the Outcome list.):* **(11) Reduction in crime reports**

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

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

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

1.8 APR: Describe the accomplishments for the APR in the 12-month program year.

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| N/A | 100 | N/A | | | |

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

1.1 Program Name and Unique Identifier: Tenant-Based Rental Assistance –2016-05

1.2 Program Description (*This should be the description of the planned program.*): **NHA will provide tenant-based rental assistance (vouchers) to eligible families. This will include families living on or off the Navajo Nation who are in need of rental subsidies.**

1.3 Eligible Activity Number (*Select one activity from the Eligible Activity list.*): **(17) Tenant-Based Rental Assistance (202(3))**

1.4 Intended Outcome Number (*Select one outcome from the Outcome list.*): **(12) Other: Provide rental assistance to eligible families**

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

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

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

1.8 APR: *Describe the accomplishments for the APR in the 12-month program year.*

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| N/A | 124 | N/A | | | |

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

1.1 Program Name and Unique Identifier: Modernization of 1937 Housing Act Units – 2016-06

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

1.3 Eligible Activity Number (*Select one activity from the Eligible Activity list.*): **(1) Modernization of 1937 Act Housing (202 (1))**

1.4 Intended Outcome Number (*Select one outcome from the Outcome list.*): **(3) Improve quality of substandard units.**

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

1.6 Who Will Be Assisted (*Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median should be included as a separate program within this section.*): **Families Residing in 1937 Housing Act Units**

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

NHA will modernize three hundred fifty (350) 1937 Housing units in Arizona and New Mexico.

1.8 APR: *Describe the accomplishments for the APR in the 12-month program year.*

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| 350 | N/A | N/A | | | |

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

1.1 Program Name and Unique Identifier: Rehabilitation of Non-1937 Housing Act Rental Units –2016-07

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

1.2.1. Chinle Nursing Home will continue to renovate 10 PR units (5 duplexes).

1.2.2. Ramah Navajo Chapter will rehabilitate 10 housing units.

1.3 Eligible Activity Number (*Select one activity from the Eligible Activity list.*): **(5) Rehabilitation of Rental Housing (202(2))**

1.4 Intended Outcome Number (*Select one outcome from the Outcome list.*): **(3) Improve quality of substandard units**

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

1.6 Who Will Be Assisted (*Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median should be included as a separate program within this section.*): **Eligible Families Residing in Non-1937 Housing Act Rental Units owned by NHA and its Partners, including private homes owned by eligible Navajo families.**

1.7 Types and Level of Assistance (*Describe the types and the level of assistance that will be provided to each household, as applicable.*): **Under this program, families residing in non-1937 Housing Act rental units owned by NHA, NHA partners and private homeowners 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.

1.8 APR: Describe the accomplishments for the APR in the 12-month program year.

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| 20 | N/A | N/A | | | |

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

1.1 Program Name and Unique Identifier: Improvements to provide accessibility for Disabled Persons – 2016-08

1.2 Program Description (*This should be the description of the planned program.*): **NHA 504 Program will conduct intake, evaluate and qualify individuals for physical improvements to NHA-owned rental units (1937 Housing Act and NAHASDA) 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.**

1.3 Eligible Activity Number (*Select one activity from the Eligible Activity list.*): **(9) Other Rental Housing Development (202(2))**

1.4 Intended Outcome Number (Select one outcome from the Outcome list.): **(9) Provide accessibility for disabled/elderly persons.**

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

1.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median should be included as a separate program within this section.): **Families Residing in 1937 Housing Act Units and NAHASDA Rental Units (NHA and Sub-Recipient Developed).**

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

1.8 APR: Describe the accomplishments for the APR in the 12-month program year.

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| | 18 | | | | |

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

1.1 Program Name and Unique Identifier: New Construction of Rental Housing – 2016-09

1.2 Program Description (This should be the description of the planned program.): **NHA will complete the construction of new NHA-owned rental units including demolition of some rental housing units which are in dilapidated condition. NHA will retain the services of professional design and construction teams to develop units on vacant lots (and on existing lots for the units to be demolished and rebuilt) within the existing NHA public housing subdivisions.**

1.2.1. NHA has 409 units scheduled for the planning and construction activity. The PR units will consist of infill lot development, survey property boundaries for rental and master leases, and reconstruction of 9 units damaged by fire. DCSD plans to complete the feasibility/design of 209 new units, and begin installation/setup of 200 modular units at several existing housing development sites across the Navajo Nation. NHA will retain the services of professional design and construction firms to design and develop/install units on vacant lots within the existing NHA public housing subdivisions.

Other projects include:

1.2.2. Chinle Nursing Home will complete seven (7) units in 2016.

1.2.3. Dine College (Shiprock Campus) will continue planning for 30 college rental rooms/housing for eligible students.

1.2.4. The SkyTrail (Sanders) housing development project will be initiated in FY2016 but is contingent on the purchase of 30 acres. The NHA is currently performing its due diligence to acquire the property. Once acquired, NHA will be developing 200 public rental multi-family housing units. This project will be carried over into FY2017.

1.2.5. The Canyon Side (Twin Arrows) multi-family housing development project will be initiated in FY2016 but is contingent on the land lease assignment by the Navajo Nation. If approved, NHA will be developing 368 public rental work force housing units. This project will be carried over into FY2017.

