



Grant Number: **55-IT-41-13810**
 Report: **IHP Report for 2022**
 First Submitted On:
 Last Submitted On:

OMB CONTROL NUMBER: 2577-0218
 EXPIRATION DATE: 07/31/2019

Cover Page

Grant Information:

Grant Number	55-IT-41-13810
Recipient Program Year	01/01/2022-12/31/2022
Federal Fiscal Year	2022
Initial Indian Housing Plan (IHP):	Yes
Amended Plan	
Annual Performance Report (APR):	
Amended Plan	
Tribe:	Yes
TDHE:	

Recipient Information:

Name of the Recipient	Confederated Tribes of the Umatilla Indian Reservation
Contact Person	Marcus L. Luke II
Telephone Number with Area Code	541-429-7926
Mailing Address	46411 Timine Way
City	Pendleton
State	OR
Zip	978019467
Fax Number with Area Code	541-429-7926
Email Address	marcusluke@ctuir.org

TDHE/Tribe Information:

Tax Identification Number	930624734
DUNS Number	131973919
CCR/SAM Expiration Date	02/05/2022

Planned Grant-Based Budget for Eligible Programs:

IHBG Fiscal Year Formula Amount	\$2,002,023.00
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Housing Needs

Type of Need (A)	Low-Income Indian Families (B)	All Indian Families (C)
Overcrowded Households	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Renters Who Wish to Become Owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Substandard Units Needing Rehabilitation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Homeless Households	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Households Needing Affordable Rental Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>
College Student Housing	<input type="checkbox"/>	<input type="checkbox"/>
Disabled Households Needing Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Units Needing Energy Efficiency Upgrades	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Infrastructure to Support Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (specify below)	<input type="checkbox"/>	<input type="checkbox"/>
Planned Program Benefits	The Confederated Tribes of the Umatilla Indian Reservation(CTUIR) Housing Department (HD) plans to carry out the following programs and activities to address the needs. Provide rental units to applicants from the waiting list of reviewed and eligible. Help provide tenants with resources to enable them to continue occupying units, counsel tenants so they can get full services offered by HD and related departments. Provide Housing opportunities for college students. Maintain rentals to be safe, sanitary, affordable and rent ready. To update waiting list and prevent homelessness. To prepare units if budgeted for ADA compliance. To utilize available services provided by outside entities.	
Geographic Distribution	The service area is for Confederated Tribes of the Umatilla Indian Reservation with population of about 3011. This includes Umatilla and Union County's in rural eastern Oregon adjacent to Pendleton, Oregon and has a tribal population of about 1400, includes CTUIR Members and other enrolled tribes. There are 198 income based units and about 30 non-HUD units.	

Programs

652-01X : Operating Assistance

Program Name:	Operating Assistance	
Unique Identifier:	652-01X	
Program Description (continued)	Operating assistance for 1937 Act Housing units	
Eligible Activity Number	(2) Operation of 1937 Act Housing [202(1)]	
Intended Outcome Number	(6) Assist affordable housing for low income households	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	Operating assistance is available to eligible Native American families meeting the low income requirements.	
Types and Level of Assistance	The HD will provide all the necessary services for operating 1937 Act Units. The work is completed by housing staff, occasionally subcontract to keep all units safe, working properly including but not limited to; heating, structure, electrical, plumbing and even from illegal activity to be safe, sanitary from methamphetamine.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
	Number of Units to be Completed in Year	132 This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$847,947.00	\$0.00	\$847,947.00

652-000 : New construction affordable housing development

Program Name:	New construction affordable housing development	
Unique Identifier:	652-000	
Program Description (continued)	Start construction process for new housing development on Bowman now called Nixyaawii South Property.	
Eligible Activity Number	(4) Construction of Rental Housing [202(2)]	
Intended Outcome Number	(7) Create new affordable rental units	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	Eligible Native American families that are non-low income.	
Types and Level of Assistance	The Nixyaawii Property will have new homes for opportunity, including 2-3 bedroom units about 800 to 1500 square feet.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
	Number of Units to be Completed in Year	35 This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$0.00	\$2,000,000.00	\$2,000,000.00

652-000 : Modernization

Program Name:	Modernization	
Unique Identifier:	652-000	
Program Description (continued)	Modernization	
Eligible Activity Number	(1) Modernization of 1937 Act Housing [202(1)]	
Intended Outcome Number	(3) Improve quality of substandard units	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	The NAHASDA 1937 Act Units are open to eligible low-income families. First preference is to Confederated Tribes of the Umatilla Indian Tribal members, then to other federally recognized tribal members.	
Types and Level of Assistance	To include actual work rehab/modernization activity related to the units planned (reroofing, electrical/plumbing, windows, doors, cupboards/cabinets, flooring, etc.)	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
	Number of Units to be Completed	16 This information is only completed

	in Year	for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$470,948.00	\$0.00	\$470,948.00

652-030 : Housing Services

Program Name:	Housing Services							
Unique Identifier:	652-030							
Program Description (continued)	To help supply or provide housing related services for affordable housing such as housing counseling in connection with rental or homeownership assistance, establishment and support of resident organizations and resident management, energy auditing, activities related to the provision of self-sufficiency and other services, and other services related to assisting owners, tenants, contractors, and other entities, participating or seeking to participate in other housing activities assisted pursuant to this section.							
Eligible Activity Number	(18) Other Housing Service [202(3)]							
Intended Outcome Number	(6) Assist affordable housing for low income households							
APR: Actual Outcome Number	This information is only completed for an APR.							
Who Will Be Assisted	Housing services are available to all eligible Native American families that are low income.							
Types and Level of Assistance	The HD will: - Provide ongoing counseling for tenants in affordable rentals; - Work with our tribal departments Procurement, Finance & Office of Legal Counsel; - Provide resources to promote self-sufficiency; - Provide housing management that complies with CTUIR and HUD policies and procedures; - Provide transportation to and from town for rent or related services for certification process; - Work with local service groups that provide short-term assistance to defray rent and utility bills; and - Work with other tribal departments (e.g., Tribal Police, A&D Program, Department of Children and Family Services, Tribal Court/Tuancy, Education Department) to help reduce homelessness, addictions, and criminal and illegal activity.							
APR : Describe Accomplishments	This information is only completed for an APR.							
Planned and Actual Outputs for 12-Month Program Year	<table border="1"> <thead> <tr> <th></th> <th>Planned</th> <th>APR - Actual</th> </tr> </thead> <tbody> <tr> <td>Number of Households to be served in Year</td> <td>132</td> <td>This information is only completed for an APR.</td> </tr> </tbody> </table>		Planned	APR - Actual	Number of Households to be served in Year	132	This information is only completed for an APR.	
	Planned	APR - Actual						
Number of Households to be served in Year	132	This information is only completed for an APR.						
APR: If the program is behind schedule, explain why	This information is only completed for an APR.							

Uses of Funding:

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$79,532.00	\$0.00	\$79,532.00

652-040 : Housing Management Services

Program Name:	Housing Management Services	
Unique Identifier:	652-040	
Program Description (continued)	The provision of management services for affordable housing.	
Eligible Activity Number	(19) Housing Management Services [202(4)]	
Intended Outcome Number	(6) Assist affordable housing for low income households	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	To serve eligible low income Native American Families in the NAHASDA supported units.	
Types and Level of Assistance	The HD will: - Prepare work specifications; - Process applications; - Coordinate routine inspections; - Make tenant selections; - Oversee tenant-based and project-based rental assistance; and - Provide resources for tenants for disputes using the Admission Occupancy Policy and/or third party with tribal court.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
	Number of Households to be served in Year	132 This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$577,608.00	\$0.00	\$577,608.00

652-050 : Crime Prevention & Safety

Program Name:	Crime Prevention & Safety	
Unique Identifier:	652-050	
Program Description (continued)	The provision of safety, security and law enforcement measures and activities appropriate to protect residents of affordable housing from crime.	
Eligible Activity Number	(21) Crime Prevention and Safety [202(5)]	
Intended Outcome Number	(11) Reduction in crime reports	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	Crime prevention and safety activities are provided for all in NAHASDA supported units. This includes Essential Families such as Law Enforcement, teachers, emergency medical technician. All must meet NAHASDA guidelines and requirements.	
Types and Level of Assistance	The HD will: - Work with Alcohol and Drug Oversight group with prevention education; - Communicate with Tribal Police & Tribal court with a support Community Policing Philosophy; - Communicate and share with tenants about positive role model activity with Education Department of CTUIR; - Promote safety, security, and law enforcement measures and activities appropriate to protect residents of affordable housing from crime; and - Provide resources against addictions & any illegal activity.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year		

	Planned	APR - Actual
	The output measure being collected for this eligible activity is dollars. The dollar amount should be included as an other fund amount listed in the Uses of Funding table.	
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$72,215.00	\$0.00	\$72,215.00

652-090 : Tax Credit Rehabilitation units

Program Name:	Tax Credit Rehabilitation units	
Unique Identifier:	652-090	
Program Description (continued)	To replace siding and roofing to all 58 tax credit rental units.	
Eligible Activity Number	(5) Rehabilitation of Rental Housing [202(2)]	
Intended Outcome Number	(3) Improve quality of substandard units	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	All low and very low income Native American Families living in these units.	
Types and Level of Assistance	To make all 58 units safe, livable, sanitary and up to code.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
	Number of Units to be Completed in Year 58	This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$0.00	\$400,000.00	\$400,000.00

652-090 : Tax Credit Operation and Maintenance

Program Name:	Tax Credit Operation and Maintenance	
Unique Identifier:	652-090	
Program Description (continued)	The CTUIR Housing Department will assume the responsibility to subsidize the Umatilla Tax Credit Housing Project operations and maintenance in order to offset the debt incurred from annual operations.	
Eligible Activity Number	(20) Operation and Maintenance of NAHASDA-Assisted Units [202(4)]	
Intended Outcome Number	(6) Assist affordable housing for low income households	

APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	The low income Housing Tax Credit Units are open to eligible low-income families. First preference is to CTUIR Tribal members and other tribal members.	
Types and Level of Assistance	The Housing Department will subsidize the cost of all operations and maintenance of the Tax Credit units that are low income. Also managing 8 NAHASDA are administered under this program.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
	Number of Units to be Completed in Year 58	This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$380,109.00	\$170,000.00	\$550,109.00

Maintaining 1937 Act Units, Demolition, and Disposition

Maintaining 1937 Act Units	The HD will protect and maintain the units under management by following: Implement housing policies directly designed to affect the administration and maintenance of the units; including routine inspections for compliance; and Manage and enforce low rent agreements; Provide renter maintenance related counseling; Preserve and maintain risk insurance on all units under management; Provide rehabilitation and maintenance as needed; Identify units needing modernization; Seek local, state and federal grants to assist with weatherization, upgrades, and maintenance.
Demolition and Disposition	NA

Budget Information

Sources of Funding

Funding Source	Amount on hand at beginning of program year (A)	Amount to be received during 12-month program year (B)	Total sources of funds (C=A+B)	Funds to be expended during 12-month program year (D)	Unexpended funds remaining at end of program year (E=C-D)
IHBG Funds:	\$1,469,467.00	\$2,002,023.00	\$3,471,490.00	\$2,440,976.00	\$1,030,514.00
IHBG Program Income:	\$4,488,179.00	\$450,000.00	\$4,938,179.00	\$0.00	\$4,938,179.00
Title VI:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Title VI Program Income:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1937 Act Operating Reserves:	\$0.00		\$0.00	\$0.00	\$0.00
Carry Over 1937 Act Funds:	\$0.00		\$0.00	\$0.00	\$0.00
LEVERAGED FUNDS					
ICDBG Funds:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Other Federal Funds:	\$0.00	\$2,400,000.00	\$2,400,000.00	\$2,400,000.00	\$0.00
LIHTC:	\$0.00	\$170,000.00	\$170,000.00	\$170,000.00	\$0.00
Non-Federal Funds:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$5,957,646.00	\$5,022,023.00	\$10,979,669.00	\$5,010,976.00	\$5,968,693.00

Uses of Funding

Program Name	Unique Identifier	Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
Operating Assistance	652-01X	\$847,947.00	\$0.00	\$847,947.00
New construction affordable housing development	652-000	\$0.00	\$2,000,000.00	\$2,000,000.00
Modernization	652-000	\$470,948.00	\$0.00	\$470,948.00
Housing Services	652-030	\$79,532.00	\$0.00	\$79,532.00
Housing Management Services	652-040	\$577,608.00	\$0.00	\$577,608.00
Crime Prevention & Safety	652-050	\$72,215.00	\$0.00	\$72,215.00
Tax Credit Rehabilitation units	652-090	\$0.00	\$400,000.00	\$400,000.00
Tax Credit Operation and Maintenance	652-090	\$380,109.00	\$170,000.00	\$550,109.00
Planning and Administration		\$12,617.00	\$0.00	\$12,617.00
Loan Repayment (describe in 3 & 4 below)		\$0.00	\$0.00	\$0.00
Total		\$2,440,976.00	\$2,570,000.00	\$5,010,976.00

APR	NA
APR	The answer to this question is only requested for an APR.

Other Submission Items

Useful Life/Affordability Period(s)	The useful life for all housing activities for fiscal year 2010 and thereafter will adhere to the following tiered schedule with an inserted sectional sliding scale per the affordability period in conjunction with the IHBG funds invested. IHBG Funds Invested Affordability Period Under \$5000 6-months \$5000-\$15,000 5-years \$15,001-\$40,000 10-years over \$40,000 15-Years New construction or acquisition of newly constructed housing 20-years IHBG funds provided in the form of a grant or loan, to purchase, construct or rehabilitate a residence will include binding commitments by either agreements and/or contracts enforcing the provisions of our useful life schedule and restrictions.
Model Housing and Over-Income Activities	There are still needs for essential staff that could live in housing, as we're still in Covid pandemic times to offer unit to: police officer; teacher; nurse; or manager/director of CTUIR that may need a rental unit.
Tribal and Other Indian Preference Does the tribe have a preference policy?	YES The CTUIR preference policy is as follows: 1. Eligible applicant(s) who is/are enrolled member(s) of the CTUIR 2. Eligible applicant(s) who is/are enrolled member(s) of other tribes, who live on the Reservation and is/are long-term residents. 3. Other eligible applicant(s) enrolled with other tribes.
Anticipated Planning and Administration Expenses	NO

Do you intend to exceed your allowable spending cap for Planning and Administration?

Actual Planning and Administration Expenses
Did you exceed your allowable spending cap for Planning and Administration?

The answer to this question is only requested for an APR.

Does the tribe have an expanded formula area?:

NO

Total Expenditures on Affordable Housing Activities:

	All AIAN Households	AIAN Households with Incomes 80% or Less of Median Income
IHBG Funds	\$0.00	\$0.00
Funds from Other Sources	\$0.00	\$0.00

For each separate formula area, list the expended amount

The answer to this question is only requested for an APR.

Indian Housing Plan Certification Of Compliance

In accordance with applicable statutes, the recipient certifies that it will comply with Title II of the Civil Rights Act of 1968, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and other federal statutes, to the extent that they apply to tribes and TDHEs, see 24 CFR 1000.12.

YES

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.

Not Applicable

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

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

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:

YES

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

Tribal Wage Rate Certification

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.

YES

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:

