



Grant Number: **55-IH-53-15520**
 Report: **IHP Report for 2019**
 First Submitted On: **07/11/2018**
 Last Submitted On: **07/31/2018**

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

Cover Page

Grant Information:

Grant Number	55-IH-53-15520
Recipient Program Year	10/01/2018-09/30/2019
Federal Fiscal Year	2019
Initial Indian Housing Plan (IHP):	Yes
Amended Plan	
Annual Performance Report (APR):	
Amended Plan	
Tribe:	
TDHE:	Yes

Recipient Information:

Name of the Recipient	SWINOMISH HOUSING AUTHORITY
Contact Person	Simons, Lance
Telephone Number with Area Code	360-466-4081
Mailing Address	PO Box 677
City	La Conner
State	WA
Zip	98257-0677
Fax Number with Area Code	360-466-7219
Email Address	lsimons@swinomish.nsn.us
Tribes:	Swinomish Indian Tribal Community

TDHE/Tribe Information:

Tax Identification Number	611597872
DUNS Number	052052891
CCR/SAM Expiration Date	02/06/2019

Planned Grant-Based Budget for Eligible Programs:

IHBG Fiscal Year Formula Amount	\$1,149,326.00
---------------------------------	----------------

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 type="checkbox"/>	<input type="checkbox"/>
Infrastructure to Support Housing	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify below)	<input type="checkbox"/>	<input type="checkbox"/>
Planned Program Benefits	<p>This year's housing strategy will continue to focus on maintaining its current rental and homebuyer stock in good physical condition by addressing the maintenance, rehab and counseling needs of its renters and homebuyers; both 1937 Housing Act and NAHASDA units. The SHA will perform some pre-development planning to determine the feasibility and costs to construct additional rental units particularly the elderly and others with handicap/accessibility needs. The SHA will continue to assess its management and housing needs, and build its management capacity accordingly to meet its management needs. The SHA will also emphasize the refinement of policies and procedures to ensure staff and tenant/homebuyer compliance with program rules and requirements.</p>	
Geographic Distribution	<p>The geographic service area for NAHASDA purposes is the Swinomish Indian Reservation and Skagit County, State of Washington. The SHA will continue to operate its current units under management on the Swinomish Reservation and in the Town of La Conner to serve low and moderate income members of the Swinomish Tribe who are homeless, disabled or living in overcrowded situations and who are in need of affordable rental housing.</p>	

Programs

2019-1 : Operations and Maintenance for 1937 Act Units.

Program Name:	Operations and Maintenance for 1937 Act Units.
Unique Identifier:	2019-1
Program Description (continued)	<p>Designed to establish and maintain systems for 1937 Act Housing units which ensure sound fiscal management, human resource management, and planning and development of maintenance programs. Funds support administrative offices and maintenance shop facilities; associated utility, upkeep and insurance costs; purchasing of supplies, materials, services and equipment; tenant relations; travel, training and Board meetings; self-monitoring; legal assistance; billings and collections; reporting.</p>
Eligible Activity Number	(2) Operation 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	LMI Native American Families residing in Low rent and Mutual Help Units
Types and Level of Assistance	Services include management functions such as

accounting, work orders, procurement, reporting, BOC meetings, auditing services, tenant compliance and tenant referrals. As well as maintenance and general repairs to 1937 Act Homes.

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 78 to be Completed in Year	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)
\$441,850.00	\$200,000.00	\$641,850.00

2019-2 : Operations and Maintenance for NAHASDA units.

Program Name:	Operations and Maintenance for NAHASDA units.	
Unique Identifier:	2019-2	
Program Description (continued)	Designed to establish and maintain systems for NAHASDA units which ensure sound fiscal management, human resource management, and planning and development of maintenance programs. Funds support administrative offices and maintenance shop facilities; associated utility, upkeep and insurance costs; purchasing of supplies, materials, services and equipment; tenant relations; travel, training and Board meetings; self-monitoring; legal assistance; billings and collections; reporting. As well as maintenance and general repair of NAHASDA Homes.	
Eligible Activity Number	(20) Operation and Maintenance of NAHASDA-Assisted Units [202(4)]	
Intended Outcome Number	(12) Other-must provide description in the box below If Other: Ensure viability of housing stock and facilitate providing safe and decent housing.	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	LMI Native American Families residing in Low rent and Mutual Help Units	
Types and Level of Assistance	Services include management functions such as accounting, work orders, procurement, reporting, BOC meetings, auditing services, tenant compliance and tenant referrals. As well as maintenance and general repair of the units.	
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 41 to be Completed in Year	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)
\$313,048.00		\$313,048.00

2019-3 : Housing Services

Program Name:	Housing Services	
Unique Identifier:	2019-3	
Program Description (continued)	Housing services is designed to provide the following activities: tenant relations; rental/homebuyer agreement training; rental/homebuyer counseling and budget training; newsletters; advocacy; and, resident referrals.	
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	Low Income Native American Families.	
Types and Level of Assistance	Services to be delivered by Occupancy and Life Skills staff. Includes tenant relations; rental/homebuyer agreement training; rental/homebuyer budget training and counseling; newsletters; advocacy; and, resident referrals,.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	Planned Number of Households to be served in Year 119	APR - Actual 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)
\$50,000.00	\$0.00	\$50,000.00

2019-4 : Transitional Housing

Program Name:	Transitional Housing	
Unique Identifier:	2019-4	
Program Description (continued)	The SHA will make available two 4-bedroom rental units to the Tribe's Wellness Program for use as transitional housing that will provide a safe and sober environment for Swinomish members returning from substance abuse in-patient treatment programs or	

currently participating in out-patient programs. Some of these participants may also be homeles

Eligible Activity Number	(18) Other Housing Service [202(3)]						
Intended Outcome Number	(12) Other-must provide description in the box below If Other: Provide transitional housing for Tribal members that are actively participating in drug and alcohol treatment.						
APR: Actual Outcome Number	This information is only completed for an APR.						
Who Will Be Assisted	Low Income Native American single and unemployed individuals.						
Types and Level of Assistance	The SHA will have no operational involvement in this program beyond making the two rental units available to the Wellness Program. The SHA does not intend to spend any IHBG funds on this activity other than purchase insurance for the structure and SHA liability. Expenditures for maintenance and utilities will come from Tribal sources.						
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>8</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	8	This information is only completed for an APR.
	Planned	APR - Actual					
Number of Households to be served in Year	8	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	\$15,000.00	\$15,000.00

2019-5 : Housing Management Services

Program Name:	Housing Management Services						
Unique Identifier:	2019-5						
Program Description (continued)	Housing Services is designed to provide the following activities: application intake; wait list maintenance; lease monitoring; collections; recertifications; file maintenance of all tenant application information and correspondence; inspection and work order tracking.						
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	Low Income Native American Families.						
Types and Level of Assistance	Services to be delivered by Occupancy and Life Skills staff include: application intake; wait list maintenance; lease monitoring; collections; recertifications; maintenance of tenant and applicant files; inspection and work order tracking.						
APR : Describe Accomplishments	This information is only completed for an APR.						
Planned and Actual Outputs for 12-Month Program	<table border="1"> <thead> <tr> <th></th> <th>Planned</th> <th>APR - Actual</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Planned	APR - Actual			
	Planned	APR - Actual					

Year	Number of Households to be served in Year 120	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)
\$50,000.00		\$50,000.00

2019-6 : Professional and Construction Services

Program Name:	Professional and Construction Services						
Unique Identifier:	2019-6						
Program Description (continued)	Professional and construction services to construct 8-10 handicapped accessible rental units. Appropriate Environmental Reviews will be conducted PRIOR to beginning this program.						
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	Low Income Native American Families.						
Types and Level of Assistance	Create new housing opportunities for income eligible tribal members.						
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 Units to be Completed in Year</td> <td>10</td> <td>This information is only completed for an APR.</td> </tr> </tbody> </table>		Planned	APR - Actual	Number of Units to be Completed in Year	10	This information is only completed for an APR.
	Planned	APR - Actual					
Number of Units to be Completed in Year	10	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)
\$1,203,128.00	\$1,051,028.00	\$2,254,156.00

Maintaining 1937 Act Units, Demolition, and Disposition

Maintaining 1937 Act Units	The SHA will provide the necessary maintenance to existing rental units to ensure long-term viability. Participants in the Mutual Help program will be expected to be in compliance with their MHOA and accept responsibility for maintaining their units. Inspection of units will be conducted per SHA policies. Work orders generated by inspectors and or
----------------------------	---

resident call-ins will be entered into & tracked by SHA work order system. Repair of tenant damages will be charged to tenants. Maintenance work performed by SHA on Mutual Help units will be charged to the homebuyers. Routine maintenance work items will continue as scheduled/needed. SHA will also continue its program of twice a year chimney sweeps by professional chimney sweeps and annual inspection, recharge and replacement of fire extinguishers and range hood canisters in all homes to reduce common fire hazards. Comprehensive rehab of '37 Act rental units was completed approximately 15 years ago. SHA will plan for additional areas of rehab for its housing stock based on inspections and industry standards for replacement and upgrade of critical housing components.

