



2017 INDIAN HOUSING PLAN SUMMARY AUGUST 08, 2016

SECTION 2: Housing Needs

An application for the Indian Community Development Block Grant (ICDBG) was submitted to HUD in 2015 for construction of 4 new homeownership units, with leveraging from the 2016 and now with 2017 IHP's. PAHA will assist the tribe with the sewer main extension project in 2016 and possibly into 2017, if needed. The tribe has indicated that construction is expected to commence in 2016. As a side note, PAHA was awarded tax credits to build a 30 unit rental complex with a community building and recreation area. No Federal funds are being obligated for this project. Project completion date is expected to be in 2018.

Section 3: Program Descriptions (Program Year Activities)

1. **2017-1 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, Repairs & Maintenance (R & M), utilities, etc. to operate the Development, Housing Services and Maintenance departments. Total budgeted is **\$575,017** (IHBG-\$569,725 & Program Income-\$5,292).
2. **2017-2 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 **\$12,500**.
3. **2017-3 Rehab-Traditional Homes.** Fifteen (15) homes have been targeted for rehab in 2017. Total budgeted is **\$975,000**.
4. **2017-4 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 did not commence construction until 2016. Funds will be carried over into 2017, as a precaution, in case the project is not completed in 2016. Once completed, the project will benefit PAHA, the tribe and the community, by making funds available for construction of new homes. An immediate benefit of this infrastructure extension is that it is allowing PAHA to build a 30 unit rental complex with tax credits. Balance remaining at 12/31/2016 will be utilized in 2017, if the project is not completed. Total budgeted is **\$1,000,000**.
5. **2017-5 Modernization.** An amount of \$135,000 will be set aside to rehabilitate three (3) lease purchase homes that 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 **\$135,000**.

6. **2017-6 New Construction-Homeownership.** PAHA applied for the 2015 ICDBG to construct 4 new homes, 2 in the Skyline Subdivision II and 2 scattered sites. The ICDBG will be leveraged with 2016 & 2017 IHBG funds. Total budgeted is **\$989,804** (IHBG-\$275,000 & ICDBG-\$714,804)
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 **\$564,816** (IHBG-\$232,210, ICDBG-\$110,196 & Program Income-\$222,410).

Estimated funds available for 2017: **\$4,252,137**.