



# Nez Perce Tribal Housing Authority's

# 2018

## INDIAN HOUSING PLAN

# Public Notice

**Desk copies are available at the following locations:**

**Senior Citizens' complexes**

*Chief Joseph*

*Chief Lookingglass*

**Niimiipuu Health**

**NPTEC Building**

**Pi-Nee-Waus**

**Teweeppuu**

**Wa-a-yas**

**NPTHA Offices**

**NP Tribe's Executive Director's Office**

**TERO**

**Bureau of Indian Affairs (BIA)**

**Your comments may be sent by mail, email or phoned to the NPTHA office at:**

Nez Perce Tribal Housing Authority

ATTN: Laurie Ann Cloud, Executive Director

PO Box 188

Lapwai, ID 83540

[lauriec@nezperce.org](mailto:lauriec@nezperce.org)

208-843-2229

1-888-334-5167

**COMMENTS DUE BY October 13, 2017**

**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.

**ONE YEAR PLAN & ANNUAL PERFORMANCE REPORT**

**SECTION 2: HOUSING NEEDS**

NAHASDA § 102(b)(2)(B)

**(1) Type of Need:** 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>

**(2) Other Needs.**

Comprehensive housing counseling for self-sufficiency (homebuyer and tenant education).

**(3) Planned Program Benefits. NAHASDA § 102(b)(2)(B):**

The NPTHA programs and activities will promote safe, decent and affordable housing opportunities for low-income families. Methods to promote our mission include, but are not limited to:

- \* Efficiently manage Low-Income rental units.
- \* Assist homebuyers in completing their option-to-purchase lease program.
- \* Provide comprehensive housing counseling to empower individuals on housing choices.
- \* Provide individual counseling and guidance on becoming mortgage ready.
- \* Regularly evaluate program outcomes and update necessary policies and procedures.
- \* Annual survey assessments on family housing needs.
- \* Maintain program compliance with applicable regulations to ensure funding opportunities.
- \* Continue to leverage resources to pursue new construction and other housing services.

**(4) Geographic Distribution. NAHASDA § 102(b)(2)(B)(i):**

The NPTHA provides services throughout the Nez Perce Indian Reservation through an application process. Applications are processed in accordance to eligibility and preference policies.

---

**SECTION 3: PROGRAM DESCRIPTIONS**

*NAHASDA §§ 102(b)(2)(A), 233(a), 235(c), 404(b); 24 CFR §1000.512*

**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 planned outputs, intended outcome, who will be assisted, and types and levels of assistance. Each of the eligible activities has a specific, measurable output. The first column in the table below lists all eligible activities, the second column identifies the output measure for each eligible activity, and the third column identifies when to consider an output as completed for each eligible activity. Copy and paste text boxes 1.1 through 1.10 as often as needed so that all of your planned programs are included.

**Program Name and Unique Identifier:**

***Management of 1937 Housing Act Properties: NPTHA 1***

**Program Description**

This program provides the general operation and maintenance of our 1937 Housing Act properties which includes Low Rent, Mutual Help and Starter Home (a modified Mutual Help program).

\*Operations include fiscal management of all financial transactions, staff training & development, collection activities, procurement and maintenance of equipment, annual audit and maintain all insurances.

\*Maintenance includes routine and non-routine maintenance of units and common grounds, inspections of rental properties, and the assessment tenant damages.

Tenant occupancy and counseling activities will be conducted under the Housing Management Service Program and includes Low Rent, Mutual Help, and Starter Home units built with 1937 Housing Act funds.

**Eligible Activity Number** (2) Operation of 1937 Act Housing [202(1)]

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

**Who Will Be Assisted**

Low-income households while preference will be given to tribal members and then to other Native Americans. Homeownership on tribal trust land is restricted to tribal members. Moderate income families are not currently planned but may be assisted. Moderate income families will not receive the same benefits nor will assistance exceed 10% of grant funding.

**Types and Level of Assistance**

Maintenance Department will provide labor, materials and contracts costs to maintain units including routine, non-routine and preventative maintenance tasks. A work order system will document all services provided to each unit, calculate costs and assess charges for excessive or tenant damages. Collection activities include extended payment agreements for delinquent rents and work order charges. A computerized tenant accounting system will track all financial transactions with the tenants and homebuyers. Annual inspections of rental units will be completed under this program.

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

Planned Number of <b>Units</b> to be Completed in Year Under this Program	Planned Number of <b>Households</b> To Be Served in Year Under this Program	Planned Number of <b>Acres</b> To Be Purchased in Year Under this Program
111	0	0.0

**Program Name and Unique Identifier:**

***Housing Management Service: NPTHA 2***

---

**Program Description**

This program will provide occupancy management and housing counseling for all of our affordable housing programs.

\*Occupancy management includes application intake, processing for eligibility, maintaining waiting lists, vacancy management, recertification, compliance with lease agreements, program rules & regulations, conducting homebuyer inspections and file maintenance.

\*Provide Occupancy Management services for LIHTC projects as needed to support insufficient operating budget.

\*Housing counseling includes a comprehensive Tenant Rights & Responsibilities class, counseling for budgeting, lease compliance, housekeeping and home maintenance.

\*Other counseling services include application intake and processing for other programs for home repair and weatherization, referrals for outside resources for housing assistance.

\*Operate IHBG developed properties including tenant accounting and collection activities.

\*Coordinate services and provide referrals to other service agencies such as but not limited to NPT Social Services, Idaho Self-Sufficiency, Early Childhood Dev. Program, Community Action Partnership, Lapwai School District and local utility companies.

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

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

**Who Will Be Assisted**

Low-income households. While preference will be given to tribal members and then to other Native Americans, homeownership on tribal trust land is restricted to tribal members. Moderate income families are not currently planned but may be assisted. Moderate income families will not receive the same benefits nor will assistance exceed 10% of grant funding.

**Types and Level of Assistance**

Manage occupancy compliance for each home under management. Provide comprehensive housing counseling for self sufficiency in budgeting, managing rental or homebuyer costs, home maintenance & care and understanding lease agreements and compliance for all occupied homes.

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

Planned Number of <b>Units</b> to be Completed in Year Under this Program	Planned Number of <b>Households</b> To Be Served in Year Under this Program	Planned Number of <b>Acres</b> To Be Purchased in Year Under this Program
146	0	0.0

**Program Name and Unique Identifier:**

***Homebuyer Education Program: NPTHA 3***

---

**Program Description**

This program includes comprehensive homebuyer education and counseling.

\* Education includes formal Homebuyer Education Class for Native homeownership, financial literacy, youth credit education, post purchase and foreclosure prevention.

\* Counseling includes case management for becoming mortgage ready under the NPTHA lease with option to purchase program, case management for mortgage application (including VA direct loans and other available mortgage type programs), individual credit counseling, and case management for NPTHA IDA program.

**Eligible Activity Number** (18) Other Housing Services [202(3)]

**Intended Outcome Number** (12) Other – must provide description below

**Describe Other Intended Outcome**

Provide Homebuyer Education and Awareness

**Who Will Be Assisted**

Low-income households. While preference will be given to tribal members and then to other Native Americans, homeownership on tribal trust land is restricted to tribal members. Moderate income families are not currently planned but may be assisted. Moderate income families will not receive the same benefits nor will assistance exceed 10% of grant funding.

**Types and Level of Assistance**

Services include formal classes and individual counseling sessions.

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

Planned Number of <b>Units</b> to be Completed in Year Under this Program	Planned Number of <b>Households</b> To Be Served in Year Under this Program	Planned Number of <b>Acres</b> To Be Purchased in Year Under this Program
0	50	0.0

**Program Name and Unique Identifier:**

***Senior Rehab: NPTHA 4***

---

**Program Description**

This program provides essential home repair grants for low-income elder families.

**Eligible Activity Number** (16) Rehabilitation Assistance to Existing Homeowners[202(2)]

**Intended Outcome Number** (3) Improve the quality of substandard units

**Who Will Be Assisted**

Low income elder tribal member homeowners.

**Types and Level of Assistance**

Home repair grant for essential repairs up to \$4,500.

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

Planned Number of <b>Units</b> to be Completed in Year Under this Program	Planned Number of <b>Households</b> To Be Served in Year Under this Program	Planned Number of <b>Acres</b> To Be Purchased in Year Under this Program
10	0	0.0



**Program Name and Unique Identifier:**

***Mortgage Finance Assistance: NPTHA 5***

---

**Program Description**

Mortgage finance assistance for down payment and closing costs.

**Eligible Activity Number** (13) Down Payment/Closing Cost Assistance [202(2)]

**Intended Outcome Number** (2) Assist renters to become homeowners

**Who Will Be Assisted**

Low-income tribal members purchasing a home within our service area.

**Types and Level of Assistance**

Low income families will receive up to \$5,000 in down payment and closing costs.

Other assistance includes appraisal and inspection fees.

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

Planned Number of <b>Units</b> to be Completed in Year Under this Program	Planned Number of <b>Households</b> To Be Served in Year Under this Program	Planned Number of <b>Acres</b> To Be Purchased in Year Under this Program
2	0	0.0

**Program Name and Unique Identifier:**

***Individual Development Accounts Down Payment:  
NPTHA 6***

---

**Program Description**

This program is a matched savings program for down payment and closing costs.

The program will provide \$2 towards every \$1 saved over a minimum six months and maximum 24 month period, up to \$5,000 in matching funds for down payment assistance.

Program requires completion of our homeowner education class.

**Eligible Activity Number** (13) Down Payment/ Closing Cost Assistance [2002(2)]

**Intended Outcome Number** (2) Assist renters to become homeowners

**Who Will Be Assisted**

Low income tribal members purchasing or owning a home within our service area.

**Types and Level of Assistance**

The program will provide \$2 towards every \$1 saved over a minimum six months and maximum 24 month period, up to \$5,000 in matching funds for down payment assistance.

Program requires completion of our homeowner education class.

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

Planned Number of <b>Units</b> to be Completed in Year Under this Program	Planned Number of <b>Households</b> To Be Served in Year Under this Program	Planned Number of <b>Acres</b> To Be Purchased in Year Under this Program
1	0	0.0

**Program Name and Unique Identifier:**

***Individual Development Accounts Rehab: NPTHA 7***

---

**Program Description**

This program is a matched savings program for home repair.

The program will provide \$1 towards every \$1 saved over a minimum of three months and maximum of six months period, up to \$3,000 in matching funds for a home repair project.

Program requires completion of our homeowner education class.

**Eligible Activity Number** (16) Rehabilitation Assistance to Existing Homeowners

**Intended Outcome Number** (3) Improve quality of substandard units

**Who Will Be Assisted**

Low income tribal members owning a home within our service area.

**Types and Level of Assistance**

The program will provide \$1 towards every \$1 saved over a minimum of three months and maximum of six months period, up to \$3,000 in matching funds for a home repair project.

Program requires completion of our homeowner education class.

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

Planned Number of <b>Units</b> to be Completed in Year Under this Program	Planned Number of <b>Households</b> To Be Served in Year Under this Program	Planned Number of <b>Acres</b> To Be Purchased in Year Under this Program
3	0	0.0

**Program Name and Unique Identifier:**

***Crime Prevention: NPTHA 8***

---

**Program Description**

- \* Maintain interactive relationships with Nez Perce Tribal Law Enforcement in housing community activities and reporting of any criminal or nuisance activity.
- \* Conduct quarterly safety meetings and fire drills for senior citizen apartment buildings.
- \* Enforce lease agreements promoting safe neighborhoods.
- \* Network with other programs and organizations to implement strategies to prevent crime and substance abuse.

**Eligible Activity Number** (21) Crime Prevention and Safety [202(5)]

**Intended Outcome Number** (11) Reduction in crime reports

**Who Will Be Assisted**

The focus will be the NPTHA program assisted housing units, however, may result in a positive effect over adjacent neighbors and community areas.

**Types and Level of Assistance**

Community meetings with crime and safety presentations, coordinating presentations from Nez Perce Tribal Law Enforcement and Nez Perce Tribe Safety Program, and one-on-one counseling on lease compliance.

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

Planned Number of <b>Units</b> to be Completed in Year Under this Program	Planned Number of <b>Households</b> To Be Served in Year Under this Program	Planned Number of <b>Acres</b> To Be Purchased in Year Under this Program
0	0	0.0

**Program Name and Unique Identifier:**

***Infrastructure to Support Housing: NPTHA 9***

---

**Program Description**

The NPTHA must develop new infrastructure to support any new housing developments. The NPTHA will complete infrastructure feasibility assessments on potential housing sites. The NPTHA will develop site plans and specifications for infrastructure and pursue appropriate funding sources.

**Eligible Activity Number** (24) Infrastructure to Support Housing [202(2)]

**Intended Outcome Number** (12) Other – must provide description below

**Describe Other Intended Outcome**

Develop Infrastructure to support Housing.

**Who Will Be Assisted**

Infrastructure will be developed to support housing developments for low income families.

**Types and Level of Assistance**

Current year funds will be utilized for planning and assessments on potential housing sites. Architects, engineers and other consultants will be utilized to complete assessments and site designs.

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

Planned Number of <b>Units</b> to be Completed in Year Under this Program	Planned Number of <b>Households</b> To Be Served in Year Under this Program	Planned Number of <b>Acres</b> To Be Purchased in Year Under this Program
0	0	0.0

**Program Name and Unique Identifier:**

***ICDBG Administrative Support: NPTHA 10***

---

**Program Description**

IHBG funds obligated as matching funds for the 2017 ICDBG Grant. Includes administrative salaries, taxes, benefits, office supplies, sundries, advertising, postage, telephone, etc.

The 2017 ICDBG Grant is a two-year grant beginning 01/01/2018 and includes home repairs for low and moderate income homeowners, energy improvements for rental units and handicap accessible street access on senior apartment building.

**Eligible Activity Number** (18) Other Housing Services [202(3)]

**Intended Outcome Number** (3) Improve quality of substandard units

**Describe Other Intended Outcome (Only if you selected other above):**

Provide administrative support for ICDBG grant

**Who Will Be Assisted**

Administrative support for the 2017 ICDBG Grant. The ICDBG Grant will assist low and moderate income families.

**Types and Level of Assistance**

The IHP will provide \$45,000 in administrative support towards the ICDBG Grant. The ICDBG Grant will provide \$500,000 in direct services.

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

Planned Number of <b>Units</b> to be Completed in Year Under this Program	Planned Number of <b>Households</b> To Be Served in Year Under this Program	Planned Number of <b>Acres</b> To Be Purchased in Year Under this Program
0	12	0.0

**Program Name and Unique Identifier:**

***ICDBG Home Repair: NPTHA 11***

---

**Program Description**

Provide essential home repairs and energy improvements for at least 12 homeowners. This program also includes costs for temporary relocation when necessary.

**Eligible Activity Number** (16) Rehabilitation Assistance to Existing Homeowners [202(2)]

**Intended Outcome Number** (3) Improve quality of substandard units

**Who Will Be Assisted**

Low and moderate income tribal members who are existing homeowners (according to ICDBG specific requirements).

**Types and Level of Assistance**

Each home will be eligible for up to \$10,000 in essential home repairs and/or energy improvements. Moderate income families will receive prorated benefits at 70-90% of the repairs costs up to the \$10,000 limit and depending on final policy determinations.

