



2016 INDIAN HOUSING PLAN SUMMARY JULY 15, 2015

SECTION 2: Housing Needs

Under Planned Program Benefits, the conflict between the tribe & CDEC has been resolved, allowing PAHA to pursue new construction. An application for the Indian Community Development Block Grant (ICDBG) will be submitted to HUD for construction of 4 new homeownership units, with leveraging from the 2016 IHP. PAHA will continue to assist the tribe with the sewer main extension project in 2016. The tribe has indicated that construction is expected to commence in 2016.

Section 3: Program Descriptions (Program Year Activities)

1. **2016-1 1937 Act Operating.** Funds are budgeted to maintain and operate units under management, rental units only. Homeownership units are the responsibility of the homebuyer. Costs allocated to this activity include salaries, fringe benefits, supplies, R & M, utilities, etc. to operate the Development, Housing Services and Maintenance departments. Total budgeted is **\$594,413** (IHBG-\$581,910 & Program Income-\$12,503).
2. **2016-2 Housing Services.** Costs associated with this activity are for educational/training sessions for our homebuyers and rental tenants. It also includes costs to conduct the annual homeownership week activities. Total budgeted is **\$10,200** (IHBG-\$8,200 & Program Income-\$2,000).
3. **2016-3 Rehab-Traditional Homes.** Ten (10) homes have been targeted for rehab in 2016. The 2016 IHP tentatively includes funds to complete the setup of 2 FEMA trailers if they cannot be completed in 2015. Total budgeted is **\$969,595** (IHBG-\$790,000 & Program Income-\$179,595).
4. **2016-4 Wastewater Sewer Main Extension.** Funds have been carried over since 2014 to assist the tribe with the sewer main extension. Due to delays with their funding agency, the project has not commenced construction; however, the tribe stated it will begin construction in 2016. Once completed, the project will benefit PAHA, the tribe and the community, by making funds available for construction of new homes. Currently the tribe advises against building new homes, i.e., subdivisions, etc. It will also benefit the Section 184 program when the residential lease gets approved, which is currently at the HUD level for approval. Total budgeted is **\$1,000,000**.
5. **2016-5 Modernization.** An amount of \$35,000 will be set aside in the event the units under management are not completed in 2015. Three (3) lease purchase homes have encountered settlement problems and need to be addressed. Scope of work includes: stabilization of the foundation, sheetrock replacement, plumbing/electrical upgrades if

needed, roof repairs, ADA upgrades if needed and other repairs required to bring the homes up to standard. Total budgeted is **\$35,000**.

6. **2016-6 New Construction-Homeownership.** PAHA will apply for the 2015 ICDBG to construct 4 new homes, 2 in the Skyline Subdivision II and 2 scattered sites. The 4 homes should not have an impact on the tribal infrastructure. The ICDBG will be leveraged with 2016 IHBG funds. Total budgeted is **\$935,000** (IHBG-\$275,000 & ICDBG-\$660,000)
7. **Planning & Administration.** Funds will cover administrative costs in 2016. HUD allows 20% of the funding allocation to be used for administrative costs. Budget for Planning & Administration is **\$424,664** (IHBG-\$222,832, ICDBG-\$165,000 & Program Income-\$36,832).

Estimated funds available for 2016: **\$3,968,872**.