

SECTION 1: COVER PAGE

(1) Grant Number: 21AH5318320

(2) Recipient Program Year: 10/1 - 9/30

(3) Federal Fiscal Year: 2023

☒ (4) IHBG-CARES/IHBG-ARP

☒ (5) Initial Plan (Complete this Section then proceed to Section 2) or an Amended IHP

☒ (6) Annual Performance Report (Complete items 27-30 and proceed to Section 3)

☐ (7) Tribe

☒ (8) TDHE

(9) Name of Recipient:

Yakama Nation Housing

(10) Contact Person:

Andrea Matheny

(11) Telephone Number with Area Code (999) 999-9999 :

(509) 877-6171

(12) Mailing Address:

611 S Camas Ave

(13) City:

Wapato

(14) State:

Washington

(15) Zip Code (99999 or 99999-9999):

98951-1462

(16) Fax Number with Area Code (if available) (999) 999-9999 :

(509) 877-7830

(17) Email Address (if available):

andream@ynha.com

(18) If TDHE, List Tribes Below:

Confederated Tribes and Bands of the Yakama Nation

(19) Tax Identification Number:

91-0786940

(20) DUNS Number:

783064884

(21) CCR/SAM Expiration Date (MM/DD/YYYY):

11/15/2023

(22) IHBG-CARES/ARP Amount:

\$4,325,495

Date Started Preparing for COVID-19

06/07/2021

(23) Name of Authorized IHP Submitter:

Andrea Matheny

(24) Title of Authorized IHP Submitter:	Executive Director
(25) Signature of Authorized IHP Submitter:	<i>Andrea Matheny</i>
(26) IHP Submission Date(MM/DD/YYYY) :	08/30/2022
(27) Name of Authorized APR Submitter:	Andrea Matheny
(28) Title of Authorized APR Submitter:	Executive Director
(29) Signature of Authorized APR Submitter:	<i>Andrea Matheny</i>
(30) APR Submission Date (MM/DD/YYYY):	12/12/2023

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.

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosure of information, including intentional disclosure, is subject to a civil money penalty not to exceed \$10,000 for each violation.

APR: REPORTING ON PROGRAM YEAR PROGRESS

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month program year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month program year. (NAHASDA § 404(b))

Program Descriptions

1.1. Program Name and Unique Identifier:

Unique Identifier COVID-19 Respond

COVID-19 Respond - 1 - IHBG ARP 2022-01-Wishram Construction & Administration

1.2. Program Description (This should be the description of the planned program.):

Tax Credit 8 Construction & Administration to Include Project Manager, Construction Superintendent and Office staff

1.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(4) Construction of Rental Housing [202(2)]

1.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(5) Address homelessness

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

1.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

(5) Address homelessness

Describe Other Actual Outcome (Only if you selected "Other" above):

1.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program.):

☒ Low-income Indian Households ☐ Non-low income Indian Households ☐ Non-Indian Households

1.7. Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

Due to the COVID, there has been a tripling of material costs and lack of available qualified construction experts to complete the Tax Credit 8 project with in a shortened schedule. The development superintendent / inspector will be available to receive materials and verify sub contractors are following the architectural blue prints. Construction started on (4/26/21) by (12/31/21) 14-homes to be completed by (12/30/22) a total of 46 homes should be completed. Low income units will be developed, during an extraordinary period of construction material cost explosion and pandemic. Womer and Associates are the Architects. The project Includes standard two bedroom homes, 5 ADA accessible 2 bedroom homes, 16 three bedroom homes and 10 four bedroom homes. Currently many low income tribal families live in unsanitary conditions, that are prone to COVID outbreaks. This LIHTC project was approved for home ownership options at the end of the first fifteen(15) years. Becoming home renters will assist in overcoming homelessness and prevent the further spread of COVID.

1.8. APR: Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.

YNHA was able to construct and complete occupancy of 46-homes by the end of the project. YNHA recruited a construction project management team, Wenaha Group, Paragon Northwest, and hired a new Project Manager to oversee the project. YNHA also had an Administrative Assistant, hired an Accountant, more Laborers and a Security officer. Along with that, the On-site Manager position description was amended to include additional duties with maintenance and office duties and was advertised with a selection made in March 2023. YNHA struggled with price increases, delivery delays, and staff turnover/lack of qualified applicants to fill positions. The project is completed with the build of 46 homes.

