

Nez Perce Tribal Housing Authority's



2020

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

208-843-2229

1-888-334-5167

COMMENTS DUE BY October 11, 2019

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 type="checkbox"/>
(5) Households Needing Affordable Rental Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(6) College Student Housing	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(2) Other Needs.

Homebuyer education and financial management training.

(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 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
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 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
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 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
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 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
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 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
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 Units to be Completed in Year Under this Program	Planned Number of Households To Be Served in Year Under this Program	Planned Number of Acres To Be Purchased in Year Under this Program
1	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 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
4	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 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
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 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
0	0	0.0

Program Name and Unique Identifier:

IHBG Competitive – Administrative Support: NPTHA 10

Program Description

IHBG funds obligated as matching funds for the proposed IHBG Competitive Grant for the construction of new rental units. Includes administrative salaries, taxes, and benefits over a two-year program beginning 01/01/2020. The total obligation of \$74,726 for two years will be \$32,350 yr 1 and \$42,376 yr 2 according to the duties of the staff. .

Eligible Activity Number (4) Construction of Rental Housing [202(2)]

Intended Outcome Number (7) Create new affordable rental units

Who Will Be Assisted

Administrative support of the IHBG Competitive Grant. The new grant will assist low and moderate income families with the construction of new rental units.

Types and Level of Assistance

The IHP will provide \$63,283 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 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
0	0	0.0

Program Name and Unique Identifier:

IHBG Competitive Grant new construction: NPTHA 11

Program Description

New construction of 20 rental units for low income families. This development is planned over a two-year period. The project will begin in FY2020 and be completed in FY 2021. Expenditures in FY2020 only represent approximately 19% of the construction costs and the remainder will be reported in your FY 2021 Indian Housing Plan.

Eligible Activity Number (4) Construction of Rental Housing [202(2)]

Intended Outcome Number (7) Create new affordable rental units

Who Will Be Assisted

This project will serve 20 low-income, Native American households with a preference for Nez Perce tribal members. Moderate income families are not currently planned but may be assisted at least less than 10% of the grant funding.

Types and Level of Assistance

This project will serve 20 low-income families with a new affordable rental unit.

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
0	0	0.0

Program Name and Unique Identifier:

*IHBG Competitive Grant Tenant Community Building:
NPTHA 12*

Program Description

The NPTHA has obligated to construct a tenant community building to provide services to the new rental housing project to be constructed with IHBG Competitive Grant funds. Construction is scheduled for FY 2021 while planning and other preliminary construction activities will be completed in FY 2020.

Eligible Activity Number (9) Other Rental Housing Development [202(2)]

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

Who Will Be Assisted

The tenant community building will provide auxiliary services for the 20 new rental units.

Types and Level of Assistance

The NPTHA will provide education and tenant counseling services while other tribal programs will also provide education and supportive services in the tenant community building. The tenants will also utilize the facility for tenant group activities or meetings.

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
0	0	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 portions of the chart below to describe your estimated or anticipated sources of funding for the 12-month program year.*

SOURCE	IHP				
	(A) Estimated amount on hand at beginning of program year	(B) Estimated amount to be received during 12-month program year	(C) Estimated total sources of funds (A+B)	(D) Estimated funds to be expended during 12-month program year	(E) Estimated unexpended funds remaining at end of program year (C-D)
1. IHBG Funds	\$0	\$1,110,590	\$1,110,590	\$1,110,590	\$0
2. IHBG Program Income	\$1,269,261	\$286,103	\$1,555,364	\$359,094	\$1,196,270
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	\$0	\$0	\$0	\$0
8. Other Federal Funds	\$0	\$690,000	\$690,000	\$690,000	\$0
9. LIHTC	\$0	\$0	\$0	\$0	\$0
10. Non-Federal Funds	\$0	\$0	\$0	\$0	\$0
TOTAL	\$1,269,261	\$2,086,693	\$3,355,954	\$2,159,684	\$1,196,270

Notes:

PROGRAM NAME	IHP		
	(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)
Management of 1937 Housing Act Properties: NPTHA 1	\$654,793	\$297,953	\$952,746
Housing Management Service: NPTHA 2	\$179,078	\$0	\$179,078
Homebuyer Education Program: NPTHA 3	\$45,266	\$0	\$45,266
Senior Rehab: NPTHA 4	\$45,000	\$0	\$45,000
Mortgage Finance Assistance: NPTHA 5	\$10,000	\$0	\$10,000
Individual Development Accounts Down Payment: NPTHA 6	\$5,000	\$0	\$5,000
Individual Development Accounts Rehab: NPTHA 7	\$8,000	\$0	\$8,000
Crime Prevention: NPTHA 8	\$250	\$0	\$250
Infrastructure to Support Housing: NPTHA 9	\$0	\$50,000	\$50,000
IHBG Competitive - Administrative Support: NPTHA 10	\$32,350	\$0	\$32,350
IHBG Competitive Grant new Construction: NPTHA 11	\$0	\$690,000	\$690,000
IHBG Competitive Grant Tenant Community Building: NPTHA 12	\$0	\$11,141	\$11,141
Planning and Administration	\$130,853	\$0	\$130,853
Loan repayment - describe in 3 & 4 below	\$0	\$0	\$0
TOTAL	\$1,110,590.00	\$1,049,094.00	\$2,159,684.00

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.

Preference is provided to enrolled members of the Nez Perce Tribe before serving other Native American tribes. Policies include housing services, employment and training.

(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

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 statutes.

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. 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; 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:

Shannon F. Wheeler, 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: