



Energy and Performance Information Center (EPIC)

Grant Number: 55-IT-32-01600

Report: APR Report for 2019

OMB CONTROL NUMBER: 2577-0218

EXPIRATION DATE: 07/31/2019

Cover Page

Grant Information:

Grant Number	55-IT-32-01600
Recipient Program Year	01/01/2019-12/31/2019
Federal Fiscal Year	2019
Initial Indian Housing Plan (IHP):	Yes
Amended Plan	
Annual Performance Report (APR):	Yes
Amended Plan	
Tribe:	Yes
TDHE:	

Recipient Information:

Name of the Recipient	Summit Lake Paiute Tribe
Contact Person	DeSoto, Randi
Telephone Number with Area Code	775-827-9670
Mailing Address	1001 Rock BLvd
City	Sparks
State	NV
Zip	89431
Fax Number with Area Code	775-827-9678
Email Address	randi.desoto@summitlaketribe.org
Tribes:	

TDHE/Tribe Information:

Tax Identification Number	942638038
DUNS Number	153913009
CCR/SAM Expiration Date	08/01/2019

Planned Grant-Based Budget for Eligible Programs:

IHBG Fiscal Year Formula Amount	\$74,594.00
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Housing Needs

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

Substandard Units Needing Rehabilitation	<input 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	Assist low income members of the Summit Lake Paiute Tribe with housing assistance by making their homes more accessible to persons with disabilities. Providing down payment & closing cost assistance and tenant based rental assistance.	
Geographic Distribution	Summit Lake Paiute Tribal members that are low income families living within the Indian Service Areas described in each Program Policy.	

Programs

2019 - 1 : Downpayment and Closing Cost Assistance to Eligible Families

Program Name:	Downpayment and Closing Cost Assistance to Eligible Families	
Unique Identifier:	2019 - 1	
Program Description (continued)	Provide funding to assist eligible tribal families to become homebuyers by assisting them with down payment and closing costs.	
Eligible Activity Number	(13) Down Payment/Closing Cost Assistance [202(2)]	
Intended Outcome Number	(2) Assist renters to become homeowners	
APR: Actual Outcome Number	(2) Assist renters to become homeowners	
Who Will Be Assisted	Eligible low income Summit Lake tribal members' families located in the states of NV, CA, ID, OR, WA, and AZ.	
Types and Level of Assistance	We plan to provide up to \$25,000.00 per family for down payment and closing cost. Summit Lake intends to assist up to 4 families.	
APR : Describe Accomplishments	Received 5 applications for Down Payment/Closing Cost Assistance. 2 applications were eligible for assistance; however, 1 could not secure a home loan with a lender and the other has not started looking to secure a home loan. 2 failed to provide documents and are pending, 1 applicant exceeds the 100% income limits and is a non-low-income family. Finalized an application for assistance along with the Down Payment and Closing Cost Policy.	
Planned and Actual Outputs for 12-Month Program Year	Planned Number of Units to be Completed in Year 4	APR - Actual 0
APR: If the program is behind schedule, explain why	The program just began in 2019. Working on increasing the number of applicants and continuing to educate Tribal Members on Home ownership through Counseling.	

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	\$13,733.67	\$0.00	\$13,733.67
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2019 - 2 : Rehabilitation Assistance to Existing Homeowners

Program Name:	Rehabilitation Assistance to Existing Homeowners								
Unique Identifier:	2019 - 2								
Program Description (continued)	Provide rehabilitation services to low income elder or near elder tribal families for up to 5 families to provide accessibility services to persons with disabilities in accordance with our Rehabilitation Policies and Procedures. The level of assistance will be up to \$15,000.00 per homeowner.								
Eligible Activity Number	(16) Rehabilitation Assistance to Existing Homeowners [202(2)]								
Intended Outcome Number	(9) Provide accessibility for disabled/elderly persons								
APR: Actual Outcome Number	(9) Provide accessibility for disabled/elderly persons								
Who Will Be Assisted	Eligible low income Summit Lake Paiute Tribal members families located in the state of Nevada.								
Types and Level of Assistance	We plan to provide up to \$15,000.00 per family for rehabilitation services to low income elderly or near elderly tribal families for up to 5 families. Summit Lake Paiute Tribe intends to assist up to 5 families.								
APR : Describe Accomplishments	Were able to finalize an application for assistance along with the rehabilitation policy.								
Planned and Actual Outputs for 12-Month Program Year	<table><tr><td></td><td>Planned</td><td>APR - Actual</td></tr><tr><td>Number of Units to be Completed in Year</td><td>5</td><td>0</td></tr></table>				Planned	APR - Actual	Number of Units to be Completed in Year	5	0
	Planned	APR - Actual							
Number of Units to be Completed in Year	5	0							
APR: If the program is behind schedule, explain why	Program is still new. Working on outreach to all Tribal Members who own their own home. Continuing to encourage them to apply.								

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)
\$75,000.00	\$0.00	\$75,000.00	\$11,686.80	\$0.00	\$11,686.80

2019 - 3 : Tenant Based Rental Assistance

Program Name:	Tenant Based Rental Assistance				
Unique Identifier:	2019 - 3				
Program Description (continued)	We plan to provide funding to assist eligible tribal families with rental assistance in accordance with our Tenant Based Assistance Program Policies and Procedures.				
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	Eligible low income Summit Lake tribal members located in the state of Nevada.				
Types and Level of Assistance	The financial rental assistance per household will be set at no more than \$500.00 per month for a total of \$6,000.00 per year in accordance with our Rental Assistance Policies and Procedures.				
APR : Describe Accomplishments	Finalized an Application for Assistance and TBRA Policy. 5 Applications in total were received in 2019. 2 were eligible for funding; 1 of those has not started looking for their own rental unit, the other was funded for the				

	month of December. 2 are missing documents and their application is pending, 1 is a non-low-income family.	
Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
	Number of Households to be served in Year	
	10	1
APR: If the program is behind schedule, explain why	Program is still new, working on outreach to Tribal Members to encourage them to apply.	

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)	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)
\$60,000.00	\$0.00	\$60,000.00	\$12,466.69	\$0.00	\$12,466.69

2019 - 4 : Housing Management Services to Program Participants

Program Name:	Housing Management Services to Program Participants		
Unique Identifier:	2019 - 4		
Program Description (continued)	Provide housing management services to program participants and other eligible families seeking to obtain information on affordable housing and to manage our housing service programs.		
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	All eligible low-income Summit Lake tribal members' families.		
Types and Level of Assistance	We plan to provide assistance to eligible families with application processing for financial assistance to obtain affordable housing. We also plan to employ a manager to assist tribal members with education to enable them to obtain affordable housing and administer the housing programs.		
APR : Describe Accomplishments	Finalized polices for the DP/CC, TBRA, Rehab Programs along with Self Monitoring, Background and Grievances. Completed an Application for Admissions for the DP/CC, TBRA and Rehab Programs. Also completed internal forms for verification of employment, residence, child care, Table A forms for the 3 programs, resource library with assistance applications for other programs within the area. Created a Housing Survey mailed to all the membership with a completed and returned number of 10 in 2019. Held 3 workshops for application assistance, budget and credit counseling. Created a Housing Webpage on the SLPT Website. Attended training's to help further the knowledge and experience of the Housing Manager. Upgraded the Housing Manager Computer. Met with tribal members when needed regarding assistance. Established working relationships with other tribes and entities.		
Planned and Actual Outputs for 12-Month Program Year		Planned	APR - Actual
	Number of Households to be served in Year	68	0
APR: If the program is behind schedule, explain why			

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)	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)
\$70,000.00	\$0.00	\$70,000.00	\$1,402.40	\$0.00	\$1,402.40

2019 - 5 : Model Activity - Administration Building

Program Name:	Model Activity - Administration Building				
Unique Identifier:	2019 - 5				
Program Description (continued)	We plan to acquire or construct an Administration Facility using IHBG funds.				
Eligible Activity Number	(22) Model Activities [202(6)]				
Intended Outcome Number	(12) Other-must provide description in the box below If Other: We plan to use IHBG funds as leverage to acquire or develop ownership of an administration facility. We have outgrown our current location and are in desperate need of more space. We currently lease a small office building in Sparks, NV for \$1,200.00 a month. We estimate that about 30% of the facility will be used for our growing housing assistance programs. The Summit Lake Paiute Tribe of Nevada will provide the additional funding for the facility using existing funds. The cost of procuring an existing office building in Sparks, NV is approximately \$175.00 a square foot. The tribe needs a facility between 5,700 & 6,000 square feet. About 1,700 square feet of the facility would be utilized for the management and administration of our affordable housing assistance programs				
APR: Actual Outcome Number	(12) Other-must provide description in the box below If Other: We plan to use IHBG funds as leverage to acquire or develop ownership of an administration facility. We have outgrown our current location and are in desperate need of more space. We currently lease a small office building in Sparks, NV for \$1,200.00 a month. We estimate that about 30% of the facility will be used for our growing housing assistance programs. The Summit Lake Paiute Tribe of Nevada will provide the additional funding for the facility using existing funds. The cost of procuring an existing office building in Sparks, NV is approximately \$175.00 a square foot. The tribe needs a facility between 5,700 & 6,000 square feet. About 1,700 square feet of the facility would be utilized for the management and administration of our affordable housing assistance programs				
Who Will Be Assisted	All 68 households of the Summit Lake Paiute Tribe of Nevada community will benefit from this model activity.				
Types and Level of Assistance	We plan to use IHBG funds as leverage to acquire or develop ownership of an administration facility. We have outgrown our current location and are in desperate need of more space. We currently lease a small office building in Sparks, NV for \$1,200.00 a month. We estimate that about 30% of the facility will be used for our growing housing assistance programs. The Summit Lake Paiute Tribe of Nevada will provide the additional funding for the facility using existing funds. The cost of procuring an existing office building in Sparks, NV is approximately \$175.00 a square foot. The tribe needs a facility between 5,700 & 6,000 square feet. About 1,700 square feet of the facility would be utilized for the management and administration of our affordable housing assistance programs.				
APR : Describe Accomplishments	Previous Tribal Coordinator had taken on the responsibility to look for a new office space for the SLPT. She was funded under BIA.				
Planned and Actual Outputs for 12-Month Program Year	<table> <tr> <th>Planned</th><th>APR - Actual</th></tr> <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> </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	Previous Tribal Coordinator had not secured a new office space before the end of the year 2019. Task had been handed off to Housing Manager to continue to look for new office space for SLPT				

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)	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)
\$300,000.00	\$700,000.00	\$1,000,000.00	\$1,402.40	\$0.00	\$1,402.40

Maintaining 1937 Act Units, Demolition, and Disposition

Maintaining 1937 Act Units	Does not apply to Summit Lake Paiute Tribe.
Demolition and Disposition	Does not apply to Summit Lake Paiute Tribe.

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	\$728,963.30	\$75,000.00	\$803,963.30	\$627,500.00	\$176,463.30	
	Actual	\$701,933.00	\$74,594.00	\$776,527.00	\$51,195.65	\$725,331.35	\$0.00
IHBG 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
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
1937 Act Operating Reserves:	Estimated	\$0.00		\$0.00	\$0.00	\$0.00	
	Actual	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
Carry Over 1937 Act Funds:	Estimated	\$0.00		\$0.00	\$0.00	\$0.00	
	Actual	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
LEVERAGED FUNDS							
ICDBG Funds:	Estimated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Federal Funds:	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	\$0.00	
LIHTC:	Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Estimated	\$700,000.00	\$0.00	\$700,000.00	\$700,000.00	\$0.00	
Non-Federal Funds:	Actual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Estimated	\$1,428,963.30	\$75,000.00	\$1,503,963.30	\$1,327,500.00	\$176,463.30	\$0.00
Total:	Actual	\$701,933.00	\$74,594.00	\$776,527.00	\$51,195.65	\$725,331.35	\$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)
Downpayment and Closing Cost Assistance to Eligible Families	2019 - 1	\$100,000.00	\$0.00	\$100,000.00	\$13,733.67	\$0.00	\$13,733.67
Rehabilitation Assistance to Existing Homeowners	2019 - 2	\$75,000.00	\$0.00	\$75,000.00	\$11,686.80	\$0.00	\$11,686.80
Tenant Based Rental Assistance	2019 - 3	\$60,000.00	\$0.00	\$60,000.00	\$12,466.69	\$0.00	\$12,466.69
Housing Management Services to Program Participants	2019 - 4	\$70,000.00	\$0.00	\$70,000.00	\$1,402.40	\$0.00	\$1,402.40
Model Activity - Administration Building	2019 - 5	\$300,000.00	\$700,000.00	\$1,000,000.00	\$1,402.40	\$0.00	\$1,402.40
Planning and Administration		\$22,500.00	\$0.00	\$22,500.00	\$10,503.69	\$0.00	\$10,503.69
Loan Repayment (describe in 3 & 4 below)		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		\$627,500.00	\$700,000.00	\$1,327,500.00	\$51,195.65	\$0.00	\$51,195.65
APR				Tribal non federal funds for Model Activity - Purchase Admin. Bldg. to administer all program services including Housing Programs.			
APR				Planning & Administration funds expended for portion of Housing Manager Salary and council stipend for 1 meeting. Attending Housing training's and creating Policies and Procedures, reports, self monitoring, etc.			

Other Submission Items

Useful Life/Affordability Period(s)	IHBG Resources Invested Affordability Period: Under \$5,000 - 6 months; \$5,000 to \$15,000 - 5 years; 15,001 to \$40,000 - 10 years; Over \$40,000 - 15 years; New construction or acquisition of 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 The Summit Lake Paiute Tribe of Nevada (SLPT) gives preference to SLPT tribal families in all of our housing assistance programs.
Anticipated Planning and Administration Expenses	NO

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

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

NO

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

	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.

YES

The recipient will maintain adequate insurance coverage for housing units that are owned and operated or assisted with grant amounts provided under NAHASDA, in compliance with such requirements as may be established by HUD:

YES

Policies are in effect and are available for review by HUD and the public governing the eligibility, admission, and occupancy of families for housing assisted with grant amounts provided under NAHASDA:

YES

Policies are in effect and are available for review by HUD and the public governing rents charged, including the methods by which such rents or homebuyer payments are determined, for housing assisted with grant amounts provided under NAHASDA:

YES

Policies are in effect and are available for review by HUD and the public governing the management and maintenance of housing assisted with grant amounts provided under NAHASDA:

YES

Tribal Wage Rate Certification

1. You will use tribally determined wage rates when required for IHBG-assisted construction or maintenance activities. The Tribe has appropriate laws and regulations in place in order for it to determine and distribute prevailing wages.

2. You will use Davis-Bacon or HUD determined wage rates when required for IHBG-assisted construction or maintenance activities.

YES

3. You will use Davis-Bacon and/or HUD determined wage rates when required for IHBG-assisted construction except for the activities described below.

4. List the activities using tribally determined wage rates:

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. Previous years it was noted we needed corrections on Tribal policies, those were fixed in 2018. The 2019 review went well and most corrective action was already corrected in the previous year.

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? YES

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 Not Applicable

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 : Posted for 30+ days

Jobs Supported By NAHASDA

Number of Permanent Jobs Supported by Indian Housing Block Grant Assistance(IHBG):	1
Number of Temporary Jobs Supported by Indian Housing Block Grant Assistance(IHBG):	0
Narrative (Optional):	Provided one (1) full-time Housing Program Manager position.