1.9: 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

46

APR: Actual Number of **Units** Completed
in Program Year

APR: Actual
Number of
Households
Served in
Program Year

APR: Actual Number of **Acres**
Purchased in Program Year

46

1.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

YNHA experienced a turnover in the project manager position, there was a shortage and price increase of all materials. YNHA also had to reissue bids for contractors multiple times before getting a response. As well as turnover in the laborers on-site. YNHA as an organization also had multiple turnover in administrative staff. The project was behind; however all units became occupied in August 2023.

Program Descriptions

2.1. Program Name and Unique Identifier:

Unique Identifier

COVID-19 Prevention

COVID-19 Prevention - 2 - On Site Housing Manager

2.2. Program Description (This should be the description of the planned program.):

The On-site Manager will develop and implement COVID-19 coaching and new tenant orientation classes to assist Low Income Native American families including homeless fisherman families transition to home renters. Trainings includes COVID social distancing and other COVID prevention practices. This LIHTC project has the option for Renters to eventually purchase the unit. As new renters they will learn how to care and maintenance their rental unit to eventually become homeowners.

2.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(18) Other Housing Services [202(3)]

2.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(2) Assist renters to become homeowners

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

2.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

(2) Assist renters to become homeowners

Describe Other Actual Outcome (Only if you selected "Other" above):

2.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program.):

☒ Low-income Indian Households ☐ Non-low income Indian Households ☐ Non-Indian Households

Homeless and Low Income Native American families

2.7. Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

On site Manager will work provide a second set up eyes ensuring the unit is ready for tenant. On site Manager will work with prospective tenants and tenants to ensure preliminary success of new tenants. On site Manager may request non tenants vacate the property, and provide other services as the project as it is leased up. Tenants will have an On site resource for coaching, mentoring during the transition from homelessness to tenants.

2.8. APR: Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.

YNHA's Project Superintendent worked with the Housing Manager to get qualified applicants housed when units were ready for occupancy and funneled any grievances, questions, concerns, etc., in a timely manner. The Housing Team ensures prospective tenants qualify when a unit is ready for occupancy and provide coaching and mentoring during the transition from homelessness to tenant. The on-site Security also ensures that only the qualified tenants are occupying the home and if there are any issues, they report them to the Housing Manager. The On-site Manager position description was amended to include additional duties with maintenance and office duties and is now posted. The On-Site Manager was hired and has been providing housing and maintenance services to all tenants. The On-Site

Manager helped tenants with the application process and inspection of the units to make sure they were ready for new tenant move in and monitors activity at the site.

2.9: 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

46

APR: Actual Number of **Units** Completed in Program Year

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

46

2.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

YNHA experienced a turnover in the Project Manager position, there was a shortage and price increase of all materials. YNHA also had to reissue bids for contractors multiple times before getting a response. As well as turnover in the laborers on-site. YNHA as an organization also had multiple turnover in administrative staff; however, the units were fully occupied by August 2023.

Program Descriptions

3.1. Program Name and Unique Identifier:

Unique Identifier

COVID-19 Preparation

COVID-19 Preparation - 3 - Crime Preventions

3.2. Program Description (This should be the description of the planned program.):

We also understand the economic environment may entice some people to complete unethical behavior, so we are staffing for On-site Security in the evening to protect construction materials. NW ONAP suggested this program be added to the application, as two activities were included in program description, without modification to grant application which was approved at BOC level, NW ONAP could not approve grant as submitted.

3.3. Eligible Activity Number (Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(21) Crime Prevention and Safety [202(5)]

3.4. Intended Outcome Number (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(11) Reduction in crime reports

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

3.5 Actual Outcome Number (In the APR identify the actual outcome from the Outcome list.):

(11) Reduction in crime reports

Describe Other Actual Outcome (Only if you selected "Other" above):

3.6 Who Will Be Assisted (Describe the types of households that will be assisted under the program.):

☒ Low-income Indian Households ☐ Non-low income Indian Households ☐ Non-Indian Households

Low Income Native American Families

3.7. Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

Crime Prevention during construction and during preliminary rent up. Crime Prevention Activities include, street lights, foot patrol, nightly reports when security is scheduled, temporary fencing and other security related activities. Security will decrease general population from visiting the site spreading germs, and removing property.

3.8. APR: Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.

YNHA successfully hired an on-site Security guard that patrols the park and submits nightly reports. There is also temporary fencing and safety measures taken to keep the people and homes safe. Along with that, the Security guard keeps the construction materials safe from theft.

