



Energy and Performance Information Center (EPIC)

Grant Number: **55-IH-35-05460**
 Report: **APR Report for 2021**
 First Submitted On:
 Last Submitted On:

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

Cover Page

Grant Information:

Grant Number	55-IH-35-05460
Recipient Program Year	01/01/2021-12/31/2021
Federal Fiscal Year	2021
Initial Indian Housing Plan (IHP):	Yes
Amended Plan	
Annual Performance Report (APR):	Yes
Amended Plan	
Tribe:	
TDHE:	Yes

Recipient Information:

Name of the Recipient	SANTO DOMINGO TRIBAL HOUSING AUTHORITY
Contact Person	Kristovich, Brook
Telephone Number with Area Code	505-465-1003
Mailing Address	PO Box 10
City	Santo Domingo Pueblo
State	NM
Zip	870520010
Fax Number with Area Code	505-465-1012
Email Address	bkristovich@sdtha.org
Tribes:	Santo Domingo Tribe

TDHE/Tribe Information:

Tax Identification Number	850443030
DUNS Number	361317857
CCR/SAM Expiration Date	02/17/2023

Planned Grant-Based Budget for Eligible Programs:

IHBG Fiscal Year Formula Amount	\$790,510.00
---------------------------------	--------------

Housing Needs

Type of Need (A)	Low-Income Indian Families (B)	All Indian Families (C)
Overcrowded Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Renters Who Wish to Become Owners	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Substandard Units Needing Rehabilitation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Homeless Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Households Needing Affordable Rental Units	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

College Student Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disabled Households Needing Accessibility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Units Needing Energy Efficiency Upgrades	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Infrastructure to Support Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify below)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Needs	Mobile Home Park for families with Mobile Homes or want to purchase their own mobile home.	
Planned Program Benefits	Planning for future homes. Construction of Low Income Homes. Rehabilitation and maintenance of existing homes.	
Geographic Distribution	Santo Domingo Pueblo and any surrounding areas under the Tribe's jurisdiction.	

Programs

2021-03 : Rehabilitation of 1937 Act Housing

Program Name:	Rehabilitation of 1937 Act Housing	
Unique Identifier:	2021-03	
Program Description (continued)	Rehabilitation of 1937 Act Housing - SDTHA Crew (or Contractors) will perform housing rehabilitation to ensure that the homes are safe and sanitary for Santo Domingo Pueblo families.	
Eligible Activity Number	(1) Modernization of 1937 Act Housing [202(1)]	
Intended Outcome Number	(3) Improve quality of substandard units	
APR: Actual Outcome Number	(3) Improve quality of substandard units	
Who Will Be Assisted	Families living in current assisted stock (CAS) units.	
Types and Level of Assistance	Rehabilitation project(s) include: 1) Replace Swamp Coolers with Refrigerated Air (AC) units to eliminate inoperable or leaking Swamp Coolers; 2) Repair any water damage caused by leaking Swamp Coolers	
APR : Describe Accomplishments	Replaced nine homes HVAC/AC units by taking out the 20+ year old swamp coolers that were either not working, consistently leaking, and/or breaking down. Replaced with 12-year warranty refrigerated air AC units and replaced the furnaces in the homes. With new furnaces and AC units, the energy efficiency and heat efficiency was noticed immediately by the families.	
Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
	Number of Units to be Completed in Year	29 9
APR: If the program is behind schedule, explain why	Project started later in the year than planned. With the cost of the nine homes AC/furnaces being so high, only nine were accomplished this year. More are being planned for repairs in 2022.	

