



Energy and Performance Information Center (EPIC)

OMB CONTROL NUMBER: 2577-0218

EXPIRATION DATE: 07/31/2019

Grant Number: **55-IH-46-13400**

Report: **IHP Report for 2019**

Cover Page

Grant Information:

Grant Number	55-IH-46-13400
Recipient Program Year	01/01/2019-12/31/2019
Federal Fiscal Year	2019
Initial Indian Housing Plan (IHP):	Yes
Amended Plan	
Annual Performance Report (APR):	
Tribe:	
TDHE:	Yes

Recipient Information:

Name of the Recipient	OGLALA SIOUX (LAKOTA) HOUSING AUTHORITY
Contact Person	Doyle PipeOnHead
Telephone Number with Area Code	605-867-6371
Mailing Address	PO Box 603
City	Pine Ridge
State	SD
Zip	57770-0603
Fax Number with Area Code	605-867-1095
Email Address	doyle.poh@oslh.org
Tribes:	Oglala Lakota Sioux Tribe

TDHE/Tribe Information:

Tax Identification Number	460275106
DUNS Number	118805303
CCR/SAM Expiration Date	03/15/2019

Planned Grant-Based Budget for Eligible Programs:

IHBG Fiscal Year Formula Amount	\$10,873,271.00
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Housing Needs

Type of Need (A)	Low-Income Indian Families (B)	All Indian Families (C)
Overcrowded Households	☑	☑
Renters Who Wish to Become Owners	☑	☑
Substandard Units Needing Rehabilitation	☑	☑
Homeless Households	☑	☑
Households Needing Affordable Rental Units	☑	☑
College Student Housing	☑	☑
Disabled Households Needing Accessibility	☑	☑
Units Needing Energy Efficiency Upgrades	☑	☑
Infrastructure to Support Housing	☑	☑
Other (specify below)	☑	☑
Other Needs	Other needs are design of energy efficient homes. We also need to build 13 low rent units for the veterans to use the balance of our HUDVASH vouchers.	
Planned Program Benefits	OS(L)H IHP2019 will address overcrowded households by completing 5 low rent units in Kyle, SD with ICDBG17 funds. We will operate and maintain 1158 1937 Act and 108 NAHASDA low rent units. We will rehab and fill 15 boarded up low rent units. We will continue providing accessibility for handicapped tenants. We continue operating 7 HUDVASH units for veterans and will look for funding for more units. We will collaborate with the Oglala Sioux Tribe on the 7Years for 7 Generations community water upgrade project and upgrading of wastewater and solid waste infrastructure.	
Geographic Distribution	OS(L)H provides assistance over the entire 3,468 square miles of the Pine Ridge Indian Reservation. We have 19 low rent clusters an scattered home ownership homes throughout the 9 districts of the Reservation.	

Programs

Goal 1-19 : Maintain and Operate 1937 Act Housing Stock

Program Name:	Maintain and Operate 1937 Act Housing Stock
Unique Identifier:	Goal 1-19
	Program Description (continued) OS(L)H will perform Goal 1-19 for 1158 1937 Act stock in accordance with HUD requirements and adopted policies/procedures. This will include 1.) The performance of routine and non-routine maintenance for low rent units; 2) Unit

Program Description (continued)

inspections; 3.) Grounds and facilities operations and maintenance for low rent units; 4.) Leasing management functions for tenants and homebuyers such as waiting list management, selections, evictions, counseling and training, conveyances, and managing Cohen Home for elderly and disabled; 5) Program oversight; 6.) Financial management/rent collection; 7.) Insurance coverage; and 8.) Records maintenance. Some key objectives for the year are: Improve rent collections by 10 percent through organization and policy changes and engaging with communities. Convey no less than 40 Mutual Help units this year by restructuring department and working with legal counsel. Implement a revised system to ensure accounting for inventory and efficient maintenance of OSLH units. Implement revised property management policies to ensure all units are inspected and repairs done in a timely manner.. Implement a vacant unit management group to meet every bimonthly to coordinate rehabilitation of and timely occupancy of vacated units. Implement a tenant file self monitoring system to ensure quarterly review of 25% of active tenant files to ensure proper rent is charged, and tenant eligibility is completed.

