



Grant Number: 55-IH-53-15520
Report: IHP Report for 2023
First Submitted On: 07/07/2022
Last Submitted On: 07/30/2022

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

Cover Page

Grant Information:

Table with 2 columns: Field Name, Value. Rows include Grant Number (55-IH-53-15520), Recipient Program Year (10/01/2022-09/30/2023), Federal Fiscal Year (2023), Initial Indian Housing Plan (IHP): (Yes), Amended Plan, Annual Performance Report (APR):, Amended Plan, Tribe:, TDHE: (Yes).

Recipient Information:

Table with 2 columns: Field Name, Value. Rows include 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 (982570677), Fax Number with Area Code (360-466-7219), Email Address (lsimons@swinomish.nsn.us), Tribes: (Swinomish Indian Tribal Community).

TDHE/Tribe Information:

Table with 2 columns: Field Name, Value. Rows include Tax Identification Number (611597872), DUNS Number (052052891), CCR/SAM Expiration Date (01/25/2023).

Planned Grant-Based Budget for Eligible Programs:

Table with 2 columns: Field Name, Value. Row: IHBG Fiscal Year Formula Amount (\$1,378,535.00).

Housing Needs

Table with 3 columns: 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	SHA will focus on maintaining its current rental and homebuyer stock in good physical condition by addressing the maintenance, rehabilitation and counseling needs of its renters and homebuyers; both 1937 Housing Act and NAHASDA units. The SHA will continue to assist with management and housing needs, and build its management capacity accordingly to meets its operational needs. The SHA will also update policies and procedures to ensure staff and tenant/homebuyer compliance with program rules and requirements.	
Geographic Distribution	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.	

Programs

2023-01 : Housing Services

Program Name:	Housing Services	
Unique Identifier:	2023-01	
Program Description (continued)	Housing services is designed to provide the following activities: tenant relations; rental/homebuyer agreement training; rental/homebuyer counseling and budget training; creating newsletters; advocacy; and, resident referrals. Will also include maintaining the Authority's website.	
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 referral,.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	<p style="text-align: center;">Planned</p> <p>Number of Households to be served in Year</p> <p style="text-align: center;">126</p>	<p style="text-align: center;">APR - Actual</p> <p>This information is only completed for an APR.</p>
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)
\$136,000.00	\$0.00	\$136,000.00

2023-02 : Transitional Housing

Program Name:	Transitional Housing	
Unique Identifier:	2023-02	
Program Description (continued)	The SHA will lease a multi-family unit to the Tribe's Wellness Program for use as transitional housing that will provide a safe and sober environment for homeless Swinomish members returning from substance abuse in-patient treatment programs or currently participating in out-patient programs.	
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 rental unit available to the Wellness Program. The SHA does intend to spend IHBG funds on this activity for contract management, renewal, and negotiations. Expenditures for maintenance and utilities come from Tribal sources. Insurance will be carried in blanket coverage on all SHA 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 Households to be served in Year	0 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)
\$10,000.00	\$0.00	\$10,000.00

2023-03 : Housing Management Services

Program Name:	Housing Management Services	
Unique Identifier:	2023-03	
Program Description (continued)	Housing management 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 Office Assistant and Operations Manager 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 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>126</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	126	This information is only completed for an APR.
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Number of Households to be served in Year	126	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.						

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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)
\$185,000.00	\$0.00	\$185,000.00

2023-04 : Rental Rehabilitation of 37 Act Homes

Program Name:	Rental Rehabilitation of 37 Act Homes						
Unique Identifier:	2023-04						
Program Description (continued)	Designed to rehabilitate the SHA current rental housing stock when needed after tenant move-out to address needed updates and rehabilitate the unit from extensive tenant damage.						
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	Low and moderate income Native American Families residing in the SHA rental units.						
Types and Level of Assistance	Rehabilitation activities as defined in CPD-16-02, such as replacing windows, doors, and drywall; rebuilding stairs, and substantial kitchen remodel.						
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>4</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	4	This information is only completed for an APR.
	Planned	APR - Actual					
Number of Units to be Completed in Year	4	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.						

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Prior and current year IHBG (only) funds to be expended in 12-month program	Total all other funds to be expended in 12-month	Total funds to be expended in 12-month
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year (L)	program year (M)	program year (N=L+M)
\$80,000.00	\$0.00	\$80,000.00

2023-05 : Rental Rehabilitation of NAHASDA Units

Program Name:	Rental Rehabilitation of NAHASDA Units	
Unique Identifier:	2023-05	
Program Description (continued)	Designed to rehabilitate the SHA current rental housing stock when needed after tenant move-out to address needed updates and rehabilitate the unit from extensive tenant damage.	
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	Low and moderate income Native American Families residing in the SHA rental units.	
Types and Level of Assistance	Rehabilitation activities as defined in CPD-16-02, such as replacing windows, doors, and drywall; rebuilding stairs, and substantial kitchen remodel.	
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 3	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)
\$60,000.00	\$0.00	\$60,000.00

2023-06 : Operations and Maintenance for 1937 Act Units.

