



Energy and Performance Information Center (EPIC)

Grant Number: **55-IT-06-27790**

Report: **IHP 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-IT-06-27790
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):	
Amended Plan	
Tribe:	Yes
TDHE:	

Recipient Information:

Name of the Recipient	Pinoleville Pomo Nation
Contact Person	Williams, Leona
Telephone Number with Area Code	707-463-1454
Mailing Address	500-B Pinoleville Drive
City	Ukiah
State	CA
Zip	95482
Fax Number with Area Code	707-463-6601
Email Address	leonaw@pinoleville-nsn.us

TDHE/Tribe Information:

Tax Identification Number	680043296
DUNS Number	883847626
CCR/SAM Expiration Date	12/15/2020

Planned Grant-Based Budget for Eligible Programs:

IHBG Fiscal Year Formula Amount	\$212,967.00
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Housing Needs

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

Renters Who Wish to Become Owners	<input 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 type="checkbox"/>	<input type="checkbox"/>
Units Needing Energy Efficiency Upgrades	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure to Support Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify below)	<input type="checkbox"/>	<input type="checkbox"/>
Planned Program Benefits	Reducing the overcrowding households, and homelessness by providing rental assistance program and provide families assistance to secure safe, decent, and sanitary housing. The tribe will assist home owners that are in need of rehabilitation to their homes to bring them to substandard. The homeless need will be addressed in housing assistance.	
Geographic Distribution	The geographic distribution for assistance is Mendocino, Lake, Sonoma and Sacramento counties. This is the Tribes service area.	

Programs

2021-01 : M&O of 1937 Act Units

Program Name:	M&O of 1937 Act Units	
Unique Identifier:	2021-01	
Program Description (continued)	The program will provide for the maintenance and operation of the Tribes 1937 Act housing stock. The Housing Department will follow their routine and non routine maintenance schedules to ensure proper upkeep of its housing stock. This includes replacement of the gutters and HVAC systems. Each unit will be inspected at least annually to ensure working order of everything in the unit. The smoke alarms, fire extinguisher, and HVAC system on the housing stock will be inspected on an annual basis.	
Eligible Activity Number	(2) Operation of 1937 Act Housing [202(1)]	
Intended Outcome Number	(4) Improve quality of existing infrastructure	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	The housing stock that is assisted under this program are currently occupied by low-income AI/AN families.	
Types and Level of Assistance	The type of assistance that will be provided under this program will be in the form of routine and non-routine maintenance. Tenants will submit work orders to the housing Department and work is assigned to the Maintenance Department Staff.	
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 5	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

Total all other funds to be expended in 12-month

Total funds to be expended in 12-month

year (L)	program year (M)	program year (N=L+M)
\$107,761.00		\$107,761.00

2021-02 : Development

Program Name:	Development	
Unique Identifier:	2021-02	
Program Description (continued)	The program will propose to leverage funds under IHBG to help secure a competitive IHBG grant through HUD. The leveraged funds will go towards the development of infrastructure for the proposed housing development under way for the tribe. The property currently has no infrastructure in place. 13 of the 26 units will be for families below 80% of AMI and the other 13 units will be market rate.	
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 AI/AN families that fall below the 80% median income for the county, or US which ever is greater.	
Types and Level of Assistance	The type of assistance provided under this program is monetary, paid directly to the vendor or contractor providing the work for the construction.	
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 26	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)
\$56,590.00	\$0.00	\$56,590.00

2021-03 : Rental Assistance

Program Name:	Rental Assistance	
Unique Identifier:	2021-03	
Program Description (continued)	Under this program low-income families will be able to apply for two categories of assistance. The rental assistance portion of the program will provide assistance to families trying to secure permanent housing. The assistance will go towards a security deposit and first months rent. The emergency assistance portion of the program will assist families that may have fallen behind on rent or utility bills.	
Eligible Activity Number	(18) Other Housing Service [202(3)]	
Intended Outcome Number	(5) Address homelessness	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	Low-income AI/AN families that fall below the 80% median income.	
Types and Level of Assistance	The type of assistance provided under this program will	

	be monetary paid directly to the appropriate vendor. The rental assistance program has a limit of once every 18 months for each applicant. The cap on the rental assistance will be in the amount of \$1,000.00 per applicant. The emergency assistance portion of the program will allow a once per year use, not to exceed \$500.00.						
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>5</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	5	This information is only completed for an APR.
	Planned	APR - Actual					
Number of Households to be served in Year	5	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)
\$5,000.00		\$5,000.00

2021-04 : M&O of NAHASDA Assisted Units

Program Name:	M&O of NAHASDA Assisted Units						
Unique Identifier:	2021-04						
Program Description (continued)	The program will allow for the maintenance and operation of NAHASDA units. This planned program allows the Housing Department to continue to abate homelessness by assisting low-income families with affordable rental units with the NAHASDA housing units. The Housing Department will protect the investment of their NAHASDA housing units by maintaining the units and common areas of these properties for current and future use. The Housing Department will conduct annual inspections and maintain insurance on all NAHASDA housing 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	This information is only completed for an APR.						
Who Will Be Assisted	Households assisted under this program are low-income AI/AN families. Each household is certified on an annual basis to ensure they are income qualified.						
Types and Level of Assistance	The assistance provided under this program will be based on work orders received throughout the program year. If the tenant is found to be responsible for damages, they are billed accordingly. Any routine or preventative maintenance is in accordance with Housing Department schedules.						
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>3</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	3	This information is only completed for an APR.
	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)
\$10,894.00		\$10,894.00

2021-05 : Youth Program

Program Name:	Youth Program							
Unique Identifier:	2021-05							
Program Description (continued)	The Youth Program will allow low-income youth to participate in healthy lifestyle activities which include physical education, Pomo basket classes, Pomo language classes and regalia making classes. The program will also provide education on the harm of unhealthy behaviors such as drug and alcohol abuse. Another major part of the program is to provide assistance to youth and their families for travel and registration fees for various sporting activities throughout the program year in conjunction with educational prevention activities. The program will also provide school supplies at the beginning of the school year for low-income families in conjunction with educational prevention activities.							
Eligible Activity Number	(18) Other Housing Service [202(3)]							
Intended Outcome Number	(12) Other-must provide description in the box below If Other: Prevention of low-income Native American youth engaging in unhealthy risky behavior.							
APR: Actual Outcome Number	This information is only completed for an APR.							
Who Will Be Assisted	Low-income Native American families whose income falls below the 80% median income levels.							
Types and Level of Assistance	The assistance that will be provided directly to families will be monetary. The program will assist families with travel for their youth to participate in various sporting activities. Classes that are offered to the youth will be provided by the Housing Department, no assistance will be provided directly to participants for them.							
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 style="text-align: center;">Planned</th> <th style="text-align: center;">APR - Actual</th> </tr> </thead> <tbody> <tr> <td>Number of Households to be served in Year</td> <td style="text-align: center;">10</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	10	This information is only completed for an APR.	
	Planned	APR - Actual						
Number of Households to be served 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:

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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)
\$5,317.00		\$5,317.00

Maintaining 1937 Act Units, Demolition, and Disposition

Maintaining 1937 Act Units	The Housing Department will maintain insurance for all 1937 acts units. The Maintenance Department will conduct annual inspections of all units and fix deficiency found during the annual inspection. Maintenance Department will conduct routine, preventative and emergency maintenance as needed.
Demolition and Disposition	N/A

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:	\$0.00	\$212,967.00	\$212,967.00	\$212,967.00	\$0.00
IHBG Program Income:	\$15,425.00	\$55,968.00	\$71,393.00	\$0.00	\$71,393.00
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:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$15,425.00	\$268,935.00	\$284,360.00	\$212,967.00	\$71,393.00

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)
M&O of 1937 Act Units	2021-01	\$107,761.00		\$107,761.00
Development	2021-02	\$56,590.00	\$0.00	\$56,590.00
Rental Assistance	2021-03	\$5,000.00		\$5,000.00
M&O of NAHASDA Assisted Units	2021-04	\$10,894.00		\$10,894.00
Youth Program	2021-05	\$5,317.00		\$5,317.00
Planning and Administration		\$27,405.00	\$0.00	\$27,405.00
Loan Repayment (describe in 3 & 4 below)		\$0.00	\$0.00	\$0.00
Total		\$212,967.00	\$0.00	\$212,967.00

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

Other Submission Items

Useful Life/Affordability Period(s)	The Pinoleville Housing Department will use a tiered schedule to determine the affordability. This will specify a number of years the housing must remain affordable, dependent on the amount of IHBG funds being invested. IHBG funds invested affordability under \$500,000...6 months, \$5,000 to \$15,000,000...5 years \$15,001.00 to
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	\$40,000.00... 15 years. Newly constructed housing ...20 years.									
Model Housing and Over-Income Activities	N/A									
Tribal and Other Indian Preference Does the tribe have a preference policy?	YES Priority is low-income tribal citizens enrolled with PPN. The next priority is low income Indian families not enrolled in PPN.									
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"> <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

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
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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:	