



2018 INDIAN HOUSING PLAN SUMMARY SEPTEMBER 18, 2017

SECTION 2: Housing Needs

PAHA was awarded the 2015 Indian Community Development Block Grant (ICDBG) in 2015 for construction of 4 new homeownership units. The ICDBG will be leveraged with the 2017 and the 2018 IHP. The wastewater sewer main extension delay has prevented PAHA from completing this project in a timely manner. PAHA is assisting the tribe with the sewer main extension project which commenced construction in 2017, and hopes for completion by 12/31/2017. PAHA was awarded tax credits to build a 30 unit rental complex with a community building and recreation area. No Federal funds were obligated for this project. Project completion date is expected to be in 2018.

Section 3: Program Descriptions (Program Year Activities)

1. **2018-1 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 **\$612,506** (IHBG-\$569,725 & Program Income-\$42,781).
2. **2018-2 Housing Services.** Costs associated with this activity are for educational/training sessions for PAHA homebuyers and rental tenants. It also includes costs to conduct the annual homeownership week activities. Total budgeted is **\$12,500**.
3. **2018-3 Rehab-Traditional Homes.** Fourteen (14) homes have been targeted for rehab in 2018. Total budgeted is **\$914,522**.
4. **2018-4 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 2017. Funds will be carried over into 2018, as a precaution, in case the project is not completed by 12/31/2017. 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. A minimal amount has been budgeted in 2018 in the event the sewer main project is not completed by 12/31/2017. Total budgeted is **\$200,000**.
5. **2018-5 Modernization-Homeownership.** 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. **2018-6 New Construction-Homeownership.** PAHA received the 2015 ICDBG to construct 4 new homes, 2 in the Skyline Subdivision II area and 2 scattered sites. The ICDBG will be leveraged with 2017 & 2018 IHBG funds. Total budgeted is **\$953,072** (IHBG-\$238,268 & ICDBG-\$714,804).
7. **2018-7 Modernization-Rental.** Funds have been allocated to renovate rental units currently under management to replace flooring (tiles/carpets, etc.) and repainting inside (and possibly outside if needed) of the 35 units; which have been occupied since 2002. Relocation assistance will be provided to families where applicable. Total budgeted is **\$848,036**.
8. **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 **\$530,273** (IHBG-\$228,412, ICDBG-\$110,196 & Program Income-\$191,665).

Estimated funds available for 2018: **\$4,205,909**.