

# Section 1: Cover Page

- (1) Grant Number: 55IH3506730
- (2) Recipient Program Year: 01/01/2023 - 12/31/2023
- (3) Federal Fiscal Year: 2023
- (4)  Initial Plan (Complete this Section then proceed to Section 2)
- (5)  Amended Plan (Complete this Section and Section 8 if applicable)
- (6)  Annual Performance Report (Complete items 27-30 and proceed to Section 3)
- (7)  Tribe
- (8)  TDHE
- (9) Name of Recipient: Zuni Housing Authority
- (10) Contact Person: Eustace, Rhoda A
- (11) Telephone Number with Area Code (999) 999-9999: 505-418-4265
- (12) Mailing Address: PO Box 710 104 D Avenue
- (13) City: Zuni Pueblo
- (14) State: NM
- (15) Zip Code (99999 or 99999-9999): 87327-0710
- (16) Fax Number with Area Code (999) 999-9999: 505-441-2401
- (17) Email Address reustace@pozha.org
- (18) If TDHE, List Tribes Below:
  - Pueblo of Zuni
- (19) Tax Identification Number: 850240426
- (20) UEI Number: KAK6U11CVJD6
- (21) CCR/SAM Expiration Date (MM/DD/YYYY): 06/06/2023
- (22) IHBG Fiscal Year Formula Amount: \$3,177,842
- (23) Name of Authorized IHP Submitter: EUSTACE, RHODA
- (24) Title of Authorized IHP Submitter: Executive Director
- (25) Signature of Authorized IHP Submitter: EUSTACE, RHODA
- (26) IHP Submission Date (MM/DD/YYYY): 10/18/2022
- (27) Name of Authorized APR Submitter: Rhoda A. Eustace
- (28) Title of Authorized APR Submitter: Executive Director
- (29) Signature of Authorized APR Submitter: Rhoda A. Eustace
- (30) APR Submission Date (MM/DD/YYYY): 05/03/2024

**Certification:** The information contained in this document is accurate and reflects the activities actually planned or accomplished during the program year. Activities planned and accomplished are eligible under applicable statutes and regulations.

**Warning:** If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosure of information, including intentional disclosure, is subject to a civil money penalty not to exceed \$10,000 for each violation.

## ONE YEAR PLAN ANNUAL PERFORMANCE REPORT

# Section 2: Housing Needs

NAHASDA § 102(b)(2)(B)

**(1) Type of Need:** Check the appropriate box(es) below to describe the estimated types of housing needs and the need for other assistance for low-income Indian families (column B) and all Indian families (column C) inside and outside the jurisdiction.

(A) Type of Need	Check All That Apply	
	(B) Low-Income Indian Families	(C) All Indian Families
(1) Overcrowded Households	X	X
(2) Renters Who Wish to Become Owners	X	X
(3) Substandard Units Needing Rehabilitation	X	X
(4) Homeless Households	X	X
(5) Households Needing Affordable Rental Units	X	X
(6) College Student Housing		
(7) Disabled Households Needing Accessibility	X	X
(8) Units Needing Energy Efficiency Upgrades	X	X
(9) Infrastructure to Support Housing	X	X
(10) Other (specify below)		

**(2) Other Needs.** (Describe the “Other” needs below. Note: this text is optional for all needs except “Other.”):

**(3) Planned Program Benefits.** (Describe below how your planned programs and activities will address the needs of low income families identified above. Also describe how your planned programs will address the various types of housing assistance needs *NAHASDA § 102(b)(2)(B)*):

In Program Year 2023 the Zuni Housing Authority (ZHA) will continue to manage and maintain it's low rent housing units including inspections and maintenance as needed. ZHA will operate in a businesslike manner providing affordable housing services for tribal Indian families that are at or below 80% of area median income. Other ZHA services include planning and administration, new housing development, home rehabilitation, housing counseling and education, crime prevention and safety for eligible low-income tribal Indian families.

**(4) Geographic Distribution.** Describe below how the assistance will be distributed throughout the geographic area and how this geographic distribution is consistent with the needs of low income families. *NAHASDA § 102(b)(2)(B)(i)*:

ZHA provides affordable housing services within the exterior boundaries of the Zuni reservation, located in McKinley and Cibola County in West Central New Mexico. The land base is 724 square miles with a majority on tribal trust lands. The Tribal HUD-VASH program

provides assistance to tribal veterans that are homeless or near homeless on Zuni tribal lands or in communities within a 200 mile radius of the exterior boundaries of the Zuni reservation.

# Section 3: Program Descriptions

[102(b)(2)(A)], [233(a)], [235(c)], [404(b)], 24 CFR §1000.512(b)(2)

## Planning and Reporting Program Year Activities

In this section, the recipient must provide a description of its planned eligible activities, and intended outcomes and outputs for the One-Year IHP. The recipient can select any combination of activities eligible under NAHASDA and intended outcomes and outputs that are based on local needs and priorities. There is no maximum or minimum number of eligible activities or intended outcomes and outputs. Rather, the One-Year IHP should include a sufficient number of eligible activities and intended outcomes to fully describe any tasks that the recipient intends to fund in whole or in part with IHBG resources during the coming program year.

Subtitle B of NAHASDA authorizes recipients to establish a program for self-determined housing activities involving construction, acquisition, rehabilitation, or infrastructure relating to housing activities or housing that will benefit the low-income households served by the Indian tribe. A recipient may use up to 20 percent of its annual allocation, but not more than \$2 Million, for this program. Section 233(a) of NAHASDA requires a recipient to include its planned self-determination program activities in the IHP, and Section 235(c) requires the recipient to report the expenditures, outputs, and outcomes for its self-determination program in the APR. For more information, see PIH Notice 2010-35 (Demonstration Program - Self-Determined Housing Activities for Tribal Governments) at [https://www.hud.gov/sites/documents/DOC\\_8814.PDF](https://www.hud.gov/sites/documents/DOC_8814.PDF).

The One-Year IHP is not required to include eligible activities or intended outcomes and outputs that will not receive IHBG resources. For example, the recipient may be planning to apply for Low Income Housing Tax Credits (LIHTC) from its state. If those tax credit projects will not receive IHBG resources, they are not required to be described in the IHP. However, the recipient may wish to include nonIHBG activities in the IHP to provide tribal members with a more complete picture of housing activities.

If an activity will receive partial funding from an IHBG resource, it must be described in the IHP.

For example, if the recipient uses IHBG-funded staff persons to manage, inspect, or maintain an LIHTC-funded rental project, that project would be considered an IHBG-assisted project and the related activities must be described in the IHP.

Planning and Administrative expenses and loan repayments should not be identified as programs in the IHP. That is why there are dedicated rows in the Uses of Funding budget for these expenses. Instead, describe anticipated planning and administrative expenses in Section 6, Line 4 of the IHP, and describe actual planning and administration expenses in Section 6, Line 5 of the APR. Report the planned and actual amount of planning and administrative expenses in the dedicated row of the Uses of Funding budget (Section 5, Line 2). Please note that Reserve Accounts to support planning and administration is an eligible activity and should be identified as a program in the IHP, and any planned or actual expenditure from the Reserve Account would be reported by its program name in the Uses of Funding table.

For the IHP, complete the **unshaded** sections to describe the planned activities, outcomes and outputs in the coming 12-month program year. The recipient must complete Lines 1.1 through 1.4, Lines 1.6 and 1.7, and Line 1.9 for each eligible activity or program planned for the One-Year IHP. For the APR, complete the shaded sections to describe actual accomplishments, outcomes, and outputs for the previous 12-month program year. In particular, complete Lines 1.5, 1.8, 1.9, and 1.10 for each program included in the IHP.

**Eligible Activity May Include** (citations below all reference sections in NAHASDA)

<b>Eligible Activity</b>	<b>Output Measure</b>	<b>Output Completion</b>
(1) Modernization of 1937 Act Housing [202(1)]	Units	All work completed and unit passed final inspection
(2) Operation of 1937 Act Housing [202(1)]	Units	Number of units in inventory at Program Year End (PYE)
(3) Acquisition of Rental Housing [202(2)]	Units	When recipient takes title to the unit
(4) Construction of Rental Housing [202(2)]	Units	All work completed and unit passed final inspection
(5) Rehabilitation of Rental Housing [202(2)]	Units	All work completed and unit passed final inspection
(6) Acquisition of Land for Rental Housing Development [202(2)]	Acres	When recipient takes title to the land
(7) Development of Emergency Shelters [202(2)]	Households	Number of households served at any one time, based on capacity of the shelter
(8) Conversion of Other Structures to Affordable Housing [202(2)]	Units	All work completed and unit passed final inspection
(9) Other Rental Housing Development [202(2)]	Units	All work completed and unit passed final inspection
(10) Acquisition of Land for Homebuyer Unit Development [202(2)]	Acres	When recipient takes title to the land
(11) New Construction of Homebuyer Units [202(2)]	Units	All work completed and unit passed final inspection
(12) Acquisition of Homebuyer Units [202(2)]	Units	When recipient takes title to the unit
(13) Down Payment/Closing Cost Assistance [202(2)]	Units	When binding commitment signed
(14) Lending Subsidies for Homebuyers (Loan) [202(2)]	Units	When binding commitment signed
(15) Other Homebuyer Assistance Activities [202(2)]	Units	When binding commitment signed
(16) Rehabilitation Assistance to Existing Homeowners [202(2)]	Units	All work completed and unit passed final inspection
(17) Tenant Based Rental Assistance [202(3)]	Households	Count each household once per year
(18) Other Housing Service [202(3)]	Households	Count each household once per year
(19) Housing Management Services [202(4)]	Households	Count each household once per year
(20) Operation and Maintenance of NAHASDA- Assisted Units [202(4)]	Units	Number of units in inventory at PYE
(21) Crime Prevention and Safety [202(5)]	Dollars	Dollars spent (report in Uses of Funding table only)
(22) Model Activities [202(6)]	Dollars	Dollars spent (report in Uses of Funding table only)
(23) Self-Determination Program [231-235]		
Acquisition	Units	When recipient takes title to the unit
Construction	Units	All work completed and unit passed final inspection

	Rehabilitation	Units	All work completed and unit passed final inspection
	Infrastructure	Dollars	Dollars spent (report in Uses of Funding table only)
(24)	Infrastructure to Support Housing [202(2)]	Dollars	Dollars spent (report in Uses of Funding table only)
(25)	Reserve Accounts [202(9)]	N/A	N/A

**Outcome May Include**

(1) Reduce over-crowding	(7) Create new affordable rental units
(2) Assist renters to become homeowners	(8) Assist affordable housing for college students
(3) Improve quality of substandard units	(9) Provide accessibility for disabled/elderly persons
(4) Improve quality of existing infrastructure	(10) Improve energy efficiency
(5) Address homelessness	(11) Reduction in crime reports
(6) Assist affordable housing for low income households	(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

**IHP: PLANNED PROGRAM YEAR ACTIVITIES (NAHASDA § 102(b)(2)(A))**

For each planned activity, complete all the non-shaded sections below. It is recommended that for each program name you assign a unique identifier to help distinguish individual programs. This unique number can be any number of your choosing, but it should be simple and clear so that you and HUD can track tasks and results under the program and collect appropriate file documentation tied to this program.

- One way to number your programs is chronologically. For example, you could number your programs 2011-1, 2011-2, 2011-3 etc.
- Or, you may wish to number the programs based on type. For example rental 1, rental 2, homebuyer1, homebuyer 2 etc. This type of numbering system might be appropriate if you have many programs that last over several years.
- Finally, you may wish to use an outline style of numbering. For example, all programs under your first eligible activity would start with the number 1 and then be consecutively numbered as 1.1, 1.2, 1.3 etc.

## APR: REPORTING ON PROGRAM YEAR PROGRESS

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month program year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month program year. (NAHASDA § 404(b))

### **1.1. Program Name and Unique Identifier: 2023.1:Development of NAHASDA Rental Housing**

#### **1.2. Program Description***(This should be the description of the planned program.):*

This program provides development of new low-rent housing units. This includes planning, environmental review, design, and construction of rental housing. ZHA force account crews will construct the units. The completed units will be rented to eligible tribal Indian families who are at or below 80 % of area median income.

#### **1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(4) Construction of Rental Housing [202(2)]

#### **1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(7) Create new affordable rental units

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

#### **1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(7) Create new affordable rental units

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

#### **1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Eligible low-income tribal Indian families who are at or below 80% of area median income, and who need rental housing within the boundaries of the Zuni reservation.

#### **1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

1) Carryover Activity of Project NM19-28 construction of nine (9) low-rent units consisting of one 3-plex single story and one 6-plex two story building in Blackrock. The project is at 54% complete with the 3-plex unit at the finish stage and 6-plex unit at plumbing rough-in, electrical rough-in, insulation and drywall stage. The 3-plex and 6-plex units should be completed by February 2023. 2) Carryover Activity of Bluebird-Phase IV construction of thirteen (13) low-rent units under the 2018/2019 IHBG Competitive Grant and IHBG leverage funds. The number of units was decreased from 21 units due to substantial increase in construction costs. Presently, the Civil improvements is 100% complete and dwelling construction is at 70% complete. The dwelling construction is scheduled to be completed in February 2023. All of the leverage funding have been expanded for site development; therefore, the carryover budget of \$15,049 under the IHBG Competitive grant and is for consultants only. Eligible tribal families will be selected based on low rent waiting list, and monthly rent will be calculated at no more than 30% of adjusted monthly income. After occupancy, ZHA will conduct inspections and provide maintenance responsibilities due to normal wear and tear. Any damages as a result of abuse will be charged to the tenant in accordance with the Rental Program Policy.

#### **1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

In CY2023, 1) **Project NM 19-28 construction of nine (9) low-rent units consisting of one 3-plex single story and one 6-plex two story building** was completed. Final inspection and Certificate of Substantial Completion was issued by Suina Design Architecture, LLC on 10/31/2023. Certificate of Occupancy and unit keys were turned over for occupancy on 11/07/2023.

2) **Bluebird Phase IV construction of thirteen (13) low-rent units under the 2018/2019 IHBG Competitive grant , IHBG leverage and ZHA Investment funds** . In CY 2022, CF Padilla, LLC completed the infrastructure of the subdivision and the Certificate of Substantial Completion for Civil Improvements was issued on 07/13/2022. In CY 2021, ZHA had to reduce the number of units from 31-units to 23-units (13-low rent and 10-lease purchase) to stay within approved budgets. In February 2022, ZHA awarded construction contract to Yellowman/Evans Construction, LLC for new construction of 23-units. Final inspection and Certificate of Substantial Completion was issued by Suina Design Architecture on 08/21/2023 and the Certificate of Occupancy and unit keys were turned over for occupancy on 08/31/2023.

#### **1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 9	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 22	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*):

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**1.1. Program Name and Unique Identifier: 2023.10:Crime Prevention and Safety**

**1.2. Program Description***(This should be the description of the planned program.):*

This program will provide weekly security services for ZHA tenants and homebuyers residing in Blackrock and Bluebird Subdivisions. Security patrols provide safe neighborhoods for low-income families in the Blackrock and Bluebird subdivision low-rent and homeowner residential areas.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(21) Crime Prevention and Safety [202(5)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(11) Reduction in crime reports

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(11) Reduction in crime reports

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Eligible low-income tribal Indian families who are at or below 80% of area median income. These include residents of affordable housing in the Blackrock subdivision areas which are within the Zuni service area.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

1) ZHA will employ the services of a local Security Services Company in accordance with the ZHA Procurement Policy. Security patrols from evening to dawn five (5) days per week for all ZHA housing areas in the Blackrock and Bluebird subdivisions. In addition to residential areas, security patrols include two ZHA offices, a warehouse yard, and two Community buildings. Security services will not be charged to the tenants and homebuyers. Security services have created a safer environment in ZHA residential and business areas with noticeable reduction in lease violations and disturbances. Budget amount is \$60,000

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

Security services for ZHA rental units Blackrock and Bluebird subdivisions, community centers and ZHA Administration buildings is fully provided by the local security services company.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 0	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

**1.1. Program Name and Unique Identifier: 2023.11:ICDBG Leverage for Housing Rehabilitation**

**1.2. Program Description**(This should be the description of the planned program.):

IHBG funds will leverage awarded ICDBG grants for owner-occupied housing rehabilitation including:a.) 2018 ICDBG to rehab 28 units.Leveraging IHBG funds will provide housing rehabilitation for additional private homeowners.

**1.3. Eligible Activity Number**(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):

(16) Rehabilitation Assistance to Existing Homeowners [202(2)]

**1.4. Intended Outcome Number** (Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):

(3) Improve quality of substandard units

**Describe Other Intended Outcome**(Only if you selected "Other" above):

**1.5 Actual Outcome Number**(In the APR identify the actual outcome from the Outcome list.):

(3) Improve quality of substandard units

**Describe Other Actual Outcome**(Only if you selected "Other" above):

**1.6. Who Will Be Assisted**(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):

Very low-income tribal Indian families who have homeownership status, who are in serious need of major home repairs, and who reside within the Zuni reservation lands.

**1.7. Types and Level of Assistance**(Describe the types and the level of assistance that will be provided to each household, as applicable.):

ZHA was awarded an ICDBG grants FY 2018. Awarded ICDBG funds will be leveraged with IHBG funds and Program Income to provide major rehabilitation services for homeowners that are very low-income tribal households. Construction costs will not exceed \$65,500 per home.Leveraging:2018 ICDBG grant is \$1,600,000. ZHA will leverage \$554,000 to rehabilitate 28 owner occupied homes. The leverage funds will come out of FY 2019 IHBG (\$275,000) and Program Income (\$279,000). Carryover budget is \$554,000.2018 ICDBG (28 homes): 1 home completed and 27 homes pending ER and designs. Carryover budget is \$1,484,495 ZHA will plan, design, conduct environmental reviews, and perform construction using its force account construction crews. Rehabilitation will include interior demolition and rebuild, new doors, windows, flooring, cabinets, insulation, water heaters, furnaces and roofing. Construction costs will not exceed \$65,500 per home. Services and related costs will be in the form of a grant to the very low-income beneficiaries.

**1.8. APR**(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):

in CY2023 1) **2016 ICDBG** . Grant Amount: \$2.2M for rehabilitation of thirty-one (31) private homes; plus ZHA leverage of IHBG funds in the amount of \$735K to rehabilitate additional eight (8) private homes. There was cost savings in the 2016 ICDBG grant and two (2) additional private homes were added for a total of forty-one (41) homes. As of 12/31/2022, total of thirty-nine (39) homes were completed and two (2) homes in progress. In January 2023, these two homes were completed and Certificate of Occupancy were issued. 2) **2018 ICDBG**. Grant amount: \$1.6M for rehabilitation of twenty-two (22) private homes; plus ZHA leverage of IHBG funds and Program Income in the amount of \$554K to rehabilitate additional six (6) private homes. As of 12/31/2023, (9) homes were completed (6 under ICDBG grant and 3 under PI funds); (3) homes in progress and (16) remaining.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 27	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 11	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR**(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):

**1.1. Program Name and Unique Identifier: 2023.12:Tribal HUD-VASH Supportive Housing**

**1.2. Program Description***(This should be the description of the planned program.):*

This program is designed to provide subsidized rental assistance to Native American Veterans who are in need of supportive services and are homeless or at risk of becoming homeless. All participants are required to be screened by the Veterans Administration (VA) to confirm eligibility for this program prior to participation. The program will be implemented in accordance with the ZHA HUD-VASH Implementation Plan and Policy. The rental assistance will target available units in the Zuni service area as defined by policy.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(17) Tenant Based Rental Assistance [202(3)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(5) Address homelessness

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(5) Address homelessness

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Eligible tribal veterans who are homeless or at risk of being homeless, and have been referred to the ZHA Tribal HUD-VASH Program by the Veterans Administration.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

Continue to assist ten (10) eligible tribal veterans with housing rental subsidy. Income of eligible tribal veterans may not exceed 80 percent of area median income, and will pay rent calculated at no more than 30% of adjusted gross income. Zuni's service area for this program extends to a 200 mile radius of the Zuni reservation boundaries, thus eligible tribal veterans may be in Gallup, Albuquerque or other communities within that defined service area. Carryover budget is \$154,056. FY 2022 renewal grant award will allow continuation of this program. Budget is \$165,810.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

In CY2023, Assisted eligible tribal veterans with housing rental subsidy. Participants were income eligible tribal veterans and do not exceed 80 percent of area median income. Participants in Zuni service area which extends 200 miles radius of the Zuni Reservation boundaries. We served a total of seven (7) tribal veterans - 4 resides in Albuquerque and 3 resides in Zuni. There were two (2) active applicants on the VASH waiting list, both veterans are still working with the VA Case Manager in searching for housing in Albuquerque. Once these veterans are housed, there will be one (1) VASH voucher available. Also, in CY2023, ZHA were able house 3 tribal veterans in the mobile homes that ZHA acquired from FEMA back in 2020. Due to various issues involving the utility connections to the mobile homes, ZHA was unable to utilize them until August 2023. This was a big and long-awaited accomplishment for ZHA as we were able to assist 3 tribal veterans that wanted to reside in Zuni.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 0	Planned Number of Households To Be Served in Year Under this Program: 10	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 7	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

**1.1. Program Name and Unique Identifier: 2023.2:Development of NAHASDA Homebuyer Housing**

**1.2. Program Description***(This should be the description of the planned program.):*

This program provides development of new homebuyer housing units. This includes planning, environmental review, design, and construction of homebuyer housing. ZHA force account crews will construct the homes. The completed homes will be sold to eligible tribal families who are at or below 80% of area median income.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(11) New Construction of Homebuyer Units [202(2)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(1) Reduce over-crowding

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(1) Reduce over-crowding

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Eligible low-income tribal families who are at or below 80% of area median income, and who are in need housing within the boundaries of the Zuni reservation.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

1) Carryover Activity of Project NM19-30 (SS-1 and SS-2) two (2) lease purchase scattered site units. Construction plans and designs for both homes are 100% complete. ZHA anticipants on proceeding with project before end of the year. Carryover Budget is \$397,750.  
2) Carryover Activity of Bluebird-Phase IV construction of ten (10) homeownership units under 2018/2019 IHBG Competitive Grant and IHBG Leverage funds. Presently, the Civil site improvements is 100% complete and dwelling construction at 70% complete. The dwelling construction is scheduled to be completed in February 2023. Carryover budget is \$960,491 under the IHBG leverage funds.  
3) Carryover Activity of Project NM 19-33 (SS-3) one (1) lease purchase scattered site unit (4-BDRM). Carryover budget is \$236,350.  
4) New Activity: Development of two (2) lease purchase units (4-BDRM). Each unit at \$288,250 for a total budget at \$576,500. ZHA will plan, design, conduct environmental review, and construct the homes using ZHA force account workers. Eligible tribal Indian families will be selected based on homebuyer waiting list, and monthly payments will be calculated at no more than 30% of adjusted monthly income over twenty five to thirty years. After occupancy, ZHA will provide a one year warranty and conduct annual inspections to ensure proper home upkeep and maintenance by the family. Compliance with Lease conditions and Homeownership Program Policy will be enforced.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

For CY 2023, 1) **Project NM 19-30 (SS-1 and SS-2) development of two (2) lease purchases units.** For one unit, the Notice to Proceed was issued on 06/16/2023 and it's at 20%. The design for other unit is 100% complete and ready for construction.

2) **Bluebird Phase IV construction of ten (10) lease purchase units under the 2018/2019 IHBG Competitive grant, IHBG Leverage and investment funds.** In CY 2022, CF Padilla, LLC completed the infrastructure and the Certificate of Substantial Completion for Civil Improvements was issued on 07/13/2022. In CY2021 ZHA had to reduce the number of units from 31-units to 23-units (13-low rent and 10-lease purchase) to stay within approved budgets. In February 2022, ZHA awarded construction contract to Yellowman/Evans Construction, LLC for new construction of 23- units. Final inspection and Certificate of Substantial Completion was issued by Suina Design Architecture on 07/06/2023 and the Certificate of Occupancy and unit keys were turned over for occupancy on 07/31/2023.

3) **Development of Project NM 19-30 SS-18, one (1) lease purchase scattered site unit.** At end of CY 2023, environmental review and construction plans has been completed for subject unit. ZHA is preparing to start construction in March 2024.

4) **Development of two (2) lease purchase units.** Scattered site lease purchase units pending identification of participants. Housing Management Services staff will identify to participants in 2024.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 15	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
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APR: Actual Number of Units Completed in Program Year: 10	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0
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**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*):

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**1.1. Program Name and Unique Identifier: 2023.3:Modernization of 1937 Act Rental Units**

**1.2. Program Description***(This should be the description of the planned program.):*

This program provides modernization of 1937 Housing Act FCAS low rent housing units. This includes planning, environmental review, design, and modernization of rental housing. ZHA force account crews will serve as contractor to modernize the units. The completed units will be rented to eligible tribal families who are at or below 80 % of area median income.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(1) Modernization of 1937 Act Housing [202(1)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(3) Improve quality of substandard units

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(3) Improve quality of substandard units

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Eligible low-income tribal Indian families who are at or below 80% of area median income, and who reside in ZHA rental housing within the boundaries of the Zuni reservation.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

1) Carryover Activity of Modernization of two (2) low-rent units in Project NM19-13, Unit #20 and 40. Carryover budget is \$150,000. Additional funds in the amount of \$138,500 is requested due to substantial increase in construction costs. 2) Carryover Activity of exterior stucco replacement to fifteen (15) low-rent units at Project NM19-13. Carryover budget is \$112,500.3) New Activity of Modernization of two (2) low-rent units at Project NM 19-13 Unit #12 (3BDRM) and Unit #34 (4BDRM). Total budget is \$308,650.ZHA will plan, design, conduct environmental review, and modernize the units using ZHA force account workers. Existing families will be relocated to other safe and decent rental housing. Eligible tribal families who will reoccupy the units will be selected based on low rent waiting list, and monthly rent will be calculated at no more than 30% of adjusted monthly income. After occupancy, ZHA will conduct inspections and provide maintenance responsibilities due to normal wear and tear. Any damage due to abuse and neglect will be charged to the tenant in accordance with the Rental Program Policy.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

In CY 2023, **1) Modernization of two (2) low-rent units in Project NM19-13, Unit #20 40.** Environmental reviews previously completed and units are pending modernization. Completed assessment of Unit #20 was done and has been determined the unit is unsafe due to settlement problems.

**2) Exterior stucco replacement to fifteen (15) low-rent units in Project NM19-13.** In CY 2022, two units were completed for stucco. ZHA is in process of identifying remaining thirteen (13) units and start environment reviews. Inclement weather is still a major factor as well as families living in the units.

**3) Modernization of two (2) low-rent units in Project NM19-13, Unit #12 34.** Environmental reviews for MOD projects are in progress.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 19	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

**1.1. Program Name and Unique Identifier: 2023.4:Demolition & Rebuild of 1937 Act Units**

**1.2. Program Description***(This should be the description of the planned program.):*

This program provides for demolition and rebuild of 1937 Housing Act low-rent housing units. This includes planning, environmental review, design, and demolition and rebuild of rental units. ZHA force account crews will serve as contractor to demolish and rebuild the units. The completed units will be rented to an eligible tribal Indian family who are at or below 80% of area median income.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(1) Modernization of 1937 Act Housing [202(1)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(3) Improve quality of substandard units

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(3) Improve quality of substandard units

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Eligible low-income tribal Indian families who are at or below 80% of area median income and who reside in ZHA rental housing within the boundaries of the ZHA reservation.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

1) Carryover Activity of complete demolition and rebuild of five (5) low-rent units due to severe settlement and structural damage. These include Project NM 19-9 Unit #55,51,1,45 and 71. Environmental reviews has been completed and demolition completed on Unit #51 and 71, reconstruction will commence before end of year 2022. Unit 19-13-32 and 19-9-43 are complete. Carryover budget is \$961,825.ZHA will plan, design, conduct environmental review, and demolish and rebuild the unit using ZHA force account workers. An eligible tribal family who will reoccupy the unit will be selected based on low rent waiting list, and monthly rent will be calculated at no more than 30% of adjusted monthly income. After occupancy, ZHA will conduct inspections and provide maintenance responsibilities due to normal wear and tear. Any damage due to abuse and neglect will be charged to the tenant in accordance with the Rental Program Policy.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

In CY2023 complete demolition and rebuild of five (5) low-rent units due to to severe settlement and structural damage which includes Project NM 19-9-unit #55, #51. #01. #45 and #71. Two (2) units #51 and #71 were complete and final inspection was on 12/21/2023 and 12/20/2023. Unit #45 and #55 has been demoed, over excavated and back filled, construction will start in CY2024. Unit #1 is still awaiting demolition and project plans.

In FY2022 APR is stated that Project NM 19-9 unit #43 was complete, it was 75% complete by 12/31/2022 and was 100% on 04/07/2023.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 5	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 2	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

**1.1. Program Name and Unique Identifier: 2023.5:Maintenance of 1937 Act Housing**

**1.2. Program Description***(This should be the description of the planned program.):*

This program provides operation and maintenance services to ensure safe, decent and sanitary living conditions for all 1937 Housing Act FCAS rental housing. Services consist of routine and non-routine maintenance, involving repairs and replacement of fixtures, equipment and/or materials, fire safety, and preventive maintenance. Program ensures compliance with housing quality standards and long-term viability of FCAS housing stock. Program includes a work order system, inventory control, preventive maintenance schedules and equipment/vehicle maintenance.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(2) Operation of 1937 Act Housing [202(1)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(3) Improve quality of substandard units

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(3) Improve quality of substandard units

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Low-income tribal Indian families at or below 80% of area median income residing in 1937 Act low rent units. These rental housing are all located within the boundaries of the Zuni reservation.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

Maintenance department staff will respond to service and maintenance calls from tenants. Staff effectively fulfill the duties and responsibilities of providing service to all low rent units in accordance with ZHA's Maintenance Policy and Work Order System. Services include tenant move-in, move-out and periodic monthly, quarterly and yearly inspections. Work orders are prioritized and processed in a timely manner. Maintenance technicians provide quality maintenance to units as they become vacant. Tenants are assessed charges only for any damages to units as a result of abuse and neglect. Normal wear and tear issues and routine maintenance costs are not charged to the tenants. Inventory controls and procedures are in place to streamline operations. Quarterly reviews and inventory ensure ZHA is accountable for all materials and supplies.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

ZHA Maintenance department staff effectively fulfilled the duties and responsibilities of providing services to all low-rent units in accordance with ZHA's Maintenance Policy and Work Order system. Services included tenant move-in, move-out and monthly, quarterly and annual inspections. Work Orders were prioritized and processed on a timely manner. Maintenance technicians provided quality maintenance to all rental units as they became vacant. Rental tenants are assessed charges only for any damages to the rental units as a result of abuse and neglect. Normal wear and tear issues and routine maintenance costs are not charged to them. Inventory controls and procedures were in place to streamline operations. Quarterly inventory counts were done to ensure ZHA is accountable for all materials and supplies. With the recent completion of 22 low-rent units, we will hire an additional maintenance technician to assist services to these units.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 199	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 199	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*



**1.1. Program Name and Unique Identifier: 2023.6:Operation and Maintenance of NAHASDA Assisted Units**

**1.2. Program Description***(This should be the description of the planned program.):*

This program includes general operations, maintenance and management of NAHASDA affordable housing including applications intake, tenant and homebuyer relations, compliance monitoring of collections, conveyance of paid off units, annual and interim recertification, compliance of lease and homebuyer agreements, data collections and analysis, report preparation, file maintenance of all tenant/homebuyer files and records, applicant information and correspondence and conducting home inspections for NAHASDA assisted units.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(20) Operation and Maintenance of NAHASDA-Assisted Units [202(4)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(6) Assist affordable housing for low income households

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(6) Assist affordable housing for low income households

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Eligible low-income tribal families who are at or below 80% of area median income and residing in NAHASDA units within the Zuni service area.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

Maintenance and operations to be delivered by ZHA Housing Management and Maintenance staff at no cost to applicants, tenants and homebuyers. Services include general maintenance and intake services for affordable housing, inspections, tenant selections, compliance monitoring for all rental and homebuyer agreements, data collections and tenant files management and home inspections for NAHASDA assisted units.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

Staff effectively fulfilled the duties and responsibilities of providing services to all the NAHASDA assisted units in accordance with ZHA's Maintenance Policy and Work Order system. Services include move-in, move-out and monthly, quarterly and annual inspections. Work Orders were prioritized and processed in a timely manner. Quarterly inventory were done to ensure ZHA is accountable for all materials and supplies.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 68	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 35	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

**1.1. Program Name and Unique Identifier: 2023.7:Site Improvements for Low Rent Housing**

**1.2. Program Description***(This should be the description of the planned program.):*

This program provides site improvements for low rent housing units at Project NM19-9. Improvements include grading, site drainage, new retaining walls and fencing. This will include planning, design, and environmental review.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(24) Infrastructure to Support Housing [202(2)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(4) Improve quality of existing infrastructure

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(4) Improve quality of existing infrastructure

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Eligible low-income tribal families who are at or below 80% of area median income, and who reside in ZHA rental housing at Project NM19-9 in Blackrock. 72 low-rent units exist at Project NM19-9.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

1)Carryover Activity for improvement of overall site conditions to correct poor site drainage and erosion at Project NM19-9. Environmental review for site assessment and design has been complete. Carryover budget is \$30,000 and to complete site assessment and design by civil engineer to improve site drainage. 2)Carryover Activity of construction of retaining wall and improvement of site drainage at Project NM19-9. Carryover Budget is \$220,000.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

Overall site improvement for Project NM 19-9 is still pending. In CY 2021 and CY 2022, site assessment and designs were complete.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 0	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

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**1.1. Program Name and Unique Identifier: 2023.8:Housing Management Services**

**1.2. Program Description***(This should be the description of the planned program.):*

This program includes general operations and management of affordable housing including applications intake, tenant and homebuyer relations, compliance monitoring of collections, conveyance of paid off units, annual and interim recertification, compliance of lease and homebuyer agreements, data collections and analysis, report preparation, file maintenance of all tenant/homebuyer files and records, applicant information and correspondence and conducting home inspections for 1937 Act units.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(19) Housing Management Services [202(4)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(6) Assist affordable housing for low income households

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(6) Assist affordable housing for low income households

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Eligible low-income tribal Indian families who are at or below 80% of area median income and reside within the Zuni service area.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

Housing management services to be delivered by ZHA Housing Management and Occupancy staff at no cost to applicants, tenants and homebuyers. Services include loan processing for affordable housing, inspections, tenant selections, title conveyances, compliance monitoring for all lease and homebuyer agreements, data collections and tenant files management and home inspections for 1937 Act units.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

Housing management services to be delivered by ZHA Housing Management and Occupancy staff at no cost to applicants, rental tenants and lease purchase homebuyers. Services include tenant selections, compliance monitoring for all low-rent agreement, annual recertification, tenant file management, and home inspections for the 1937 Act and NAHASDA units.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 0	Planned Number of Households To Be Served in Year Under this Program: 306	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 320	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

**1.1. Program Name and Unique Identifier: 2023.9:Housing Counseling and Education**

**1.2. Program Description***(This should be the description of the planned program.):*

This program includes general operations and management of affordable housing including applications intake, tenant and homebuyer relations, compliance monitoring of collections, conveyance of paid off units, annual and interim recertification, compliance of lease and homebuyer agreements, data collections and analysis, report preparation, file maintenance of all tenant/homebuyer files and records, applicant information and correspondence and conducting home inspections for 1937 Act units.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(19) Housing Management Services [202(4)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(6) Assist affordable housing for low income households

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(6) Assist affordable housing for low income households

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Eligible low-income tribal Indian families who are at or below 80% of area median income and reside within the Zuni service area.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

Housing management services to be delivered by ZHA Housing Management and Occupancy staff at no cost to applicants, tenants and homebuyers. Services include loan processing for affordable housing, inspections, tenant selections, title conveyances, compliance monitoring for all lease and homebuyer agreements, data collections and tenant files management and home inspections for 1937 Act units.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

Housing Counseling and Education staff provides services at no cost to homebuyers and potential applicants for affordable housing. Services include homeownership outreach, recruitment and screening, financial educational/coaching and guidance regarding homeownership process and financial well-being to income eligible families, annual inspections, compliance monitoring and recertification for lease purchase homebuyer, and tenant file management.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 0	Planned Number of Households To Be Served in Year Under this Program: 60	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 70	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

# Section 4: Maintaining 1937 Act Units, Demolition, and Disposition

NAHASDA §§ 102(b)(2)(A)(v), 102(b)(2)(A)(iv)(I-III)

**(1) Maintaining 1937 Act Units**(NAHASDA § 102(b)(2)(A)(v))(Describe specifically how you will maintain and operate your 1937 Act housing units in order to ensure that these units will remain viable.)

ZHA has an aggressive management plan that protects 1937 Act units from abuse and neglect. ZHA Occupancy staff will enforce MHOA's and rental lease agreements, and enforce compliance in accordance with the ZHA Rental and Homeownership Policy. The ZHA Homeownership Counseling Program will conduct counseling and training services for tenants and homeowners on the proper care and upkeep of their homes. Training and counseling services are provided in group settings and on an individual family basis when more specific or extensive counseling is determined necessary. Maintenance staff also established a maintenance plan for each unit to assure long-term viability of the 1937 Act housing units. ZHA Maintenance Department will provide maintenance services for all FCAS rental units to ensure maximum useful life and long-term viability. Policy and procedures require monthly, quarterly or annual inspections for all 1937 Act units still under management. When maintenance services or dwelling equipment replacements are necessary, work orders will be processed for necessary repair work and timely completion. ZHA will continue to provide protection coverage for all FCAS units that are under management through AMERIND Risk Management Corporation, and will continue such coverage until final title conveyance is completed. As required under HUD and FEMA, ZHA will continue to provide flood insurance for those units identified in the flood plain area. Existing housing stock developed under the 1937 Act will be maintained and protected in accordance with applicable laws, regulations, HUD Guidance's and established ZHA policies and procedures to ensure that these units remain viable.

**(2) Demolition and Disposition**(NAHASDA § 102(b)(2)(A)(iv)(I-III), 24 CFR 1000.134)Describe any planned demolition or sale of 1937 Act or NAHASDA-assisted housing units. If the recipient is planning on demolition or disposition of 1937 Act or NAHASDA-assisted housing units, be certain to include the timetable for any planned demolition or disposition and any other information that is required by HUD with respect to the demolition or disposition:

ZHA plans to demolish and rebuild five (5) 1937 Act housing units. Preliminary structural assessments show that the concrete slabs have major shifting and cracking due to foundation settlement, further cracking walls and ceilings in all areas of the unit. Also creating doors to be offset from its casings. Assessments indicate that the costs of repairs and continued maintenance will far outweigh the cost of demolition and re-construction of the unit. The units are at Project NM 19-9 and NM 19-13 in Blackrock Subdivisions. A professional structural engineer will further assess the unit and submit an assessment report for the files and will be made available to support the initiative. The demolition of FCAS units is hereby authorized by Tribal Resolution No. M70-2020-PO83 which was approved on December 02, 2020 by the Zuni Tribal Council - Addressing the Condemnation of Buildings on the Zuni Reservation.1) Carryover Activity of complete demolition and rebuild of five (5) low-rent units due to severe settlement and structural damage. These include Project NM 19-9 Unit #55,51,1,45 and 71. Environmental reviews has been completed and demolition completed on Unit #51 and 71, reconstruction will commence before end of year 2022. Unit 19-13-32 and 19-9-43 are complete. Carryover budget is \$961,825.ZHA will plan, design, conduct environmental review, and demolish and rebuild the unit using ZHA force account workers. An eligible tribal family who will reoccupy the unit will be selected based on low rent waiting list, and monthly rent will be calculated at no more than 30% of adjusted monthly income. After occupancy, ZHA will conduct inspections and provide maintenance responsibilities due to normal wear and tear. Any damage due to abuse and neglect will be charged to the tenant in accordance with the Rental Program Policy.

# Section 5: Budgets

NAHASDA §§ 102(b)(2)(C), 404(b)

**(1) Sources of Funding** NAHASDA § 102(b)(2)(C)(i), (404(b)) (Complete the **non-shaded** portions of the chart below to describe your estimated or anticipated sources of funding for the 12-month program year. **APR Actual Sources of Funding -- Please complete the shaded portions of the chart below to describe your actual funds received. Only report on funds actually received and under a grant agreement or other binding commitment during the 12-month program year.**)

SOURCE	IHP					
	(A) Estimated amount on hand at beginning of program year	(B) Estimated amount to be received during 12-month program year	(C) Estimated total sources of funds (A+B)	(D) Estimated funds to be expended during 12-month program year	(E) Estimated unexpended funds remaining at end of program year (C-D)	
1. IHBG Funds	\$3,617,534.72	\$3,177,842.00	\$6,795,376.72	\$6,721,040.00	\$74,336.72	
2. IHBG Program Income	\$374,349.00	\$499,132.00	\$873,481.00	\$279,000.00	\$594,481.00	
3. Title VI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
4. Title VI Program Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
5. 1937 Act Operating Reserves	\$0.00		\$0.00	\$0.00	\$0.00	
6. Carry Over 1937 Act Funds	\$0.00		\$0.00	\$0.00	\$0.00	
7. ICDBG Funds	\$1,553,301.00	\$0.00	\$1,553,301.00	\$1,484,495.00	\$68,806.00	
8. Other Federal Funds	\$169,015.78	\$165,810.00	\$334,825.78	\$165,810.00	\$169,015.78	
9. LIHTC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
10. Non-Federal Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Total</b>	<b>\$5,714,200.50</b>	<b>\$3,842,784.00</b>	<b>\$9,556,984.50</b>	<b>\$8,650,345.00</b>	<b>\$906,639.50</b>	
<b>TOTAL Columns C and H( 2 through 10 )</b>			<b>\$2,761,607.78</b>			
SOURCE	APR					
	(F) Actual amount on hand at beginning of program year	(G) Actual amount received during 12-month program year	(H) Actual total sources of funding (F+G)	(I) Actual funds to be expended during 12-month program year	(J) Actual unexpended funds remaining at end of program year (H-I)	(K) Actual unexpended funds obligated but not expended at end of 12-month program year
1. IHBG Funds	\$1,948,522.72	\$3,283,634.00	\$5,232,156.72	\$3,839,304.00	\$1,392,852.72	
2. IHBG Program Income	-\$114,964.00	\$1,000,644.00	\$885,680.00	\$590,839.00	\$294,841.00	
3. Title VI			\$0.00		\$0.00	
4. Title VI Program Income			\$0.00		\$0.00	
5. 1937 Act Operating Reserves			\$0.00		\$0.00	
6. Carry Over 1937 Act Funds			\$0.00		\$0.00	
7. ICDBG Funds	\$1,524,612.00	\$750,165.00	\$2,274,777.00	\$750,165.00	\$1,524,612.00	
8. Other Federal Funds	\$242,376.78	\$134,145.78	\$376,522.56	\$114,479.00	\$262,043.56	
9. LIHTC			\$0.00		\$0.00	
10. Non-Federal Funds			\$0.00		\$0.00	
<b>Total</b>	<b>\$3,600,547.50</b>	<b>\$5,168,588.78</b>	<b>\$8,769,136.28</b>	<b>\$5,294,787.00</b>	<b>\$3,474,349.28</b>	
<b>TOTAL Columns C and H( 2 through 10 )</b>			<b>\$3,536,979.56</b>			

**Notes:**

- a. For the IHP, fill in columns A, B, C, D, and E (non-shaded columns). For the APR, fill in columns F, G, H, I, J, and K (shaded columns).
- b. Total of Column D should match the total of Column N from the **Uses of Funding** table below.
- c. Total of Column I should match the Total of Column Q from the **Uses of Funding** table below.

d. For the IHP, describe any estimated leverage in Line 3 below (Estimated Sources or Uses of Funding). For the APR, describe actual leverage in Line 4 below **Uses of Funding table below.**

(2) **Uses of Funding**(NAHASDA § 102(b)(2)(C)(ii) (Note that the budget should not exceed the total funds on hand (Column C) and insert as many rows as needed to include all the programs identified in Section 3.

**Actual expenditures in the APR section are for the 12-month program year.)**

PROGRAM NAME	IHP			APR		
	(L) Prior and current year IHBG (only) funds to be expended in 12-month program year	(M) Total all other funds to be expended in 12-month program year	(N) Total funds to be expended in 12-month program year (L+M)	(O) Total IHBG (only) funds expended in 12-month program year	(P) Total all other funds expended in 12-month program year	(Q) Total funds expended in 12-month program year (O+P)
2023.1: Development of NAHASDA Rental Housing	\$240,085.00	\$0.00	\$240,085.00	\$225,036.00	\$15,049.00	\$240,085.00
2023.10: Crime Prevention and Safety	\$60,000.00	\$0.00	\$60,000.00	\$49,194.00	\$0.00	\$49,194.00
2023.11: ICDBG Leverage for Housing Rehabilitation	\$275,000.00	\$1,763,495.00	\$2,038,495.00	\$134,507.00	\$1,016,157.00	\$1,150,664.00
2023.12: Tribal HUD-VASH Supportive Housing	\$154,056.00	\$165,810.00	\$319,866.00	\$0.00	\$99,430.00	\$99,430.00
2023.2: Development of NAHASDA Homebuyer Housing	\$2,171,091.00	\$0.00	\$2,171,091.00	\$822,767.00	\$0.00	\$822,767.00
2023.3: Modernization of 1937 Act Rental Units	\$709,650.00	\$0.00	\$709,650.00	\$0.00	\$0.00	\$0.00
2023.4: Demolition & Rebuild of 1937 Act Units	\$961,825.00	\$0.00	\$961,825.00	\$640,805.00	\$0.00	\$640,805.00
2023.5: Maintenance of 1937 Act Housing	\$686,089.00	\$0.00	\$686,089.00	\$665,411.00	\$0.00	\$665,411.00
2023.6: Operation and Maintenance of NAHASDA Assisted Units	\$40,500.00	\$0.00	\$40,500.00	\$35,022.00	\$0.00	\$35,022.00
2023.7: Site Improvements for Low Rent Housing	\$250,000.00	\$0.00	\$250,000.00	\$0.00	\$0.00	\$0.00
2023.8: Housing Management Services	\$384,806.00	\$0.00	\$384,806.00	\$475,918.00	\$0.00	\$475,918.00
2023.9: Housing Counseling and Education	\$152,370.00	\$0.00	\$152,370.00	\$119,360.00	\$0.00	\$119,360.00
Loan repayment - describe in 3 & 4 below	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Planning and Administration	\$635,568.00	\$0.00	\$635,568.00	\$671,284.00	\$324,847.00	\$996,131.00
<b>TOTAL</b>	<b>\$6,721,040.00</b>	<b>\$1,929,305.00</b>	<b>\$8,650,345.00</b>	<b>\$3,839,304.00</b>	<b>\$1,455,483.00</b>	<b>\$5,294,787.00</b>

**Notes:**

- a. Total of Column L cannot exceed the IHBG funds from Column C, Row 1 from the Sources of Funding table in Line 1 above.
- b. Total of Column M cannot exceed the total from Column C, Rows 2-10 from the Sources of Funding table in Line 1 above.
- c. Total of Column O cannot exceed total IHBG funds received in Column H, Row 1 from the Sources of Funding table in Line 1 above.
- d. Total of Column P cannot exceed total of Column H, Rows 2-10 of the Sources of Funding table in Line 1 above.
- e. Total of Column Q should equal total of Column I of the Sources of Funding table in Line 1 above.

(3) **Estimated Sources or Uses of Funding NAHASDA § 102(b)(2)(C)** (Provide any additional information about the estimated sources or uses of funding, including leverage (if any). You must provide the relevant information for any planned loan repayment listed in the Uses of Funding table on the previous page. This planned loan repayment can be associated with Title VI or with private or tribal funding that is used for an eligible activity described in an IHP that has been determined to be in compliance by HUD. The text must describe which specific loan is planned to be repaid and the NAHASDA-eligible activity and program associated with this loan): **Program 2023.11: Funds will leverage the FY2018 ICDBG grant for private home rehabilitations. For the FY2018 ICDBG grant, total leverage is \$554,000 which consist of: FY2019 IHBG Leverage \$275,000 and Program Income (PI) \$279,000.**

**(4) APR (NAHASDA § 404(b))** (Enter any additional information about the actual sources or uses of funding, including leverage (if any). You must provide the relevant information for any actual loan repayment listed in the Uses of Funding table on the previous page. The text must describe which loan was repaid and the NAHASDA-eligible activity and program associated with this loan.):  
**Program 2023.11: FY2018 ICDBG grant, total leverage is \$554,000. Used \$265,992 during CY2023.**