



## Energy and Performance Information Center ( EPIC )

Grant Number: **55-IH-04-00990**  
 Report: **APR Report for 2020**  
 First Submitted On: **12/28/2020**  
 Last Submitted On: **12/28/2020**

OMB CONTROL NUMBER: 2577-0218  
 EXPIRATION DATE: 07/31/2019

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

Grant Number	55-IH-04-00990
Recipient Program Year	10/01/2019-09/30/2020
Federal Fiscal Year	2020
Initial Indian Housing Plan (IHP):	Yes
Amended Plan	
Annual Performance Report (APR):	Yes
Amended Plan	
Tribe:	
TDHE:	Yes

**Recipient Information:**

Name of the Recipient	COCOPAH INDIAN HOUSING AND DEVELOPMENT
Contact Person	Robles, Raymond
Telephone Number with Area Code	928-627-8863
Mailing Address	10488 West Steamboat Street
City	Somerton
State	AZ
Zip	85350
Fax Number with Area Code	928-627-9800
Email Address	rrobles@ontherez.org
Tribes:	Cocopah Indian Tribe

**TDHE/Tribe Information:**

Tax Identification Number	860261156
DUNS Number	617795331
CCR/SAM Expiration Date	02/05/2021

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

IHBG Fiscal Year Formula Amount	\$916,676.00
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**Housing Needs**

Type of Need (A)	Low-Income Indian Families (B)	All Indian Families (C)

Overcrowded Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Renters Who Wish to Become Owners	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Substandard Units Needing Rehabilitation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Homeless Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Households Needing Affordable Rental Units	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
College Student Housing	<input type="checkbox"/>	<input type="checkbox"/>
Disabled Households Needing Accessibility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Units Needing Energy Efficiency Upgrades	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Infrastructure to Support Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify below)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Needs	1-Transitional housing for youths aging out of Cocopah foster care system 2-Two-Bedroom rental units for smaller families 3-One-Bedroom/Studio rental units for singles/couples without children	
Planned Program Benefits	<p>HOW PLANNED PROGRAMS ADDRESS VARIOUS TYPES OF HOUSING ASSISTANCE NEEDS: CIHAD-Managed Low-Income Rental Units: Overcrowded Households: Overcrowding does not occur in CIHAD-managed units due to close monitoring of household composition. Renters Who Wish to Become Owners: CIHAD is exploring the possibility of offering one or more of the 23 NAHASDA-subsidized units built with Section 184 funds to low-income tribal members. Substandard Units Needing Rehabilitation: Most of CIHAD's rental units have been brought up to standard condition or are scheduled for rehabilitation using HUD/ICDBG and/or USDA/HPG funding. Disabled Households Needing Accessibility: Prior to each new family's move-in, accommodation for disabilities is discussed and, where required, structural changes are made and/or handicap hardware is installed. Current tenants may request additional accessibility support any time a health change occurs. Units Needing Energy Efficiency Upgrade: Most units have received energy efficiency upgrades using HUD/ARRA, HUD/ICDBG and USDA/HPG funding. NAHASDA funding is used to maintain these upgrades, as well as replace older appliances with energy-efficient ones as breakdowns occur. Community Members Not Living in CIHAD-Managed Units: CIHAD will not receive enough FY 2020 NAHASDA funding to address housing issues facing Indian families (regardless of income) not already living in CIHAD-managed units, with the following exceptions for low-income families: Homeless Households, Households Needing affordable Rental Units, Transitional Housing for Youths Aging Out of the Cocopah Foster Care System/Two-Bedroom Rental Units for Smaller Families: CIHAD will use NAHASDA FY 2020 funding to assist these low-income families by: 1-Conducting community outreach to market CIHAD-managed low-income housing programs. 2-Assisting community members in completing required paperwork to establish eligibility for low-income housing. 3-Maintaining a list of community members eligible for low-income housing. 4-Assisting families to move into one of CIHAD's low-income rental units. CIHAD will also use future ICDBG funding for projects to build new housing to expand its inventory of low-income rental units as well as rehabilitation of existing homeowner units: 1-ICDBG FY 2014 project funding, CIHAD has constructed 4 single-family units. Two of these will be fully handicap accessible units with 2 bedrooms and 2 bathrooms. The other 2 will be standard units with 3 bedrooms and 2 bathrooms, these units will be available for low-income families. 2-CIHAD is exploring funding options for building 8 1-bedroom/studio size low-income rental units (including infrastructure improvements). None of CIHAD's FY 2020 NAHASDA planned programs will address housing assistance needs for Indian families whose household income exceeds NAHASDA limits.</p>	
Geographic Distribution	<p>CIHAD manages 98 low-income NAHASDA-subsidized rental units (75 1937 Act units and 23 Section 184 units): These units are located on the following sections of the Cocopah Reservation: 1937 ACT UNITS SECTION 184 UNITS* North Section 0 26 East Section 22 0 West Section 53 0 *FY 2020 NAHASDA funds will be used to pay for operational costs (such</p>	

as utilities and maintenance) for occupants that cannot afford the full rent payment. CIHAD will receive only enough FY 2020 NAHASDA funds to provide assistance to these units (operation and maintenance). Distribution of this funding will be proportionate to the needs of the families residing in each of these sections. The distribution will be adjusted upon the addition of any newly constructed rental units to the low-income rental inventory and as annual inspections, risk analysis, work orders and applications for assistance require adjustment.

**Programs**

**2020-01 : Operations & Maintenance**

Program Name:	Operations & Maintenance
Unique Identifier:	2020-01
Program Description (continued)	OPERATION: 1-Rent and utility subsidies for program participants, 2-cost of operation of maintenance office and workshop, 3-work order generation and reporting system, 4-inventory control and tracking, 5-purchasing supplies, materials, services and equipment, 6-hiring of subcontractors, 7-vehicle and equipment maintenance, 8-associated utility costs and insurance, 9-staff training and 10-resolution of pest infestation control issues. MAINTENANCE: 1-Identify low-income 1937 Act rental units needing maintenance, 2-provide maintenance to low-income 1937 Act rental units in need and 3-provide routine preventative maintenance to low-income 1937 Act rental units.
Eligible Activity Number	(2) Operation of 1937 Act Housing [202(1)]
Intended Outcome Number	(6) Assist affordable housing for low income households
APR: Actual Outcome Number	(6) Assist affordable housing for low income households
Who Will Be Assisted	Low-income Native American families (with preference given to Cocopah-enrolled members) with household incomes less than 80% of the national median (qualified at move-in).
Types and Level of Assistance	OPERATION: CIHAD will provide rent and utility subsidies to occupants that cannot afford the full rent payment. Types of service will include: 1-Tenant relations re maintenance issues, 2-work order intake, processing and follow-up, 3-inventory availability (purchasing, controlling and tracking of supplies/materials), 4-equipment/vehicle availability, 5-subcontractor hiring/monitoring and 6-pest control services. Rent for each unit will be capped at \$600 with a \$125/month utility subsidy, for an out-of-pocket maximum rent of \$425. There are no anticipated caps on assistance provided under this program for resolution of maintenance issues; however, any household with excessive work order submissions or repeated requests for the same type of repair (e.g., clogged toilets) will receive one-on-one counseling with the Property Management staff to resolve the behavioral issue. MAINTENANCE: CIHAD's Maintenance crew will: 1-Conduct an annual inspection of each low-income rental unit, 2-conduct routine preventative maintenance (e.g., changing HVAC filters) on each low-income rental unit, and 3-provide repair/replacement of rental housing components (e.g., HVAC system, plumbing) as needed. CIHAD will use subcontractors when necessary. Tenants will be charged for material and labor on all tenant-caused repairs and replacements deemed to be damaged beyond normal wear-and-tear. Repayment agreements specifying repayment terms will be executed.
APR : Describe Accomplishments	Program 2020-01 has been completed. OPERATION: ¿Rent and Utility Subsidies: Rent and utility subsidies were offered and provided to all program participants, as needed. ¿Services: 1-Tenant Relations: The Property Management Department met with the Head of Household on each of the 1937 Act rental units during the annual lease renewal. As part of that process, reviews of any maintenance issues were conducted and counseling was provided as needed. 2-Work Orders: During FY 2020, the Maintenance Department processed 155 work orders for our 1937 Act rental units. 3-Inventory: In accordance with its operating and procurement procedures, the Maintenance Department maintained a level of inventory necessary to meet the needs of the 1937 Act rental units. 4-Equipment/Vehicle Availability: In accordance with procurement procedures, damaged equipment was replaced as needed. Routine maintenance kept the vehicles in working order throughout the fiscal year. 5-Subcontractor Hiring/Monitoring: Subcontractors were used only for specialties (e.g., HVAC repair). The Maintenance Department hired and supervised the subcontractors in accordance with approved procurement policies and procedures. 6-Pest Control: Pest control services were provided to each unit, as needed. MAINTENANCE 1-Annual Inspections were conducted on

approximately 30 of the 75 low-income 1937 Act rental units due to COVID-19. 2-Routine preventative maintenance was conducted on most 75 low-income 1937 Act rental units. 3-Repairs to and replacements of household components were conducted as needed.