3.9: 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

APR: Actual Number of **Units** Completed in Program Year

APR: Actual Number of **Households** Served in Program Year

APR: Actual Number of **Acres** Purchased in Program Year

3.10: APR: *If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*

YNHA obtained temporary fencing to keep the site safe and keep the tenants safe from the active construction areas. Although there were only 4-occupied-homes at the time of hiring a Security guard, the unoccupied homes that were still under-construction and/or waiting on a Certificate of Occupancy needed to be secured as well. All 46 units have been rented and the construction equipment is no longer in need to monitoring. The home construction has been completed so the tenants no longer need Security to make sure tenants are safe from construction activity.

SECTION 5: BUDGETS

NAHASDA §§ 102(b)(2)(C), 404(b)

(1) Sources of Funding (NAHASDA § 102(b)(2)(C)(i), (404(b))) *(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
IHBG-CARES/ARP Funds	\$4,325,495	\$0	\$4,325,495	\$4,325,495	\$0	\$0	\$4,325,495	\$4,325,495	\$4,325,495	\$0	\$0

TOTAL	\$4,325,495	\$0	\$4,325,495	\$4,325,495	\$0	\$0	\$4,325,495	\$4,325,495	\$0	\$0	\$0
TOTAL Columns C & H, 2 through 10			\$0						\$0		

Notes:

- 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).
- Total of Column D should match the total of Column N from the Uses of Funding table below.
- Total of Column I should match the Total of Column Q from the Uses of Funding table below.
- For the IHP, describe any estimated leverage in Line 3 below (Estimated Sources or Uses of Funding). For the APR, describe actual leverage in Line 4 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 CARES/ARP (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)	(L) Total IHBG CARES/ARP (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)
COVID-19 Respond - 1 - IHBG ARP 2022-01- Wishram Construction & Administration	\$4,125,495		\$4,125,495	\$4,146,530		\$4,146,530
COVID-19 Prevention - 2 - On Site Housing Manager	\$85,200		\$85,200	\$84,260		\$84,260
COVID-19 Preparation - 3 - Crime Preventions	\$100,000		\$100,000	\$79,905		\$79,905
Planning and Administration	\$14,800		\$14,800	\$14,800		\$14,800

TOTAL	\$4,325,495	\$0	\$4,325,495	\$4,325,495	\$0	\$4,325,495
Notes:						

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

(3) Estimated Sources or Uses of Funding (NAHASDA § 102(b)(2)(C)). (Provide any additional information about the estimated sources or uses of funding, including leverage (if any). You must provide the relevant information for any planned loan repayment listed in the Uses of Funding table on the previous page. This planned loan repayment can be associated with Title VI or with private or tribal funding that is used for an eligible activity described in an IHP that has been determined to be in compliance by HUD. The text must describe which specific loan is planned to be repaid and the NAHASDA-eligible activity and program associated with this loan):

LIHTC \$9,087,000
IHBG Competitive \$5,000,000
AHP \$1,000,000
ICDBG \$500,000 plus YNHA Match \$170,000
IHBG ARP \$4,300,000
(Cost overruns due to COVID)

(4) APR (NAHASDA § 404(b)) (Enter any additional information about the actual sources or uses of funding, including leverage (if any). You must provide the relevant information for any actual loan repayment listed in the Uses of Funding table on the previous page. The text must describe which loan was repaid and the NAHASDA-eligible activity and program associated with this loan.):

LIHTC \$9,087,915 (Partnership with Raymond James)
ICDBG \$500,000
IHBG Competitive Grant \$5,000,000
AHP \$1,000,000 (Solid T Bond)
IHBG COVID ARP \$4,325,495 (American Rescue Plan)
HTF \$5,000,000
(Cost overruns due to COVID)

SECTION 7: INDIAN HOUSING PLAN CERTIFICATION OF COMPLIANCE

NAHASDA § 102(b)(2)(D)

By signing the IHP, the recipient certifies its compliance with Title II of the Civil Rights Act of 1968 (25 USC Part 1301 et seq.), and ensures that the recipient has all appropriate policies and procedures in place to operate its planned programs. The recipient should not assert that it has the appropriate policies and procedures in place if these documents do not exist in its files, as this will be one of the items verified during any HUD monitoring review.

(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. 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 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) If you checked the box in Line 3, list the other activities that will be using tribally determined wage rates:

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SECTION 12: AUDITS

24 CFR § 1000.544

This section is used to indicate whether a financial audit based on the Single Audit Act and 2 CFR Part 200 Subpart F is required, based on a review of your financial records.

Did you expend \$750,000 or more in total Federal awards during the APR reporting period?

Yes ☒ No ☐

If Yes, an audit is required to be submitted to the Federal Audit Clearinghouse and your Area Office of Native American Programs.

If No, an audit is not required.