



## Energy and Performance Information Center ( EPIC )

Grant Number: **55-IH-02-14840**Report: **IHP Report for 2020**

OMB CONTROL NUMBER: 2577-0218

EXPIRATION DATE: 07/31/2019

**Cover Page****Grant Information:**

Grant Number	55-IH-02-14840
Recipient Program Year	10/01/2019-09/30/2020
Federal Fiscal Year	2020
Initial Indian Housing Plan (IHP):	Yes
Amended Plan	
Annual Performance Report (APR):	
Amended Plan	
Tribe:	
TDHE:	Yes

**Recipient Information:**

Name of the Recipient	BARANOF ISLAND HOUSING AUTHORITY
Contact Person	Goade, David
Telephone Number with Area Code	907-747-5088
Mailing Address	245 Katlian Street
City	Sitka
State	AK
Zip	99835-0000
Fax Number with Area Code	907-747-5701
Email Address	dave@bihasitka.org
Tribes:	Sitka Tribe of Alaska

**TDHE/Tribe Information:**

Tax Identification Number	920116560
DUNS Number	144277568
CCR/SAM Expiration Date	01/16/2020

**Planned Grant-Based Budget for Eligible Programs:**

IHBG Fiscal Year Formula Amount	\$1,377,138.00
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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 checked="" type="checkbox"/>
Renters Who Wish to Become Owners	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Substandard Units Needing Rehabilitation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Homeless Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Households Needing Affordable Rental Units	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
College Student Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disabled Households Needing Accessibility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Units Needing Energy Efficiency Upgrades	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Infrastructure to Support Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify below)	<input type="checkbox"/>	<input type="checkbox"/>
Planned Program Benefits	<p>BIHA will continue to operate New Mutual Help, Lease-to-Own, and Low-Rent Programs. These programs address overcrowding, renters seeking home ownership opportunity, households eligible for affordable housing, homelessness, and disabled households in need of improved accessibility. BIHA will continue to offer housing financial assistance to students pursuing post-secondary education or vocational training. BIHA will offer on a limited basis housing rehabilitation services to Tribal Citizens and other Native American/Alaska Natives to improve home energy efficiency and useful life. Additionally, as units are vacated BIHA will modernize its homes and rentals as needed. BIHA will continue strategic planning for development and implementation of long-term goals and objectives. BIHA will also begin to develop and implement a financial counseling service for its existing and new housing program participants.</p>	
Geographic Distribution	<p>All programs are offered throughout the Sitka, Alaska area. The Student Housing Voucher program offers limited financial assistance to income eligible Tribal Citizens in other areas while they are receiving post-secondary education or vocational training.</p>	

**Programs**

**01 : CAS Unit Operations - Rental and Lease-to-Own**

Program Name:	CAS Unit Operations - Rental and Lease-to-Own	
Unique Identifier:	01	
Program Description (continued)	BIHA owns and operates CAS rental housing units and homeownership units available to income eligible Native households. Homelessness, overcrowding and disability needs are recognized priorities in the selection process.	
Eligible Activity Number	(2) Operation of 1937 Act Housing [202(1)]	
Intended Outcome Number	(1) Reduce over-crowding	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	Income eligible (<80% median income) Native households.	
Types and Level of Assistance	Assistance is limited by the amount of monthly income spent by the household on housing.	
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;"><b>Planned</b></p> <p>Number of Units to be Completed in Year</p> <p style="text-align: center;">41</p>	<p style="text-align: center;"><b>APR - Actual</b></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      Total all other funds to be      Total funds to be**

to be expended in 12-month program year (L)	expended in 12-month program year (M)	expended in 12-month program year (N=L+M)
\$907,564.16	\$0.00	\$907,564.16

**02 : Modernization**

Program Name:	Modernization	
Unique Identifier:	02	
Program Description (continued)	BIHA will modernize, as necessary, BIHA-owned housing units that become vacant during the program year.	
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	Income eligible (<80% median income) Native households.	
Types and Level of Assistance	Households occupying units that have been modernized participate in rental or lease-to-own programs. The program terms limit the households total payment to not exceed 30% of their adjusted income.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	<b>Planned</b>	<b>APR - Actual</b>
	Number of Units 3 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:**

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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)
\$55,378.56	\$140,000.00	\$195,378.56

**03 : Tribal Home Rehabilitation Program**

Program Name:	Tribal Home Rehabilitation Program	
Unique Identifier:	03	
Program Description (continued)	BIHA provides assistance to eligible households (non-BIHA homeownership programs) that own their own homes to make repairs necessary for health and safety improvements and increased energy efficiency.	
Eligible Activity Number	(16) Rehabilitation Assistance to Existing Homeowners [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	Income eligible (<80% median income) Native households.	
Types and Level of Assistance	Assistance is in the form of health, safety and energy efficiency related improvements to the home. Assistance is a loan with balance forgiven over the first five years.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	<b>Planned</b>	<b>APR - Actual</b>

	Number of Units to be Completed in Year	3	This information is only completed for an APR.
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APR: If the program is behind schedule, explain why	This information is only completed for an APR.		
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**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)
\$20,962.78	\$50,912.43	\$71,875.21

**04 : Student Housing Voucher Program**

Program Name:	Student Housing Voucher Program		
Unique Identifier:	04		
Program Description (continued)	A housing assistance grant is awarded to eligible students enrolled in post-secondary or vocational educational programs.		
Eligible Activity Number	(17) Tenant Based Rental Assistance [202(3)]		
Intended Outcome Number	(8) Assist affordable housing for college students		
APR: Actual Outcome Number	This information is only completed for an APR.		
Who Will Be Assisted	Income eligible (<80% median income) Native households.		
Types and Level of Assistance	Assistance is in the form of a grant paid directly to the student's landlord to be applied to the student's housing cost. The grant amount is \$1,000 per year for full-time status or \$500 per year for less than full-time status.		
APR : Describe Accomplishments	This information is only completed for an APR.		
Planned and Actual Outputs for 12-Month Program Year	<b>Planned</b>	<b>APR - Actual</b>	
	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)
\$10,000.00	\$0.00	\$10,000.00

**05 : Closing Cost Assistance Program**

Program Name:	Closing Cost Assistance Program		
Unique Identifier:	05		
Program Description (continued)	BIHA provides closing cost assistance to eligible households that otherwise qualify for commercial financing for home purchase.		
Eligible Activity Number	(13) Down Payment/Closing Cost Assistance [202(2)]		
Intended Outcome Number	(2) Assist renters to become homeowners		
APR: Actual Outcome Number	This information is only completed for an APR.		

Who Will Be Assisted	Income eligible (<80% median income) Native households.	
Types and Level of Assistance	Assistance is in the form of payment of up to \$5,000 of specific closing costs at the time of closing of conventional financing. Costs are determined as identified on the settlement statement.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	<b>Planned</b>	<b>APR - Actual</b>
	Number of <b>Units</b> to be Completed in Year	This information is only completed for an APR.
	2	
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)
\$10,000.00	\$0.00	\$10,000.00

**06 : NAHASDA Unit Operations - Rental Assistance and Lease-to-Own**

Program Name:	NAHASDA Unit Operations - Rental Assistance and Lease-to-Own	
Unique Identifier:	06	
Program Description (continued)	BIHA owns and operates NAHASDA rental housing units and homeownership units available to income eligible Native households. Homelessness, overcrowding and disability needs are recognized priorities in the selection process.	
Eligible Activity Number	(19) Housing Management Services [202(4)]	
Intended Outcome Number	(1) Reduce over-crowding	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	Income eligible (<80% median income) Native households.	
Types and Level of Assistance	The household's monthly payment in the Rental Assistance Program is limited to no more than 30% of the household's adjusted income. The household's monthly payment in the Lease-to-Own Program is determined by terms of their occupancy agreement to be no more than 30% of the household's adjusted income.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	<b>Planned</b>	<b>APR - Actual</b>
	Number of <b>Households</b> to be served in Year	This information is only completed for an APR.
	46	
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)

\$66,478.05

\$518,396.62

\$584,874.67

**07 : Residential Construction**

Program Name:	Residential Construction	
Unique Identifier:	07	
Program Description (continued)	Construct a duplex residential dwelling structure (two-family) using BIHA's force account work force.	
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	Income eligible (<80% median income) Native households.	
Types and Level of Assistance	The household's monthly payment is limited to no more than 30% of the household's adjusted income.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	<b>Planned</b>	<b>APR - Actual</b>
	Number of <b>Units</b> to be Completed in Year	This information is only completed for an APR.
	2	
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)
\$280,000.00	\$70,000.00	\$350,000.00

**Maintaining 1937 Act Units, Demolition, and Disposition**

Maintaining 1937 Act Units	BIHA supports as part of its normal operations a fully staffed maintenance and repair department that is responsible for all BIHA-owned housing units. A detailed work order system documents maintenance and repair issues that are identified by BIHA staff and/or tenants for follow-up and resolution.
Demolition and Disposition	No demolitions of 1937 Act housing units are planned for the program year. There will be four potential home conveyances during the program year.

**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)
<b>IHBG Funds:</b>	\$0.00	\$1,377,138.00	<b>\$1,377,138.00</b>	\$1,377,138.00	<b>\$0.00</b>
<b>IHBG Program Income:</b>	\$0.00	\$709,309.05	<b>\$709,309.05</b>	\$709,309.05	<b>\$0.00</b>
<b>Title VI:</b>	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>Title VI Program Income:</b>	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>

<b>1937 Act Operating Reserves:</b>	\$0.00		<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>Carry Over 1937 Act Funds:</b>	\$0.00		<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>LEVERAGED FUNDS</b>					
<b>ICDBG Funds:</b>	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>Other Federal Funds:</b>	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>LIHTC:</b>	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>Non-Federal Funds:</b>	\$0.00	\$70,000.00	<b>\$70,000.00</b>	\$70,000.00	<b>\$0.00</b>
<b>Total:</b>	<b>\$0.00</b>	<b>\$2,156,447.05</b>	<b>\$2,156,447.05</b>	<b>\$2,156,447.05</b>	<b>\$0.00</b>

**Uses of Funding**

<b>Program Name</b>	<b>Unique Identifier</b>	<b>Prior and current year IHBG (only) funds to be expended in 12-month program year (L)</b>	<b>Total all other funds to be expended in 12-month program year (M)</b>	<b>Total funds to be expended in 12-month program year (N=L+M)</b>
<b>CAS Unit Operations - Rental and Lease-to-Own</b>	01	\$907,564.16	\$0.00	\$907,564.16
<b>Modernization</b>	02	\$55,378.56	\$140,000.00	\$195,378.56
<b>Tribal Home Rehabilitation Program</b>	03	\$20,962.78	\$50,912.43	\$71,875.21
<b>Student Housing Voucher Program</b>	04	\$10,000.00	\$0.00	\$10,000.00
<b>Closing Cost Assistance Program</b>	05	\$10,000.00	\$0.00	\$10,000.00
<b>NAHASDA Unit Operations - Rental Assistance and Lease-to-Own</b>	06	\$66,478.05	\$518,396.62	\$584,874.67
<b>Residential Construction</b>	07	\$280,000.00	\$70,000.00	\$350,000.00
<b>Planning and Administration</b>		\$26,754.45	\$0.00	\$26,754.45
<b>Loan Repayment (describe in 3 &amp; 4 below)</b>		\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$1,377,138.00</b>	<b>\$779,309.05</b>	<b>\$2,156,447.05</b>

APR	Other non-Federal funding source is \$70,000 from Alaska Housing Finance Corporation Supplemental Grant.
APR	The answer to this question is only requested for an APR.

**Other Submission Items**

Useful Life/Affordability Period(s)	NAHASDA Units: 15 years. NAHASDA Rehabilitated Units < \$5,000 cost: Time to complete project. NAHASDA Rehabilitated Units \$5,000 to \$25,000 cost: 5 years. NAHASDA Rehabilitated Units > \$25,000 cost: 10 years. Closing Cost Assistance Units: 5 years.
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 Sitka Tribe of Alaska tribal citizens in the selection process for program benefits.
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.
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Does the tribe have an expanded formula area?:	NO
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Total Expenditures on Affordable Housing Activities:	<b>AIAN Households with Incomes 80% or Less of Median Income</b>	
	<b>All AIAN Households</b>	
	<b>IHBG Funds</b>	\$0.00
	<b>Funds from Other Sources</b>	\$0.00

For each separate formula area, list the expended amount	The answer to this question is only requested for an APR.
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**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
Sitka Tribe of Alaska	Tribe has certificate on file with HUD	MORSE, TONI	GMS	08/16/2019

**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:	