Planned and Actual Outputs for 12-Month Program Year	<b>Planned</b>	<b>APR - Actual</b>
	Number of <b>Units</b> to be Completed in Year 53	53

APR: If the program is behind schedule, explain why N/A

**Uses of Funding:**

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$300,000.00	\$0.00	\$300,000.00	\$302,503.00	\$62,089.00	\$364,592.00

**2020-02 : Housing Management Services**

Program Name:	Housing Management Services
Unique Identifier:	2020-02
Program Description (continued)	Provide Housing management services for affordable housing activities, including 1-Application intake, 2-selection of eligible tenants, 3-maintenance of waiting list, 4-lease execution/monitoring, 5-tenant relations, 6-lease enforcement, 7-collections, 8-annual re-certifications, 9-data collection and analysis, 10-tenant report generation, 11-tenant correspondence, 12-maintenance/security of tenant files and 13-periodic unit inspections
Eligible Activity Number	(19) Housing Management Services [202(4)]
Intended Outcome Number	(6) Assist affordable housing for low income households
APR: Actual Outcome Number	(6) Assist affordable housing for low income households
Who Will Be Assisted	Low-income Native American families (with preference given to Cocopah-enrolled members) with household incomes less than 80% of the national median (qualified at move-in)
Types and Level of Assistance	Property Management staff will provide service, including: 1- Application intake, 2-selection of eligible tenants, 3-waiting list administration, 4-lease execution, monitoring and enforcement, 5-tenant relations, 6-collections, 7-annual recertification's, 8-maintenance and security of tenant files and 9-periodic unit inspections.
APR : Describe Accomplishments	Program 2020-02 that have been completed. SERVICES 1-Application Intake: Assisted potential tenants in completing applications and gathering necessary documentation. 2-Selection of Eligible Tenants: Verified household composition and household income, matching families to appropriate-sized units. 3-Waiting List Administration: Periodically updated waiting list for accuracy and continued interest. 4-Lease Execution/Monitoring/Enforcement: Executed leases and other applicable forms and agreements, monitored move-in activities and periodically verified number of occupants; monitored rent payments to ensure timeliness, providing counseling where needed; counseled tenants re lease violations; and processed evictions due to violation of lease provisions and non-response to counseling. 5-Tenant Relations: Interacted with tenants on a daily basis (both in the corporate office and at individual rental units), assisting tenants in becoming successful by providing pertinent information (e.g., how to establish a family budget); providing individualized counseling on how to maintain a safe and sanitary home and conducting follow-up inspections to ensure compliance; and referring tenants to other agencies for assistance. 6-Collections: Followed up with tenants on non-payment of rent and/or costs associated with repair of intentional damage. Entered into agreements for repayment of debts where necessary. 7-Annual Recertification's: Met with each Head of household to accomplish

	recertification's. 8-Maintenance/Security of Tenant Files: Ensured tenant files are accurate, complete and protected from review by unauthorized individuals. 9-Periodic Unit Inspections: Placed non-compliant tenants on more frequent inspections if needed to ensure a unit remains safe and sanitary.	
Planned and Actual Outputs for 12-Month Program Year	<b>Planned</b>	<b>APR - Actual</b>
	75	75
Number of <b>Households</b> to be served in Year		
APR: If the program is behind schedule, explain why	Due to COVID-19 many annual home inspections have been postponed until sometime in the near future when the pandemic crisis has subsided.	

**Uses of Funding:**

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$110,000.00	\$0.00	\$110,000.00	\$175,590.00	\$33,528.00	\$209,118.00

**2020-03 : 2020-03 - Other Housing Services for 1937 Act Rental Housing**

Program Name:	2020-03 - Other Housing Services for 1937 Act Rental Housing
Unique Identifier:	2020-03
Program Description (continued)	Provide education and counseling in general areas, including: 1-Publishing and delivering newsletters that detail CIHAD projects, events and concerns and offer general advice and instructions on healthy living topics (e.g., managing a family budget, debt reduction, housekeeping, preventative maintenance, pest infestation control and pet care), 2-offering family-specific counseling for low-income households in the areas of budgeting, purchasing, homemaking and homeownership and 3-encouraging tenants to work together with other tribal entities (e.g., Tribal Judicial Committee, Cocopah Police Department) to increase reporting of criminal activity. Work with other tribal entities (Cocopah Manpower and Cocopah Vocational Training programs) to provide job training and skills to unemployed tribal members. Continue maintenance of existing parks in low-income areas and provide upgrades as funding allows.
Eligible Activity Number	(18) Other Housing Service [202(3)]
Intended Outcome Number	(6) Assist affordable housing for low income households
APR: Actual Outcome Number	(6) Assist affordable housing for low income households
Who Will Be Assisted	Low-income Native American families (with preference given to Cocopah-enrolled members) with household incomes less than 80% of the national median (qualified at move-in).
Types and Level of Assistance	Each low-income family living in one of CIHAD's rental units will receive: 1-a copy of CIHAD newsletters, 2-one-on-one counseling by CIHAD Property Management staff during the annual inspection/lease renewal process, 3-access to existing parks in low-income rental areas to encourage alternative activities to crime, 4-preferred placement in CIHAD's job training program for unemployed tribal members, sponsored through other agencies (e.g., Cocopah Vocational Training, Cocopah Manpower, Summer Youth On-the-Job Training) and 5-encouragement by CIHAD staff to report criminal activities in low-income rental areas to tribal law enforcement.
APR : Describe Accomplishments	Program 2020-03 that have been completed. SERVICES 1-Application Intake: Assisted potential tenants in completing applications and gathering necessary documentation. 2-Selection of Eligible Tenants: Verified household composition and household income, matching families to appropriate-sized units. 3-Waiting List Administration: Periodically updated waiting list for accuracy and continued interest. 4-

	Lease Execution/Monitoring/Enforcement: Executed leases and other applicable forms and agreements, monitored move-in activities and periodically verified number of occupants; monitored rent payments to ensure timeliness, providing counseling where needed; counseled tenants regarding lease violations; and processed evictions due to violation of lease provisions and non-response to counseling. 5-Tenant Relations: Interacted with tenants on a daily basis (both in the corporate office and at individual rental units), assisting tenants in becoming successful by providing pertinent information.	
Planned and Actual Outputs for 12-Month Program Year	<b>Planned</b>	<b>APR - Actual</b>
Number of <b>Households</b> to be served in Year	75	75
APR: If the program is behind schedule, explain why	Due to COVID-19 many of our normal services had to be curtailed and face to face meetings with our tenant population were continuing to shelter in place and keep social distance.	

**Uses of Funding:**

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$75,000.00	\$0.00	\$75,000.00	\$27,500.00	\$9,934.00	\$37,434.00

**2020-04 : 2020-04 - Housing Management Services for NAHASDA-Subsidized Units (Non-1937 Act Units)**

Program Name:	2020-04 - Housing Management Services for NAHASDA-Subsidized Units (Non-1937 Act Units)
Unique Identifier:	2020-04
Program Description (continued)	Provide Housing management services for affordable housing activities, including: Tenant Rental Assistance: Rent and utility subsidies for program participants. Applicant/Tenant Housing Management Services: 1-Application intake, 2-selection of eligible tenants, 3-maintenance of waiting list, 4-lease execution/monitoring, 5-tenant relations, 6-lease enforcement, 7-collections, 8-annual recertification's, 9-data collection and analysis, 10-tenant report generation, 11-tenant correspondence, 12-maintenance/security of tenant files and 13-periodic unit inspections.
Eligible Activity Number	(19) Housing Management Services [202(4)]
Intended Outcome Number	(6) Assist affordable housing for low income households
APR: Actual Outcome Number	(6) Assist affordable housing for low income households
Who Will Be Assisted	Low-income Native American families (with preference given to Cocopah-enrolled members) with household incomes less than 80% of the national median (qualified at move-in).
Types and Level of Assistance	Tenant Rental Assistance: CIHAD will provide rent and utility subsidies to occupants that cannot afford full rent payment. Rent for each unit will be capped at \$600 with a \$125/month utility subsidy, for an out-of-pocket maximum rent of \$425. Property Management staff will provide services, including: 1-Application intake, 2-selection of eligible tenants, 3-waiting list administration, 4-lease execution, monitoring and enforcement, 5-tenant relations, 6-collections, 7-annual recertification's, 8-maintenance and security of tenant files and 9-periodic unit inspections. 184 Loan servicing, monthly payments.
APR : Describe Accomplishments	Program 2020-04 that have been completed. CIHAD provided housing management services for affordable housing activities as follows: 1. Tenant Rental Assistance: Rent and utility subsidies for program participants. 2. Applicant/Tenant Housing Management Services: 1-Application intake, 2-selection of eligible tenants, 3-maintenance of waiting list, 4-lease execution/monitoring, 5-tenant relations, 6-lease enforcement, 7-collections, 8-annual recertification's, 9-data collection

and analysis, 10-tenant report generation, 11-tenant correspondence, 12-maintenance/security of tenant files and 13-periodic unit inspections. Tenant Rental Assistance: CIHAD provided rent and utility subsidies to occupants that could not afford full rent payment or utility payments. Continued to service HUD 184 loans as required seeking forbearance on many accounts as well.

Planned and Actual Outputs for 12-Month Program Year	<b>Planned</b>	<b>APR - Actual</b>
	Number of <b>Households</b> to be served in Year	23
APR: If the program is behind schedule, explain why	CIHAD will have to bring all HUD 184 Loans into good standing when funding allows.	

**Uses of Funding:**

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$150,000.00	\$0.00	\$150,000.00	\$45,834.00	\$8,692.00	\$54,526.00

**2020-05 : 2020-05 - Other Housing Services for NAHASDA-Subsidized Units (Non-1937 Act Units)**

Program Name:	2020-05 - Other Housing Services for NAHASDA-Subsidized Units (Non-1937 Act Units)
Unique Identifier:	2020-05
Program Description (continued)	Provide education and counseling in general areas, including: 1-Publishing and delivering newsletters that detail CIHAD projects, events and concerns and offer general advice and instructions on healthy living topics (e.g., managing a family budget, debt reduction, housekeeping, preventative maintenance, pest infestation control and pet care), 2-offering family-specific counseling for low-income households in the areas of budgeting, purchasing, homemaking and homeownership and 3-encouraging tenants to work together with other tribal entities (e.g., Tribal Judicial Committee, Cocopah Police Department) to increase reporting of criminal activity. Work with other tribal entities (Cocopah Manpower and Cocopah Vocational Training programs) to provide job training and skills to unemployed tribal members. Continue maintenance of existing parks in low-income areas and provide upgrades as funding allows.
Eligible Activity Number	(18) Other Housing Service [202(3)]
Intended Outcome Number	(6) Assist affordable housing for low income households
APR: Actual Outcome Number	(6) Assist affordable housing for low income households
Who Will Be Assisted	Low-income Native American families (with preference given to Cocopah-enrolled members) with household incomes less than 80 of the national median (qualified at move-in).
Types and Level of Assistance	Each low-income family living in one of CIHAD's rental units will receive: 1-A copy of CIHAD newsletters, 2-one-on-one counseling by CIHAD Property Management staff during the annual inspection/lease renewal process, 3-access to existing parks in low-income rental areas to encourage alternative activities to crime, 4-preferred placement in CIHAD's job training program for unemployed tribal members, sponsored through other agencies (e.g., Cocopah Vocational Training, Cocopah Manpower, Summer Youth On-the-Job Training) and 5-encouragement by CIHAD staff to report criminal activities in low-income rental areas to tribal law enforcement.
APR : Describe Accomplishments	Program 2020-05 that have been completed. SERVICES 1-Application Intake: Assisted potential tenants in completing applications and gathering necessary documentation. 2-Selection of Eligible Tenants: Verified household composition and household income, matching families to appropriate-sized units. 3-Waiting List Administration:



Periodically updated waiting list for accuracy and continued interest. 4-Lease Execution/Monitoring/Enforcement: Executed leases and other applicable forms and agreements, monitored move-in activities and periodically verified number of occupants; monitored rent payments to ensure timeliness, providing counseling where needed; counseled tenants regarding lease violations; and processed evictions due to violation of lease provisions and non-response to counseling. 5-Tenant Relations: Interacted with tenants on a as needed basis (both in the corporate office and at individual rental units), assisting tenants in becoming successful by providing pertinent information. CIHAD has made many improvements in our local community parks by installing artificial turf, gravel, volley ball area, tether ball area, park benches, lighting and security systems.

Planned and Actual Outputs for 12-Month Program Year	<b>Planned</b>	<b>APR - Actual</b>
	Number of <b>Households</b> to be served in Year	75

APR: If the program is behind schedule, explain why  
 Due to the COVID-19 pandemic our services to the tribal community members has lagged behind our normal workload.

**Uses of Funding:**

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$50,000.00	\$0.00	\$50,000.00	\$64,167.00	\$3,725.00	\$67,892.00

**2020-06 : 2020-06 - Operation and Maintenance of NAHASDA-Subsidized Units (Non-1937 Act Units)**

Program Name:	2020-06 - Operation and Maintenance of NAHASDA-Subsidized Units (Non-1937 Act Units)
Unique Identifier:	2020-06
Program Description (continued)	OPERATION: 1-Cost of operation of maintenance office, 2-work order generation and reporting system, 3-inventory control and tracking, 4-purchasing supplies, materials, services and equipment, 5-hiring of subcontractors, 6-vehicle and equipment maintenance, 7-associated utility costs and insurance, 8-staff training and 9-resolution of pest infestation control issues. MAINTENANCE: 1-Identify low-income NAHASDA-subsidized (non-1937 Act) rental units needing maintenance, 2-provide maintenance to low-income NAHASDA-subsidized (non-1937 Act) rental units in need and 3-provide routine preventative maintenance to low-income NAHASDA-subsidized (non-1937 Act) rental units.
Eligible Activity Number	(20) Operation and Maintenance of NAHASDA-Assisted Units [202(4)]
Intended Outcome Number	(3) Improve quality of substandard units
APR: Actual Outcome Number	(3) Improve quality of substandard units
Who Will Be Assisted	Low-income Native American families (with preference given to Cocopah-enrolled members) with household income less than 80% of the national median (qualified at move-in).
Types and Level of Assistance	OPERATION: Types of service will include: 1-Tenant relations re maintenance issues, 2-work order intake, processing and follow-up, 3-inventory availability (purchasing, controlling and tracking of supplies/materials), 4-equipment/vehicle availability, 5-subcontractor hiring/monitoring and 6-pest control services. There are no anticipated caps on assistance provided under this program; however, any household with excessive work order submissions or repeated requests for the same type of repair (e.g., clogged toilets) will receive one-on-one counseling with the Property Management staff to resolve the behavioral issue. MAINTENANCE: CIHAD's Maintenance crew will: 1-Conduct an annual inspection of each low-income rental unit, 2-conduct routine preventative maintenance (e.g., changing HVAC filters) on each



	low-income rental unit, and 3-provide repair/replacement of rental housing components (e.g., HVAC system, plumbing) as needed. CIHAD will use subcontractors when necessary. Tenants will be charged for material and labor on all tenant-caused repairs and replacements deemed to be damaged beyond normal wear-and-tear. Repayment agreements specifying repayment terms will be executed.						
APR : Describe Accomplishments	Program 2020-06 that have been completed. SERVICES CIHAD has substantially performed well in these areas given the limitations COVID-19 pandemic has imposed. We have received all work orders from our tenant population and then prioritized each according urgency. Annual inspections were being conducted on time until March 2020 when we needed to postpone until such a time when the spread of the virus was under control. CIHAD has continued to use local contractors to perform work on HVAC systems when necessary. CIHAD has also availed services from plumbing companies to remedy drainage and septic tank issues. We contract with local pest control companies to perform routine spraying of all our low-rent housing units. CIHAD continues to track all purchasing and maintains inventory logs on all supplies, equipment and vehicles for program use.						
Planned and Actual Outputs for 12-Month Program Year	<table border="1"> <thead> <tr> <th></th> <th>Planned</th> <th>APR - Actual</th> </tr> </thead> <tbody> <tr> <td>Number of <b>Units</b> to be Completed in Year</td> <td>23</td> <td>23</td> </tr> </tbody> </table>		Planned	APR - Actual	Number of <b>Units</b> to be Completed in Year	23	23
	Planned	APR - Actual					
Number of <b>Units</b> to be Completed in Year	23	23					
APR: If the program is behind schedule, explain why	Due to the COVID-19 pandemic all services have been curtailed due to social distancing and tenants who are sheltering in place, avoiding contact with others in the tribal community.						

**Uses of Funding:**

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
\$70,000.00	\$0.00	\$70,000.00	\$16,913.00	\$6,209.00	\$23,122.00

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

Maintaining 1937 Act Units	CIHAD has developed and implemented a preventative maintenance program, designed to allow close monitoring of maintenance activities to ensure Title II requirements are met. This program includes a comprehensive manual with weekly, monthly, quarterly and annual checklists for maintenance activities. CIHAD is using HUD/ICDBG and USDA/HPG funding to rehabilitate its 1937 Act low-income rental units. This rehabilitation brings these units up to standard by repairing damage, reducing pest infestations and upgrading appliances/HVAC units for energy efficiency. This work extends the useful lives of these homes one year for each \$1,000 spent on rehabilitation. CIHAD completes an annual inspection and risk analysis of each unit every year. By doing this, CIHAD is able to identify potential risks or threats early on and can eliminate them before they become critical. Tenants are encouraged to report problems (e.g., water leaks, pest infestations) as soon as they occur so that CIHAD Maintenance crewmembers can take immediate action to minimize the amount of damage. The cost of repair damage beyond normal wear-and-tear is billed to the responsible tenant. CIHAD insures each of its rental units for unforeseen events, such as fire and weather conditions. CIHAD has also developed a program to expand and maintain the parks in low-income housing areas. This not only increases the aesthetic appeal of the Cocopah Reservation but also contributes to increased pride in the community and a reduction in graffiti and malicious mischief.
Demolition and Disposition	N/A

**Budget Information**

Sources of Funding

Funding Source	Estimated(IHP) /Actual(APR)	Amount on hand at beginning of program year (F)	Amount to be received during 12-month program year (G)	Total sources of funds (H=F+G)	Funds to be expended during 12-month program year (I)	Unexpended funds remaining at end of program year (J=H-I)	Unexpended funds obligated but not expended at end of 12-month program year (K)
	Estimated	\$137,106.00	\$898,598.00	\$1,035,704.00	\$1,035,704.00	\$0.00	
<b>IHBG Funds:</b>	Actual	\$0.00	\$916,676.00	<b>\$916,676.00</b>	\$916,676.00	<b>\$0.00</b>	\$25,087.00
	Estimated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>IHBG Program Income:</b>	Actual	\$0.00	\$124,177.00	<b>\$124,177.00</b>	\$124,177.00	<b>\$0.00</b>	\$0.00
	Estimated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Title VI:</b>	Actual	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>	\$0.00
	Estimated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Title VI Program Income:</b>	Actual	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>	\$0.00
	Estimated	\$0.00		\$0.00	\$0.00	\$0.00	
<b>1937 Act Operating Reserves:</b>	Actual	\$0.00		<b>\$0.00</b>	\$0.00	<b>\$0.00</b>	\$0.00
	Estimated	\$0.00		\$0.00	\$0.00	\$0.00	
<b>Carry Over 1937 Act Funds:</b>	Actual	\$0.00		<b>\$0.00</b>	\$0.00	<b>\$0.00</b>	\$0.00
<b>LEVERAGED FUNDS</b>							
	Estimated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>ICDBG Funds:</b>	Actual	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>	\$0.00
	Estimated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Other Federal Funds:</b>	Actual	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>	\$0.00
	Estimated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>LIHTC:</b>	Actual	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>	\$0.00
	Estimated	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Non-Federal Funds:</b>	Actual	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>	\$0.00
	Estimated	\$137,106.00	\$898,598.00	\$1,035,704.00	\$1,035,704.00	\$0.00	\$0.00
<b>Total:</b>	Actual	<b>\$0.00</b>	<b>\$1,040,853.00</b>	<b>\$1,040,853.00</b>	<b>\$1,040,853.00</b>	<b>\$0.00</b>	<b>\$25,087.00</b>

Uses of Funding

Program Name	Unique Identifier	Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)	Total IHBG (only) funds expended in 12-month program year (O)	Total all other funds expended in 12-month program year (P)	Total funds expended in 12-month program year (Q=O+P)
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<b>Operations &amp; Maintenance</b>	2020-01	\$300,000.00	\$0.00	\$300,000.00	\$302,503.00	\$62,089.00	\$364,592.00
<b>Housing Management Services</b>	2020-02	\$110,000.00	\$0.00	\$110,000.00	\$175,590.00	\$33,528.00	\$209,118.00
<b>2020-03 - Other Housing Services for 1937 Act Rental Housing</b>	2020-03	\$75,000.00	\$0.00	\$75,000.00	\$27,500.00	\$9,934.00	\$37,434.00
<b>2020-04 - Housing Management Services for NAHASDA-Subsidized Units (Non-1937 Act Units)</b>	2020-04	\$150,000.00	\$0.00	\$150,000.00	\$45,834.00	\$8,692.00	\$54,526.00
<b>2020-05 - Other Housing Services for NAHASDA-Subsidized Units (Non-1937 Act Units)</b>	2020-05	\$50,000.00	\$0.00	\$50,000.00	\$64,167.00	\$3,725.00	\$67,892.00
<b>2020-06 - Operation and Maintenance of NAHASDA-Subsidized Units (Non-1937 Act Units)</b>	2020-06	\$70,000.00	\$0.00	\$70,000.00	\$16,913.00	\$6,209.00	\$23,122.00
<b>Planning and Administration</b>		\$175,000.00	\$0.00	\$175,000.00	\$183,335.00	\$0.00	\$183,335.00
<b>Loan Repayment (describe in 3 &amp; 4 below)</b>		\$105,704.00	\$0.00	\$105,704.00	\$100,834.00	\$0.00	\$100,834.00
<b>Total</b>		\$1,035,704.00	\$0.00	\$1,035,704.00	\$916,676.00	\$124,177.00	\$1,040,853.00
APR	N/A						
APR	N/A						

**Other Submission Items**

Useful Life/Affordability Period(s)	CIHAD has used/is using HUD/ICDBG, USDA/HPG funds to rehabilitate its inventory of low-income, NAHASDA-subsidized rental stock. Each unit receiving rehabilitation activities has its useful life extended one (1) year for each \$1,000 spent on rehabilitation.
Model Housing and Over-Income Activities	NONE
Tribal and Other Indian Preference Does the tribe have a preference policy?	YES  HOUSING OPPORTUNITIES ON THE COCOPAH RESERVATION: As low-income rental units become vacant, they are offered to income-qualified Cocopah tribal members. If at the time of vacancy no Cocopah tribal members are on the waiting list, the unit may be offered to non-Cocopah Native American individuals/families who are NAHASDA income qualified. EMPLOYMENT: To the greatest extent feasible, hiring preference will be given to qualified Cocopah tribal members and other Native American individuals. Additional training opportunities are also available to Indian staff members. AWARD OF CONTRACTS: Preference in an award will be given to Indian organizations and Indian-owned economic enterprises as defined in Section 3 of the Indian Financing Act of 1944 (24 U.C.C. 1452). PROCUREMENT: To the greatest extent feasible, Indian organizations and Indian-owned economic enterprises will be given preference in the award of contracts. In any event, CIHAD will follow preference concerning 1000.46, 1000.48, 1000.50 and 1000.52.
Anticipated Planning and Administration Expenses Do you intend to exceed your allowable spending cap for Planning and Administration?	NO
Actual Planning and Administration Expenses Did you exceed your allowable spending cap for Planning and	NO