1.2.6. Sustainable Community Master Planning (five Regional Communities). NHA CSD Planning will provide technical assistance to carryout preplanning and design activities with Navajo Nation communities and community stakeholders, consistent with the NHA Sustainable Community Master Plan manual. Under the Master Plan community planning it is expected that these undertakings will be of mix-income, multi-funded development projects. Therefore, under this current program, we will be using the IHBG funds only to serve the needs of low-income families; the needs of non-low-income families will be addressed using other leveraged resources.

1.3 Eligible Activity Number (*Select one activity from the Eligible Activity list.*): **(4) Construction of Rental Housing**

1.4 Intended Outcome Number (*Select one outcome from the Outcome list.*): **(7) Create new affordable rental units**

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

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

1.7 Types and Level of Assistance (*Describe the types and the level of assistance that will be provided to each household, as applicable.*): **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 mix-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. At least 5% of all developed units will be Section 504 compliant.

1.8 APR: Describe the accomplishments for the APR in the 12-month program year.

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| 207 | N/A | N/A | | | |

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

1.1 Program Name and Unique Identifier: New Construction of Homeownership Housing – 2016-10

1.2 Program Description (*This should be the description of the planned program.*): 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. 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. Some of the Navajo Nation Government sub-recipients will use the services of the Navajo Nation Design & Engineering Services Department including designs developed by the Navajo Nation Housing Improvement Program. One community will carry out its new construction of homeownership units using family labor or “sweat equity” with guidance and technical assistance from housing construction experts.

1.2.1. Southwest Indian Foundation plans to complete 20 Homeownership units.

1.2.2. Dennehotso Chapter will continue to plan and construct 30 new Homeownership units with completion schedule for 2017.

1.2.3. Navajo Nation Community Infrastructure Department (NN CHID) will initiate planning for development of 30 new Homeownership units; construction will start in 2016 and will carry over to 2017.

1.2.4. NHA CSD will plan and develop (20) new homeownership units and to address warranty repairs after expiration of one year warranties. This will include surveying of property boundaries of homeownership units, individual lots and master leases.

1.2.5. Sustainable Community Master Planning (SCMP) for Navajo Nation Communities: NHA CSD Planning will carry out feasibility, planning and design activities with communities and community stakeholders consistent with the NHA Sustainable Community Master Plan manual. Under the Master Plan community

planning, it is expected that these undertakings will be of mix-income, multi-funded development projects. Therefore, under this current program we will be using the IHBG funding to serve only the needs of low-income families. The needs of non-low-income families will be addressed using other leveraged resources.

1.3 Eligible Activity Number (Select one activity from the Eligible Activity list.): **(11) New Construction of Homebuyer Units (202(2))**

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

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

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

1.8 APR: Describe the accomplishments for the APR in the 12-month program year.

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| 40 | N/A | N/A | | | |

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

1.1 Program Name and Unique Identifier: **New Construction of Homeownership Housing for Non-Low Income Families – 2016-11**

1.2 Program Description (This should be the description of the planned program.): **There are no non-low income projects identified for funding using IHBG monies.**

1.3 Eligible Activity Number (Select one activity from the Eligible Activity list.): **(11) New Construction of Homebuyer Units (202(2))**

1.4 Intended Outcome Number (Select one outcome from the Outcome list.): **(12) Other – Provide non-low income families with the opportunity to become homeowners.**

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

1.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median should be included as a separate program within this section.): **Families with Incomes between 80-100% of Median Income**

1.7 Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.): **Upon new requests for new homeownership, units will be planned and engineered within the 5 NHA housing management districts and communities. The size (number of bedrooms) and location of each unit will be dependent on the families to be served. Each new unit will provide a quality, energy efficient residence for an eligible family selected in accordance with NHA's policies and procedures. Upon request units will be made 504 compliant. This activity, if funded, will be undertaken with either program or non-program income.**

1.8 APR: Describe the accomplishments for the APR in the 12-month program year.

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| 0 | N/A | N/A | | | |

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

1.1 Program Name and Unique Identifier: Homebuyer Assistance – 2016-13

1.2 Program Description (This should be the description of the planned program.): **NHA will provide potential low-income homebuyers with training/counseling in the areas of personal finance, homebuyer education and counseling, personal credit/credit scores, mortgage financing, appraisals, housing inspections, property upkeep/management, Section 184 Loan Guarantees and FHA loan products. Successful participants in the training program may qualify for down payment/closing cost assistance.**

1.3 Eligible Activity Number (Select one activity from the Eligible Activity list.): **(13) Down Payment/Closing Cost Assistance**

1.4 Intended Outcome Number (Select one outcome from the Outcome list.): **(2) Assist renters to become homeowners**

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

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

1.7 Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.): **Eligible families will receive no-cost training in the areas identified above. Families who qualify may receive up to \$12,500.00 in down-payment/closing cost assistance toward the purchase of a new home.**

1.8 APR: Describe the accomplishments for the APR in the 12-month program year.

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| 0 | N/A | N/A | | | |

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

1.1 Program Name and Unique Identifier: **Transitional and Group Home Development – 2016-14**

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

1.2.1. St. Michaels Association for Special Education will plan, demolish and reconstruct six (6) group homes.

1.2.2. Tuba City Regional Health Care Center – Long Term Care – complete design for 90-bed facility.

1.3 Eligible Activity Number (Select one activity from the Eligible Activity list.): **(9) Other Rental Housing Development (202(2))**

1.4 Intended Outcome Number (Select one outcome from the Outcome list.): **(6) Assist affordable housing for low income households**

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

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

1.7 Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.): **NHA and approved sub-recipients will develop/renovate transitional living facilities/group homes in St. Michaels, AZ (SMASE) and Tuba City, AZ (Tuba City Regional Health Care – Long term care facility).**

1.8 APR: Describe the accomplishments for the APR in the 12-month program year.

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|--|--|--|---|---|---|
| 0 | N/A | N/A | | | |

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

1.1 Program Name and Unique Identifier: Infrastructure Development –2016-16

1.2 Program Description (This should be the description of the planned program.): **NHA and sub-recipients 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.**

1.3 Eligible Activity Number (Select one activity from the Eligible Activity list.): **(24) Infrastructure to Support Housing (202(2))**

1.4 Intended Outcome Number (Select one outcome from the Outcome list.): **(4) Improve quality of existing infrastructure**

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

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

1.7 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):* **NHA and its sub-recipients will continue work on various infrastructure projects comprised of utilities development and street repairs throughout the 15 housing management offices, Crownpoint OYD Facility (Phase II design is in progress) and Southwest Indian Foundation to complete utilities for 35 units.**

1.8 APR: *Describe the accomplishments for the APR in the 12-month program year.*

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| N/A | N/A | N/A | | | |

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

1.1 Program Name and Unique Identifier: Model Activities –2016-17

1.2 Program Description *(This should be the description of the planned program.):* **NHA (on its own or in conjunction with approved sub-recipients) will complete the planning/design process and/or construct or rehabilitate community facilities used for the benefit of affordable housing residents. Scheduled for completion in 2017 are:**

1.2.1. Crownpoint Office of Dine Youth Center Project

1.2.2. Kayenta Multipurpose Building design

1.2.3. Shonto Youth Center

1.2.4. Tuba City Housing Management Office – NHA CSD will plan/design new office building to serve and support affordable housing activities

1.3 Eligible Activity Number *(Select one activity from the Eligible Activity list.):* **(22) Model Activities (202(6))**

1.4 Intended Outcome Number *(Select one outcome from the Outcome list.):* **(12) Other – Improve the delivery of affordable housing services**

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

1.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median should be included as a separate program within this section.): **Existing Participants of and Applicants for Housing Assistance Programs Offered by NHA**

1.7 Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.): **Four buildings that are considered Model Activity will be constructed in the locations identified above. The square footage and cost comparisons remain unchanged from those previously submitted and approved. The square footage and cost comparisons for these facilities also remain unchanged from those previously submitted and approved during this program year.**

1.8 APR: Describe the accomplishments for the APR in the 12-month program year.

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| N/A | N/A | N/A | | | |

1.1 Program Name and Unique Identifier: Rehabilitation Assistance to Existing Homeowners – 2016-18

1.2 Program Description (This should be the description of the planned program.): **NHA partners (sub-recipients) will either retain the services of architectural and engineering entities or utilize the Navajo Nation Department of Engineering Services 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 for:**

1.2.1. Steamboat Commission Self-governance will continue rehabilitation of 5 scattered sites.

1.2.2. The Housing Management Offices will develop a program to assist existing homeowners.

1.3 Eligible Activity Number (Select one activity from the Eligible Activity list.): **(16) Rehabilitation Assistance to Existing Homeowners (202(2))**

1.4 Intended Outcome Number (Select one outcome from the Outcome list.): **(3) Improve quality of substandard units**

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

1.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median should be included as a separate program within this section.): **Eligible low-income families who currently own existing housing units which are in substandard condition.**

1.7 Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.): **Under this program, eligible low-income or essential homeownership families residing in existing dilapidated housing units 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.**

1.8 APR: Describe the accomplishments for the APR in the 12-month program year.

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| 5 | N/A | N/A | | | |

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

1.1 Program Name and Unique Identifier: Land Acquisition for Rental Housing – 2016-19

1.2 Program Description (This should be the description of the planned program.): **Land acquisition to develop mixed income rental housing units. Under this program IHBG funds will be used to serve the needs of low-income families. The needs of non-low-income families will be addressed using other leveraged resources. NHA is continuing its efforts to identify land to acquire for new development in McKinley County, Sanders and Houck, Arizona.**

1.3 Eligible Activity Number (Select one activity from the Eligible Activity list.): **(6) Acquisition of Land for Rental Housing Development (202(2))**

1.4 Intended Outcome Number (Select one outcome from the Outcome list.): **(7) Create new affordable rental units**

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

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

1.7 Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.): **NHA continues to be faced with a lack of land withdrawals by Navajo Nation communities for affordable housing development. To assure a good supply of housing for houseless families, NHA will purchase fee simple land adjacent to the Navajo Nation boundaries for rental housing development to help meet this demand.**

1.8 APR: Describe the accomplishments for the APR in the 12-month program year.

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| N/A | N/A | 100 | | | |

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

1.1 Program Name and Unique Identifier: Land Acquisition for Homeownership –2016-20

1.2 Program Description (This should be the description of the planned program.): **Land acquisition to develop mixed income homeownership housing units. Under this program IHBG funds will be used to serve the needs of low-income families. The needs of non-low-income families will be addressed using other leveraged resources. NHA is continuing its efforts to identify land to acquire for new residential housing development in McKinley County and Apache County.**

1.3 Eligible Activity Number (Select one activity from the Eligible Activity list.): **(10) Acquisition of Land for Homebuyer Unit Development (202(2))**

1.4 Intended Outcome Number (Select one outcome from the Outcome list.): **(5) Address Homelessness**

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

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

1.7 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):* NHA continues to be faced with a lack of land withdrawals by communities for affordable housing development. To assure a good supply of housing for houseless families, NHA will purchase fee simple land adjacent to the Navajo Nation boundaries for homeownership housing development to help meet this demand.

1.8 APR: *Describe the accomplishments for the APR in the 12-month program year.*

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

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| N/A | N/A | 80 | | | |

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

NOTE: Remember to complete all the text boxes in Section 3 for each IHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.10 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

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

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

The 1937 Act Public Rental Units will be maintained by NHA fifteen (15) Housing Maintenance Departments. The Maintenance Departments will address annual inspections, routine and preventative maintenance, work orders, extraordinary maintenance, and move-out repairs. The annual inspections will be conducted based on an established schedule beginning on 10/01/2015 and ending at 100% on 09/30/2016. The annual inspections are designed to record deficiencies and note conditions of appliances within the units. Work orders will be generated to correct the identified deficiencies and/or to replace or repair the appliances. Preventative maintenance will be carried out on all appliances in the units through-out Fiscal Year 2016. Extraordinary maintenance activities such as roof repair, floor tile replacement, and stucco repair, painting the exterior and interior walls, erosion control of the premises will be conducted throughout Fiscal Year 2016. Move-out repairs will be conducted upon move-out of a tenant and prior to re-occupancy. The move-out repair is intended to bring the unit up to livable condition and returned back to the NHA Housing Management Office for assignment to other eligible families. Work orders will be generated for all services requested for identified units and addressed within a timely manner per the NHA Maintenance Policy.

(2) **Demolition and Disposition** (NAHASDA § 102(b)(2)(A)(iv)(I-III), 24 CFR 1000.134) (Describe any planned demolition or disposition of 1937 Act housing units. Be certain to include the timetable for any planned demolition or disposition and any other information required by HUD with respect to the demolition or disposition.): NHA does anticipate the demolition of 1937 Act housing units in FY2015. Prior to demolition, NHA will ensure compliance with Section 102(c)(4)(H) of NAHASDA and the HUD regulations specified at 24 CFR 1000.134 and provide formal notice to HUD. In addition, NHA plans to acquire third party professional Architectural and Engineering Services to conduct thorough assessments of units that may require demolition and/or disposition. The Development of Construction Service Division plans on demolishing a total of 110 units in this program year, and to carrying into the 2016 program year.

1. All of the units showed signs of various degrees of cracking on the exterior doors and windows throught the units. Modernization - Demo/Rebuild Summary.

2. Geotechnical reports reported that all existing structure were placed on silty and clayey sands that was extremely sensitive to moisture content and no engineering fill was detected. The Structural Engineer also reported that the site shows historic evidence of ponding next to the existing foundation which compromised foundations and support walls. The following list of units are the 92 units scheduled for Demo/Rebuild for this program year, and carrying into the 2016 program year:

| Project # | Location | #, Type, Unit # | Construction Timeline | |
|-----------|-------------|----------------------|-----------------------|--------------------|
| AZ12-74 | Dilcon, AZ | 2 PR Units, #7, #8 | Start: April 2015 | Finish: March 2016 |
| AZ12-82 | Chinle, AZ | 4 PR Units, #216-219 | Start: April 2015 | Finish: March 2016 |
| AZ12-50 | Kayenta, AZ | 40 PR Units, #1-40 | Start: May 2015 | Finish: April 2016 |
| AZ12-121 | Kaibeto, AZ | 20 HO Units, #1-20 | Start: April 2015 | Finish: March 2016 |

***Total Units for Demo/rebuild for Modernization stated above is 66 1937 ACT Units and 26 NAHASDA Units.

In addition, AZ12-169 Coal Mine Mesa, AZ 26 NAHASDA HO Units, #6901-6926 will start on April 2015 and completed by March 2016.

Overall Total: 92 Units (66 1937 Act Units + 26 NAHASDA Units)***

The following list of units are the 18 Burn Out Units scheduled for Demo/Rebuild for this program year and carrying into the 2016 program year.

| Project # | Location | #, Type, Unit # | Construction Timeline | |
|-----------|-------------------|---------------------|-----------------------|--------------------|
| NM15-74 | Dalton Pass, NM | 2 HO Units, #14, 15 | Start: May 2015 | Finish: April 2016 |
| NM15-138 | Casamero Lake, NM | 1 PR Unit, #48 | Start: May 2015 | Finish: April 2016 |
| NM15-641 | Mariano Lake, NM | 2 HO Units, #13, 15 | Start: May 2015 | Finish: April 2016 |
| NM15-712 | Beclabito, NM | 1 HO Unit, #30 | Start: May 2015 | Finish: April 2016 |
| NM15-32 | Ojo-Amarillo, NM | 3 PR, #91,106, 121 | Start: May 2015 | Finish: April 2016 |
| AZ12-842 | Tec Nos Pos, AZ | 1 HO, #31 | Start: May 2015 | Finish: April 2016 |
| AZ12-58 | Fort Defiance, AZ | 1 PR, #22 | Start: May 2015 | Finish: April 2016 |
| AZ12-95 | Leupp, AZ | 1 HO, #5 | Start: May 2015 | Finish: April 2016 |
| AZ12-942 | Tolani Lake, AZ | 1 HO, #1 | Start: May 2015 | Finish: April 2016 |
| AZ12-14 | Many Farms, AZ | 1 HO, #10 | Start: May 2015 | Finish: April 2016 |
| AZ12-43 | Tuba City, AZ | 3 PR, #16, 19, 33 | Start: May 2015 | Finish: April 2016 |
| AZ12-83 | Tuba City, AZ | 1 PR, #7 | Start: May 2015 | Finish: April 2016 |

Total Units for Demo/Rebuild for Burn Out Units = 18 Units

NHA has exhausted all efforts not to demolish the 1937 units and NAHASDA units. Therefore we are notifying and requesting your authorization to proceed with the plan of demolishing and rebuilding a total of 110 units throughout the Navajo Nation.

| |
|--|
| |
|--|

SECTION 5: BUDGETS

(1) **Planned Grant-Based Budget for Eligible Programs** (In the table below show how you plan to spend the total amount of the Fiscal Year's formula allocation using either the estimated allocation amount or the final formula allocation. This table should include only activities planned to be implemented with IHBG funds only. Do not include program income or funding from any other source.)

| Eligible Activity | Planned IHBG Budget |
|--|---------------------|
| (1) Indian Housing Assistance | \$29,547,879 |
| (2) Development | \$40,535,575 |
| (3) Housing Services | \$0 |
| (4) Housing Management Services | \$0 |
| (5) Crime Prevention and Safety Activities | \$0 |
| (6) Model Activities | \$0 |
| (7) Planning and Administration | \$17,520,864 |
| TOTAL | \$87,604,318 |

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

| SOURCE | IHP | | | | | APR | | | | | |
|-----------------------------------|--|---|--|--|---|---|--|---|---|---|--|
| | (A) Estimated amount on hand at beginning of program year | (B) Estimated amount to be received during 12- month program year | (C) Estimated total sources of funds (A + B) | (D) Estimated funds to be expended during 12- month program year | (E) Estimated unexpended funds remaining at end of program year (C minus D) | (F) Actual amount on hand at beginning of program year | (G) Actual amount received during 12- month program year | (H) Actual total sources of funding (F + G) | (I) Actual funds expended during 12- month program year | (J) Actual unexpended funds remaining at end of 12- month program year (H minus I) | (K) Actual unexpended funds obligated but not expended at end of 12- month program- year |
| 1. IHBG Funds | 298,312,948 | 87,604,318 | 385,917,266 | 138,491,413 | 247,425,853 | | | | | | |
| 2. IHBG Program Income | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 3. Title VI | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 4. Title VI Program Income | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 5. 1937 Act Operating Reserves | 0 | | 0 | 0 | 0 | | | | | | |
| 6. Carry Over 1937 Act Funds | 0 | | 0 | 0 | 0 | | | | | | |
| LEVERAGED FUNDS | | | | | | | | | | | |
| 7. ICDBG Funds | 0 | | | | | | | | | | |
| 8. Other Federal Funds | 0 | | | | | | | | | | |
| 9. LIHTC | 0 | | | | | | | | | | |
| 10. Non-Federal Funds | 0 | | | | | | | | | | |
| TOTAL | 298,312,948 | 87,604,318 | 385,917,266 | 138,491,413 | 247,425,853 | | | | | | |

Notes:

- For the IHP, fill in columns A, B, C, D, and E (non-shaded columns). For the APR, fill in columns F, G, H, I, J, and K (shaded columns).
- Total of Column D should match the total of Column N from the Uses Table on the following page.
- Total of Column I should match the Total of Column Q from the Uses Table on the following page.**
- For the IHP, describe any estimated leverage in Line 4 below (Estimated Sources or Uses of Funding). For the APR, describe actual leverage in Line 5 below (APR):

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

| PROGRAM NAME (tie to program names in Section 3 above) | Unique Identifier | IHP | | | APR | | |
|---|----------------------|---|---|---|---|---|---|
| | | (L) Prior and current year IHBG (only) funds to be expended in 12- month program year | (M) Total all other funds to be expended in 12- month program year | (N) Total funds to be expended in 12- month program year (L + M) | (O) Total IHBG (only) funds expended in 12-month program year | (P) Total all other funds expended in 12- month program year | (Q) Total funds expended in 12-month program year (O+P) |
| Operations & Maintenance of 1937 Housing Act Units | 2016-01 | 18,692,050 | 0 | 18,692,050 | | | |
| Operations & Maintenance of NAHASDA Assisted Housing Units | 2016-02 | 1,200,000 | 0 | 1,200,000 | | | |
| Housing Services | 2016-03 | 70,000 | 0 | 70,000 | | | |
| Crime Prevention & Safety | 2016-04 | 240,000 | 0 | 240,000 | | | |
| Tenant Based Rental Assistance | 2016-05 | 30,000 | 0 | 30,000 | | | |
| Modernization of 1937 Housing Act Units | 2016-06 | 54,948,515 | 0 | 54,948,515 | | | |
| Rehabilitation of Non-1937 Housing Act Rental Units | 2016-07 | 1,360,880 | 0 | 1,360,880 | | | |
| Section 504 Accessibility | 2016-08 | 800,000 | 0 | 800,000 | | | |
| New Construction of Rental Housing | 2016-09 | 26,497,159 | 0 | 26,497,159 | | | |
| New Construction of Homeownership Housing | 2016-10 | 8,337,179 | 0 | 8,337,179 | | | |
| New Construction of Homeownership for Non-Low Income Families | 2016-11 | 0 | 0 | 0 | | | |
| Rental Housing Acquisition | 2016-12 | 0 | 0 | 0 | | | |
| Homebuyer Assistance | 2016-13 | 0 | 0 | 0 | | | |

| | | | | | | |
|--|---------|--------------------|----------|--------------------|--|--|
| Transitional and Group Home Development | 2016-14 | 4,125,160 | 0 | 4,125,160 | | |
| Emergency Shelters | 2016-15 | 0 | 0 | 0 | | |
| Infrastructure Development | 2016-16 | 2,240,042 | 0 | 2,240,042 | | |
| Model Activities | 2016-17 | 4,350,000 | 0 | 4,350,000 | | |
| Rehabilitation Assistance to Existing Homeowners | 2016-18 | 23,738 | 0 | 23,738 | | |
| Land Acquisition for Rental Housing | 2016-19 | 1,400,000 | 0 | 1,400,000 | | |
| Land Acquisition for Homeownership Housing | 2016-20 | 160,000 | 0 | 160,000 | | |
| Planning and Administration | | 14,016,691 | 0 | 14,016,691 | | |
| Loan repayment – describe in 4 and 5 below. | | | | | | |
| TOTAL | | 138,491,413 | 0 | 138,491,414 | | |

Notes:

- Total of Column L cannot exceed the IHBG funds from Column C, Row 1 from the Sources Table on the previous page.
- Total of Column M cannot exceed the total from Column D, Rows 2-10 from the Sources Table on the previous page.
- Total of Column O cannot exceed total IHBG funds received in Column H, Row 1 from the Sources Table on the previous page.
- Total of Column P cannot exceed total of Column H, Rows 2-10 of the Sources Table on the previous page.
- Total of Column Q should equal total of Column I of the Sources Table on the previous page.

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

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

SECTION 6: OTHER SUBMISSION ITEMS

- (1) **Useful Life/Affordability Period(s)** (NAHASDA § 205, 24 CFR § 1000.142) (*Identify the useful life of each housing unit to be constructed, acquired, or rehabilitated with IHBG funds in the 12 month period. Exclude Mutual Help units.*)

The useful life of the proposed units for new construction under the FY2016 NAHASDA grant is 20 years. The useful life of the proposed units for rehabilitation activities under the NAHASDA FY2016 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.

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

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

- (3) **Tribal and Other Indian Preference** (NAHASDA § 201(b)(5), 24 CFR § 1000.120)

If preference will be given to tribal members or other Indian families, the preference policy must be described. This information may be provided here or in the program description section of the 1-year plan.

Does the Tribe have a preference policy? Yes ☒ No ☐

If yes, describe the policy. Preferences are governed by the existing NHA admissions and occupancy policies for homeownership and public rental programs under the 1937 Housing Act housing stock. Under the NAHASDA funded programs, preference will be provided first to tribal members, then to other Indian families.

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 occupancy or when a Public Rental unit becomes vacant for selection or availability of a Public Rental unit".

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

Do you intend to use more than 20% of your current grant for Planning and Administration? Yes ☐ No ☒

If yes, describe why the additional funds are needed for Planning and Administration.

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

Did you expend more than 20% of your current grant for Planning and Administration? Yes ☐ No ☐

If yes, did you receive HUD approval to exceed the 20% cap on Planning and Administration costs? Yes ☐ No ☐

If you did not receive approval for spending more than 20% of your current grant on planning and administration costs, describe the reason(s) for exceeding the 20% cap. (See Section 6, Line 5 of the Guidance for information on carry-over of unspent planning and administration expenses.)

(6) Expanded Formula Area – Verification of Substantial Housing Services (24 CFR § 1000.302(3))

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

Yes ☐ No ☒ If no, proceed to Section 7.

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

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

| Total Expenditures on Affordable Housing Activities for: | | |
|--|---------------------|--|
| | All AIAN Households | AIAN Households with Incomes 80% or less of Median Income |
| IHBG funds: | | |

| | | |
|----------------------------------|--|--|
| | | |
| Funds from other Sources: | | |

- (7) **APR:** For each separate formula area expansion, list the actual amount of IHBG and other funds expended for all AIAN households and for only AIAN households with incomes 80% of median income or lower during the recipient's 12-month program year.

| Total Expenditures on Affordable Housing Activities for: | | |
|---|----------------------------|--|
| | All AIAN Households | AIAN Households with Incomes 80% or less of Median Income |
| IHBG funds: | | |
| Funds from other Sources: | | |

SECTION 7: INDIAN HOUSING PLAN CERTIFICATION OF COMPLIANCE (NAHASDA § 102(b)(2)(D))

By signing the IHP, you certify that you have all required policies and procedures in place in order to operate any planned IHBG programs.

- (1) In accordance with applicable statutes, the recipient certifies that It will comply with title II of the Civil Rights Act of 1968 in carrying out this Act, to the extent that such title is applicable, and other applicable federal statutes.

Yes ☒ No ☐

- (2) To be eligible for minimum funding 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.

Yes ☐ No ☐ Not Applicable ☒

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

(a) 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 by HUD.

Yes ☒ No ☐ Not Applicable ☐

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

Yes ☒ No ☐ Not Applicable ☐

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

Yes ☒ No ☐ Not Applicable ☐ and

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

Yes ☒ No ☐ Not Applicable ☐

SECTION 8: IHP TRIBAL CERTIFICATION
(NAHASDA § 102(c))

This certification is used when a Tribally Designated Housing Entity (TDHE) prepares the IHP 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 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 on behalf of the Tribe without prior review by the Tribe.

| | |
|---|---|
| (4) Tribe: | Navajo Nation |
| (5) Authorized Official's Name and Title: | Russell Begay, President of the Navajo Nation |
| (6) Authorized Official's Signature: | |
| (7) Date (MM/DD/YYYY): | July , 2015 |

SECTION 9: TRIBAL WAGE RATE CERTIFICATION
(NAHASDA §§ 102(b)(2)(D)(vi) and 104(b))

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

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

(4) List the activities using tribally determined wage rates:

SECTION 10: SELF-MONITORING

(NAHASDA § 403(b), 24 CFR § 1000.502)

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

Yes ☐ No ☐

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

Yes ☐ No ☐ Not Applicable ☐

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

Yes ☐ No ☐

(4) Self-Monitoring Results. *(Describe the results of the monitoring activities, including inspections for this program year.):*

SECTION 11: INSPECTIONS
(NAHASDA § 403(b))

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

| | | Results of Inspections | | | | |
|--------------------------|-------------------------------------|------------------------------------|--|--|---|--|
| (A) Activity | | (B) Total number of units | (C) Units in standard condition | (D) Units needing rehabilitation | (E) Units needing to be replaced | (F) Total number of units inspected |
| 1. | 1937 Housing Act Units: | | | | | |
| | a. Rental | | | | | |
| | b. Homeownership | | | | | |
| | c. Other | | | | | |
| 1937 Act Subtotal | | | | | | |
| 2. | NAHASDA- Assisted Units: | | | | | |
| | a. Rental | | | | | |
| | b. Homeownership | | | | | |
| | c. Rental Assistance | | | | | |
| | d. Other | | | | | |
| NAHASDA Subtotal | | | | | | |
| Total | | | | | | |

Note: Total of column F should equal the sum of columns C+D+E.

(2) Did you comply with your inspection policy: Yes ☐ No: ☐

(3) If no, why not:

SECTION 12: AUDITS

This section is used to indicate whether an audit is required, based on a review of your financial records.

Did you expend less than \$500,000 in total Federal awards during the previous fiscal year ended?

Yes ☐ No ☐

If Yes, an audit is not required. If No, an audit is required to be submitted to the Federal Audit Clearinghouse and your Area Office of Native American Programs.

SECTION 13: PUBLIC ACCOUNTABILITY

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

Check one: Yes ☐ No ☐

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

Check one: Yes ☐ No ☐ Not Applicable ☐

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

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

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

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

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

(3) Narrative *(optional)*:

SECTION 15: IHP WAIVER REQUESTS

(NAHASDA § 101(b)(2))

THIS SECTION IS ONLY REQUIRED IF THE RECIPIENT IS REQUESTING A WAIVER OF AN IHP SECTION OR A WAIVER OF THE IHP SUBMISSION DUE DATE. A waiver is valid for a period not to exceed 90 days. Fill out the form below if you are requesting a waiver of one or more sections of the IHP. **NOTE:** This is NOT a waiver of the IHBG program requirements but rather a request to waive some of the IHP submission items.

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

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

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

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

SECTION 16: IHP AMENDMENTS

(24 CFR § 1000.232)

Use this section for IHP amendments only.

Fill out the text below to summarize your IHP amendment. This amendment is only required to be submitted to the HUD Area Office of Native American Programs when (1) the recipient is adding a new activity that was not described in the current One-Year Plan that has been determined to be in compliance by HUD or (2) to reduce the amount of funding that was previously budgeted for the operation and maintenance of 1937 Act housing under NAHASDA § 202(1). All other amendments will be reflected in the APR and do not need to be submitted to HUD.

Once HUD determines the IHP amendment to be in compliance, the recipient should add the IHP amendment to Section 3 of the previously approved IHP and replace the previous Uses of Funding table (Section 5, Line 3) with the amended Uses of Funding table.

APR: REPORTING ON PROGRAM YEAR PROGRESS (NAHASDA § 404(b))

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month program year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual OMB Circular A-133 audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month program year.

| |
|--|
| (1) Program Name and Unique Identifier: |
| (2) Program Description (<i>This should adequately describe the new program that is planned.</i>): |
| (3) Eligible Activity Number (<i>Select one activity from the Eligible Activities list in Section 3.</i>): |
| (4) Intended Outcome Number (<i>Select one Outcome from the Outcome list in Section 3.</i>): |
| (5) Actual Outcome Number (<i>Select one Outcome from the Outcome list in Section 3.</i>): |
| (6) Who Will Be Assisted (<i>This should adequately describe the types of households who will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median income should be included as a <u>separate</u> Program within this Section.</i>): |

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

(8). APR: (Describe the accomplishments for the APR in the 12-month program year.):

(9). Planned and Actual Outputs for 12-Month Program Year

| Planned Number of Units to be Completed in Year Under this Program | Planned Number of Households To Be Served in Year Under this Program | Planned Number of Acres To Be Purchased in Year Under this Program | APR: Actual Number of Units Completed in Program Year | APR: Actual Number of Households Served in Program Year | APR: Actual Number of Acres Purchased in Program Year |
|---|---|---|--|--|--|
| | | | | | |

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

| PROGRAM NAME (tie to program names in Section 3 above) | Unique Identifier | IHP | | | APR | | |
|---|-------------------|---|--|--|--|--|--|
| | | (L) Prior and current year IHBG (only) funds to be expended in 12-month program year | (M) Total all other funds to be expended in 12-month program year | (N) Total funds to be expended in 12-month program year (L + M) | (O) Total IHBG (only) funds expended in 12-month program year | (P) Total all other funds expended in 12-month program year | (Q) Total funds expended in 12-month program year (O+P) |
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| Planning and Administration | | | | | | | |
| Loan repayment – describe in 4 and 5 below. | | | | | | | |
| TOTAL | | | | | | | |

e. Total of Column Q should equal total of Column I of the Sources Table on the previous page.

| | |
|--|--|
| (12) Recipient: | |
| (13) Authorized Official's Name and Title: | |
| (14) Authorized Official's Signature: | |
| (15) Date (MM/DD/YYYY): | |



RESOLUTION NHA-4512-2015

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

**Approving the Fiscal Year 2016 Navajo Nation's 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(21) (A) and Navajo Nation Council Resolution CD-82-03, the NHA is the Navajo Nation's Tribally Designated Housing Entity (TDHE); and
4. The Navajo Housing Authority, as the Navajo Nation's TDHE, has verified that the Fiscal Year 2016 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 (a) the Indian tribe has had an opportunity to review the plan unless otherwise provided by a duly enacted resolution of the tribe and (b) authorized the TDHE to submit the housing plan on behalf of the tribe; and
6. The NHA shall present the Fiscal Year 2016 Indian Housing Plan to the Navajo Nation for their review and authorization to submit the Plan on behalf of the Navajo Nation; and
7. The NHA received the HUD estimated 2016 funding allocation in the total amount of \$87,604,318 which is incorporated into the 2016 Navajo Nation Indian Housing Plan; and

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June 15, 2015

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8. The Navajo Nation 2016 Indian Housing Plan is due to the U.S. Department of Housing and Urban Development no later than July 18, 2015 in order for the Navajo Nation to receive the 2016 funding allocation; and

9. The Fiscal Year 2016 Indian Housing Plan is inclusive of the regulatory funding requirements for the 1937 Housing Act housing units, planning and administration, development and other eligible, affordable housing activities attached hereto as Exhibit "A" and made a part hereof; 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 2016 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 2016 Navajo Nation Indian Housing Plan for the Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA) Indian Housing Block Grant Program to complete ongoing in-house development and renovation of housing units and to conduct eligible affordable housing activities under the Fiscal Year 2016 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 endorsement and support of the Resources and Development Committee of the Navajo Nation Council of the Fiscal Year 2016 Indian Housing Plan for the Navajo Nation and to 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 2016 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 approval by the Resources and Development Committee of the Navajo Nation Council of the Fiscal Year 2016 Navajo Nation Indian Housing Plan and to obtain signature from the Navajo Nation Office of the President as required by 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

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other regulatory agencies responsible for housing development activities within the Navajo Nation.


CERTIFICATION

Commissioner Ben Johnson, moved that the foregoing Resolution **NHA-4512-2015** be adopted and this seconded by Commissioner Kenneth Chester.

Same was passed by the following vote:


AYES: 8 NAYS: 0 ABSTAINED: 0

The Secretary, there upon, declared said motion carried and said Resolution **NHA-4512-2015** was adopted this **15th** day of **June, 2015**.



Wayne Claw, Chairperson
NHA BOARD OF COMMISSIONERS

ATTEST:



Christina Lewis, Secretary/Treasurer
NHA BOARD OF COMMISSIONERS

RESPECTIVE CHIEF: 

LEGAL REVIEW: 

CHIEF EXECUTIVE OFFICER: 