Demolition and Disposition	The Family Wellness Center that we lease to the Tribe MAY be sold to the Tribe, though at this time it is still under Tribal consideration.
----------------------------	---

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:	\$1,127,000.00	\$1,149,326.00	\$2,276,326.00	\$2,276,326.00	\$0.00
IHBG Program Income:	\$0.00	\$300,000.00	\$300,000.00	\$200,000.00	\$100,000.00
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	\$0.00	\$0.00	\$0.00	\$0.00
LIHTC:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Non-Federal Funds:	\$1,066,028.00	\$15,000.00	\$1,081,028.00	\$1,066,028.00	\$15,000.00
Total:	\$2,193,028.00	\$1,464,326.00	\$3,657,354.00	\$3,542,354.00	\$115,000.00

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)
Operations and Maintenance for 1937 Act Units.	2019-1	\$441,850.00	\$200,000.00	\$641,850.00
Operations and Maintenance for NAHASDA units.	2019-2	\$313,048.00		\$313,048.00

Housing Services	2019-3	\$50,000.00	\$0.00	\$50,000.00
Transitional Housing	2019-4	\$0.00	\$15,000.00	\$15,000.00
Housing Management Services	2019-5	\$50,000.00		\$50,000.00
Professional and Construction Services	2019-6	\$1,203,128.00	\$1,051,028.00	\$2,254,156.00
Planning and Administration		\$218,300.00	\$0.00	\$218,300.00
Loan Repayment (describe in 3 & 4 below)		\$0.00	\$0.00	\$0.00
Total		\$2,276,326.00	\$1,266,028.00	\$3,542,354.00

APR	The leveraged funds are the funds from investments over the years. Investment funds included Non-NADASDA rents fro the Family wellness Center, Utility Office space lease, MEPA funds, allowable '37 Act home revenue.
-----	--

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

Other Submission Items

Useful Life/Affordability Period(s)	The SHA has adopted the tiered schedule for determining useful life as follows: IHBG Funds Invested: Affordability Period: Under \$5,000 6 months \$5,000-15,000 5 years \$15,001 - 40,000 10 years Over \$40,000 15 years New construction/acquisition of new construction 30 years Based on these stanards for use of IHBG funds for rehabilitation or new development the current useful life of the various units managed by SHA are listed below: Project Year constructed IHBG Assist. Remaining Usefu Life a. 23-3; 16 rerntals 1972 - 30 years Ops/Routine Maint. 0 years (*) a. 23-4; 15 rentals 1980 - 30 years Ops/Rotine Maint. 0 years (*) b. 23-6; 36 rentals 1985 - 30 years Ops/Routine Maint. 0 years (*) c. 23-7; 10 rentals 1993 - 30 years Ops/Routine Main. 5 years (*) d. 23-8; 1 Mutual Help 1998 - 30 years N/A. Admin. Fees 9 years e. 23-16; 9 Homebuyer 2001 - 30 years N/A. Mortgage 12 years f. 23-10; 16 rentals 2012 - 30 years Ops/Routine Maint. 23 years g. Co. Place; 16 rentals 1975 - 30 years Ops/Routine Maint. 0 years (**) (*) Projects 23- 3, 4, 6 & 7 were constructed with '37 Act funds and received rehabilitation via '37 ActModernization and CIAP funds. To dateIHBG funds have been used for operational support and routine maintenance. As such, the original useful life has not changed. As IHBG funds are used for planned rehab of these units the useful liffe will be adjusted according to the above schedule. (**) Conner Place was purchased with local funds in 2005. At purchase the useful life of the apartments had expired. IHBG funds have been used for operational support and routine maintenance. As such, the useful life has not changed. As IHBG funds are used for planned rehab of these units the useful life will be adjusted according to the above schedule.
-------------------------------------	---

Model Housing and Over-Income Activities	N/A
--	-----

Tribal and Other Indian Preference Does the tribe have a preference policy?	YES Preference points are given to income eligible
--	---

enrolled Swinomish members and other Indian families enrolled in other federally recognized Tribes in one out of the six scoring criteria used to establish the waiting list for vacant rental units. Only income eligible enrolled Swinomish members are eligible for homebuyer programs

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?

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

IHP Tribal Certification

Tribal Name

Certification

Signature

Title

Certify

Swinomish Indian Tribal Community	Tribe has certificate on file with HUD	FERGUSON, SANDEL	Grants Management Specialist	07/26/2018
-----------------------------------	--	------------------	------------------------------	------------

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: