

# Section 1: Cover Page

(1) Grant Number: 55IH0402810  
(2) Recipient Program Year: 10/1/2024 - 9/30/2025  
(3) Federal Fiscal Year: 2025  
(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:** Navajo Housing Authority  
(10) **Contact Person:** Levon Henry  
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(12) **Mailing Address:** PO Box 4980  
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(16) **Fax Number with Area Code** (999) 999-9999: 928-729-6360  
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(18) **If TDHE, List Tribes Below:**  
     Navajo Nation  
(19) **Tax Identification Number:** 860185412  
(20) **UEI Number:** E62MBA332NG6  
(21) **CCR/SAM Expiration Date** (MM/DD/YYYY): 05/28/2025  
(22) **IHBG Fiscal Year Formula Amount:** \$132,896,469  
(23) **Name of Authorized IHP Submitter:** Nellie M. Gilmore  
(24) **Title of Authorized IHP Submitter:** Grants Manager  
(25) **Signature of Authorized IHP Submitter:** Nellie M. Gilmore  
(26) **IHP Submission Date** (MM/DD/YYYY): 09/10/2024  
(27) **Name of Authorized APR Submitter:**  
(28) **Title of Authorized APR Submitter:**  
(29) **Signature of Authorized APR Submitter:**  
(30) **APR Submission Date** (MM/DD/YYYY):

**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.

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

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

Infrastructure Analysis; Feasibility and Planning Studies; Extraordinary Maintenance (Major Repairs); Acquisition with Rehabilitation; Planning and Pre-Engineering Activities; Resurvey of master leases; Sustainable community master planning; Crime Prevention and Security Services; Elderly Housing; Workforce Housing, and Veterans Housing, Essential Persons Housing, and integration of Alternative Building materials and methods.

**(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)):

The Fiscal Year 2025 Indian Housing Plan (IHP) will continue to focus on modern housing needs and amenities of the Navajo Nation. New projects that were initiated in FY2024 are multi-year projects and will carry over into FY2025. The NHA will continue to provide modestly design affordable housing opportunities to eligible and qualified Navajo families. NHA will provide planning and technical assistance to all Navajo Nation Chapters on the Navajo Nation. This initiative will require creating partnerships with multiple agencies, other service providers and Navajo communities. Navajo families participating in this initiative would benefit from housing related educational opportunities i.e. homebuyer education, financial management and credit counseling, crime prevention programs, after school programs, tenant subsidies, college student housing and coordination with other public service programs. Other multi-year initiatives

include leverage funding for multi-family housing, mixed-income housing, utility and infrastructure assessments, and planning and development with regional utility firms. NHA will continue to operate, maintain and retrofit current assisted housing stock built under the 1937 Housing Act primarily with emphasis on full occupancy rate at 15 Housing Management Offices (HMOs). The Maintenance Program and improvement work plan will continue to be carried out at the Housing Management Offices. NHA will continue to improve its Land Information Management System (LIMS) to assist in identifying suitable land for housing development for the Navajo Nation. It is NHA's intention to provide professional support for floodplain delineations and provide technical assistance/support to master community planning efforts with stakeholders. NHA is mindful any funds expended for the benefit of non-low-income families will come from other leveraged resources through partnership, and not solely the IHBG. Other developments may include 1) Elderly group homes and independent senior housing complexes; 2.) Housing for college students that are attending school in close proximity to or on the Navajo Nation; 3) Housing for Veterans under the NHA Veterans Housing Assistance Program, 4) Navajo Nation Employee Housing for low-income and essential employees and 5) Housing for persons with disabilities including site access. Such actions could culminate into integrated development community plans each Navajo Nation regional agency incorporating housing and infrastructure requested by various chapters/communities.

**(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)*:

The NHA Housing Maintenance Department is established at each of the 15 HMO's which allows them to cover all maintenance and repairs of public rental and homeownership units located throughout the Navajo Nation. All housing maintenance and major repair department plans are identified in this IHP; therefore, repairs and renovations are reasonably and readily addressed throughout all areas of the NHA service area including the satellite communities of the Navajo Nation. With NHA field offices established throughout the Navajo Nation, personnel are locally available to assist and educate Navajo families on all housing program services, adherence with policies, lease agreements, and promoting Resident Organizations. Lastly, Development and Construction Services Division will assist the 110 Navajo Nation Chapters in the development of sustainable community master plans using these smart growth planning principles and completing housing and community demographic surveys, which will give guidance to NHA in initiating pre-development activities for each of the communities within the Navajo Nation to provide families with modest and modern housing designs and dwelling units. The college housing is to be located within Arizona and New Mexico; HUD VASH and Tenant Based Rental Assistance vouchers to be used within the NHA Service area which includes the State of Arizona, State of New Mexico and southeastern Utah on the Navajo 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 LIHTCfunded 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)

Eligible Activity	Output Measure	Output Completion
(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: 2025-01:Operations and Maintenance of 1937 Act Units**

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

NHA will Operate and Maintain 3,437 1937 Housing ACT Public Rental units and 103 1937 Homeownership units. The Housing Management Division activities will include the following; intake, admissions, and eligibility, tenant and homebuyer education (enforcement policies and lease) housing services and crime prevention activities, referrals to local housing service providers, annual re-certifications, rent collections, tenant and community outreach, insurance coverage, establishing promoting Resident Organization and maintain tenant homebuyer files. Maintenance Division activities will include the following; routine and non- routine maintenance including major repair, annual unit inspections, preventive maintenance, work orders, move-in/move-out repair of 1937 units.

The Maintenance Division goal and objective is to assure a safe, decent, sanitary living environment for current client and new client move-ins. The unit vacancies will vary on a month to month basis due to scheduled and unexpected move-outs. Lastly, the Maintenance Division will continue with their assessment of the vacant units to determine routine and non-routine maintenance repair.

#### **FY 2020 Carryover Projects:**

1. AZ12-164 Cow Springs - 25 HO (Latent Repair - DCSD)
2. Grounds Improvement: site to be determined by Maintenance Supervisors
3. Exterior Repairs - MRD
4. Major repairs of HO units - repairs in process:
  1. UT15-502 Aneth #8
  2. UT15-504 Whiterock Point #22
  3. AZ12-105 Rough Rock #7
  4. AZ12-111 Many Farms #33
  5. AZ12-099 Bittersprings #3

#### **FY 2021 Carryover Projects:**

1. Exterior Repairs: MRD
  1. AZ12-077 Sweetwater/Red Mesa - 26 PR (completed will be reported in FY2024 APR)
2. Foundation Assessments and Repairs - 20 PR Navajo Nation wide (Planning Stage):
  1. NM15-077 Crownpoint #36, 37, 38, 39 40
  2. NM15-552 Mariano Lake #2 10
  3. NM15-080 Alamo #1, 2, 3, 7 9
  4. NM15-013 Navajo #119
  5. AZ12-132 Whippoorwill #29 31
  6. AZ12-002 Kayenta #9, 5, 10, 15 16

#### **FY 2022 Carryover Projects:**

1. Project Administration
2. Exterior Repairs - in planning stage:
  1. AZ12-138 Kaibeto #1-16
  2. AZ12-161 Burnside (37 buildings-Multiplex) #1-55
  3. AZ12-122 Navajo Mountain #1-10
  4. AZ12-040 Shonto #1-10
  5. AZ12-058 Fort Defiance #1-37
  6. AZ12-150 Kayenta #1-40
  7. NM15-109 Rock Springs #26-39
  8. NM15-089 Sheep Springs #22-39

#### **FY 2023 Carryover Projects** in planning stage:

1. Operation and Maintenance of 1937 Housing Act Units
2. 15 Housing Management Offices Operating Funds - 3,780 PR/HO
3. 15 Maintenance Division Offices Operating Fund - 3,780 PR/HO \*ARPA funds in the amount of \$2,500,000 will be used. AARP #6 includes repairs to CAS infrastructure units.

#### 4. Project Administration

##### **FY 2024 Carryover Projects:**

1. 15 Housing Management Offices Operating Budget - 3,780 PR/HO
2. 15 Maintenance Division Offices Operating Budget - 3,780 PR/HO
3. HO Major Exterior Repairs-35 PR - AZ12-147 15 units Dilkon #1-8 22-28

##### **FY 2025 New Projects:**

1. 15 Housing Management Offices Operating Budget
2. 15 Maintenance Division Offices Operating Funds
3. Major Exterior Repairs:
  1. AZ12-135 Dilkon - 19 PR
  2. AZ12-005 Ft. Defiance - 50 PR
  3. NM15-079 Church Rock - 20 PR

**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.):

(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.):

Residents of NHA's 1937 Housing Act Stock

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

Navajo Housing Authority provides safe, decent and sanitary homes to meet the affordable housing needs of low-income families who may be chronically homeless or at risk. Continuous efforts will be made to address work orders, interim changes, transfers, and move-ins and support as needed on a case-by-case basis. The types and levels of assistance are annual re-certifications to be conducted on all public rental and homeownership participants, annual inspections and preventive maintenance services will be performed on all public rental and homeownership units, and minor interior and exterior maintenance will be performed by the Maintenance Division and field offices will continue to reach capacity of maintaining the housing stock. Housing Management Offices will continue to improve the communications in the area of Tenant Community Outreach at all 15 Housing Management Offices, conveyance of all Mutual Help units, and continue to reassess/resurvey the property boundaries of master leases and individual lots so that land lease documentation can be prepared and title conveyances can be issued to families. The Housing Management Office's will continue to oversee the activities related to crime prevention and establishing resident organization.

**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.):

##### **Total Units Under Management:**

1937 Housing Act Public Rental Units:3,456

1937 Housing Act Homeownership Units:123

1937 Housing Act Other Units:0

**TOTAL:3,579**

##### **FY 2020 Carryover Projects:**

1. AZ12-164 Cow Springs - 25 HO (Latent Repair - DCSD): There was no accomplishments.Funds are recommended to be recapture and reprogrammed based on new scope.
2. Grounds Improvement: The Ft. Defiance, Shiprock and Ganado Maintenance Grounds Improvement project was successfully initiated this reporting period following the securing of dedicated funding for Grounds Improvements at Ft. Defiance, Shiprock and Ganado Housing units. The project has significantly enhanced the safety, appearance and longevity of the housing area. Key accomplishments: Resource Management: Purchased and deployed all necessary power tools, equipment and supplies. Workforce

Development: Secured, onboarded and managed temporary employees, resulting in a high volume of completed maintenance work. Infrastructure Safety Improvement: Erosion control, fencing grounds and pavement walkways were repaired and thoroughly cleaned improving accessibility reducing trip hazard for residents.

3. Exterior Repairs - MRD - closed out
4. Major repairs of HO units - repairs in process:
  1. UT15-502 Aneth #8 - Restoration Project: 15%
  2. UT15-504 Whiterock Point #22 - Restoration Project: 15%
  3. AZ12-105 Rough Rock #7 - Restoration Project: 15%
  4. AZ12-111 Many Farms #33 - Restoration Project: 15%
  5. AZ12-099 Bittersprings #3 - Restoration Project: 15%

#### **FY 2021 Carryover Projects:**

1. Foundation Assessments and Repairs - 18 PR Navajo Nation wide (Planning Stage):
  1. NM15-077 Crownpoint #36, 37, 38, 39 40 - Assessment Repairs: 0%
  2. NM15-552 Mariano Lake #2 10 - Remove from list due to modernization on the whole project.
  3. NM15-080 Alamo #1, 2, 3, 7 9 - Assessment Repairs: 0%
  4. NM15-013 Navajo #119 - Assessment Repairs: 0%
  5. AZ12-132 Whippoorwill #29 31 - Assessment Repairs: 0%
  6. AZ12-002 Kayenta #9, 5, 10, 15 16 - Assessment Repairs: 0%

#### **FY 2022 Carryover Projects:**

1. Project Administration
2. Exterior Repairs - in planning stage:
  1. AZ12-138 Kaibeto #1-16 - Assessment Repairs: 0%
  2. AZ12-161 Burnside (37 buildings-Multiplex) #1-55 - Assessment Repairs: 0%
  3. AZ12-122 Navajo Mountain #1-10 - Assessment Repairs: 0%
  4. AZ12-040 Shonto #1-10 - Assessment Repairs: 0%
  5. AZ12-058 Fort Defiance #1-37 - Assessment Repairs: 0%
  6. AZ12-150 Kayenta #1-40 - Assessment Repairs: 0%
  7. NM15-109 Rock Springs #26-39 - Assessment Repairs: 0%
  8. NM15-089 Sheep Springs #22-39 - Assessment Repairs: 0%

#### **FY 2023 Carryover Projects:**

1. Operation and Maintenance of 1937 Housing Act Units - all funds expended
2. 15 Housing Management Offices Operating Funds - 3,780 PR/HO: Funds expended
3. 15 Maintenance Division Offices Operating Fund - 3,780 PR/HO: Funds expended
  1. \*ARPA funds in the amount of \$2,500,000 will be used. AARP #6 includes repairs to CAS infrastructure units.
4. Project Administration

#### **FY 2024 Carryover Projects:**

1. 15 Housing Management Offices Operating Budget - 3,780 PR/HO: Funds expended
2. 15 Maintenance Division Offices Operating Budget - 3,780 PR/HO: Funds expended
3. Major Exterior Repairs-35 PR - AZ12-147 15 units Dilkon #1-8 22-28 - Assessment Repairs: 0%

#### **FY 2025 New Projects:**

1. 15 Housing Management Offices Operating Budget
2. 15 Maintenance Division Offices Operating Funds
3. Major Exterior Repairs:
  1. AZ12-135 Dilkon - 19 PR - Assessment Repairs: 0%
  2. AZ12-005 Ft. Defiance - 50 PR - Assessment Repairs: 0%
  3. NM15-079 Church Rock - 20 PR - Assessment Repairs: 0%

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

Planned Number of Units to be Completed in Year Under this Program: 3540	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)):**

**FY 2020 CO Project:**

1. AZ12-164 Cow Springs - 25 HO (Latent Repair - DCSD): The project was done in 2018, the contractor was paid retention and is no longer in business. Therefore, funds are recommended to be recapture and reprogrammed based on new scope.
2. Grounds Improvement: The root cause is that temporary employees secured alternate employment and departed NHA. Each Maintenance office is currently operating with only one or two temporary grounds workers. Given that many of the core project tasks such as fencing repairs and certain earthwork typically require a minimum of two individuals for efficiency and safety, this staffing shortfall has reduced overall project output and necessitated a schedule adjustment.
3. Major Exterior Repairs 5 HO Units: The 5 vacant HO units under FY 2020 Major Repairs have completed design, but the assessments have expired. The units are now deemed for demo due to excessive damage and will need to be moved to Program 22.

**FY 2021 CO Project:**

1. Foundation Assessments and Repairs - 18 PR Navajo Nation wide (Planning Stage): Foundation repairs will be worked on to get updated physical needs assessments when DCSD gets the Task Order situated for the on-call AE Firms service. A request was made to get a Task Order awarded but did not proceed. The on-Call AE Firm NECA was given an MOA to work mostly with horizontal construction. The physical needs assessment expired therefore, no contract was awarded.

**FY 2022 CO Projects:**

1. Exterior Repairs-199 units: Exterior repairs will be worked on to get updated physical needs assessments when DCSD gets the Task Order situated for the on-call AE Firms service. A request was made to get a Task Order awarded but did not proceed. The on-Call AE Firm NECA was given an MOA to work mostly with horizontal construction. The physical needs assessment expired therefore, no contract was awarded.

**FY 2024 CO Projects:**

1. Major Exterior Repairs - 35 PR units: Exterior repairs will be worked on to get updated physical needs assessments when DCSD gets the Task Order situated for the on-call AE Firms service. A request was made to get a Task Order awarded but did not proceed. The on-Call AE Firm NECA was given an MOA to work mostly with horizontal construction. The physical needs assessment expired therefore, no contract was awarded.

**FY 2025 Projects:**

1. Major Exterior Repairs - 89 units: Exterior repairs will be worked on to get updated physical needs assessments when DCSD gets the Task Order situated for the on-call AE Firms service. A request was made to get a Task Order awarded but did not proceed. The on-Call AE Firm NECA was given an MOA to work mostly with horizontal construction. The physical needs assessment expired therefore, no contract was awarded. The plan is to \_\_\_\_\_

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**1.1. Program Name and Unique Identifier: 2025-02:Operation and Maintenance of NAHASDA-Assisted Housing Units**

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

NHA will operate and maintain 746 NAHASDA-funded public rental (PR) housing units and 624 homeownership (HO) units within the Housing Management Division (HMD) and Maintenance Division (MTD). The Housing Management Division activities will include the following: leasing management functions (waiting list management, selections, evictions, counseling and training), administrative/program oversight, financial management/rent collection, insurance coverage and tenant and homebuyer records management. Maintenance Division activity will include the following: routine and non- routine maintenance including major repair, annual unit inspections, preventive maintenance, work orders, move-in/move-out repairs of NAHASDA units. The Maintenance Division goal and objective is to assure a safe, decent, sanitary living environment for current client and new client move-ins. Note: The inventory also includes those NAHASDA units that have been relinquished from former Sub-recipients either by court order and/or surrendered.

**FY 2022 Carryover Projects:**

1. NM15-137 Ojo Encino # 62 - 68 (Renovation)
2. Project Administration

**FY 2023 Carryover Project:**

1. 15 Housing Management and Maintenance Services for 800 Units (NAHASDA PR HO)

**FY 2024 Carryover Projects:**

1. 15 Housing Management and Maintenance Services for 800 units (NAHASDA PR HO)

**FY 2025 New Projects:**

1. 15 Housing Management and Maintenance Services for 800 units (NAHASDA PR HO)

**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.*):

Low income eligible families living in NAHASDA units.

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

The types and level of assistance provided will be dependent on individual resident needs in terms of addressing work orders, interim changes, transfers, move-ins and other services as needed on a case-by-case basis. Annual re-certifications will be conducted on all participants. Annual inspections and preventive maintenance services including waste management will be performed on all units whether occupied or vacant. Interior and exterior maintenance will be performed by the Housing Maintenance Division and field maintenance staff.

**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.*):

**Total Units Under Management:**

NAHASDA Public Rental:834

NAHASDA Homeownership:495

NAHASDA Other Units:0

**TOTAL:1,329**

Other:Sub-recipient unit count:525

**FY 2022 Carryover Projects:**

1. NM15-137 Ojo Encino # 62 - 68 (Renovation) - Repairs for resale: 0%

2. Project Administration

**FY 2023 Carryover Project:**

1. 15 Housing Management and Maintenance Services for 800 Units (NAHASDA PR HO) - all funds expended

**FY 2024 Carryover Projects:**

1. 15 Housing Management and Maintenance Services for 800 units (NAHASDA PR HO) - all funds expended

**FY 2025 New Projects:**

1. 15 Housing Management and Maintenance Services for 800 units (NAHASDA PR HO)

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

Planned Number of Units to be Completed in Year Under this Program: 1370	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)):*

The 7 vacant HO units did not have the release of funds and cost estimate. Maintenance Division will work on getting the physical needs assessments when DCSD gets the Task Order situated for the on-call AE Firms services.

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**1.1. Program Name and Unique Identifier: 2025-03:Housing Services****1.2. Program Description** (*This should be the description of the planned program.:*)

Mortgage Counseling: NHA will continue to provide housing counseling to families at the Karigan Townhomes on financial literacy, credit counseling, and basic debt to credit ratio to prepare them to become successful homeowners, and various HO programs available to eligible families and/or tenants; and Housing Services Program: The 15 HMOs will provide the following housing services activities and training to NHA residents and youth to enhance their quality of life: 1) Resident Organization Education to promote Resident Organization to Enhance Resident Quality of Life; 2) Self-Sufficiency Education/Activities to Promote Self-Sufficiency education to Improve Quality of Life.; and 3) Economic Up-Lift Activities to Promote Economic Uplift to Develop and Achieve Self-Sufficiency. IT Doorways: The HMO's will serve overall community members, housing tenants, youth and housing management database to effectively and efficiently serve inventory of public and homeownership housing. This will be ongoing activities when it is safe to do so for tenants and their families.

**FY 2020 Carryover Project:**

1. Housing Services Activities \$22,841.80 x 15 HMO
2. Housing Services mortgage counseling services to homebuyers

**FY 2022 Carryover Projects:**

1. Homeownership Counseling (1 staff) Project Management

**FY 2023 Carryover Projects:**

1. Housing Services Activities - Project Administration
2. Information Technology services to NHA Doorways operation: Infrastructure Improvement, Data Management, Security Services, Hardware and Software, Enterprise Management Telecommunication Support including upgrade broadband and Information Technology to better serve low-income residents

**FY 2024 Carryover Projects:**

1. 15 Housing Management Offices - Housing Services Activities-3,000 HH
2. Lease to Purchase - Project Management

**FY 2025 New Projects:**

1. Housing Services Activity: Purchase of Equifax Credit Report for admission eligibility and (2) Project Management Staff

**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.):*

(18) Other Housing Services [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.):*

(6) Assist affordable housing for low income households

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

Provide self-sufficiency and other services to residents of affordable housing.

**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.):*

Low-income families, and families residing in NHA owned/operated units

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

The types and level of assistance will depend on the needs of the community being served by the fifteen (15) HMO's and as described on Line 1.2. New Homeownership Mortgage counseling to 150 families throughout the 15 HMO's.

**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.):*

**FY 2020 Carryover Project:**

1. Housing Services Activities \$22,841.80 x 15 HMO:
  1. The overall percentage complete is 78.8%
  2. 29 Housing Services Activities were implemented
  3. 727 participants were served.

2. Housing Services mortgage counseling services to homebuyers:
  1. The appraisal for 22 units was completed, with 13 being completed by the Lease to Purchase Program and 9 by the Dilcon Maintenance Supervisor.
  2. Homebuyer Education for Housing Management Office Staff: Since the Shi'Shigan Policy revision has not been completed this project will be carried over into FY 2026.
  3. Shi'Shigan Homeownership Program Policy Revision: Due to the HOTMA changes that might be incorporated into the homeownership policy, the Shi'Shigan Homeownership Policy will be completed in the first quarter of FY 2026.
  4. Native Community Capital Homebuyer Assistance: The Lease to Purchase Program worked in partnership with NCCCHA to offer mortgage reinstatement for qualified homebuyers. Due to issues with NHA homeownership agreements the majority of NHA homebuyers were not eligible for assistance. 8 mortgage homebuyers under Karigan Townhomes were identified and are going through the process of assistance.

**FY 2022 Carryover Projects:**

1. Homeownership Counseling (1 staff) Project Management

**FY 2023 Carryover Projects:**

1. Housing Services Activities - Project Administration:
  1. The overall percentage complete is 51.01%
  2. 23 Housing Services Activities were implemented.
  3. 727 participants served
2. Information Technology services to NHA Doorways operation: Infrastructure Improvement, Data Management, Security Services, Hardware and Software, Enterprise Management Telecommunication Support including upgrade broadband and Information Technology to better serve low-income residents:
  1. From 10/1/24 to 6/1/2025, the purchase of Smartboards for the Housing Management office conference rooms to conduct meetings with internal staff, tenants, homeowners and potential tenants.
  2. IHP Funding Realignment: ERP Consultant, ERP Software purchase and Reserve ITSS funding.

**FY 2024 Carryover Projects:**

1. 15 Housing Management Offices - Housing Services Activities-3,000 HH - No accomplishments for this project, it will be carried over into FY2026. An expenditure plan is developed to effectively start the grant from 10/1/2025 - 9/30/2026.
2. Lease to Purchase - Project Management

**FY 2025 New Projects:**

1. Housing Services Activity: Purchase of Equifax Credit Report for admission eligibility and (2) Project Management Staff: A total of 4000 families were to have been served in FY 2025, however there were no income verifications requested through this account. The Grants Accounting set up the budget. Housing Management Division began to work with the NHA Procurement Dept. to apply for the proposal. This was not completed. HMD was working with Equifax and held four (4) virtual meetings with the vendor. The review of what Equifax could offer NHA as we requested for income verifications for the clients and how much information we could obtain for the applicants/tenants participating in the NHA housing programs.

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

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 6000	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: 13672	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))):**

**FY 2020 CO Project:**

1. Housing Services Activities: The grant was officially closed out on 11/30/2024 with balance of \$81,074.05.
2. Housing Services - Lease to Purchase: Since the Shi'Shigan Policy revision has not been completed this project will be carried over into FY 2026.

**FY 2023 CO Project:**

1. Housing Services Activities - Project Administration: 51.01% of the grant was expended and will be fully expended by 3/30/2026.
2. Information Technology services to NHA: Planned activities were not completed due to a funding shift that was induced by the executive management team, the intent was to expend unused funding from the CARES Act before the grant came to an end on 9/30/2025. ITSS will carryover the project into FY 2026.

**FY 2024 CO Project:**

1. The Housing Management Division was working on expending carryover grants from FY 2020 and FY 2023 first before expending FY 2024 funds.

**FY 2025 CO Project:**

1. The Housing Management Division has experienced a setback in receiving the necessary resources, impacting our project timeline. Although the project was approved in the FY 2025 IHP to assist the HMO to gather client's income information for re-determining eligibility status, the setback occurred with lack of resources. The HMD will continue to work with NHA ProcurementDept. to discuss potential solutions or alternative resources to mitigate this delay and uphold our commitment to pursue the project delivery in FY 2026.

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**1.1. Program Name and Unique Identifier: 2025-04:Crime Prevention & Security****1.2. Program Description***(This should be the description of the planned program.):*

NHA will continue to provide crime prevention activities by implementing the following: 1) Installing solar energy streetlights to enhance security; 2) Installing perimeter fencing in public rental development sites; and 3) Implementing crime prevention activities and outreach to increase awareness.

**FY 2019 Carryover Projects:**

SSL Phase 3: Solar Streetlights for six (6) communities/development site

1. NM15-061 Navajo - 22 PR
2. AZ12-067 Kinlichee - 10 PR
3. NM15-042 Navajo - 20 PR
4. NM15-005 Thoreau - 20PR
5. NM15-087 Becenti - 20 PR
6. AZ12-303 Kinlichee - 18 PR
7. AZ12-073 Kayenta - 15 PR
8. NM15-109 Rock Springs - 14 PR
9. NM15-085 Huerfano - 10 PR
10. NM15-141 Coyote Canyon - 10 PR

**FY 2022 Carryover Projects:**

1. Crime Prevention Activities: 15 HMOs x 3 activities @ \$3,500 ea.
2. Fencing Projects: 7 @ \$30,000 each (Tuba City only: AZ12-001)
  1. AZ12-002 Kayenta - 40 units
  2. AZ12-150 Kayenta - 50 Units
  3. NM15-013 Navajo - 60 units
  4. NM15-040 Pinehill - 75 units
  5. NM15-046P Pinehill - 25 units
  6. NM15-033 Tohajiilee - 2 units

**FY 2023 Carryover Projects:**

1. Solar Street Lights @ (6) HMOs:
  1. AZ12-093 Klagetoh - 12 PR
  2. NM15-089 Sheepsprings - 8 PR
  3. AZ12-048 Dilcon - 10 PR
  4. AZ12-060 Dilcon - 10 PR
  5. AZ12-063 Teestoh - 10 PR
  6. NM15-042 Navajo - 20 PR
2. Fencing Projects: 2 projects (AZ12-187 Dilcon and NM15-127 Cove @ \$62,500 each)
3. Crime Prevention Activities: 15 HMO @ \$9,000
4. Project Management
5. Solar Street Light - Phase 4:
  1. NM15-061 Navaj - 21 PR
  2. AZ12-067 Kinlichee - 10 PR
  3. NM15-087 Becenti - 20 PR
  4. AZ12-303 Kinlichee - 18 PR
  5. AZ12-073 Kayenta - 15 PR
  6. NM15-109 Rock Springs - 14 PR
  7. NM15-085 Huerfano - 10 PR

**FY 2024 Carryover Projects:**

1. Solar Street Lights Phase 4 - 108 PR
2. Solar Street Lights Battery
3. Navajo Nation Sales Tax
4. Perimeter Fencing (2 projects: AZ12-181 Greasewood and NM15-032 Ojo Amarillo) - 17 PR
5. Crime Prevention Activities - 15 HMO
6. Project Management

**FY 2025 New Projects:**

1. Dilcon HMO: Complete fencing for AZ12-107C - 7 PR
2. Kayenta HMO: Perimeter fencing for AZ12-050 (NAHASDA 10 units) / AZ12-150

**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.*):

Low income residents living in NHA assisted housing in various Communities

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

The types and level of crime prevention and safety assistance to protect the safety of families within the public rental areas to prevent stray animals and/or livestock to enter public rental areas. Webcast will be used to reduce domestic violence and substance abuse.

**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.*):

**FY 2019 Carryover Projects:**

SSL Phase 3: Solar Streetlights for six (6) communities/development site: Installed 188 new SSL batteries, installed 94 new controllers, installed new parts that were damaged and broken, served four (4) NHA communities. The project will be a carryover into FY 2026 with an expenditure plan to be developed with all NHA Maintenance Supervisors.

1. NM15-061 Navajo - 22 PR
2. AZ12-067 Kinlichee - 10 PR
3. NM15-042 Navajo - 20 PR
4. NM15-005 Thoreau - 20PR
5. NM15-087 Becenti - 20 PR
6. AZ12-303 Kinlichee - 18 PR
7. AZ12-073 Kayenta - 15 PR
8. NM15-109 Rock Springs - 14 PR
9. NM15-085 Huerfano - 10 PR
10. NM15-141 Coyote Canyon - 10 PR

**FY 2022 Carryover Projects:**

1. Crime Prevention Activities: 15 HMOs x 3 activities @ \$3,500 ea.: Overall Percentage Completed: 47.77%, 8 Crime Prevention proposals were submitted by 5 HMOs., 738 head of households were served, 540 participants were served.
2. Fencing Projects: 7 @ \$30,000 each (Tuba City only: AZ12-001): onsite field visits will be scheduled for FY 2026 to each project location listed below.

1. AZ12-002 Kayenta - 40 units
2. AZ12-150 Kayenta - 50 Units
3. NM15-013 Navajo - 60 units
4. NM15-040 Pinehill - 75 units
5. NM15-046P Pinehill - 25 units
6. NM15-033 Tohajiilee - 2 units

**FY 2023 Carryover Projects:**

1. Solar Street Lights @ (6) HMOs: There was no accomplishments for the project.
  1. AZ12-093 Klagetoh - 12 PR
  2. NM15-089 Sheepsprings - 8 PR
  3. AZ12-048 Dilcon - 10 PR
  4. AZ12-060 Dilcon - 10 PR
  5. AZ12-063 Teestoh - 10 PR
  6. NM15-042 Navajo - 20 PR
2. Fencing Projects: 2 projects (AZ12-187 Dilcon and NM15-127 Cove @ \$62,500 each): AZ12-187 Dilcon, AZ: an onsite field visit was made on August 11, 2025, and the project was completed. NM15-127 Cove, NM: an onsite field visit was made on August 20, 20225, but the site was not completed.
3. Crime Prevention Activities: 15 HMO @ \$9,000: There was no accomplishments, this will be a carryover into FY 2026. An expenditure plan is developed to effectively start the grant on October 1, 2025 to September 30, 2026.
4. Project Management: Housing Coordinator currently manages and administers 15 projects.
5. Solar Street Light - Phase 4: There was no accomplishments for the project. The project was double funded for FY 2023 and 2024. The project is closed out as of 11/14/2025.
  1. NM15-061 Navaj - 21 PR
  2. AZ12-067 Kinlichee - 10 PR
  3. NM15-087 Becenti - 20 PR
  4. AZ12-303 Kinlichee - 18 PR
  5. AZ12-073 Kayenta - 15 PR
  6. NM15-109 Rock Springs - 14 PR
  7. NM15-085 Huerfano - 10 PR

#### **FY 2024 Carryover Projects:**

1. Solar Street Lights Phase 4 - 108 PR: There was no accomplishments for the project. The project was double funded for FY 2023 and 2024. The project is closed out as of 11/14/2025.
2. Solar Street Lights Battery: There is no accomplishment for the project, it will be a carryover into FY 2026. An expenditure plan will be developed to start the project from October 2026 to September 2027.
3. Navajo Nation Sales Tax
4. Perimeter Fencing (2 projects) - 17 PR:
  1. AZ12-181 Greasewood: Onsite field visit to be scheduled for FY 2026.
  2. NM15-032 Ojo Amarillo: Onsite field visit was made to the project on September 8, 2025.
5. Crime Prevention Activities - 15 HMO: There was no accomplishments, it will be a carryover into FY 2026. An expenditure plan is developed to effectively start the grant on October 1, 2026, to September 30, 2027.
6. Project Management: Housing Coordinator currently manages and administers 15 projects.

#### **FY 2025 New Projects:**

1. Dilcon HMO: Complete fencing for AZ12-107C - 7 PR: Onsite field visit was made to the project on August 11, 2025, and the project was completed.
2. Kayenta HMO: Perimeter fencing for AZ12-050 (NAHASDA 10 units) / AZ12-150: Onsite field visit to be scheduled for FY 2026.

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

Planned Number of Units to be Completed in Year Under this Program:	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))):**

#### **FY 2023 CO Projects:**

1. Solar Street Lights @ 6 HMOs: The Project is currently at a standstill. In March 2025, Maintenance Supervisors requested SSL batteries, controllers and damaged parts needed replacements for SSL that were installed in 2017-2019. Housing Coordinator requested to complete a cost analysis between NTUA and SSLs, the cost analysis was completed. Upon completion, it was concluded that the cost of SSLs would cost more than NTUA, it was then decided to halt the SSL installation projects. Thereafter, a memo was sent to CFO and Grants Manager requesting approval to re-allocate the funds towards fencing projects and motion sensor lights for home security.

**FY 2019 2024 CO Projects:**

1. The two Solar Street Lights Battery (SSLB) from FY 2019 and 2024 were impacted by covid-19, it created a domino effect on all projects that caused a backlog, behind schedule and not meeting goals. FY 2024 SSLB carryover project was not implemented as the priority was to expend funds and complete the FY 2019 SSLB carryover project before implementing the FY 2024 SSLB carryover project.

**FY 2022, 2023 2024 CO Projects:**

1. All three Crime Prevention Activities (2022, 2023 2024) were impacted by covid-19 pandemic, it created a domino effect impacting on all CPHS expenditures that caused a backlog and behind schedule to no meet goals. Additionally, the HMD was trying to expend all funds from the first Crime Prevention Activity, therefore the FY 2023 and 2024 Crime Prevention Activities were not expended.

**FY 2021, 2023, 2024 2025 CO Projects:**

1. For the 13 fencing projects (FY 2021, 2023, 2024 2025) the EROF was requested, however the EROF could not be issued for all 13 fencing projects due to discrepancies and inconsistencies with survey maps and land leases. There are overlaps between maps, lease and the survey points located. Internal coordination with Title and Realty Dept., Survey Land Dept., Housing Directors, Maintenance Supervisors and HMD to address and correct the issues. Upon corrections, Title and Realty will submit corrections to Navajo Nation Land Dept. and BIA to make the corrections. Thereafter, Land Survey Dept. has to re-survey all 13 properties to obtain correct surveys to implement the 13 fencing projects.

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**1.1. Program Name and Unique Identifier: 2025-05: Tenant-Based Rental Assistance****1.2. Program Description** (*This should be the description of the planned program.:*)

NHA will provide rental assistance to eligible low-income Navajo families on and/or off the Navajo Nation in the private rental market. NHA will issue 100 tenant based rental assistance vouchers to provide affordable housing and opportunities for families to pursue higher education and/or find employment to promote self-sufficiency.

**FY 2022/2023 Carryover Projects:**

1. Section 8 for 24 Eligible Families (Jeddito)
2. 76 TBRA Vouchers (FCAS)
3. Section 8 - Project Management

**FY 2024 Carryover Projects:**

1. Section 8-Rental Assistance - 76 Vouchers
2. Section 8 Project Management
3. Training Certification

**FY 2025 New Projects:**

1. Section 8 Rental Assistance for 76 PR
2. Jeddito - Rental Assistance Vouchers to serve 20 families

**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.:*)

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Housing assistance payments will be made directly to property owners on behalf of low-income tenants assisted by NHA under this program based on the family's ability to pay a portion of the rent, and to provide vouchers to families as provided for in the FCAS allocation.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Housing assistance payments were made directly to the property owners on behalf of low-income tenants assisted by NHA through this program based on the family's ability to pay a portion of the rent and provided vouchers to families per the FCAS allocation.

**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 eligible families

**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 assistance payments will be made directly to property owners on behalf of low-income tenants assisted by NHA under this program based on the family's ability to pay a portion of the rent, and to provide vouchers to families as provided for in the FCAS allocation.

**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.:*)**FY 2022/2023 Carryover Projects:** Project is completed

1. Section 8 for 24 Eligible Families (Jeddito)
2. 76 TBRA Vouchers (FCAS)
3. Section 8 - Project Management

**FY 2024 Carryover Projects:** Project is completed.

1. Section 8-Rental Assistance - 76 Vouchers
2. Section 8 Project Management
3. Training Certification

**FY 2025 New Projects:**

1. Section 8 Rental Assistance for 76 PR: This includes families who contacted the office for general application process and procedure inquiries, community outreach, applicants who submitted applications and tenants who received rental assistance 20 housing vouchers were issued to eligible applicants off the Section8 waitlist. 15 families were assisted through a Housing Assistance Payment Contract and secured a one-year lease agreement in the private sector.
2. Jeddito - Rental Assistance Vouchers to serve 20 families: 24 families were assisted through rental and rehab subsidy for the Jeddito Townhome Property. NHA does port families to the Maricopa and Pima counties in Arizona, Service areas include Farmington, Albuquerque and Gallup in NM and Flagstaff and Page in AZ.

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

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 100	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: 1351	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)):*

This activity is not behind schedule.

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**1.1. Program Name and Unique Identifier: 2025-06:Modernization of 1937 Housing Act Units****1.2. Program Description** (*This should be the description of the planned program.:*)

Under the modernization program of 1937 Housing Act, NHA has two classification of program activity which will be carried out: 1. Planning/design (PL/DS) and 2. Construction (modernization). The planning/design program will consist of architectural and engineering to evaluate the condition of housing stock. Based on the evaluations, the retained firm will move into the renovation design phase and complete construction documents for construction procurement. The construction phase will consist of renovate the housing stock using the certified architectural design plans. Part of the overall modernization activity, a relocation program will be included to provide relocation assistance to families impacted by the planned modernization activity. There will be 488 units to be modernized. However, only 110 of the units will be modernized in FY 2025.

**FY 2022 Carryover Projects:**

1. NM15-047 Crownpoint - 50 PR (Demo/Rebuild)
2. NM15-552 Mariano Lake - 21 PR (Design)
3. NM15-032 Ojo Amarillo - 46 PR - Phase IVV (Design/Construction)
4. NM15-006 Navajo - 100 PR (Planning)

**FY 2023 Carryover Projects:**

1. NM15-552 Mariano Lake - 21 PR - FCAS
2. AZ12-003 Chinle - 110 PR - FCAS (Planning)
3. AZ12-087 Chinle - 3 PR - FCAS
4. Project Administration

**FY 2024 Carryover Projects:**

1. NM15-006 Navajo, NM - Modernization - 35 PR
2. Project Management

**FY 2025 New Projects:**

1. Ojo Amarillo HMO: NM15-041 - 74 PR - Sky Mesa View (Assessment)
2. Pinon HMO: AZ12-132 #8, 23 24 (Admin/Planning - Assessment)
3. Dilcon HMO: Modernization for two projects
  1. AZ12-060 Dilcon - 10 PR
  2. AZ12-118 Indian Wells - 15 PR

**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.):*

Families Residing in 1937 Housing Act Units

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

Type and level of assistance is that housing be brought up to current code, to meet electrical, plumbing, HVAC and structural integrity. NHA will provide relocation cost for families in accordance with the Relocation 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.):***FY 2020/2022 Carryover Projects:**

1. NM15-047 Crownpoint - 50 PR (Demo/Rebuild): Construction: 97% Complete
2. NM15-552 Mariano Lake - 21 PR (Design): Construction: 21 units are 100% Complete as of January 2025 and is now in the warranty phase of the project.

3. NM15-032 Ojo Amarillo - 46 PR - Phase IVV (Design/Construction): Construction: 80% Complete
4. NM15-006 Navajo - 100 PR (Planning): Phase 1: Programming and Assessment reported completed for civil, structural, architectural, plumbing, mechanical electrical. Phase 2: Schematic design Phase 2: 45% complete for geotechnical report and flood plain analysis completed. Utility capacity requested from NTUA, awaiting reply on schematic design. Letter requesting demolition of 100 units sent to SWONAP and that the project would be completed in three phases. Phase 2 scheduled completion date of December 31, 2025.

**FY 2023 Carryover Projects:**

1. NM15-552 Mariano Lake - 21 PR - FCAS - Construction: 100% Complete
2. AZ12-003 Chinle - 110 PR - FCAS (Planning): Phase 1: Programming and Assessment. Project is at 5% complete. After 18 months of trying to procure an AE Firm, on September 22, 2025, held a Project Kick Off meeting thereafter, the A/E Firm initiated site civil, structural, architectural, plumbing, mechanical, electrical assessment of 110 units. Upon completion of Phase 1 Assessment November 6, 2025, Phase 2: Schematic Design Phase will be initiated, and the projected completion date is January 2, 2026.
3. AZ12-087 Chinle - 3 PR - FCAS: Dwelling units are vacant due to structural issues.
4. Project Administration

**FY 2024 Carryover Projects:**

1. NM15-006 Navajo, NM - Modernization - 35 PR: Phase 1: Programming and Assessment reported completed for civil, structural, architectural, plumbing, mechanical electrical. Phase 2: Schematic design Phase 2: 45% complete for geotechnical report and flood plain analysis completed. Utility capacity requested from NTUA, awaiting reply on schematic design. Letter requesting demolition of 100 units sent to SWONAP and that the project would be completed in three phases. Phase 2 scheduled completion date of December 31, 2025.
2. Project Management

**FY 2025 New Projects:**

1. Ojo Amarillo HMO: NM15-041 - 74 PR - Sky Mesa View (Assessment): Pre-Planning: 10% Complete
2. Pinon HMO: AZ12-132 #8, 23 24 (Admin/Planning - Assessment): Pre-Planning: 10% Complete
3. Dilcon HMO: Modernization for two projects
  1. AZ12-060 Dilcon - 10 PR: Pre-Planning: 10% Complete
  2. AZ12-118 Indian Wells - 15 PR: Pre-Planning: 10% Complete

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

Planned Number of Units to be Completed in Year Under this Program: 110	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: 21	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))):**

**FY 2020/2022 CO Projects:**

1. NM15-047 Crownpoint - 50 PR (Demo/Rebuild): Construction material cost was high, and availability of construction supplies because of Covid inflation cost.
2. NM15-032 Ojo Amarillo - 46 PR - Phase IVV (Design/Construction): This is a large project, and the construction time was given over a year for construction to be completed. The Project experienced some delays with outside utility entities.
3. NM15-006 Navajo - 100 PR: Time extension requested for program delays due to Architect personnel turn over, Phase 2 anticipated date December 31, 2025. A demolition letter was sent to SWONAP of the construction of 100 units and informed the office, modernization activities would be divided in three phases. Projected demolition activity anticipated to start by summer of 2026 with construction activities anticipated by fall of 2026.

**FY 2023 CO Projects:**

1. AZ12-003 Chinle - 110 PR: After 18 months of processing and evaluating an AE Firm was identified. On September 22, 2025, Project Kick Off Meeting was held, projected demolition date is summer of 2026, demolition and construction activities will be performed in phases.
2. AZ12-087 Chinle - 3 PR Apartments at Riverside: Solicitation for AE Firm not advertised. Survey property boundaries on file with additional housing project overlapping on Master Lease.

**FY 2024 CO Projects:**

1. NM15-006 Navajo - 100 PR: Time extension requested for program delays due to Architect personnel turn over, Phase 2 anticipated date December 31, 2025. A demolition letter was sent to SWONAP of the construction of 100 units and informed the

office, modernization activities would be divided in three phases. Projected demolition activity anticipated to start by summer of 2026 with construction activities anticipated by fall of 2026.

**FY 2025 Projects:**

1. NM15-041 - 74 PR - Sky Mesa View, AZ12-132 #8, 23, 24, AZ12-060 - 10 PR AZ12-118 - 15 PR: The projects are in the pre-planning phase will be completed by mid-year of 2026, all new projects require extensive time to complete the pre-planning and planning portion, additionally due to long-standing job vacancies of the department's staffing the DCSD has been challenged in undertaking the projects.

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**1.1. Program Name and Unique Identifier: 2025-07:Rehabilitation of Non-1937 Housing Act Units****1.2. Program Description***(This should be the description of the planned program.):*

NHA will conduct major rehabilitation and restoration to standard conditions and make available for low income families and/or essential families in need of housing. The method of contract will be design/build. The planning and design for 39 units will be completed in FY 2025. These units will be occupied as lease to purchase or mortgage-based homes for essential families.

**FY 2020 Carryover Projects:****1. Rehabilitation of 39 vacant non-1937 Act Housing units:**

1. AZ12-102 Indian Wells #4, 12, 20 (Dilkon HMO)
2. AZ12-119 Many Farms #3 (Chinle HMO)
3. AZ12-127 Leupp #1, 11, 32 (Dilkon HMO)
4. AZ12-146 Dilkon #16 (Dilkon HMO)
5. AZ12-155 Chinle #3 (Chinle HMO)
6. AZ12-158 Round Rock #28 (Chinle HMO)
7. AZ12-165 White Cone #12 17 (Dilkon HMO)
8. AZ12-541 Dilkon #4, 14 16 (Dilkon HMO)
9. NM15-066 Two Greyhills #3 18 (Tohatchi HMO)
10. NM15-067 Coyote Canyon #27 (Tohatchi HMO)
11. NM15-072 Two Grey Hills #39 40 (Crownpoint HMO)
12. NM15-074 Dalton Pass #17 20 (Crownpoint HMO)
13. NM15-084 Huerfano #21 (Ojo Amarillo HMO)
14. NM15-088 Sheepsprings #16 (Tohatchi HMO)
15. NM15-091 Alamo #11 (Tohajiilee HMO)
16. NM15-102 Naschitti #8 (Tohatchi HMO)
17. NM15-103 Casamero Lake #1, 8, 9, 19 22 (Thoreau HMO)
18. NM15-117 Rock Springs #61 (Tohatchi HMO)
19. NM15-121 Becenti #77 (Crownpoint HMO)
20. NM15-123 Sheepsprings #58 (Tohatchi HMO)
21. NM15-128 Standing Rock #79 (Crownpoint HMO) - Project is in planning stage under Activity 18-take off this list in FY 2024 APR.
22. NM15-680 Thoreau #22 23 (Thoreau HMO)
23. NM15-710 Lake Valley #17 (Ojo Amarillo HMO)
24. NM15-982 Mariano Lake #87 (Thoreau HMO)

**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.):*

(5) Rehabilitation 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.):*

(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.):*

Low income eligible and essential eligible families.

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

Under this program, NHA owns the units and will be bringing the vacant housing units up to standards for occupancy.

**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.):***FY 2020 Carryover Projects:**

1. Rehabilitation of 39 vacant non-1937 Act Housing units:

1. AZ12-102 Indian Wells #4, 12, 20 (Dilkon HMO): Restoration Project: 0%
2. AZ12-119 Many Farms #3 (Chinle HMO): Restoration Project: 0%
3. AZ12-127 Leupp #1, 11, 32 (Dilkon HMO): The Dilcon Maintenance has started and completed 98% of the rehabilitation of two units, with one unit at 85% complete.
4. AZ12-146 Dilkon #16 (Dilkon HMO): The Dilcon Maintenance has started and completed 98% of the rehabilitation of the unit.
5. AZ12-155 Chinle #3 (Chinle HMO): Restoration Project: 0%
6. AZ12-158 Round Rock #28 (Chinle HMO): Restoration Project: 0%
7. AZ12-165 White Cone #12 17 (Dilkon HMO): Restoration Project: 0%
8. AZ12-541 Dilkon #4, 14 16 (Dilkon HMO): The Dilcon Maintenance has started and completed 98% of the rehabilitation of the units.
9. NM15-066 Two Greyhills #3 18 (Tohatchi HMO): Restoration Project: 0%
10. NM15-067 Coyote Canyon #27 (Tohatchi HMO): Restoration Project: 0%
11. NM15-072 Two Grey Hills #39 40 (Crownpoint HMO): Restoration Project: 0%
12. NM15-074 Dalton Pass #17 20 (Crownpoint HMO): Restoration Project: 0%
13. NM15-084 Huerfano #21 (Ojo Amarillo HMO): Restoration Project: 0%
14. NM15-088 Sheepsprings #16 (Tohatchi HMO): Restoration Project: 0%
15. NM15-091 Alamo #11 (Tohajiilee HMO): Restoration Project: 0%
16. NM15-102 Naschitti #8 (Tohatchi HMO): Restoration Project: 0%
17. NM15-103 Casamero Lake #1, 8, 9, 19 22 (Thoreau HMO): Restoration Project: 0%
18. NM15-117 Rock Springs #61 (Tohatchi HMO): Restoration Project: 0%
19. NM15-121 Becenti #77 (Crownpoint HMO): Restoration Project: 0%
20. NM15-123 Sheepsprings #58 (Tohatchi HMO): Restoration Project: 0%
21. NM15-128 Standing Rock #79 (Crownpoint HMO) - Project is in planning stage under Activity 18-take off this list in FY 2024 APR.
22. NM15-680 Thoreau #22 23 (Thoreau HMO): Restoration Project: 0%
23. NM15-710 Lake Valley #17 (Ojo Amarillo HMO): Restoration Project: 0%
24. NM15-982 Mariano Lake #87 (Thoreau HMO): Restoration Project: 0%

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

Planned Number of Units to be Completed in Year Under this Program: 39	Planned Number of Households To Be Served in Year Under this Program:	Planned Number of Acres To Be Purchased in Year Under this Program:
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year:	APR: Actual Number of Acres Purchased in Program Year:

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

**FY 2020 CO Projects:**

1. The assessments have expired for the projects listed below; therefore, no contract was awarded. The 32 units will need to get an updated physical needs assessment when DCSD gets the Task Order situated for the on-call AE Firms service.
  1. AZ12-102 Indian Wells #4, 12, 20 (Dilkon HMO)
  2. AZ12-119 Many Farms #3 (Chinle HMO)
  3. AZ12-155 Chinle #3 (Chinle HMO)
  4. AZ12-158 Round Rock #28 (Chinle HMO)
  5. AZ12-165 White Cone #12 17 (Dilkon HMO)
  6. NM15-066 Two Greyhills #3 18 (Tohatchi HMO)
  7. NM15-067 Coyote Canyon #27 (Tohatchi HMO)
  8. NM15-072 Two Grey Hills #39 40 (Crownpoint HMO)
  9. NM15-074 Dalton Pass #17 20 (Crownpoint HMO)
  10. NM15-084 Huerfano #21 (Ojo Amarillo HMO)
  11. NM15-088 Sheepsprings #16 (Tohatchi HMO)
  12. NM15-091 Alamo #11 (Tohajiilee HMO)
  13. NM15-102 Naschitti #8 (Tohatchi HMO)
  14. NM15-103 Casamero Lake #1, 8, 9, 19 22 (Thoreau HMO)
  15. NM15-117 Rock Springs #61 (Tohatchi HMO)
  16. NM15-121 Becenti #77 (Crownpoint HMO)
  17. NM15-123 Sheepsprings #58 (Tohatchi HMO)
  18. NM15-128 Standing Rock #79 (Crownpoint HMO)
  19. NM15-680 Thoreau #22 23 (Thoreau HMO)
  20. NM15-710 Lake Valley #17 (Ojo Amarillo HMO)
  21. NM15-982 Mariano Lake #87 (Thoreau HMO)
2. For the projects listed below to be completed, rain gutters will be procured in FY 2026 to complete the 7 units. Additionally, Dilcon Maintenance is waiting on the Finance Department and Treasury Department to input the housing units into the NHA system. Dilcon Maintenance has provided appraisals on the units as requested, now they need to be inputted into the NHA system, thereafter families can move into the units.
  1. AZ12-127 Leupp #1, 11, 32 (Dilkon HMO)
  2. AZ12-146 Dilkon #16 (Dilkon HMO)
  3. AZ12-541 Dilkon #4, 14 16 (Dilkon HMO)

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**1.1. Program Name and Unique Identifier: 2025-08:Improvements to Provide Accessibility for Disabled Persons****1.2. Program Description**(*This should be the description of the planned program.:*)

The NHA Section 504 program will continue to evaluate and identify critical housing stocks that require modification to meet the Accessibility requirements low-income individuals across the Navajo Nation. Part of the program activity, NHA will continue with housing intake, eligibility evaluations to qualify individual for accessible housing in our 1937 Housing Act and NAHASDA stock. In order to modify non-accessible units, NHA will retain qualified professional to perform the evaluations, design and constructions within each program year. There will be 22 units to provide accessibility. However, only 2 of the units will be completed in FY 2025.

**FY 2020 Carryover Projects:**

1. AZ12-012 Window Rock #50, 52 86
2. AZ12-187 Dilkon #7
3. AZ12-192 Tuba City #3, 4, 5, 6, 7
4. AZ12-512 Tolani Lake #4
5. NM15-079 Church Rock #29
6. NM15-106 Naschitti #40
7. NM15-318 Chilchitah #48

**FY 2024 Carryover Project:**

1. Project Management

**FY 2025 New Projects:**

1. Ft. Defiance HMO: Convert public rentals units to Uniform Federal Accessible Standard (UFAS) units in Window Rock, Ft. Defiance, Houck Sanders
  1. AZ12-005 Ft. Defiance #30, 34 - 2 PR
  2. AZ12-012 Window Rock #86, 90 - 2 PR

**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.):*

(5) Rehabilitation 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.):*

(9) Provide accessibility for disabled/elderly persons

**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.):*

(9) Provide accessibility for disabled/elderly persons

**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.):*

Families Residing in 1937 Housing Act Units and NAHASDA Rental Units (NHA and Sub-Recipient Developed).

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

As required by the American with Disability Act Standards, certain rental units will be rehabilitated to meet the needs of residents with disabilities under HUD Section 504 in satisfaction of a Voluntary Compliance Agreement entered into with the HUD Office of Fair Housing and Equal Opportunity. The type of assistance will be handle bars, lighting fixtures, countertops, accessible routes and ramps, site grading, plumbing, communication fixtures, exterior utility/meters, egress for wheelchairs, and other accommodations necessary to meet ADA standards.

**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.):***FY 2020 Carryover Projects:**

1. AZ12-012 Window Rock #50, 52 86: Retrofit: 0.1%
2. AZ12-187 Dilkon #7: Retrofit: 0%
3. AZ12-192 Tuba City #3, 4, 5, 6, 7: Retrofit: 0%
4. AZ12-512 Tolani Lake #4: Retrofit: 0%
5. NM15-079 Church Rock #29: Retrofit: 0%
6. NM15-106 Naschitti #40: Retrofit: 0%

7. NM15-318 Chilchitah #48: Retrofit: 0%

**FY 2024 Carryover Project:**

1. Project Management

**FY 2025 New Projects:**

1. Ft. Defiance HMO: Convert public rentals units to Uniform Federal Accessible Standard (UFAS) units in Window Rock, Ft. Defiance, Houck Sanders
  1. AZ12-005 Ft. Defiance #30, 34 - 2 PR
  2. AZ12-012 Window Rock #86, 90 - 2 PR: A memo was sent to correct the unit number for AZ12-012 unit #86 to AZ12-012 unit #68, as unit #86 is already funded as a carryover from FY 2020.

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

Planned Number of Units to be Completed in Year Under this Program: 4	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)):*

**FY 2020 CO Project:** The project issued a RFB from December 2024 to January 2025, it received two bids that were over the project's budget. Supplemental funds were requested for the project since April 2025, however there was no response for approval after five follow-ups were made for the supplemental fund request, therefore the project has been at a standstill since.

1. AZ12-012 Window Rock #50, 52 86
2. AZ12-187 Dilkon #7
3. AZ12-192 Tuba City #3, 4, 5, 6, 7
4. AZ12-512 Tolani Lake #4
5. NM15-079 Church Rock #29
6. NM15-106 Naschitti #40
7. NM15-318 Chilchitah #48

**FY 2025 Project:** AZ12-005 and AZ12-012 project was changed from using in-house personnel to complete the project. It then became a procurement, construction and possibly a modernization project. It is now at a stage that it could be included as part of an exterior rehabilitation identified for some of the units in this project.

1. Ft. Defiance HMO: Convert public rentals units to Uniform Federal Accessible Standard (UFAS) units in Window Rock, Ft. Defiance, Houck Sanders
  1. AZ12-005 Ft. Defiance #30, 34 - 2 PR
  2. AZ12-012 Window Rock #86, 90 - 2 PR: A memo was sent to correct the unit number for AZ12-012 unit #86 to AZ12-012 unit #68, as unit #86 is already funded as a carryover from FY 2020.

**1.1. Program Name and Unique Identifier: 2025-09:New Construction of Public Rental Units****1.2. Program Description***(This should be the description of the planned program.):*

NHA will continue to assist the communities with planning, identifying suitable housing development sites and construction of new affordable rental housing units across the Navajo Nation. NHA will follow its established development process for pre-planning, planning/design and construction for all phases of housing development. NHA will also continue to use the services of license design/architectural firms for housing developments and license construction contractors for the construction phases. All new rental units shall meet the required Section 504 thresholds for 5% of units to meet mobile-impaired and 2% to serve the visual and hearing-impaired design standards. Admissions and Occupancy Policies will be applied to new public rental tenants. There will be 243 units to be constructed. However, only 110 will be complete in FY 2025.

**FY 2020 Carryover Projects:**

1. NM15-176 Rock Springs - 10 PR (Construction)
2. AZ12-200 Lukachukai - 20 PR (Construction)
3. AZ12-450 Houck - 30 PR (Planning)
4. AZ12-2251 Window Rock - 60 PR (Construction)
5. Tolani Lake, AZ - Duplex - 24 PR (Construction)
6. AZ12-221 (Infill Lots) Kayenta - 13 PR (Planning)
7. AZ12-228 Shonto - 30 PR (Planning)
8. AZ12-229 Lower Nageezi - 4 PR (Planning)
9. Burn Out Units - Risk Management Insurance - 6 PR (Planning)
10. Upper Nageezi - 6 PR (Planning)

**FY 2022 Carryover Projects:**

1. Project Management

**FY 2024 Carryover Projects:**

1. NM15-XXX Tohajiilee, NM - 20 PR
2. Project Management

**FY 2025 New Projects:**

1. Pinehill, NM - 20 PR (Planning and Construction)

**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.):*

Low Income Eligible Families

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

New affordable NHA-owned rental units will be constructed and/or re-constructed for those units considered beyond repairs within the 5 NHA housing management districts and various communities served by sub-recipients funded for such projects. In addition, the NHA will secure the services of third party developers to carry out the development activities in coordination with communities and major stakeholders consistent with the Sustainable Community Master Plans. Under this program IHBG funds will only be used to serve the needs of low-income families. The size (number of bedrooms) and location of each unit will be dependent on the families to be assisted. Each new unit will provide a quality, energy efficient residence for an eligible family. All new rental units shall meet the required Section 504 thresholds for 5% of units to meet mobile-impaired and 2% to serve the visual and hearing-impaired design standards. Admissions and Occupancy Policies will be applied to new public rental tenants. The units will be constructed to TDC limits for the area.

**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.):

**FY 2020 Carryover Projects:**

1. NM15-176 Rock Springs - 10 PR (Construction): Warranty: 50% complete. MAO was issued last fiscal year.
2. AZ12-200 Lukachukai - 20 PR (Construction): Warranty: 50% complete. MAO was issued last fiscal year.
3. AZ12-450 Houck - 30 PR (Planning): Funds recaptured
4. AZ12-2251 Window Rock - 60 PR (Construction): The project is at 68% complete, the 12 building with 5-unit apartment complexes (60 PR) are scheduled to be completed by March 2026. NHA will be procuring additional 2 buildings with 5-unit apartment complexes (10 PR) by the end of calendar year 2025. The 10 additional PR units are funded with IHBG supplemental funds.
5. Tolani Lake, AZ - Duplex - 24 PR (Construction): MAO was issued last fiscal year.
6. AZ12-221 (Infill Lots) Kayenta - 13 PR (Planning): Funds recaptured
7. AZ12-228 Shonto - 30 PR (Planning): Infeasible
8. AZ12-229 Lower Nageezi - 4 PR (Planning): Funds recaptured
9. Burn Out Units - Risk Management Insurance - 6 PR (Planning)
10. Upper Nageezi - 6 PR (Planning): Project closed out

**FY 2022 Carryover Projects:**

1. Project Management

**FY 2024 Carryover Projects:**

1. NM15-XXX Tohajiilee, NM - 20 PR: Funds recaptured
2. Project Management: Funds recaptured

**FY 2025 New Projects:**

1. Pinehill, NM - 20 PR (Planning and Construction): Pre-Planning: 10% complete

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

Planned Number of Units to be Completed in Year Under this Program: 114	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))):

**FY 2025 Project:**

The Pinehill (20 PR) project will continue on with the pre-planning stage as additional land is needed for sewage for the units.

**1.1. Program Name and Unique Identifier: 2025-10:New Construction of Homeownership Housing****1.2. Program Description***(This should be the description of the planned program.):*

NHA will continue to provide community planning and construction of new scattered site housing and subdivision across the Navajo Nation. NHA will follow their established development process of pre-planning, planning/design and construction for all phase of housing development. NHA will use the service of license design/architectural firms for housing developments. NHA will assist enrolled Navajo tribal members with planning and construction of affordable housing on approved homesites and/or community lease properties. IHBG funds will only be used to serve the needs of low-income families including low-income Navajo Veterans. Navajo Nation funds will also be cost-share with IHBG funds for the be used for the Former Bennett Area projects as identified in column M. There will be 300 new construction units. However, only 189 will be completed in FY 2025.

**FY 2020 Carryover Projects:**

1. Southwest Indian Foundation (SWIF) - 14 Scattered Sites (HO)
2. AZ12-404- 10 HO/NM15-404 Scattered Sites-Planning/Construction-25 HO (5) AZ12 404: Ft. Defiance, Dilkon, Navajo, Kayenta, Chinle; (5) NM15 404: Pinehill, Crownpoint, Tohatchi, Ojo Amarillo, Thoreau
3. FBFA - NN Funds - 7 HO - Scattered Sites
4. FBFA - 8 HO - Scattered Sites (Planning/Construction)
5. FBFA - NN Funds - 45 HO (Renovation)
6. FBFA - NN Funds- 54 HO (HSL Assistance)
7. Southwest Indian Foundation (SWIF) - 12 SS (Planning and Construction)
8. FBFA Scattered Housing: Western Navajo Agency - 21 units (Planning): 75% Completion
9. Burn out units - Risk Management Insurance - 4 units (Planning): 75% Completion

**FY 2021 Carryover Projects:**

1. NN Veterans Administration - 30 HO SS (Planning)
2. Scattered Sites - AZ12-406/NM15-406 - 30 HO (Planning)
3. Scattered Sites - AZ12-405/NM15-405 - 9 HO (Construction)
4. Risk Management 1 HO

**FY 2022 Carryover Projects:**

1. AZ12-407/NM15-407 - Scattered Sites - 10 HO (Planning)
2. AZ12-406/NM15-406 - Scattered Sites (Construction)
3. Project Administration (Sub-Recipient)

**FY 2023 Carryover Projects:**

1. FBFA - HO Units
2. Scattered Sites - 43 HO New

**FY 2024 Carryover Projects:**

1. Scattered Sites-25 HO
2. Project Management

**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.):*

(3) Improve quality of substandard units

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

Provide low-income families with the opportunity to become homeowners.

**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 and Very Low -Income Eligible Families

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

New affordable homeownership units will be constructed within the 5 NHA housing management districts and communities served by sub-recipients funded for such projects. In addition, new homeownership units will be constructed in various communities as determined feasible. The size (number of bedrooms) and location of each unit will be dependent on the families to be assisted. Each new unit will provide a quality, energy efficient residence for an eligible family. Upon request units will be made 504 compliant. Families will be required to pay monthly payments, not to exceed 20%. SWIF homes will be granted to very low income families. The units will be constructed to TDC limits for the area.

**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.:*)

**FY 2020 Carryover Projects:**

1. Southwest Indian Foundation (SWIF) - 14 Scattered Sites (HO): One unit construction completed. Utility connection still pending ROW.
2. AZ12-404- 10 HO/NM15-404 Scattered Sites-Planning/Construction-25 HO (5) AZ12 404: Ft. Defiance, Dilkon, Navajo, Kayenta, Chinle; (5) NM15 404: Pinehill, Crownpoint, Tohatchi, Ojo Amarillo, Thoreau: Construction: 0%
3. FBFA - NN Funds - 7 HO - Scattered Sites: Construction: 99% Complete
4. FBFA - 8 HO - Scattered Sites (Planning/Construction): Construction: 20% Complete
5. FBFA - NN Funds - 45 HO (Renovation): Pre-Planning: 0%
6. FBFA - NN Funds- 54 HO (HSL Assistance): Planning: 50% Complete
7. Southwest Indian Foundation (SWIF) - 12 SS (Planning and Construction): Four units with utilities connections complete turned over to families. Four units' construction substantially complete and utility right of way packets completed and submitted.
8. FBFA Scattered Housing: Western Navajo Agency - 21 units (Planning): Pre-Planning: 0%
9. Burn out units - Risk Management Insurance - 4 units (Planning): Planning: 80% Complete

**FY 2021 Carryover Projects:**

1. NN Veterans Administration - 30 HO SS (Planning): Funds recaptured
2. Scattered Sites - AZ12-406/NM15-406 - 30 HO (Planning): Planning/Design: 25% Complete
3. Scattered Sites - AZ12-405/NM15-405 - 9 HO (Construction): Construction: 100% complete, construction completion MAO November 14, 2025.
4. Risk Management 1 HO:

**FY 2022 Carryover Projects:**

1. AZ12-407/NM15-407 - Scattered Sites - 10 HO (Planning): Planning: 40% Complete
2. AZ12-406/NM15-406 - Scattered Sites (Construction): Construction: 0%
3. Project Administration (Sub-Recipient): Funds recaptured

**FY 2023 Carryover Projects:**

1. FBFA - HO Units: Funds have been transferred to other FBFA projects.
2. Scattered Sites - 43 HO New: Construction funds to be utilized for 406/407 Projects
3. Burn out units (risk management): Planning 30% complete
4. Project Administration (NHA-5209-2023)

**FY 2024 Carryover Projects:**

1. AZ12-408/NM15-408 - Scattered Sites-25 HO: Pre-Planning: 25%
2. Project Management

**FY 2025 Project:**

1. Project Management (NHA-5280-2025)

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

Planned Number of Units to be Completed in Year Under this Program: 189	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: 14	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)):*)

AZ12-404/NM15-404 and AZ12-406/NM15-406 projects are waiting for successful construction solicitation. AZ12-406/NM15-406, AZ12-407/NM15-407 and AZ12-408/NM15-408 (SS) projects require extensive work as each site is applied as its own project with regard to the project phases and environmental clearances. The external entities policies, procedures and timelines with regard to utility infrastructure, rights-of-way and environmental clearances. The lack of coordination of outside entities in providing assistance to the projects (utility, roads, etc.). Additionally, the projects did not meet goals due to low bidder turnout, projects were over the MFC, some

projects need to be closed out but are open due to warranty. Funds will be reallocated to same program. Some projects are deemed too risky and/or have too many risks and liabilities to successfully meet NHA contracting standards. Other projects were closed and reallocated.

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**1.1. Program Name and Unique Identifier: 2025-14:Transitional and Group Home Improvement****1.2. Program Description**(*This should be the description of the planned program.:*

NHA completed a structural feasibility study which revealed that the planned renovation is not feasible. NHA will meet with Chapter officials and move towards eventual demolition in 2025.

**FY 2020 Carryover Projects:**

1. Birdsprings, AZ - Assisted Living Rehabilitation will be demolished in FY 2025

**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.):*

(9) Other Rental Housing Development [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.):*

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Based upon the engineering assessment of the assisted living facility, it was determined that the facility is unfeasible for repairs due to the foundation beyond repairs. Also, the demolition of the assisted living facility is necessary for the health and safety of the elderly families.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

The assisted living facility will be demolished as it is infeasible.

**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 Eligible Families

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

The assisted living facility will not be rehabilitated due to feasibility study.

**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.):***FY 2020 Carryover Projects:**

1. Birdsprings, AZ - Assisted Living Rehabilitation: Pending HUD approval to demolish the facility.

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

Planned Number of Units to be Completed in Year Under this Program: 1	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)):***FY 2020 Carryover Projects:**

1. Birdsprings, AZ - Assisted Living Rehabilitation: Pending HUD approval to demolish the facility.

**1.1. Program Name and Unique Identifier: 2025-16:Infrastructure Development****1.2. Program Description** (*This should be the description of the planned program.:*)

NHA will complete planning and construction of infrastructure development for projects which are needed to ensure the on-going health and safety of NHA residents as well as the viability of existing/future affordable housing projects. Improvements and development of infrastructures for housing development areas include street repairs water/waste water, drainage, flood mitigation assessment and improvement.

**FY 2020 Carryover Projects:**

1. AZ12-176 Kaibeto - 24 HO/12 PR (Water Wastewater)

**FY 2021 Carryover Projects:**

1. AZ12-182C Kaibeto - 6 HO/36 PR (Water Wastewater)

**FY 2024 Carryover Projects:**

1. Leach Field/Septic Tank Repairs/Replacement - 49 PR

2. Street Repairs/Replacement - 358 PR/HO

**FY 2025 New Projects:**

1. Ojo Amarillo HMO:NM15-114 Bluffview Village - 55 PR - Street Repair
2. Pinon HMO:AZ12-126, AZ12-132, AZ12-100 AZ12-116 (108 PR) - Flood Drainage Assessments
3. Dilcon HMO: AZ12-165, AZ12-133, AZ12-144, AZ12-141 AZ12-199 (47 PR) - Floodplain Study
4. Dilcon HMO: AZ12-107C, AZ12-912 AZ12-095 (33 PR) - Street Repair
5. Ojo Amarillo HMO: NM15-032 (150 PR) Floodplain Assessment
6. Tuba City Maintenance: AZ12-139 and surrounding units (113 PR) - Floodplain Study
7. Tohajiilee HMO: NM15-134 NM15-135 (22 PR/2HO) - Drainage/Flooding
8. Chinle Maintenance: AZ12-069 Chinle - 65 PR; AZ12-086 (50 PR); AZ12-087 Chinle - 50 PR; AZ12-080 Many Farms - 16 PR; and AZ12-186 Many Farms - 4 PR -Repair Drainage
9. Tohatchi Maintenance: NM15-097 / NM15-067 Coyote Canyon - 85 HO - Drainage System
10. Tohatchi Maintenance: NM15-141 Coyote Canyon - 1 PR - drainage system
11. Kayenta HMO: Street Repairs: AZ12-110 (10 HO); AZ12-113 (3 PR)
12. Kayenta HMO: Drainage: AZ12-301 (10 PR)
13. Kayenta HMO: Drainage: AZ12-113 (1 PR); AZ12-073 (7 PR)

**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.):*

Low income families will be assisted with infrastructure improvement.

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

Projects are in development stages.

**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.):***FY 2020 Carryover Projects:**

1. AZ12-176 Kaibeto - 24 HO/12 PR (Water Wastewater): Construction: 0%

**FY 2021 Carryover Projects:**

1. AZ12-182C Kaibeto - 6 HO/36 PR (Water Wastewater): Planning/Design: 100% Complete

**FY 2024 Carryover Projects:**

1. Leach Field/Septic Tank Repairs/Replacement - 49 PR: Assessment Repairs: 0%

2. Street Repairs/Replacement - 358 PR/HO: Assessment Repairs: 0%

**FY 2025 New Projects:**

1. Ojo Amarillo HMO:NM15-114 Bluffview Village - 55 PR - Street Repair: Pre-Planning: 10%
2. Pinon HMO:AZ12-126, AZ12-132, AZ12-100 AZ12-116 (108 PR) - Flood Drainage Assessments: Pre-Planning: 10%
3. Dilcon HMO: AZ12-165, AZ12-133, AZ12-144, AZ12-141 AZ12-199 (47 PR) - Floodplain Study: Pre-Planning: 10%
4. Dilcon HMO: AZ12-107C, AZ12-912 AZ12-095 (33 PR) - Street Repair: Pre-Planning: 10%
5. Ojo Amarillo HMO: NM15-032 (150 PR) Floodplain Assessment: Pre-Planning: 10%
6. Tuba City Maintenance: AZ12-139 and surrounding units (113 PR) - Floodplain Study: Pre-Planning: 10%
7. Tohajiilee HMO: NM15-134 NM15-135 (22 PR/2HO) - Drainage/Flooding: Pre-Planning: 10%
8. Chinle Maintenance: AZ12-069 Chinle - 65 PR; AZ12-086 (50 PR); AZ12-087 Chinle - 50 PR; AZ12-080 Many Farms - 16 PR; and AZ12-186 Many Farms - 4 PR -Repair Drainage: Pre-Planning: 10%
9. Tohatchi Maintenance: NM15-097 / NM15-067 Coyote Canyon - 85 HO - Drainage System: Pre-Planning: 10%
10. Tohatchi Maintenance: NM15-141 Coyote Canyon - 1 PR - drainage system: Pre-Planning: 10%
11. Kayenta HMO: Street Repairs: AZ12-110 (10 HO); AZ12-113 (3 PR): Pre-Planning: 10%
12. Kayenta HMO: Drainage: AZ12-301 (10 PR): Pre-Planning: 10%
13. Kayenta HMO: Drainage: AZ12-113 (1 PR); AZ12-073 (7 PR): Pre-Planning: 10%

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

Planned Number of Units to be Completed in Year Under this Program:	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))):

**FY 2020 Carryover Projects:**

1. AZ12-176 Kaibeto - 24 HO/12 PR (Water Wastewater): The master lease transfer of the boundary for AZ12-176 Kaibeto with regard to the sub-recipient and the Navajo Nation process and procedures.

**FY 2021 Carryover Projects:**

1. AZ12-182C Kaibeto - 6 HO/36 PR (Water Wastewater): AZ12-182C Kaibeto, AZ is facing issues with utility infrastructure transfer to the local utility entity, extensive review time of external entities (roadway crossing,environmental, utility right-of-way, etc.) Additionally, the external entities policies, procedures and timelines with regard to utility infrastructure, rights-of-way and environmental review clearances.

**FY 2024 Carryover Projects:** The following projects assessments have expired for the FY 2024 Carryover projects. The rehabilitation of streets will be worked on to get updated physical needs assessmentwhen DCSD gets the Task Order situated for the on-call AE Firms Service.

1. Leach Field/Septic Tank Repairs/Replacement - 49 PR
2. Street Repairs/Replacement - 358 PR/HO

**FY 2025 New Projects:** The following FY 2025 projects are new and are required to follow the pre-planning, planning, development and construction phases. Lastly, due to long-standing jobvacancies of the department's staffing, the DCSD has been challenged in undertaking the projects in FY 2025.

1. Ojo Amarillo HMO:NM15-114 Bluffview Village - 55 PR - Street Repair
2. Pinon HMO:AZ12-126, AZ12-132, AZ12-100 AZ12-116 (108 PR) - Flood Drainage Assessments
3. Dilcon HMO: AZ12-165, AZ12-133, AZ12-144, AZ12-141 AZ12-199 (47 PR) - Floodplain Study
4. Dilcon HMO: AZ12-107C, AZ12-912 AZ12-095 (33 PR) - Street Repair
5. Ojo Amarillo HMO: NM15-032 (150 PR) Floodplain Assessment
6. Tuba City Maintenance: AZ12-139 and surrounding units (113 PR) - Floodplain Study
7. Tohajiilee HMO: NM15-134 NM15-135 (22 PR/2HO) - Drainage/Flooding
8. Chinle Maintenance: AZ12-069 Chinle - 65 PR; AZ12-086 (50 PR); AZ12-087 Chinle - 50 PR; AZ12-080 Many Farms - 16 PR; and AZ12-186 Many Farms - 4 PR -Repair Drainage
9. Tohatchi Maintenance: NM15-097 / NM15-067 Coyote Canyon - 85 HO - Drainage System
10. Tohatchi Maintenance: NM15-141 Coyote Canyon - 1 PR - drainage system
11. Kayenta HMO: Street Repairs: AZ12-110 (10 HO); AZ12-113 (3 PR)
12. Kayenta HMO: Drainage: AZ12-301 (10 PR)

13. Kayenta HMO: Drainage: AZ12-113 (1 PR); AZ12-073 (7 PR)

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**1.1. Program Name and Unique Identifier: 2025-17:Model Activities****1.2. Program Description**(*This should be the description of the planned program.:*

NHA has several model program activities such as new office/maintenance building development, youth center development / improvement and facility owned security/fire protection expansions to protect NHA staff and property. NHA will follow the established process of pre-planning, planning/design and construction for all phase of facility improvement and/or development. As part of the planning/design, NHA will use the service of license design/architectural firms for housing developments and license construction contractors for the construction phase.

**FY 2020 Carryover Projects:**

1. Chinle, AZ - HMO Office Building
2. NN ODY Youth Complex - Crownpoint, NM
3. 504 Retrofit - Pinehill HMO - Planning Renovation
4. Little Folks Day Care - Retaining Wall
5. 3 HMOs Drainage Correction: Kayenta, Shiprock, Ojo Amarillo and Chinle HMO

**FY 2021 Carryover Projects:**

1. Dilkon Maintenance Warehouse
2. Fire Alarm Systems for (11) NHA Buildings

**FY 2022 Carryover Projects:**

1. Design/Building Parking Lot at Ft. Defiance, Window Rock, AZ, Navajo, NM
2. 504 Retrofit for 8 HMO's
3. NHA Office Building ADA Retrofits-Planning
4. Tuba City HMO Doors and Hardware

**FY 2023 Carryover Project:**

1. NTU Student Housing Planning/AE/Environmental Assessment

**FY 2025 New Projects:**

1. NHA Office Buildings
  1. Upgrade HVAC systems for (9) NHA building
  2. New security fencing for (7) NHA buildings
  3. Shiprock HMO:Extension of security fencing for one office building
  4. Kayenta HMO Office building perimeter security fencing

**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.:*

(22) Model Activities [202(6)]

**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.:*

(9) Provide accessibility for disabled/elderly persons

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

Improve accessibility to HMO offices and safety and upgrades of HMO buildings and to serve the childcare center and provide youth activities in the new Crownpoint Youth Complex

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

(9) Provide accessibility for disabled/elderly persons

**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 families

**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 Offices will receive accessibility upgrade and retrofit to units to allow reasonable accommodation to tenants; replacement of office building for safety and security for NHA employees, tenants, youth and child care center.

**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.:***FY 2020 Carryover Projects:**

1. Chinle, AZ - HMO Office Building: Construction completion MAO May 19, 2025: 100% Complete
2. NN ODY Youth Complex - Crownpoint, NM: Final inspection was completed as of October 2023. ODY has been in the process of addressing the building deficiencies with the General Contractor and Sub-Contractors.
3. 504 Retrofit - Pinehill HMO - Planning Renovation: AE Final Physical Needs Assessment: 99% Complete. After supplemental funds were secured, AE conducted site visits and reports were generated from May to September as phase one. Phase two is the design documents and target completion date is February 2026.
4. Little Folks Day Care - Retaining Wall: Little Folks Day Care requested and was approved for a time extension due to non-responsive bidders and bidders who "grossly overbid" on the project. Little Folks/NHA GMD entered into Construction Services for site retaining walls, sidewalks and fencing at Little Folks Day Care Center in Navajo, NM with NECA out of Shiprock, NM. The scope of work was initiated on the open project in April 2025. The project was expected to be completed by September 30, 2025, however due to delays by bad weather and rain, a time extension request is being made to GMD to complete the project and request to utilize the remaining funds to complete a safety barrier on the west end of excavated elevation of the foundation groundwork for child safety.
5. 3 HMOs Drainage Correction: Kayenta, Shiprock, Ojo Amarillo and Chinle HMO: Planning: 25% complete

**FY 2021 Carryover Projects:**

1. Dilcon Maintenance Warehouse: After numerous rebids, NHA supplemented an additional \$1 million for the project and secured a general contractor in October 2024. Construction contract awarded in November 2024 and issued a Notice to Proceed (NTP) in December 2024. The project is currently at 85% complete with a change order for contract time extension of 45 calendar days with new completion date of November 19, 2025.
2. Fire Alarm Systems for (11) NHA Buildings: Sites identified: Ft. Defiance Building #1, WR Central Office, Ganado HMO, Dilcon HMO, Pinon HMO and 6 other locations identified for upgrade.

**FY 2022 Carryover Projects:**

1. Design/Building Parking Lot at Ft. Defiance, Window Rock, AZ, Navajo, NM: Planning: 20% complete
2. 504 Retrofit for 8 HMO's: AE Final Physical Needs Assessment: 99% Complete. After supplemental funds were secured, AE conducted site visits and reports were generated from May to September as phase one. Phase two is the design documents and target completion date is February 2026.
3. NHA Office Building ADA Retrofits-Planning: AE Final Physical Needs Assessment: 99% Complete. After supplemental funds were secured, AE conducted site visits and reports were generated from May to September as phase one. Phase two is the design documents and target completion date is February 2026.
4. Tuba City HMO Doors and Hardware: Construction: 0%

**FY 2023 Carryover Project:**

1. NTU Student Housing Planning/AE/Environmental Assessment:

**FY 2025 New Projects:**

1. NHA Office Buildings
  1. Upgrade HVAC systems for (9) NHA buildings: Sites identified for the HVAC system: Executive/Operations Building in Ft. Defiance, Ft. Defiance HMO, Pinehill HMO, Navajo HMO, Chinle HMO, Thoreau HMO, Pinon HMO and 2 warehouses at Ft. Defiance and Navajo. This project will be a carryover into FY 2026.
  2. New security fencing for (7) NHA buildings: NHA Facility Management Dept. requests the extension of perimeter fencing to secure and enclose the following facilities located on the Ft. Defiance Campus, Tohajiilee HMO, Pinehill HMO, Thoreau HMO, Navajo HMO and 2 warehouses at Pinon and Navajo Maintenance offices. This project will be a carryover into FY 2026.
  3. Shiprock HMO: Extension of security fencing for one office building: The project has been identified and will be a carryover into FY 2026 as an ongoing project.
  4. Kayenta HMO Office building perimeter security fencing: The project has been identified and will be a carryover into FY 2026 as an ongoing project.

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

Planned Number of Units to be Completed in Year Under this Program:	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))):**

**FY 2020 Carryover Projects:**

1. Chinle, AZ - HMO Office Building

2. NN ODY Youth Complex - Crownpoint, NM
3. 504 Retrofit - Pinehill HMO - Planning Renovation: Costs have been a huge factor in terms of contract award, and this continues to be of concern moving forward because of the current industry cost has gone up and our location tends to be impacted as rural areas with much higher cost of travel, fuel consumption and material cost.
4. Little Folks Day Care - Retaining Wall
5. 3 HMOs Drainage Correction: Kayenta, Shiprock, Ojo Amarillo and Chinle HMO: Due to long standing job vacancies of the department's staffing, the DCSD has been challenged in undertaking the projects in FY 2025.

**FY 2021 Carryover Projects:**

1. Dilkon Maintenance Warehouse: The project is delayed 30-45 days due to procedural issues and capacity concerns of the AE firm performing Construction Administration: delayed purchasing of metal building packages by 60 days. Delays by utility authority (NTUA) for electrical line upgrades due to oversight of designs and prolonged designs and scheduling of installation.
2. Fire Alarm Systems for (11) NHA Buildings: The project will now follow a ProjectStartup Process completing it in three (3) phases.

**FY 2022 Carryover Projects:**

1. Design/Building Parking Lot at Ft. Defiance, Window Rock, AZ, Navajo, NM: The project was transferred to DCSD mid-year of FY 2025.
2. 504 Retrofit for 8 HMOs: Costs have been a huge factor in terms of contract award, and this continues to be of concern moving forward because of the current industry cost has gone up and our location tends to be impacted as rural areas with much higher cost of travel, fuel consumption and material cost.
3. NHA Office Building ADA Retrofits-Planning: Costs have been a huge factor in terms of contract award, and this continues to be of concern moving forward because of the current industry cost has gone up and our location tends to be impacted as rural areas with much higher cost of travel, fuel consumption and material cost.
4. Tuba City HMO Doors and Hardware: The project received a cost proposal that was over budget. The scope of work will be revised, and a procurement solicitation will be submitted.

**FY 2023 Carryover Project:**

1. NTU Student Housing Planning/AE/Environmental Assessment

**FY 2025 New Projects:** The projects will now follow a ProjectStartup Process completing them in three (3) phases.

1. NHA Office Buildings
  1. Upgrade HVAC systems for (9) NHA building
  2. New security fencing for (7) NHA buildings
  3. Shiprock HMO: Extension of security fencing for one office building
  4. Kayenta HMO Office building perimeter security fencing

**1.1. Program Name and Unique Identifier: 2025-18:Rehabilitation Assistance to Existing Homeowners****1.2. Program Description***(This should be the description of the planned program.):*

NHA will continue planning and rehabilitation activities across the Navajo Nation. NHA will follow their established development process of pre-planning, planning/design and construction for all phase of housing rehabilitation assistance. As part of the planning/design, NHA will use the service of license design/architectural firms for housing developments and license construction contractors for the construction phase. There will be 16 units to provide rehabilitation. However, only 13 of the units will be completed in FY 2025.

**FY 2021 Carryover Projects:**

1. NM15-139 Newcomb, NM - B Clifford - 1 HO
2. NM15-054 Sanostee, NM - H. Lewis - 1 HO

**FY 2022 Carryover Project:**

1. NM15-128 Standing Rock #79 (Planning)

**FY 2024 Carryover Project:**

1. Karigan Townhomes - 13 HO

**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.):*

Eligible low-income families who currently own existing housing units which are in substandard condition.

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

The type and level of assistance will be electrical repairs, structural repairs due to flooding and settlement, and rehabilitation including but not limited to the following: Interior and exterior repairs on stuccos for elderly families. Under this program, eligible low-income homeownership families residing in existing dilapidated housing units will be provided with decent, safe, sanitary and energy efficient living conditions for very low income Elderly or disabled families at no cost or charge for rehabilitation assistance to the homeowners.

**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.):***FY 2021 Carryover Projects:**

1. NM15-139 Newcomb, NM - B Clifford - 1 HO: Latent Repairs/Planning: 85% complete
2. NM15-054 Sanostee, NM - H. Lewis - 1 HO: Planning: 85% complete
3. UT05-234 Aneth, UT- 23 HO (Project should not have been removed, needs to be added back): Latent Repairs/Planning: 85% complete

**FY 2022 Carryover Project:**

1. NM15-128 Standing Rock #79 (Planning): Planning: 65% complete

**FY 2024 Carryover Project:**

1. Karigan Townhomes - 13 HO: Project was closed out (\$2,190,000)

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

Planned Number of Units to be Completed in Year Under this Program: 13	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)):*

**FY 2021 Carryover Projects:**

1. NM15-139 Newcomb, NM - B Clifford - 1 HO
2. NM15-054 Sanostee, NM - H. Lewis - 1 HO

**FY 2022 Carryover Project:**

1. NM15-128 Standing Rock #79 (Planning)

**FY 2024 Carryover Project:**

1. Karigan Townhomes - 13 HO

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**1.1. Program Name and Unique Identifier: 2025-19:Rehabilitation Assistance to Existing NAHASDA Public Rental Units**

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

These NAHASDA public rental units require major roofing replacements in order to bring the units up to standard for occupancy.

**FY 2021 Carryover Projects:**

1. Roofing Replacement:

1. AZ12-186 Many Farms #1, 2, 3 5
2. NM15-133 Crownpoint Units #1-20

All the projects are carryover projects which were initiated in FY 2021 and will be completed in FY 2025.

**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.*):

(5) Rehabilitation 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.*):

(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 families.

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

The type and level of assistance is to bring the units up to safety standard. The roof replacement will ensure protection of the unit envelop and extend the life of the 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.*):

**FY 2021 Carryover Projects:**

1. Roofing Replacement:

1. AZ12-186 Many Farms #1, 2, 3 5: Reroof: 0%
2. NM15-133 Crownpoint Units #1-20: Reroof: 0%

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

Planned Number of Units to be Completed in Year Under this Program: 24	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))*):

The 24 public rental units will be worked on to get updated physical needs assessments when DCSD gets the Task Order situated for the on-call AE Firm services.

**1.1. Program Name and Unique Identifier: 2025-20:HUD Resident Opportunities and Self-Sufficiency****1.2. Program Description** (*This should be the description of the planned program.:*)

To serve and link tenants to support services and activities to improve their quality of life through education and to build their financial literacy knowledge to make sound financial decisions, skills and awareness to make progress towards economic independence and housing self-sufficiency. and work with other stakeholders to develop local strategies to address the needs of residents and remove barriers to make progress towards achieving self-sufficiency.

Total amount of the grant is \$717,750.00. 25% will be cost-shared with IHBG funds for the amount of \$179,437.50. A total of \$150,000 will be expended in FY 2025.

**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.:*)

(18) Other Housing Services [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.:*)

(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.:*)

Low income families.

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

The type and level of assistance is to provide supportive services for the low income families residing in public rental housing and homeownership. Activities will include financial literacy, orientation and/or training.

**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.:*)

A letter was sent on May 15, 2025, to HUD requesting the ROSSgrant be discontinued.

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

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 600	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)):*)

A letter was sent on May 15, 2025, to HUD requesting the ROSSgrant be discontinued.

**1.1. Program Name and Unique Identifier: 2025-21:HUD VASH****1.2. Program Description***(This should be the description of the planned program.):*

This program is funded through FY 2015 Congressional appropriations and is designed to provide subsidized assistance to Navajo Veterans who are in need of supportive services and are homeless or chronic homelessness. All participants are required to be screened by the Veterans Affairs (VA) to confirm eligibility and referral for this program prior to participation. The rental assistance will be provided on and/or off the Navajo Nation, within the Navajo Housing Authority jurisdiction. The NHA will incorporate and continue to administer the 20 Tribal HUD VASH vouchers designated for homeless Navajo veterans under its regular Tenant-based Rental Assistance Program in coordination with the VA.

**FY 2023 Carryover Funds:**

1. Assist 20 Low Income homeless Navajo Veterans

**FY 2024 VASH Carryover Funds:**

1. Assist 20 Low Income homeless Navajo Veterans

**FY 2025 VASH Funds:**

1. Assist 20 Low Income homeless Navajo Veterans

**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.):*

Navajo American Veterans who are homeless or at-risk at being homeless that have been referred to the program by the VA or its designee. Family incomes may not exceed 80 percent of the local area Median Income.

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

Eligible Navajo Veterans will receive a rent subsidy so that their payments do not exceed 30 percent of their monthly adjusted gross income.

**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.):***FY 2023 Carryover Funds:**

1. Assist 20 Low Income homeless Navajo Veterans: Project was closed out.

**FY 2024 VASH Carryover Funds:**

1. Assist 20 Low Income homeless Navajo Veterans: 25 families were served under the THUD VASH program. 21 housing vouchers were issued to eligible applicants during the grant term. 21Rental Assistance Payment contracts and lease agreements have been executed, and monthly rental assistance payments were paid directly to Property Management or homeownership.

**FY 2025 VASH Funds:**

1. Assist 20 Low Income homeless Navajo Veterans:

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

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 20	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: 25	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))):*

The program is on schedule.



**1.1. Program Name and Unique Identifier: 2025-22:Demolition and Rebuild of Homeownership Units****1.2. Program Description***(This should be the description of the planned program.):*

NHA will plan for demolition and rebuild of paid off homeownership units that are no longer considered Formula Current Assisted Stock but will remain under the management and operation of NHA as these units will become NAHASDA homeownership units. This project was initiated in FY 2021 for planning however the actual demolition and rebuild will not occur until 2025.

**FY 2020 Carryover Projects:**

1. NM15-043 Crownpoint, NM Demo/Rebuild (30) HO Units
2. Demo/rebuilt Vacant HO Units: (balance covers Unit #6,16,20,214)
  1. NM15-622 Smith Lake #6
  2. NM15-622 Smith Lake #16
  3. NM15-622 Smith Lake #20
  4. NM15-622 Smith Lake #21
  5. NM15-681 Smith Lake #4

**FY 2025 New Projects:**

1. Chinle HMO:AZ12-109 (30HO) - (Demolition Rebuild) including streets
2. Kayenta HMO: AZ12-196 #31 (Demolition/Rebuild) due to settlement
3. Whippoorwill demolition of Hoosh Dooh Dii To' (14) elderly hogan 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.):*

- (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.):*

- (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 families

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

Some projects are all in the planning stages. The level and type of assistance will be at no charge to 30 low income elderly. The homes will be constructed within TDC limits for the area.

**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.):***FY 2020 Carryover Projects:**

1. NM15-043 Crownpoint, NM Demo/Rebuild (30) HO Units: Demo Rebuild: 100% complete and MAO November 14, 2025.
2. Demo/rebuilt Vacant HO Units: (balance covers Unit #6,16,20,214)
  1. NM15-622 Smith Lake #6: Demolition: 100% complete - Certificate of Completion
  2. NM15-622 Smith Lake #16: Demolition: 100% complete - Certificate of Completion
  3. NM15-622 Smith Lake #20: Demolition: 100% complete - Certificate of Completion
  4. NM15-622 Smith Lake #21: Demolition: 100% complete - Certificate of Completion
  5. NM15-681 Smith Lake #4: Demolition: 100% complete - Certificate of Completion

**FY 2025 New Projects:**

1. Chinle HMO:AZ12-109 (30HO) - (Demolition Rebuild) including streets: Pre-Planning/Planning: 40% complete
2. Kayenta HMO: AZ12-196 #31 (Demolition/Rebuild) due to settlement: Pre-Planning/Planning: 40% complete
3. Whippoorwill demolition of Hoosh Dooh Dii To' (14) elderly hogan units: Planning: 80% complete

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

Planned Number of Units to be Completed in Year Under this Program: 30	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: 35	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)):*

The FY 2025 project are all new projects which will require extensive time to complete. The projects are currently in the pre-planning phase and will begin the planning phase at the beginning to mid-year of the calendar year 2026. Lastly, due to long standing job vacancies of the department's staffing, the DCSD has been challenged in undertaking the projects in FY 2025.

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**1.1. Program Name and Unique Identifier: 2025-23:Rehabilitation of Non-1937 Act Homeownership Units****1.2. Program Description***(This should be the description of the planned program.):*

Maintenance Division plans to contract for a design/build firms for the rehabilitation activity to bring the vacant units into housing codes for occupancy. The condition of units are in different levels of condition. The project will be initiated in FY 2021 and completed in FY 2025.

**FY 2021 Carryover Projects:**

Rehabilitation - 26 HO

1. AZ12-117 Cornfields # 10
2. AZ12-119 Many Farms #4
3. AZ12-125 Pinon #2
4. AZ12-142 Greasewood #2
5. AZ12-153 Round Rock #6, 9
6. AZ12-155 Chinle #8
7. AZ12-158 Round Rock #31
8. AZ12-802 Klagetoh #4
9. AZ12-902 Tees Toh #20 16 (corrected)
10. AZ12-962 Shonto #5
11. NM15-072 Two Greyhills #25
12. NM15-084 Huerfano #11
13. NM15-090 Shiprock #43
14. NM15-092 Standing Rock #14
15. NM15-093 Ojo Encino #17
16. NM15-097 Coyote Canyon #74
17. NM15-100 Ojo Encino #41
18. NM15-114 Bluff View #131
19. NM15-116 Rock Springs #45 54
20. NM15-120 Huerfano #54 63
21. NM15-118 Littlewater #30
22. NM15-652 Newcomb #3 12

**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.):*

Eligible low-income families

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

The type and level of assistance is to bring the units up to standard and put the units back into availability for occupancy using the NAHASDA HO policy and procedure for low income families. This activity is using the design/build method.

**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.):*

**FY 2021 Carryover Projects:**

Rehabilitation - 26 HO

1. AZ12-117 Cornfields # 10: Restoration Project: 0% Complete

2. AZ12-119 Many Farms #4: Restoration Project: 0% Complete
3. AZ12-125 Pinon #2: Restoration Project: 0% Complete
4. AZ12-142 Greasewood #2: Restoration Project: 0% Complete
5. AZ12-153 Round Rock #6, 9: Restoration Project: 0% Complete
6. AZ12-155 Chinle #8: Restoration Project: 0% Complete
7. AZ12-158 Round Rock #31: Restoration Project: 0% Complete
8. AZ12-802 Klagetoh #4: Restoration Project: 0% Complete
9. AZ12-902 Tees Toh #16 (corrected): Restoration Project: 98% Complete
10. AZ12-962 Shonto #5: Restoration Project: 0% Complete
11. NM15-072 Two Greyhills #25: Restoration Project: 0% Complete
12. NM15-084 Huerfano #11: Restoration Project: 0% Complete
13. NM15-090 Shiprock #43: Restoration Project: 0% Complete
14. NM15-092 Standing Rock #14: Restoration Project: 0% Complete
15. NM15-093 Ojo Encino #17: Restoration Project: 0% Complete
16. NM15-097 Coyote Canyon #74: Restoration Project: 0% Complete
17. NM15-100 Ojo Encino #41: Restoration Project: 0% Complete
18. NM15-114 Bluff View #131: Restoration Project: 0% Complete
19. NM15-116 Rock Springs #45 54: Restoration Project: 0% Complete
20. NM15-120 Huerfano #54 63: Restoration Project: 0% Complete
21. NM15-118 Littlewater #30: Restoration Project: 0% Complete
22. NM15-652 Newcomb #3 12: Restoration Project: 0% Complete

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

Planned Number of Units to be Completed in Year Under this Program: 26	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)):*

The assessment has expired. The rehabilitation of 26 units will be worked on to get updated physical needs assessments when DCSD gets the Task Ordersituated for the on-call AE Firm Services.

**1.1. Program Name and Unique Identifier: 2025-24:Emergency Assistance for Utility Cost - Low Income****1.2. Program Description***(This should be the description of the planned program.):*

To provide emergency assistance for utility cost to be directly paid to the utility supplier for low income families across the Navajo Nation in response to COVID-19 virus and due to increase prices in utility cost which has caused significant impact on the daily necessities for electricity, natural gas, propane, water and waste water and are facing disconnect notices through their local utility companies across the Navajo Nation.

**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.):*

(18) Other Housing Services [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.):*

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

To address Navajo Nation emergency response to assist families pay utility bills for low income families who have loss and/or seeking employment due to continued spread of COVID-19.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Project is closed out.

**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 household across the Navajo Nation

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

The type and level of assistance will be a one time payment assistance for families are in arrears with the local utility companies. Utilities include electricity, natural gas, propane, water and waste water. Payments will be made directly to the utility provider.

**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.):*

Project is closed out.

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

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 300	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: 2025-25:Emergency Assistance for Utility Cost - Non-Low-Income****1.2. Program Description***(This should be the description of the planned program.):*

To provide emergency assistance for utility cost directly paid to the utility supplier for non-low-income families across the Navajo Nation in response to COVID-19 virus and due to increase prices in utility cost which has caused significant impact on the daily necessities for electricity, natural gas, propane, water and waste water and are facing disconnect notices through their local utility companies across the Navajo Nation. The total assistance will not exceed 10% of the amount planned for the tribal program year.

**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.):*

(18) Other Housing Services [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.):*

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

To address Navajo Nation emergency response to assist families pay utility bills for non-low-income families who have been impacted from COVID-19.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Project is closed out.

**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.):*

Non-low-income household across the Navajo nation; Non low-income will not receive the same benefits as low-income families; (1000.110(d))

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

The type and level of assistance will be a one time payment that families are in arrears with the local utility companies. Utilities include electricity, natural gas, propane, water and waste water. Payments will be made directly to the utility provider.

**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.):*

Project is closed out.

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

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 300	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))):*

# 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.)*

The 1937 Act Public Rental Units will be maintained by NHA fifteen (15) Housing Maintenance Departments. The Maintenance Division will address annual inspections, routine and preventative maintenance work orders, extraordinary maintenance, and move out repairs. Annual inspections will be conducted based upon an established schedule beginning on 10/01/2024 and ending at 100% on 09/30/2025. The annual inspections are to record deficiencies and note conditions within the units. Work orders will be generated to correct the identified deficiencies and/or to replace or repair the appliances. Preventative maintenance will be carried out on all appliances in the units throughout FY 2025. Extraordinary maintenance activities such as roof repairs, stucco repairs, painting the exterior and, erosion control, and interior repair projects, will be conducted throughout FY 2025. Move out repairs will be conducted upon move out of tenant and prior to re-occupancy. The move out repairs are intended to return the unit to a safe and sanitary condition, and to turn over to Housing Management Offices for reassignment to eligible families. Work orders will be generated for all services requested for public rental units and addressed within a timely manner in accordance with the NHA Maintenance Policy.

**(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:*

NHA will demolish and rebuild (99) 1937 Housing Act public rental units. Portion of the units are vacant and/or occupied which will require relocation of families. The three (3) individual Architectural Firms hired performed the structure evaluations and determined that all of the units displayed several signs of structural failure within the floor, wall and/or roof systems. Each one of development sites have notification sent to the HUD/SWONAP office recommending the request for demolition and rebuild of units.

The NHA Development Construction Services Division received an approval for the demolition and reconstruction of 1937 Act units #190, 191, 192 located in Chinle, Arizona, AZ12-087 on February 14, 2024. These units are part of a single 2 story-structure. IHBG Formula asked when the 3 units were last occupied. The dates are listed below:

- Unit # 190: May 2015
- Unit # 191: May 2016
- Unit # 192: June 2016

1.NM15-047 (50 units) Crownpoint, New Mexico

Beginning Date:Ending date:Project No: Location of Units

September 2024September 2025NM15-047Crownpoint, NM

2.NM15-032 (46 units) Ojo Amarillo, New Mexico

Beginning Date:Ending date:Project No: Location of Units:

September 2024September 2025NM15-032Ojo Amarillo, NM

3. AZ12-087 (3 units) Chinle, Arizona

Beginning Date:Ending date:Project No: Location of Units:

September 2024September 2025AZ12-087 Chinle, AZ

The NHA Development Construction Services Division received an approval for the demolition and reconstruction of 1937 Act units #190, 191, 192 located in Chinle, Arizona, AZ12-087 on February 14, 2024. These units are part of a single 2 story-structure. IHBG Formula asked when the 3 units were last occupied. The dates are listed below:

- Unit # 190: May 2015
- Unit # 191: May 2016
- Unit # 192: June 2016

In closing, unfortunately the units will not be demolished by September 2024 and rebuilt by September 2025. The project is currently in the Planning phase and will require Architectural and Engineering Services. Therefore, NHA is requesting additional

time to complete this project. Should you need additional clarification or information, I can be contacted at 928-729-6377  
[ryazzie@hooghan.org](mailto:ryazzie@hooghan.org).

# 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	\$292,555,530.89	\$97,127,785.00	\$389,683,315.89	\$117,768,246.00	\$271,915,069.89
2. IHBG Program Income	\$21,053,196.80	\$3,953,960.73	\$25,007,157.53	\$0.00	\$25,007,157.53
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8. Other Federal Funds	\$56,760,026.35	\$500,000.00	\$57,260,026.35	\$1,835,000.00	\$55,425,026.35
9. LIHTC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10. Non-Federal Funds	\$734,753.91	\$0.00	\$734,753.91	\$700,000.00	\$34,753.91
<b>Total</b>	<b>\$371,103,507.95</b>	<b>\$101,581,745.73</b>	<b>\$472,685,253.68</b>	<b>\$120,303,246.00</b>	<b>\$352,382,007.68</b>
<b>TOTAL Columns C and H( 2 through 10 )</b>			<b>\$83,001,937.79</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)
1. IHBG Funds	\$298,950,465.53	\$132,896,469.00	\$431,846,934.53	\$127,288,172.21	\$304,558,762.32
2. IHBG Program Income	\$49,859,791.36	\$4,467,268.87	\$54,327,060.23		\$54,327,060.23
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			\$0.00		\$0.00
8. Other Federal Funds	\$61,924,820.66	\$0.00	\$61,924,820.66	\$399,974.69	\$61,524,845.97
9. LIHTC			\$0.00		\$0.00
10. Non-Federal Funds	\$732,182.83	\$0.00	\$732,182.83	\$89,710.87	\$642,471.96
<b>Total</b>	<b>\$411,467,260.38</b>	<b>\$137,363,737.87</b>	<b>\$548,830,998.25</b>	<b>\$127,777,857.77</b>	<b>\$421,053,140.48</b>
<b>TOTAL Columns C and H( 2 through 10 )</b>			<b>\$116,984,063.72</b>		

## Notes:

- 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).**
- Total of Column D should match the total of Column N from the **Uses of Funding table below**.
- 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)
2025-01: Operations and Maintenance of 1937 Act Units	\$19,678,704.00	\$1,500,000.00	\$21,178,704.00	\$17,001,221.58	\$0.00	\$17,001,221.58
2025-02: Operation and Maintenance of NAHASDA-Assisted Housing Units	\$2,201,000.00	\$0.00	\$2,201,000.00	\$3,126,801.56	\$0.00	\$3,126,801.56
2025-03: Housing Services	\$4,100,000.00	\$0.00	\$4,100,000.00	\$721,148.07	\$0.00	\$721,148.07
2025-04: Crime Prevention & Security	\$4,200,000.00	\$0.00	\$4,200,000.00	\$180,954.39	\$0.00	\$180,954.39
2025-05: Tenant-Based Rental Assistance	\$390,000.00	\$0.00	\$390,000.00	\$118,825.23	\$0.00	\$118,825.23
2025-06: Modernization of 1937 Housing Act Units	\$29,545,407.00	\$0.00	\$29,545,407.00	\$40,302,514.60	\$0.00	\$40,302,514.60
2025-07: Rehabilitation of Non-1937 Housing Act Units	\$3,270,000.00	\$0.00	\$3,270,000.00	\$665,238.86	\$0.00	\$665,238.86
2025-08: Improvements to Provide Accessibility for Disabled Persons	\$1,982,339.00	\$0.00	\$1,982,339.00	\$81,392.73	\$0.00	\$81,392.73
2025-09: New Construction of Public Rental Units	\$4,500,000.00	\$0.00	\$4,500,000.00	\$17,894,482.25	\$0.00	\$17,894,482.25
2025-10: New Construction of Homeownership Housing	\$9,854,987.00	\$700,000.00	\$10,554,987.00	\$5,903,943.86	\$89,710.87	\$5,993,654.73
2025-14: Transitional and Group Home Improvement	\$500,000.00	\$0.00	\$500,000.00	\$149.75	\$0.00	\$149.75
2025-16: Infrastructure Development	\$7,058,018.00	\$0.00	\$7,058,018.00	\$51,539.80	\$0.00	\$51,539.80
2025-17: Model Activities	\$5,588,271.00	\$0.00	\$5,588,271.00	\$2,708,193.45	\$0.00	\$2,708,193.45
2025-18: Rehabilitation Assistance to Existing Homeowners	\$1,364,601.00	\$0.00	\$1,364,601.00	\$989.99	\$0.00	\$989.99
2025-19: Rehabilitation Assistance to Existing NAHASDA Public Rental Units	\$156,000.00	\$0.00	\$156,000.00	\$0.00	\$0.00	\$0.00
2025-20: HUD Resident Opportunities and Self-Sufficiency	\$15,000.00	\$135,000.00	\$150,000.00	\$8,738.18	\$15,642.71	\$24,380.89
2025-21: HUD VASH	\$0.00	\$200,000.00	\$200,000.00	\$0.00	\$384,331.98	\$384,331.98
2025-22: Demolition and Rebuild of Homeownership Units	\$4,542,022.00	\$0.00	\$4,542,022.00	\$17,052,953.24	\$0.00	\$17,052,953.24
2025-23: Rehabilitation of Non-1937 Act Homeownership Units	\$1,400,000.00	\$0.00	\$1,400,000.00	\$96,633.97	\$0.00	\$96,633.97
2025-24: Emergency Assistance for Utility Cost - Low Income	\$300,000.00	\$0.00	\$300,000.00	\$0.00	\$0.00	\$0.00
2025-25: Emergency Assistance for Utility Cost - Non-Low-Income	\$300,000.00	\$0.00	\$300,000.00	\$0.00	\$0.00	\$0.00
Loan repayment - describe in 3 & 4 below	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Planning and Administration	\$16,821,897.00	\$0.00	\$16,821,897.00	\$21,372,450.70	\$0.00	\$21,372,450.70
<b>TOTAL</b>	<b>\$117,768,246.00</b>	<b>\$2,535,000.00</b>	<b>\$120,303,246.00</b>	<b>\$127,288,172.21</b>	<b>\$489,685.56</b>	<b>\$127,777,857.77</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):  
**The NHA does not have Title VI or other private or Tribal loans anticipated to be repaid with IHBG funds.**

**ARP funds in the amount of \$1,500,000 will be used for program description 2025-01 Operations and Maintenance of 1937 Act units. They are leveraged with \$19.6 million in IHBG funds for an overall total project cost of \$21.1 million.**

**Navajo Nation funds in the amount of \$700,000.00 will be used for Program Description 2025-10 New Construction of Homeownership units for low-income Tribal members. They are leveraged with \$9.8 million in IHBG funds for a total project cost of \$10.5 million.**

**ROSS funds in the amount of \$135,000 will be used for Program Description 2025-20 HUD Resident Opportunities and Self-Sufficiency for housing services. They are leveraged with \$15,000 in IHBG funds for a total cost of \$150,000.**

**Tribal HUD VASH in the amount of \$200,000 will be used for Program Description 2025-21 HUD VASH for tenant based rental assistance for Navajo Nation veterans meeting requirements for this program. No leveraged IHBG funds for a total cost of \$200,000.**

**(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.):

**Navajo Nation Non-Federal Funds \$89,710.87**

**VASH Federal Funds \$383,657.52**

**ROSS Federal Funds \$15,642.71**

# Section 6: Other Submission Items

[102(b)(2)(C)(ii)], [201(b)(5)], [202(6)], [205(a)(2)], [209], 24 CFR §§ 1000.108, 1000.120, 1000.142, 1000.238, 1000.302

**(1) Useful Life/Affordability Period(s) (NAHASDA § 205, 24 CFR § 1000.142)** (Describe your plan or system for determining the useful life/affordability period of the housing it assists with IHBG and/or Title VI funds must be provided in the IHP. A record of the current, specific useful life/affordability period for housing units assisted with IHBG and/or Title VI funds (excluding Mutual Help) must be maintained in the recipient's files and available for review for the useful life/affordability period.):

**The useful life of the proposed units for new construction under the FY2025 NAHASDA grant is 20 years. The useful life of the proposed units for rehabilitation activities under the NAHASDA FY2025 grant will be established on a graduated scale based on the estimated dollar value or Total Development Costs; however, this will be no more than 20 years. During this time period the units constructed will be made available to eligible families and the cost for construction, rehabilitation and model activities will remain affordable.**

**Upon completion of a detailed cost analysis of Total Development Cost, the useful life provisions may be further amended. 1. Length of Useful Life: Every IHBG-assisted project must be used for affordable housing purposes throughout the useful life of the project (the 'affordability period'). Pursuant to the HUD Office of Native American Programs, Guidance No. 2014-09(R), or the most recent HUD guidance, the affordability period for each project varies and depends on the amount of IHBG funds used. The affordability period is determined in accordance with the following guidelines:**

**IHBG Funds Invested Affordability Period**

**Under \$5,000.....6 months**

**\$5,000 to \$15,000 .....5 years**

**\$15,001 to \$40,000..... 10 years**

**Over \$40,000.....15 years**

**New construction.....20 years**

**2) Model Housing and Over-Income Activities(NAHASDA § 202(6), 24 CFR § 1000.108)** (If you wish to undertake a model housing activity or wish to serve non-low-income households during the 12-month program year, those activities may be described here, in the program description section of the 1-year plan, or as a separate submission.):

**These activities are described in the program description section of the one-year plan.**

**(3) Tribal and Other Indian Preference(NAHASDA § 201(b)(5), 24 CFR § 1000.120)** If preference will be given to tribal members or other Indian families, the preference policy must be described. This information may be provided here or in the program description section of the 1-year plan.

Does the Tribe have a preference policy?:**Yes**

If yes, describe the policy.**The Tribal and Indian Preference can be located in the NHA's Public Rental Admissions, Occupancy, Collection, Grievance and Termination Policies, Section D (2)(3) and Section (E)(1)(2) of the Mutual Help Homeownership Opportunity Admission and Occupancy, Collection and Termination Policy, which provides: 'Preference Rating, Eligible applicants who qualify for preference under the below categories shall receive priority over other applicants: a) Applicants who are displaced; b) Applicants who are living in substandard housing; and c) Applicants who are claiming local preferences. Applicants will be rated in accordance with the Preference Rating System. Applicants claiming Preferences shall be required to submit supporting documents from all sources.**

**The preference status must be re-verified prior to selection for occupancy or when a Public Rental unit becomes vacant for selection or availability of a Public Rental unit.**

**(4) Anticipated Planning and Administration Expenses (NAHASDA § 102(b)(2)(C)(ii), 24 CFR § 1000.238)**

Do you intend to exceed your allowable spending cap for Planning and Administration? **No**

If yes, describe why the additional funds are needed for Planning and Administration. For a recipient administering funds from multiple grant beneficiaries with a mix of grant or expenditure amounts, for each beneficiary state the grant amount or expenditure amount, the cap percentage applied, and the actual dollar amount of the cap.

**(5) Actual Planning and Administration Expenses(NAHASDA § 102(b)(2)(C)(ii), 24 CFR § 1000.238)**

Did you exceed your spending cap for Planning and Administration? **No**

If yes, did you receive HUD approval to exceed the cap on Planning and Administration costs?

If you did not receive approval for exceeding your spending cap on planning and administration costs, describe the reason(s) for exceeding the cap. (See Section 6, Line 5 of the Guidance for information on carry-over of unspent planning and administration expenses.)

**(6) Expanded Formula Area - Verification of Substantial Housing Services (24 CFR § 1200.302(3))** If your tribe has an expanded formula area (i.e., an area that was justified based on housing services provided rather than the list of areas defined in 24 CFR § 1200.302 Formula Area (1)), the tribe must demonstrate that it is continuing to provide substantial housing services to that expanded formula area. Does the tribe have an expanded formula area? **No**

**If no, proceed to Section 7.**

If yes, list each separate geographic area that has been added to the Tribe's formula area and the documented number of Tribal members residing there.

For each separate formula area expansion, list the budgeted amount of IHBG and other funds to be provided to all American Indian and Alaska Native (AIAN) households and to only those AIAN households with incomes 80% of median income or lower during the recipient's 12-month program year:

# Section 7: Indian Housing Plan Certification of Compliance

NAHASDA § 102(b)(2)(D)

By signing the IHP, the recipient certifies its compliance with Title II of the Civil Rights Act of 1968 (25 USC Part 1301 et seq.), and ensures that the recipient has all appropriate policies and procedures in place to operate its planned programs. The recipient should not assert that it has the appropriate policies and procedures in place if these documents do not exist in its files, as this will be one of the items verified during any HUD monitoring review.

**(1) In accordance with applicable statutes, the recipient certifies that:**

It will comply with Title II of the Civil Rights Act of 1968 in carrying out this Act, to the extent that such title is applicable, and other applicable federal statutes: **Yes**

**(2) 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**

**(3) The following certifications will only apply where applicable based on program activities.**

- a. It 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**
- b. 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**
- c. 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**
- d. 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**

## Section 8: IHP Tribal Certification

NAHASDA § 102(c)

This certification is used when a Tribally Designated Housing Entity (TDHE) prepares the IHP or IHP amendment on behalf of a tribe.

This certification must be executed by the recognized tribal government covered under the IHP.

- (1) The recognized tribal government of the grant beneficiary certifies that: **Nellie Gilmore**
- (2)  It had an opportunity to review the IHP or IHP amendment and has authorized the submission of the IHP by the TDHE
- (3)  It has delegated to such TDHE the authority to submit an IHP or IHP amendment on behalf of the Tribe without prior review by the Tribe
- (4) Tribe: **Navajo Nation**
- (5) Authorized Official's Name and Title: **Dr. Buu Nygren, President, Navajo Nation**
- (6) Authorized Official's Signature:
- (7) Date (MM/DD/YYYY): **2024-05-10**

# Section 9: Tribal Wage Rate Certification

NAHASDA §§ 102(b)(2)(D)(vi), 104(b)

By signing the IHP, you certify whether you will use tribally determined wages, Davis-Bacon wages, or HUD determined wages. Check only the applicable box below.

(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.

(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) If you checked the box in Line 3, list the other activities that will be using tribally determined wage rates:

# Section 10: Self-Monitoring

NAHASDA § 403(b), 24 CFR §§ 1000.26, 85.37, 85.40

- (1) Do you have a procedure and/or policy for self-monitoring? **Yes**
- (2) Pursuant to 24 CFR § 1000.502(b) where the recipient is a TDHE, did the TDHE provide periodic progress reports including the self-monitoring report, Annual Performance Report, and audit reports to the Tribe? **Yes**
- (3) Did you conduct self-monitoring, including monitoring sub-recipients? **Yes**
- (4) Self-Monitoring Results. (*Describe the results of the monitoring activities, including corrective actions planned or taken.*):  
**FY 2025 Compliance Assessment**

## For the Annual Performance Report

### (A) Monitoring Reviews for Fiscal Year 2025.

For the fiscal year a total of six (6) monitoring reviews of NHA Departments were scheduled to be performed. NHA Compliance Department performed all six (6) monitoring reviews and issued four (4) monitoring review reports.

**•NHA Department:** The NHA Dilcon Housing Management Office; Kayenta Maintenance Office, Pinehill Housing Management Office, Shiprock Housing Management Office, Tuba City Housing Management Office, and Tuba City Housing Management Office-Attestation.

There were a total of 8 findings were identified in the area of Eligibility.

### (B) Corrective Action Plan (CAP) monitoring reviews for Fiscal Year 2025.

For the fiscal year a total of 16 corrective action plan follow-up monitoring reviews of NHA Subrecipients and NHA Departments were scheduled to be performed. Of those NHA Compliance Department performed a total of seven (7) corrective action plan follow-up monitoring reviews and issued six (6) reports.

**•NHA Department:** Whistleblower Policy.

**•NHA Subrecipients:** Alamo Navajo School Board, Dine Bii Association for Disabled Citizens Incorporated, Leupp Schools Incorporated, Navajoland Nursing Home Incorporated (aka Chinle Nursing Home)-2nd and 3rd CAP reviews, and St. Michaels Association for Special Education.

Of the six (6) CAP monitoring reviews completed, NHA Compliance Department determined that one (1) entity implemented their CAPs to close outstanding findings.

There are a total of 58 findings outstanding from NHA Departments and NHA Subrecipients. The summary of total findings per monitoring area are: Organization Structure-6, Financial Fiscal-29, Eligibility-17, Maintenance Inspection-4, and Indian Housing Plan Annual Performance Report-2.

# Section 11: Inspections

NAHASDA § 403(b)

**(1) Inspection of Units** Self-Monitoring Results. (Use the table below to record the results of recurring inspections of assisted housing.)

Activity (A)	Total Number of Units (B)	Units in Standard Condition (C)	Units Needing Rehabilitation (D)	Units Needing to be Replaced (E)	Total Number of Units Inspected (F=C+D+E)
<b>1937 Housing Act Units:</b>					
a. Rental	3532	2667	563	162	3392
b. Homeownership	198	129	21	16	166
c. Other	4	4	0	0	4
<b>1937 Act Subtotal:</b>	<b>3734</b>	<b>2800</b>	<b>584</b>	<b>178</b>	<b>3562</b>
<b>NAHASDA Associated Units:</b>					
a. Rental	820	653	112	41	806
b. Homeownership	380	337	13	2	352
c. Rental Assistance	0	0	0	0	0
d. Other	0	0	0	0	0
<b>NAHASDA Act Subtotal:</b>	<b>1200</b>	<b>990</b>	<b>125</b>	<b>43</b>	<b>1158</b>
<b>Total:</b>	<b>4934</b>	<b>3790</b>	<b>709</b>	<b>221</b>	<b>4720</b>

**(2)** Did you comply with your inspection policy: **No**

**(3)** If no, why not:

Some units are being rehabilitated, modernized, demolished and rebuilt due to having major electrical, roofing, plumbing, meth issues or total burnout. Also, homeowners that have paid off their unit refuse inspections, as well as the tenants that have legal issues regarding their home.

## Section 12: Audits

24 CFR § 1000.544

This section is used to indicate whether a financial audit based on the Single Audit Act and 2 CFR Part 200 Subpart F is required, based on a review of your financial records.

Did you expend \$750,000 or more in total Federal awards during the APR reporting period? **Yes**

If Yes, an audit is required to be submitted to the Federal Audit Clearinghouse and your Area Office of Native American Programs.

If No, an audit is not required.

Audit Due Date : **06/30/2026**

## Section 13: Public Availability

*NAHASDA § 408, 24 CFR § 1000.518*

- (1)** Did you make this APR available to the citizens in your jurisdiction before it was submitted to HUD (*24 CFR § 1000.518*):
- (2)** If you are a TDHE, did you submit this APR to the Tribe(s) (*24 CFR § 1000.512*):
- (3)** If you answered “No” to question #1 and/or #2, provide an explanation as to why not and indicate when you will do so.
- (4)** Summarize any comments received from the Tribe(s) and/or the citizens (*NAHASDA § 404(d)*).

## Section 14: Jobs Supported by NAHASDA

NAHASDA § 404(b)

Use the table below to record the number of jobs supported with IHBG funds each year.

<b>Indian Housing Block Grant Assistance (IHBG)</b>	
<b>(1)</b> Indian Housing Block Grant Assistance (IHBG)	0
<b>(2)</b> Number of Temporary Jobs Supported	0

**(3)** Narrative (optional):

# Section 15: IHP Waiver Requests

NAHASDA § 101(b)(2)

THIS SECTION IS ONLY REQUIRED IF THE RECIPIENT IS REQUESTING A WAIVER OF AN IHP SECTION OR A WAIVER OF THE IHP SUBMISSION DUE DATE.

A waiver is valid for a period not to exceed 90 days. Fill out the form below if you are requesting a waiver of one or more sections of the IHP. **NOTE :**This is NOT a waiver of the IHBG program requirements but rather a request to waive some of the IHP submission items.

- (1)** List below the sections of the IHP where you are requesting a waiver and/or a waiver of the IHP due date. (*List the requested waiver sections by name and section number*) :
- (2)** Describe the reasons that you are requesting this waiver (*Describe completely why you are unable to complete a particular section of the IHP or could not submit the IHP by the required due date.*) :
- (3)** Describe the actions you will take in order to ensure that you are able to submit a complete IHP in the future and/or submit the IHP by the required due date. (*This section should completely describe the procedural, staffing or technical corrections that you will make in order to submit a complete IHP in the future and/or submit the IHP by the required due date.*):
- (4)** Recipient: **Navajo Housing Authority**
- (5)** Authorized Official's Name and Title:
- (6)** Authorized Official's Signature:
- (7)** Date (MM/DD/YYYY):