Administration?			
Does the tribe have an expanded formula area?:	NO		
Total Expenditures on Affordable Housing Activities:		<b>All AIAN Households</b>	<b>AIAN Households with Incomes 80% or Less of Median Income</b>
	<b>IHBG Funds</b>	\$0.00	\$0.00
	<b>Funds from Other Sources</b>	\$0.00	\$0.00
For each separate formula area, list the expended amount		<b>All AIAN Households</b>	<b>AIAN Households with Incomes 80% or Less of Median Income</b>
	<b>IHBG Funds</b>	\$0.00	\$0.00
	<b>Funds from Other Sources</b>	\$0.00	\$0.00

**Indian Housing Plan Certification Of Compliance**

In accordance with applicable statutes, the recipient certifies that it will comply with Title II of the Civil Rights Act of 1968, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and other federal statutes, to the extent that they apply to tribes and TDHEs, see 24 CFR 1000.12.	YES
In accordance with 24 CFR 1000.328, the recipient receiving less than \$200,000 under FCAS certifies that there are households within its jurisdiction at or below 80 percent of median income.	NO
The recipient will maintain adequate insurance coverage for housing units that are owned and operated or assisted with grant amounts provided under NAHASDA, in compliance with such requirements as may be established by HUD:	YES
Policies are in effect and are available for review by HUD and the public governing the eligibility, admission, and occupancy of families for housing assisted with grant amounts provided under NAHASDA:	YES
Policies are in effect and are available for review by HUD and the public governing rents charged, including the methods by which such rents or homebuyer payments are determined, for housing assisted with grant amounts provided under NAHASDA:	YES
Policies are in effect and are available for review by HUD and the public governing the management and maintenance of housing assisted with grant amounts provided under NAHASDA:	YES

**IHP Tribal Certification**

Tribal Name	Certification	Signature	Title	Certify Date
Cocopah Indian Tribe	Tribe has certificate on file with HUD	OLSON, SARAH	Grants Management Specialist	07/15/2019

**Tribal Wage Rate Certification**

1. You will use tribally determined wage rates when required for IHBG-assisted construction or maintenance activities. The Tribe

has appropriate laws and regulations in place in order for it to determine and distribute prevailing wages.	
2. You will use Davis-Bacon or HUD determined wage rates when required for IHBG-assisted construction or maintenance activities.	YES
3. You will use Davis-Bacon and/or HUD determined wage rates when required for IHBG-assisted construction except for the activities described below.	
4. List the activities using tribally determined wage rates:	

**Self Monitoring**

Do you have a procedure and/or policy for self-monitoring?:	YES
Pursuant to 24 CFR § 1000.502 (b) where the recipient is a TDHE, did the TDHE provide periodic progress reports including the self-monitoring report, Annual Performance Report, and audit reports to the Tribe?:	YES
Did you conduct self-monitoring, including monitoring sub-recipients?:	YES
Self-Monitoring Results: Describe the results of the monitoring activities, including corrective actions planned or taken.	CIHAD has discovered during our Self-Monitoring Review that many our our annual inspections have not been completed due to the COVID-19 pandemic and need to schedule these inspections as soon as possible in order to remain in compliance.

**Inspections**

Activity (A)	Total number of Units (B)	Units in standard condition (C)	Units needing rehabilitation (D)	Units needing to be replaced (E)	Total number of units inspected (F=C+D+E)
<b>1937 Housing Act Units:</b>					
a. Rental	0	0	0	0	0
b. Homeownership	0	0	0	0	0
c. Other	0	0	0	0	0
<b>1937 Act Subtotal:</b>	0	0	0	0	0
<b>NAHASDA Assisted Units:</b>					
a. Rental	0	0	0	0	0
b. Homeownership	0	0	0	0	0
c. Rental Assistance	0	0	0	0	0
d. Other	0	0	0	0	0
<b>NAHASDA Subtotal:</b>	0	0	0	0	0
<b>Total:</b>	0	0	0	0	0

2. Did you comply with your inspection policy? **NO**  
 Due to COVID-19 pandemic many of our annual inspections had to be postponed and as a result we may be out of compliance.

**Audits**

1. Did you expend \$750,000 or more in total Federal awards during the previous fiscal year ended (24 CFR 1000.544) ? If Yes, an audit is required to be submitted to the Federal Audit Clearinghouse. If No, an audit is not required.	YES
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**Public Availability**

Did you make this APR available to the citizens in your jurisdiction before it was submitted to HUD (24 CFR §	YES
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1000.518)?	
If you are a TDHE, did you submit this APR to the Tribe	YES
If you answered No to question #1 and/or #2, provide an explanation as to why not and indicate when you will do so:	
Summarize any comments received from the Tribe and/or the citizens :	No comments received to date.
<b>Jobs Supported By NAHASDA</b>	
Number of Permanent Jobs Supported by Indian Housing Block Grant Assistance(IHBG):	15
Number of Temporary Jobs Supported by Indian Housing Block Grant Assistance(IHBG):	4
Narrative (Optional):	