Program Name:	Operations and Maintenance for 1937 Act Units.	
Unique Identifier:	2023-06	
Program Description (continued)	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 maintenance office staff 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.	
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	<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>77</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	77	This information is only completed for an APR.
	Planned	APR - Actual					
Number of Units to be Completed in Year	77	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)
\$710,000.00	\$150,000.00	\$860,000.00

2023-07 : Operations and Maintenance for NAHASDA units.

Program Name:	Operations and Maintenance for NAHASDA units.						
Unique Identifier:	2023-07						
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	(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 repair of the units.						
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>49</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	49	This information is only completed for an APR.
	Planned	APR - Actual					
Number of Units to be Completed in Year	49	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)

\$330,000.00

\$100,000.00

\$430,000.00

2023-08 : Home Construction

Program Name:	Home Construction	
Unique Identifier:	2023-08	
Program Description (continued)	Using a \$200,000 from this 2023 IHBG and \$250,000 from Non-federal investment income, SHA will plan and build a 5 bedroom - 2 bath home on a vacant lot that previously supported a housing unit. The lot already has power, water, and sewer.	
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 eligible American Indians and Alaska Native housing applicants with large families will be assisted.	
Types and Level of Assistance	The new home will provide an additional safe and sanitary housing unit for large families on our wait list, alleviating the burden of overcrowding. The 5 bedroom unit will be the first unit this large in the current housing stock.	
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 1	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)
\$200,000.00	\$250,000.00	\$450,000.00

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 inspections and or residents' request will be entered into and tracked by HDS. Repair of tenant damages will be charged to tenants. Maintenance work performed by SHA on Mutual Help units will be charged to the home buyers or the Homeowner Repair Program. 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 rehabilitation of '37 Act rental units was completed approximately 15 years ago. SHA will plan for additional areas of repair for its housing stock based on inspections and industry standards for repair and upgrade of critical housing components.
Demolition and Disposition	There are plans to sell, at fair market value, two NAHASDA assisted homes to current tenants, both of which are over income per FY2022 Income Limits.

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:	\$1,200,000.00	\$1,378,535.00	\$2,578,535.00	\$1,986,000.00	\$592,535.00
IHBG Program Income:	\$0.00	\$300,000.00	\$300,000.00	\$250,000.00	\$50,000.00
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:	\$450,000.00	\$0.00	\$450,000.00	\$250,000.00	\$200,000.00
Total:	\$1,650,000.00	\$1,678,535.00	\$3,328,535.00	\$2,486,000.00	\$842,535.00

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)
Housing Services	2023-01	\$136,000.00	\$0.00	\$136,000.00
Transitional Housing	2023-02	\$10,000.00	\$0.00	\$10,000.00
Housing Management Services	2023-03	\$185,000.00	\$0.00	\$185,000.00
Rental Rehabilitation of 37 Act Homes	2023-04	\$80,000.00	\$0.00	\$80,000.00
Rental Rehabilitation of NAHASDA Units	2023-05	\$60,000.00	\$0.00	\$60,000.00
Operations and Maintenance for 1937 Act Units.	2023-06	\$710,000.00	\$150,000.00	\$860,000.00
Operations and Maintenance for NAHASDA units.	2023-07	\$330,000.00	\$100,000.00	\$430,000.00
Home Construction	2023-08	\$200,000.00	\$250,000.00	\$450,000.00
Planning and Administration		\$275,000.00	\$0.00	\$275,000.00
Loan Repayment (describe in 3 & 4 below)		\$0.00	\$0.00	\$0.00
Total		\$1,986,000.00	\$500,000.00	\$2,486,000.00

APR

\$250,000 of Non-federal investment income planned for the Home Construction activity will be taken from the

	Swinomish Housing Authority's Investment Funds.
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 standards 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 Useful Life a. 23-3; 16 rentals 1972 - 30 years Ops/Routine Maint. 0 years * b. 23-4; 15 rentals 1980 - 30 years Ops/Routine Maint. 0 years * c. 23-6; 36 rentals 1985 - 30 years Ops/Routine Maint. 0 years * d. 23-7; 10 rentals 1993 - 30 years Ops/Routine Maint. 2 years e. 23-16; 9 Home buyer 2001 - 30 years N/A. Mortgage 10 years f. 23-10; 16 rentals 2012 - 30 years Ops/Routine Maint. 21 years g. Conner Place; 16 rentals 1975 - 30 years									
Model Housing and Over-Income Activities	None									
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.									
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:	<table border="1" style="width: 100%; text-align: center;"> <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	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 Date
Swinomish Indian Tribal Community	Tribe has certificate on file with HUD	MALALO, TEPORA	GMS	08/16/2022

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:	