

DUCK VALLEY HOUSING AUTHORITY

# 2021 INDIAN HOUSING PLAN

GRANT NUMBER 55-IH-32-00410

[Author name]

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**DUCK VALLEY HOUSING AUTHORITY  
2021 INDIAN HOUSING PLAN  
SUMMARY OF PLANNED PROGRAM ACTIVITIES  
ESTIMATED INDIAN HOUSING BLOCK GRANT ALLOCATION - \$2,161,459**

**Introduction:**

This Indian Housing Plan (IHP) for the program year 2021 is being provided to the public for review and comment from July 1, 2020 through July 15, 2020. Comments can be mailed to: DVHA, P.O. Box 129, Owyhee, NV 89832 or emailed to [kyle@dvhousing.org](mailto:kyle@dvhousing.org) or [pete@dvhousing.org](mailto:pete@dvhousing.org).

Please visit our website at [www.duckvalleyhousing.org](http://www.duckvalleyhousing.org) to access information concerning policy, applications for rental housing, and client update forms. A directory is also provided for DVHA staff emails and phone extensions. We look forward to your input.

**1. Indian Housing Assistance  
2021-1**

**(2) Operation of 1937 Actin Housing [202(1)]**

**(6) Assist affordable housing for low income households**

**Program Description**

DVHA plans to continue to operate and maintain its 1937 Housing Act rental and homeownership units currently under management in accordance with adopted policies and procedures. The program activities are as follows:

1. Perform routine and non-routine maintenance.
2. Inspecting units.
3. Maintaining the grounds for the low-income rental properties.
4. Performing leasing management functions for tenants and homebuyers, maintaining waiting lists, enforcement of collections, lease compliance, eviction process, counseling and training, and conveyance of home buyer units.
5. Provide administrative program oversight monitoring budgets and progress on program activities.
6. Provide Financial management.
7. Maintain insurance coverage on all units under management as well as coverage of autos and other assets.

**Who Will be Assisted?**

Eligible low-income families who are participants of the DVHA Indian Housing Assistance program.

**Types and Level of Assistance**

DVHA plans to continue to maintain and operate its housing programs to provide a safe and healthy environment for the tenants and homebuyers through administrative operations. The assistance to be provided will be performed in accordance with established policies and procedures. DVHA plans to maintain and adequate labor force in all departments that will perform the described program activities. DVHA plans to continue the inspections, testing, and mitigation of methamphetamine contamination when detected.

**Estimated Budget**     **\$483,778**

**2. Development – Low Income Housing Tax Credit Construction  
2021-2**

**(4) Construction of rental Housing [202(2)]**

**(1) Reduce Over-crowding**

**Program Description**

IHBG funds will be used to leverage a project for a 20 rental unit construction project, to include one community building.

**Who Will be Assisted?**

Enrolled tribal members of the Shoshone-Paiute Tribes who meet low-income eligibility income levels.

**Types and Level of Assistance**

IHBG funds will be used to leverage a project for a 20 rental unit construction project, to include one community building. The 20 eligible enrolled families will receive a new rental unit.

**Estimated Budget:**     **\$200,000**

**3. Substantial Rehabilitation-Rehabilitation of Low-Income Rental Housing  
2021-3**

**(5) Rehabilitation of rental Housing [202(2)]**

**(3) Improve quality of substandard units**

**Program Description**

Work will continue rehabilitation of 1937 Act low-income units which will include replacement of cabinets, counter tops, and bathroom vanities. Some units will need replacement of furnaces and mitigating units that test positive for illegal drug use.

**Who Will be Assisted?**

Tenants of the low-income 1937 act housing rental units.

**Types and Level of Assistance**

The low-income rental units will receive various forms of modernization depending on what is required to keep units safe, decent, and healthy.

**Estimated Budget: \$373,389**

**4. Substantial Rehabilitation-Weatherization and Electrical Safety for Homeownership Stock 2021-4**

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

**(3) Improve quality of substandard units**

**Program Description**

Work will consist of inadequate siding of homeownership program units and making repairs to electrical systems to homeownership program units. Repairs are needed to make units safe and energy efficient to avoid any catastrophic failure posing a threat to human safety.

**Who Will be Assisted?**

Homebuyers of the low-income homeownership program.

**Types and Level of Assistance**

The low-income homeownership program will receive repairs required to keep units safe, decent, and healthy.

**Estimated Budget: \$143,108**

**5. Moderate Rehabilitation-Assistance to Privately Owned Homes in need of accessible ramps 2021-5**

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

**(9) Provide accessibility for disabled and elderly persons**

**Program Description**

A grant program has been developed to assist low-income homeowners who require accessible upgrades and renovations to their homes. These homeowners will have to meet low income qualifications to receive assistance.

**Who Will be Assisted?**

Enrolled tribal members who are low-income eligible in existing privately owned homes and are elderly or disabled.

**Types and Level of Assistance**

Renovation of homes to meet accessibility and 504 HUD regulations concerning accessibility for 7 participants. Renovation of the oldest structures for moderate renovations to make homes safe and decent with flooring upgrades, siding, or roofing for 7 participants.

**Estimated Budget: \$150,000**

**6. Housing Services  
2021-6**

**(18) Other Housing Services [202(3)]**

**(6) Assist affordable housing for low income households**

**Program Description**

The housing services function shall cover a wide variety of housing-related activities for affordable housing for the eligible low-income tribal families.

**Who Will be Assisted?**

Families who are low-income and who are existing participants or applicants for the low-rental or homeownership assistance.

**Types and Level of Assistance**

DVHA shall provide housing counseling and training in connection with rental or homeownership assistance. DVHA shall be offering training programs covering such topics as self-sufficiency, working with homebuyers and tenants to learn more about home care, and disseminating housing information to the community.

**Estimated Budget: \$152,468**

**7. Housing Management Services  
2021-7**

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

**(2) Assist Renters to Become Homeowners**

### **Program Description**

DVHA will provide housing management services to eligible Indian families. To include financial management, homeownership preparedness, home do-it-yourself maintenance classes, and credit counseling.

### **Who Will be Assisted?**

Eligible Indian families who are low-income and seek homeownership opportunities.

### **Types and Level of Assistance**

DVHA plans to provide housing management services to eligible tribal families by providing assistance to those families who might apply for mortgage loans, assisting those who are exploring other sources of funding for a home and providing credit counseling for those who may request it.

**Estimated Budget: \$106,808**

## **8. Crime Prevention and Safety 2021-8**

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

#### **(11) Reduction in Crime Report**

### **Program Description**

Crime prevention services will include the security patrol and educational outreach for safe animal population activities of two full-time security officers and one half time officer. The areas to be covered will be two sub-divisions known as Newtown and Thomas Loop.

### **Who Will be Assisted?**

Families who reside in the sub-division managed by DVHA. LMI families residing in the subdivisions will be assisted.

### **Types and Level of Assistance**

Security patrol and educational outreach activities for safe animal population will cover 81 homes in the Newtown and Thomas loop subdivisions. DVHA will collaborate with other local agencies in animal control. The development of a neighborhood watch program will be implemented and work closely with BIA to develop a Memorandum of Agreement. Outreach to community members will also occur on pet health and animal population control in collaboration with the Idaho Human Society and Tribal Government.

**Estimated Budget: \$104,616**

**9. Assistance to NAHASDA Units  
2021-9**

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

**(6) Assist Affordable Housing for Low Income Households**

**Program Description**

Continue to operate low rent units developed with IHBG funds (after enactment of NAHASDA) including inspections.

**Who Will be Assisted?**

Low-income eligible families residing in units developed with IHBG funds.

**Types and Level of Assistance**

DVHA plans to continue to operate units developed with IHBG funds in accordance with our adopted policies and procedures including the inspection of the units. The level of assistance will include performing administrative and maintenance management functions. Tenants will receive the same type of counseling and training as other tenants who reside in CAS units. The NAHASDA units are also covered by Amerind Risk Management.

**Estimated Budget: \$15,000**

**10. Planning and Administration Estimated Budget: \$432,292**

The Secretary shall, by regulation, authorize each recipient to use a percentage of any grant amounts received under this Act for comprehensive housing and community development planning activities and for any reasonable administrative and planning expenses of the recipient relating to carrying out this Act and activities assisted with such amounts, which may include costs for salaries of individuals engaged in administering and managing affordable housing activities assisted with grant amounts provided under this Act and expenses of preparing an Indian housing plan under section 102.

- Eligible administrative and planning expenses of the IHBG program include:
- Costs of overall program and/or administrative management, including
- Salaries and benefits of staff administering IHBG program
- Costs of coordination, monitoring, and evaluation
- Costs of Certified Public Accountant services
- Costs of housing attorney expenses
- Costs of professional services such as surveying, environmental reviews, architecture and engineering