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)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$186,000.00	\$0.00	\$186,000.00	\$134,980.31	\$0.00	\$134,980.31

2021-05 : 1937 Act Housing Assistance

Program Name:	1937 Act Housing Assistance
Unique Identifier:	2021-05
Program Description (continued)	Maintenance of current 1937 housing stock in accordance with policies and procedures.
Eligible Activity Number	(2) Operation of 1937 Act Housing [202(1)]
Intended Outcome Number	(3) Improve quality of substandard units
APR: Actual Outcome Number	(3) Improve quality of substandard units

Who Will Be Assisted	Eligible families living in CAS units at or below 80% of median income will be provided assistance.						
Types and Level of Assistance	SDTHA will conduct annual recertifications, annual inspections on all CAS units under management, develop and improve our preventative maintenance program; provide pest control services; perform routine and non-routine maintenance. Purchase materials and appliances necessary to perform assistance.						
APR : Describe Accomplishments	1. Because of COVID-19 protocols, non annual inspections were completed as planned during the year. 2. Maintenance staff was able to work on emergency work orders only. a) Total SDTHA work orders: 31 b) Total Domingo (LIHTC) work orders: 63 c) Total SDY2K (LIHTC) work orders: 34 d) Total NAHASDA unit work orders: 5 Work orders addressed concerns called in by families with heating systems failing or inoperable; with electrical/plumbing/water leaks/inoperable appliances and safety issues like broken windows/glass, loose grab bars for those with handicap accessible fixtures, and sliding doors not operating properly. Replaced furnace filters as needed. Also mitigated one home infested with Bedbugs. 3. Contracted pest control services did occur throughout the year with three (3) treatments for a total of 84 rental units treated (2-Cedar Tree area; 18-Galisteo area; 20-SDY2K (LIHTC); 2-Main Village; and 42-Domingo (LIHTC) - with limited interior contact for all managed homes. 4. Inoperable appliances were replaced; once backordered appliances were received. 5. Tenant Services did work on annual recertification; starting with the LIHTC homes. All LIHTC units/families have been recertified. Have a total of 25 SDTHA units to recertify; 5 completed by the end of the year. Of the twenty (20), five (5) have not returned their applications; fifteen (15) are still waiting on third-party verifications and tenants to return additional required paperwork. 6) During recertifications of LIHTC units, Tenant Services determined a number of families' household incomes and monthly rents were miscalculated so recommended to the Board a refund of overpayments be made to all the LIHTC units with credits on their accounts. The result was: a) Twenty-One reimbursements totaling \$51,023.98; b) Including eight (8) vacated tenants for \$15,176.94; and c) Thirteen (13) active tenants for \$35,847.04.						
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 Units to be Completed in Year</td> <td>47</td> <td>0</td> </tr> </tbody> </table>		Planned	APR - Actual	Number of Units to be Completed in Year	47	0
	Planned	APR - Actual					
Number of Units to be Completed in Year	47	0					
APR: If the program is behind schedule, explain why	Work orders were for emergency calls/issues only. Once COVID-19 safety protocols are lifted, additional work will be addressed in the homes. SDTHA is interviewing for two additional maintenance technicians to assist with the planned additional workload. Have a total of 25 SDTHA units to recertify; 5 completed by the end of the year. Of the twenty (20), five (5) have not returned their applications; fifteen (15) are still waiting on third-party verifications and tenants to return additional required paperwork. It has been a challenge to get timely third-party verifications returned in a timely manner during COVID.						

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)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$255,338.54	\$0.00	\$255,338.54	\$49,750.23	\$0.00	\$49,750.23

2021-15 : Housing Services

Program Name:	Housing Services
Unique Identifier:	2021-15
Program Description (continued)	Provide housing related services to program participants, applicants, and others who are seeking to participate in affordable housing activities.
Eligible Activity Number	(18) Other Housing Service [202(3)]
Intended Outcome Number	(6) Assist affordable housing for low income households
APR: Actual Outcome Number	(6) Assist affordable housing for low income households
Who Will Be Assisted	SDTHA will assist eligible families at or below 80% of median income.
Types and Level of Assistance	Tenant counseling encouraging self-sufficiency; provide guidance and assistance to residents in obtaining other financial assistance; provide financial literacy and homebuyer education classes; technical assistance to families applying for 184 loans; cooperate with Kewa Tribal Programs with

	assistance that reduces or eliminates the use of drugs; activities with rental and homeowners with community informational meetings, etc.	
APR : Describe Accomplishments	1. Tenant Services has been available to work with financial institutions and families interested in applying for the Section 184 Loans for homes to be constructed for the Cottonwood Subdivision (10 families so far, two financial institutions) 2. Tenant Services planned, promoted and held a Meet and Greet to the public to give information on housing services/programs and opportunity for contractors, financial institutions, etc. to participate and get their information out to the Santo Domingo tribal members. Held on July 28. 3. Tenant Services participated in four quarterly Community Zoom Meetings that had participants as high as 90 to as low as 35 on at one time. This was an opportunity to share information and give updates on programs - annual recertification progress, ceiling rents, the 184 loan program and banks available to work with families, Emergency Rental Assistance availability, etc.	
Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
	Number of Households 111 to be served in Year	111
APR: If the program is behind schedule, explain why	Did not schedule financial literacy and homebuyer education classes during 2021 because of closures on the Pueblo by the Governor, Will work on this in 2022, even if some of them are held virtually, inviting guests from the two financial institutions providing 184 loan services. This was a request coming out of the Community Zoom Meetings.	

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)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$153,192.86	\$0.00	\$153,192.86	\$87,922.21	\$0.00	\$87,922.21

2021-17(a) : Housing Management Services

Program Name:	Housing Management Services	
Unique Identifier:	2021-17(a)	
Program Description (continued)	Overall Housing Management of SDTHA including oversight of policy and procedures, program administration, finance, tenant services, capital improvements, maintenance and development activities. Plan and prepare project and development work specifications, carry out tenant selections, and manage affordable housing projects.	
Eligible Activity Number	(19) Housing Management Services [202(4)]	
Intended Outcome Number	(6) Assist affordable housing for low income households	
APR: Actual Outcome Number	(6) Assist affordable housing for low income households	
Who Will Be Assisted	Low to moderate Native American families living in and applying for assisted units.	
Types and Level of Assistance	SDTHA board policy oversight and executive director overall management and operations of the housing authority. Supervise program managers and supervisors to operate the housing projects to ensure that they are maintained in a safe and sanitary manner according to policy. SDTHA management will seek other resources including leveraging IHBG funds to meet the mission of the housing department.	
APR : Describe Accomplishments	A lot of work addressing the 2019 SWONAP Monitoring Report issues during 2021. 1. Board approved revisions to the Admissions and Occupancy Policy (Amend 5 - March 16, 2021) and (Amend 6 - August 13, 2021) 2. Board approved revisions to the Financial Management and Internal Controls Policy (October 8, 2020) 3. All Staff participated and completed an onsite Procurement Training 4. Personnel Changes occurred in 2021 - hired an Accountant to work in finance department; promoted Tenant Services Receptionist to Tenant Service Representative. Began interviewing for Maintenance Technician positions.	
Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
	Number of Households 111 to be served in Year	111
APR: If the program is behind schedule, explain why	Have not completed responding to all the 2019 SWONAP Monitoring findings/concerns. Work continues in 2022.	

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)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$234,450.82	\$0.00	\$234,450.82	\$114,990.06	\$0.00	\$114,990.06

2021-17(b) : Tenant Rental Assistance

Program Name:	Tenant Rental Assistance						
Unique Identifier:	2021-17(b)						
Program Description (continued)	Tenant rental assistance to individuals and families to make rental payments to Domingo Wa-Di Low Income Housing Tax Credit project.						
Eligible Activity Number	(17) Tenant Based Rental Assistance [202(3)]						
Intended Outcome Number	(6) Assist affordable housing for low income households						
APR: Actual Outcome Number	(6) Assist affordable housing for low income households						
Who Will Be Assisted	Low to moderate income Native American families.						
Types and Level of Assistance	Provide rental assistance to assist tenants in Domingo Wa-Di low income housing tax credit program who cannot make the full month's rent. Participants will be assisted to ensure participant pays no more than 22% of family adjusted income for rent.						
APR : Describe Accomplishments	Subsidy for Domingo is calculated based on net income (loss) adding back non cash transactions. For this year, a loss requiring a subsidy was not incurred. Tenant rents received were up for the year due to increased collection activities during income recertification, Emergency Rental Assistance and Tribal COVID payments received by tenant.						
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>20</td> <td>0</td> </tr> </tbody> </table>		Planned	APR - Actual	Number of Households to be served in Year	20	0
	Planned	APR - Actual					
Number of Households to be served in Year	20	0					
APR: If the program is behind schedule, explain why	N/A						

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)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$0.00	\$0.00

2021-20 : Operating and Maintenance of NAHASDA Assisted Units

Program Name:	Operating and Maintenance of NAHASDA Assisted Units
Unique Identifier:	2021-20
Program Description (continued)	Operation and maintenance of NAHASDA assisted units
Eligible Activity Number	(20) Operation and Maintenance of NAHASDA-Assisted Units [202(4)]
Intended Outcome Number	(3) Improve quality of substandard units
APR: Actual Outcome Number	(3) Improve quality of substandard units
Who Will Be Assisted	Low to moderate income Native American families living in a NAHASDA unit.
Types and Level of Assistance	Process maintenance work orders; relocate the trailers onto permanent lots; rental units were acquired after 1996.

APR : Describe Accomplishments	1. Relocated two mobile homes from where they were initially set up in the Cottonwood Subdivision (before construction) to newly developed subdivision constructed by Santo Domingo Pueblo named Abalone Park. 2. Removed a third mobile home park from Cottonwood Subdivision that remains to be set up where the homebuyer will permanently set up when able. Mobile home currently sits in the back yard of the SDTHA office property.
--------------------------------	---

Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
Number of Units to be Completed in Year	3	3

APR: If the program is behind schedule, explain why	Still need to relocate the third mobile home to it's permanent location that has yet to be determined.
---	--

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)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$20,000.00	\$0.00	\$20,000.00	\$30,492.08	\$0.00	\$30,492.08

2021-27(a) : Cottonwood Development - 2019 Competitive IHBG Leverage

Program Name:	Cottonwood Development - 2019 Competitive IHBG Leverage	
Unique Identifier:	2021-27(a)	
Program Description (continued)	Develop 33 lot subdivision for Low Rent Homes and make lots available to families qualified for the HUD Section 184 loan program to construct their new home on up to 19 of the lots. IHBG funds will be leveraged with the 2019 Competitive IHBG funds of \$4.5M.	
Eligible Activity Number	(4) Construction of Rental Housing [202(2)]	
Intended Outcome Number	(7) Create new affordable rental units	
APR: Actual Outcome Number	(7) Create new affordable rental units	
Who Will Be Assisted	Low to moderate income Native American families.	
Types and Level of Assistance	SDTHA will complete development of 33 lot subdivision, leveraging IHBG and Competitive IHBG funds. SDTHA will initially construct 13 low rent homes; some of which may be made available for homebuyers in the future.	
APR : Describe Accomplishments	1. SDTHA entered into two contracts with contractors to put in the necessary infrastructure for the subdivision. 2. Major contract with TLC Construction for all roadways, water and sewer was entered into on March 2, 2021. Progress was substantial by the end of the year. Projected completion of this portion of the infrastructure is February 2022. 3. Secondary contract with SW Line & Cable for power, gas and communications was entered into on March 11, 2021. This portion of the infrastructure was started with materials ordered so it was available to install when ready. Actual installation was on hold until substantial completion of roadways, water and sewer completed. Projected completion of power, gas and communication fiber expected in March 2022. 4. Subdivision will consist of 34 lots, not 33. 5. Fifteen (15) not thirteen (13) will be for low income rental homes that may be converted to homebuyer homes in the future, but initially they will be low rent homes. 6. Nineteen (19) lots are still available for families who will qualify for Section 184 loans. By year end nine (9) families have been prequalified for 184 loans with one of two financial institutions. 7. Procured Architect firm (Suina Design + Architect) to design and provide home plans for two, three and four bedroom homes from which SDTHA will bid out for the fifteen low rent homes. Plans are also available to the families acquiring 184 loans, if they want to use them for their own homes.	
Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
Number of Units to be Completed in Year	13	0
APR: If the program is behind schedule, explain why	1. Cost of construction impacted planned construction of the 15 low rent homes. Architect estimates maybe six homes can be constructed with the remaining 2019 IHBG Competitive funds.	

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)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$500,000.00	\$4,500,000.00	\$5,000,000.00	\$0.00	\$1,616,412.35	\$1,616,412.35

2021-27(b) : Mobile Home Park Subdivision - New Development

Program Name:	Mobile Home Park Subdivision - New Development				
Unique Identifier:	2021-27(b)				
Program Description (continued)	Planning, Design, and Engineering for a 15+/- acre subdivision designed for a Mobile Home Park.				
Eligible Activity Number	(24) Infrastructure to Support Housing [202(2)]				
Intended Outcome Number	(6) Assist affordable housing for low income households				
APR: Actual Outcome Number	(6) Assist affordable housing for low income households				
Who Will Be Assisted	Low to moderate income Native American families.				
Types and Level of Assistance	SDTHA will plan and design, then construct a subdivision for use as a Mobile Home Park with lots that are larger than standard urban setting mobile home park subdivisions to give families some space between units. Subdivision will have paved drives, parking pads, all necessary utilities to supply the homes. Subdivision will be managed by SDTHA.				
APR : Describe Accomplishments	1. Procured Environmental Review Consulting Services for a consultant to do the required environmental review for the planned subdivision. NV5 began their review and provided a draft by the end of the year. 2. Environmental Review draft is being reviewed by SDTHA to clarify what SDTHA considers inaccurate information in one area. Continuing to work to clarify the area in question so the draft can be finalized. 3. Ends up the assumed 15+/- acres is closer to 19+/- acres. 4. SDTHA applied for 2021 ICDBG Competitive funds in the amount of \$800,000, matched with \$100,000 from 2022 IHBG and \$546,540 from IHBG-ARP funds.				
Planned and Actual Outputs for 12-Month Program Year	<table border="1"> <thead> <tr> <th>Planned</th> <th>APR - Actual</th> </tr> </thead> <tbody> <tr> <td colspan="2">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.</td> </tr> </tbody> </table>	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.	
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	Not behind schedule. Completing the environmental review process and awaiting word on whether or not SDTHA was successful in getting the 2021 ICDBG Competitive funds.				

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)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$100,000.00	\$0.00	\$100,000.00	\$20,726.72	\$0.00	\$20,726.72

2021-27(c) : Cottonwood Subdivision Development - Leverage 2020 Competitive IHBG Funds

Program Name:	Cottonwood Subdivision Development - Leverage 2020 Competitive IHBG Funds
Unique Identifier:	2021-27(c)
Program Description (continued)	Leverage IHBG funds with a 2020 Competitive IHBG application to construct 6-8 additional stick built homes and 1-2 adobe homes in a previously approved subdivision with available lots.
Eligible Activity Number	(4) Construction of Rental Housing [202(2)]
Intended Outcome Number	(7) Create new affordable rental units
APR: Actual Outcome Number	(7) Create new affordable rental units

Who Will Be Assisted	Low to moderate Native American families.						
Types and Level of Assistance	Construction of 6-8 stick built homes and 1-2 adobe homes on vacant lots within the Cottonwood Subdivision. SDTHA will make application for the 2020 Competitive IHBG funds due in December 2020, for the maximum amount eligible for the application.						
APR : Describe Accomplishments	1. SDTHA applied for the 2021 IHBG Competitive grant in the amount of \$3,291,131, leveraging \$188,714 in IHBG funds and \$300,000 in Tribal funds.						
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 Units to be Completed in Year</td> <td>10</td> <td>0</td> </tr> </tbody> </table>		Planned	APR - Actual	Number of Units to be Completed in Year	10	0
	Planned	APR - Actual					
Number of Units to be Completed in Year	10	0					
APR: If the program is behind schedule, explain why	Not behind schedule. SDTHA is awaiting word on whether or not the 2021 IHBG-Competitive grant application was successful.						

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)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$150,000.00	\$0.00	\$150,000.00	\$0.00	\$0.00	\$0.00

Maintaining 1937 Act Units, Demolition, and Disposition

Maintaining 1937 Act Units	Priority use of IHBG funds is the operation and management of the units created under the 1937 Housing Act. The units management and proper maintenance is vital to the sustainability of the program and homes. This year SDTHA will increase its efforts to maintain and provide rehabilitation to units under management by employing a management staff with years of experience managing and successfully operating Indian housing programs. SDTHA also protects its units from fire damage/loss by adequately insuring them through AMERIND Risk Management, an Indian owned national self-insurance company located in Indian Country.
Demolition and Disposition	SDTHA does not plan on demolishing or disposing of any managed units.

Budget Information

Sources of Funding

Funding Source	Estimated(IHP) /Actual(APR)	Amount on hand at beginning of program year (F)	Amount to be received during 12-month program year (G)	Total sources of funds (H=F+G)	Funds to be expended during 12-month program year (I)	Unexpended funds remaining at end of program year (J=H-I)	Unexpended funds obligated but not expended at end of 12-month program year (K)
IHBG Funds:	Estimated	\$1,700,000.00	\$733,620.00	\$2,433,620.00	\$1,758,603.33	\$675,016.67	
	Actual	\$1,837,712.53	\$790,510.00	\$2,628,222.53	\$707,394.71	\$1,920,827.82	\$0.00
IHBG Program Income:	Estimated	\$0.00	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00	
	Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Title VI:	Estimated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Title VI Program Income:	Estimated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Estimated	\$0.00		\$0.00	\$0.00	\$0.00	

1937 Act Operating Reserves:	Actual	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
	Estimated	\$0.00		\$0.00	\$0.00	\$0.00	
Carry Over 1937 Act Funds:	Actual	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
LEVERAGED FUNDS							
	Estimated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
ICDBG Funds:	Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Estimated	\$4,500,000.00	\$0.00	\$4,500,000.00	\$4,500,000.00	\$0.00	
Other Federal Funds:	Actual	\$4,515,723.00	\$0.00	\$4,515,723.00	\$1,616,412.35	\$2,899,310.65	\$0.00
	Estimated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
LIHTC:	Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Estimated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Non-Federal Funds:	Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Estimated	\$6,200,000.00	\$783,620.00	\$6,983,620.00	\$6,258,603.33	\$725,016.67	\$0.00
Total:	Actual	\$6,353,435.53	\$790,510.00	\$7,143,945.53	\$2,323,807.06	\$4,820,138.47	\$0.00

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)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
Rehabilitation of 1937 Act Housing	2021-03	\$186,000.00	\$0.00	\$186,000.00	\$134,980.31	\$0.00	\$134,980.31
1937 Act Housing Assistance	2021-05	\$255,338.54	\$0.00	\$255,338.54	\$49,750.23	\$0.00	\$49,750.23
Housing Services	2021-15	\$153,192.86	\$0.00	\$153,192.86	\$87,922.21	\$0.00	\$87,922.21
Housing Management Services	2021-17(a)	\$234,450.82	\$0.00	\$234,450.82	\$114,990.06	\$0.00	\$114,990.06
Tenant Rental Assistance	2021-17(b)	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$0.00	\$0.00
Operating and Maintenance of NAHASDA Assisted Units	2021-20	\$20,000.00	\$0.00	\$20,000.00	\$30,492.08	\$0.00	\$30,492.08
Cottonwood Development - 2019 Competitive IHBG Leverage	2021-27(a)	\$500,000.00	\$4,500,000.00	\$5,000,000.00	\$0.00	\$1,616,412.35	\$1,616,412.35
Mobile Home Park Subdivision - New Development	2021-27(b)	\$100,000.00	\$0.00	\$100,000.00	\$20,726.72	\$0.00	\$20,726.72
Cottonwood Subdivision Development - Leverage 2020 Competitive IHBG Funds	2021-27(c)	\$150,000.00	\$0.00	\$150,000.00	\$0.00	\$0.00	\$0.00
Planning and Administration		\$139,621.11	\$0.00	\$139,621.11	\$268,533.10	\$0.00	\$268,533.10
Loan Repayment (describe in 3 & 4 below)		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		\$1,758,603.33	\$4,500,000.00	\$6,258,603.33	\$707,394.71	\$1,616,412.35	\$2,323,807.06

APR

\$4.5M is 2019 Competitive IHBG funds for Cottonwood Subdivision \$20,000 to be used for Tenant Subsidy Payments with Wa-Di LIHTC Development \$150,000 in 2021 IHBG funds will be used as leverage for the 2020 IHBG Competitive Grant.

APR

Of \$4.5M for 2019 Competitive IHBG Cottonwood award: \$1,616,412.35 was expended in 2021. No subsidy payments for Wa-Di LIHTC were required in 2021. Leverage funds are still pending award of grant at this time.

Other Submission Items

Useful Life/Affordability Period(s)	NM99B078001 - LR Homes - 60 years NAHASDA Units -- LR Trailers/Homes -- 30 years NM99B078002 - MH Homes - 60 years NM99B078003 - MH Homes - 60 years										
Model Housing and Over-Income Activities	None										
Tribal and Other Indian Preference Does the tribe have a preference policy?	YES Santo Domingo Pueblo (Kewa) Tribal members are given first preference for assisted activities. Next would be other natives from federally recognized tribes. SDTHA Eligibility and Admission Policy (Resolution 15-02-01)										
Anticipated Planning and Administration Expenses Do you intend to exceed your allowable spending cap for Planning and Administration?	NO										
Actual Planning and Administration Expenses Did you exceed your allowable spending cap for Planning and Administration?	NO										
Does the tribe have an expanded formula area?:	NO										
Total Expenditures on Affordable Housing Activities:	<table border="1"> <thead> <tr> <th></th> <th>All AIAN Households</th> <th>AIAN Households with Incomes 80% or Less of Median Income</th> </tr> </thead> <tbody> <tr> <td>IHBG Funds</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>Funds from Other Sources</td> <td>\$0.00</td> <td>\$0.00</td> </tr> </tbody> </table>			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
	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	<table border="1"> <thead> <tr> <th></th> <th>All AIAN Households</th> <th>AIAN Households with Incomes 80% or Less of Median Income</th> </tr> </thead> <tbody> <tr> <td>IHBG Funds</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>Funds from Other Sources</td> <td>\$0.00</td> <td>\$0.00</td> </tr> </tbody> </table>			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
	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									

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

IHP Tribal Certification

Tribal Name	Certification	Signature	Title	Certify Date
Santo Domingo Tribe	Tribe has certificate on file with HUD	WEEKOOTY, CATHERINE	Grants Management Specialist	10/23/2020

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.	YES
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. List the activities using tribally determined wage rates:	

Self Monitoring

Do you have a procedure and/or policy for self-monitoring?:	YES
Pursuant to 24 CFR § 1000.502 (b) where the recipient is a TDHE, did the TDHE provide periodic progress reports including the self-monitoring report, Annual Performance Report, and audit reports to the Tribe?:	YES
Did you conduct self-monitoring, including monitoring sub-recipients?:	YES
Self-Monitoring Results: Describe the results of the monitoring activities, including corrective actions planned or taken.	<p>1. SDTHA has continued working on the SWONAP Monitoring Report to correct findings and concerns. 2. Policies have been reviewed and amended as required including the Admissions and Occupancy Policy, the Financial Management and Internal Controls Policy. The Procurement Policy has been reviewed and will be revised as needed. 3. Rent Rolls have been implemented and updated. 4. Recertifications are being done; starting with the LIHTC units. Management found that rents were being incorrectly calculated, so corrections have been made. Families with large 'credits' because of overpaying since 2017 have been reimbursed. 5. Financial audits were not done on an annual basis, so Finance Officer recommended audits starting back in 2019 to current. To date the 2019 Audit has been done. 2020 is expected to be done by March 2022. The 2021 Audit shortly afterward to meet the filing deadline with the Clearinghouse. 6. SDTHA published a RFP for Legal Services in 2021. Final selection to occur in 2022. This too is to clear a finding in the SWONAP Monitoring report. 7. While conducting the required annual recertifications, Tenant Services had to first analyze the tenant accounts to determine whether or not the rents were calculated correctly, then go back a number of years to determine correct balances on accounts. a) LIHTC families were started first resulting in a total of 21 households being reimbursed for overpayments based on incorrect rents being charged and amount of rents being paid for a total of \$51,023.98 in reimbursements. This included \$15,176.94 in vacated accounts and \$35,847.04 in current tenants. b) Do not expect to see these kinds of corrections in the SDTHA managed units which are still in the process of being analyzed. 8. No unit inspections conducted during 2021 - because of COVID-19 safety protocols. As safety protocols relax in 2022, SDTHA expects to get back to scheduling and conducting the required unit inspections.</p>

Inspections

Activity (A)	Total number of Units (B)	Units in standard condition (C)	Units needing rehabilitation (D)	Units needing to be replaced (E)	Total number of units inspected (F=C+D+E)
1937 Housing Act Units:					
a. Rental	0	0	0	0	0
b. Homeownership	0	0	0	0	0
c. Other	0	0	0	0	0
1937 Act Subtotal:	0	0	0	0	0
NAHASDA Assisted Units:					

a. Rental	0	0	0	0	0
b. Homeownership	0	0	0	0	0
c. Rental Assistance	0	0	0	0	0
d. Other	0	0	0	0	0
NAHASDA Subtotal:	0	0	0	0	0
Total:	0	0	0	0	0

2. Did you comply with your inspection policy? **NO**
 Because of COVID-19 safety protocols, SDTHA did not get into any of the managed homes to conduct the annual inspections. Will get back on track with annual inspections once the Santo Domingo Pueblo COVID-19 safety protocols are lifted or eased, allowing SDTHA to safely enter all homes managed by

Audits

1. Did you expend \$750,000 or more in total Federal awards during the previous fiscal year ended (24 CFR 1000.544) ? **YES**
 If Yes, an audit is required to be submitted to the Federal Audit Clearinghouse. If No, an audit is not required.

Public Availability

Did you make this APR available to the citizens in your jurisdiction before it was submitted to HUD (24 CFR § 1000.518)? **YES**

If you are a TDHE, did you submit this APR to the Tribe **YES**

If you answered No to question #1 and/or #2, provide an explanation as to why not and indicate when you will do so:

Summarize any comments received from the Tribe and/or the citizens : **None received to date.**

Jobs Supported By NAHASDA

Number of Permanent Jobs Supported by Indian Housing Block Grant Assistance(IHBG): **8**

Number of Temporary Jobs Supported by Indian Housing Block Grant Assistance(IHBG): **0**

Narrative (Optional):