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

Planned Number of <b>Units</b> to be Completed in Year Under this Program	Planned Number of <b>Households</b> To Be Served in Year Under this Program	Planned Number of <b>Acres</b> To Be Purchased in Year Under this Program
0	12	0.0

---

**SECTION 4: MAINTAINING 1937 ACT UNITS, DEMOLITION, AND DISPOSITION**  
*NAHASDA §§ 102(b)(2)(A)(v), 102(b)(2)(A)(iv)(I-III)*

**(1) Maintaining 1937 Act Units**

The NPTHA will ensure the viability of housing previously developed and currently under management through a systematic process consisting of at least annual inspections, an automated work order system, occupancy counseling on lease compliance and home maintenance. The NPTHA employs a maintenance staff to carry out all home repair and preventative maintenance activities.

**(2) Demolition and Disposition**      There are no units planned for demolition.



**SECTION 5: BUDGETS**

NAHASDA §§ 102(b)(2)(C), 404(b)

**(1) 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-D)	(F) Actual amount on hand at beginning of program year	(G) Actual amount received during 12-month program year	(H) Actual total sources of funding (F+G)	(I) Actual funds expended during 12-month program year	(J) Actual unexpended funds remaining at end of 12-month program year (H - I)	(K) Actual unexpended funds obligated but not expended at end of 12-month program year
1. IHBG Funds	\$0	\$1,085,640	\$1,085,640	\$1,085,640	\$0			\$0		\$0	
2. IHBG Program Income	\$1,027,071	\$226,203	\$1,253,274	\$325,421	\$927,853			\$0		\$0	
3. Title VI	\$0	\$0	\$0	\$0	\$0			\$0		\$0	
4. Title VI Program Income	\$0	\$0	\$0	\$0	\$0			\$0		\$0	
5. 1937 Act Operating Reserves	\$0		\$0	\$0	\$0			\$0		\$0	
6. Carry Over 1937 Act Funds	\$0		\$0	\$0	\$0			\$0		\$0	
<b>LEVERAGED FUNDS</b>											
7. ICDBG Funds	\$0	\$500,000	\$500,000	\$250,000	\$250,000			\$0		\$0	
8. Other Federal Funds	\$0	\$0	\$0	\$0	\$0			\$0		\$0	
9. LIHTC	\$0	\$0	\$0	\$0	\$0			\$0		\$0	
10. Non-Federal Funds	\$0	\$0	\$0	\$0	\$0			\$0		\$0	
<b>TOTAL</b>	\$1,027,071	\$1,811,843	\$2,838,914	\$1,661,061	\$1,177,853	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL Columns C &amp; H, 2 through 10</b>			\$1,753,274					\$0			

**Notes:**

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

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

PROGRAM NAME	IHP			APR		
	(L) Prior and current year IHBG (only) funds to be expended in 12-month program year	(M) Total all other funds to be expended in 12-month program year	(N) Total funds to be expended in 12-month program year (L+M)	(O) Total IHBG (only) funds expended in 12-month program year	(P) Total all other funds expended in 12-month program year	(Q) Total funds expended in 12-month program year (O+P)
Management of 1937 Housing Act Properties: NPTHA 1	\$648,722	\$226,203	\$874,925			\$0
Housing Management Service: NPTHA 2	\$148,697	\$24,609	\$173,306			\$0
Homebuyer Education Program: NPTHA 3	\$71,101	\$24,609	\$95,710			\$0
Senior Rehab: NPTHA 4	\$45,000	\$0	\$45,000			\$0
Mortgage Finance Assistance: NPTHA 5	\$10,000	\$0	\$10,000			\$0
Individual Development Accounts Down Payment: NPTHA 6	\$2,500	\$0	\$2,500			\$0
Individual Development Accounts Rehab: NPTHA 7	\$10,000	\$0	\$10,000			\$0
Crime Prevention: NPTHA 8	\$500	\$0	\$500			\$0
Infrastructure to Support Housing: NPTHA 9	\$0	\$50,000	\$50,000			\$0
ICDBG Administrative Support: NPTHA 10	\$64,373	\$0	\$64,373			\$0
ICDBG Home Repair: NPTHA 11	\$0	\$250,000	\$250,000			\$0
Planning and Administration	\$84,747	\$0	\$84,747			\$0
Loan repayment - describe in 4 & 5 below	\$0	\$0	\$0			\$0
<b>TOTAL</b>	<b>\$1,085,640</b>	<b>\$0</b>	<b>\$1,661,061</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Notes:**

- a. Total of Column L cannot exceed the IHBG funds from Column C, Row 1 from the Estimated Sources of Funding table in Line 2 above.
- b. Total of Column M cannot exceed the total from Column C, Rows 2-10 from the Estimated Sources of Funding table in Line 2 above.
- c. Total of Column O cannot exceed total IHBG funds received in Column H, Row 1 from the Estimated Sources of Funding table in Line 2 above.
- d. Total of Column P cannot exceed total of Column H, Rows 2-10 of the Estimated Sources of Funding table in Line 2 above.
- e. Total of Column Q should equal total of Column I of the Estimated Sources of Funding table in Line 2 above.

---

**SECTION 6: OTHER SUBMISSION ITEMS**

NAHASDA §§ 102(b)(2)(C)(ii), 201(b)(5), 202(6), 205(a)(2), 209

**(1) Useful Life/Affordability Period(s)**

- Housing units under management have a useful life of 20 years.
- Home repairs up to \$5,000 have a useful life of three years.
- Home repairs over \$5,000 have a useful life of five years
- Mortgage Finance Assistance up to \$5,000 has a useful life of five years
- New construction or assistance over \$20,000 has a useful life of 20 years.

**(2) Model Housing and Over-Income Activities**

No model or over income housing activities are planned during this current year.

**(3) Tribal and Other Indian Preference**

Does the Tribe have a preference policy?    Yes     No

If yes, describe the policy.

For occupancy of rental units, preference is given to enrolled Nez Perce Tribal members and then other Native Americans. For homeownership programs, preference is restricted to Nez Perce Tribal members on tribal trust lands and for financial assistance.

**(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

**(6) Expanded**

**Formula Area - Verification of Substantial Housing Services (24 CFR § 1000.302(3))**

**If no, proceed to Section 7.**    Yes  No

---

## 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 laws. Yes  No

**(2) In accordance with 24 CFR 1000.328, the recipient receiving less than \$200,000 under FCAS certifies that:**

There are households within its jurisdiction at or below 80 percent of median income.

Yes  No  Not Applicable

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

a. It will maintain adequate insurance coverage for housing units that are owned and operated or assisted with grant amounts provided under NAHASDA, in compliance with such requirements as may be established by HUD;

Yes  No  Not Applicable

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

Yes  No  Not Applicable

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

Yes  No  Not Applicable

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

Yes  No  Not Applicable

---

**SECTION 8: IHP TRIBAL CERTIFICATION**

*NAHASDA § 102(c)*

This certification is used when a Tribally Designated Housing Entity (TDHE) prepares the IHP 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:

Nez Perce Tribe

(5) Authorized Official's Name and Title:

Mary Jane Miles, Chairman

(6) Authorized Official's Signature:

(7) Date (MM/DD/YYYY):

---

**SECTION 9: TRIBAL WAGE RATE CERTIFICATION**

*NAHASDA §§ 102(b)(2)(D)(vi), 104(b)*

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

(1) You will use tribally determined wage rates when required for IHBG-assisted construction or maintenance activities. The Tribe has appropriate laws and regulations in place in order for it to determine and distribute prevailing wages.

(2) You will use Davis-Bacon or HUD determined wage rates when required for IHBG-assisted construction or maintenance activities.

(3) You will use Davis-Bacon and/or HUD determined wage rates when required for IHBG-assisted construction except for the activities described below.

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