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	This information is only completed for an APR.						
Who Will Be Assisted	Native American low income households on the Pine Ridge Indian Reservation.						
Types and Level of Assistance	Inspect at least 600 low rent units for maintenance planning. Provide emergency, preventive and routine maintenance for 1158 1937 Act low rent units. Assist with procedures for application, recertification and rent levels for low income housing. Work with 218 1937 Act mutual help units on payment and conveyance procedures.						
APR : Describe Accomplishments	This information is only completed for an APR.						
Planned and Actual Outputs for 12-Month Program Year	<table border="0"> <thead> <tr> <th></th> <th style="text-align: center;">Planned</th> <th style="text-align: center;">APR - Actual</th> </tr> </thead> <tbody> <tr> <td>Number of Units to be Completed in Year</td> <td style="text-align: center;">1,376</td> <td>This information is only completed for an APR.</td> </tr> </tbody> </table>		Planned	APR - Actual	Number of Units to be Completed in Year	1,376	This information is only completed for an APR.
	Planned	APR - Actual					
Number of Units to be Completed in Year	1,376	This information is only completed for an APR.					
APR: If the program is behind schedule, explain							

why

This information is only completed for an APR.

Uses of Funding:

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)
\$7,069,937.00	\$100,000.00	\$7,169,937.00

Goal 2-19 : Modernization of 1937 Act Housing

Program Name:	Modernization of 1937 Act Housing							
Unique Identifier:	Goal 2-19							
Program Description (continued)	OSLH will work on ICDBG 16 to complete renovation of at least 15 boarded up low- rent units (Grant objective is 30 but we will have 15 done by 12/18). OSLH will work on AHP 16 to renovate 15 low-rent units.							
Eligible Activity Number	(1) Modernization of 1937 Act Housing [202(1)]							
Intended Outcome Number	(3) Improve quality of substandard units							
APR: Actual Outcome Number	This information is only completed for an APR.							
Who Will Be Assisted	Native American low income households on the Pine Ridge Indian Reservation.							
Types and Level of Assistance	Modernize 15 boarded up low rent units with ICDBG 16. Renovate 15 low rent units through AHP 16.							
APR : Describe Accomplishments	This information is only completed for an APR.							
Planned and Actual Outputs for 12-Month Program Year	<table border="0"> <tr> <td></td> <td style="text-align: center;">Planned</td> <td style="text-align: center;">APR - Actual</td> </tr> <tr> <td>Number of Units to be Completed in Year</td> <td style="text-align: center;">30</td> <td style="text-align: center;">This information is only completed for an APR.</td> </tr> </table>		Planned	APR - Actual	Number of Units to be Completed in Year	30	This information is only completed for an APR.	
	Planned	APR - Actual						
Number of Units to be Completed in Year	30	This information is only completed for an APR.						
APR: If the program is behind schedule, explain why	This information is only completed for an APR.							

Uses of Funding:

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)
\$790,000.00	\$1,325,000.00	\$2,115,000.00

Goal 3-19 : Housing Development

Program Name:	Housing Development						
Unique Identifier:	Goal 3-19						
Program Description (continued)	OSLH will complete and occupy 5 low rent units in Kyle under ICDBG 17. OSLH will work on development of other units and infrastructure.						
Eligible Activity Number	(4) Construction of Rental Housing [202(2)]						
Intended Outcome Number	(1) Reduce over-crowding						
APR: Actual Outcome Number	This information is only completed for an APR.						
Who Will Be Assisted	Native American low income households on the Pine Ridge Indian Reservation.						
Types and Level of Assistance	Complete construction of 5 Governor's house low-rent units in Kyle. Develop plans for other housing units and infrastructure.						
APR : Describe Accomplishments	This information is only completed for an APR.						
Planned and Actual Outputs for 12-Month Program Year	<table border="0"> <tr> <td></td> <td style="text-align: center;">Planned</td> <td style="text-align: center;">APR - Actual</td> </tr> <tr> <td>Number of Units to be Completed in Year</td> <td style="text-align: center;">5</td> <td style="text-align: center;">This information is only completed for an APR.</td> </tr> </table>		Planned	APR - Actual	Number of Units to be Completed in Year	5	This information is only completed for an APR.
	Planned	APR - Actual					
Number of Units to be Completed in Year	5	This information is only completed for an APR.					
APR: If the program is behind schedule, explain why	This information is only completed for an APR.						

Uses of Funding:

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$523,334.00	\$1,200,000.00	\$1,723,334.00

Goal 4-19 : Operation and Maintenance of NAHASDA Act Units

Program Name:	Operation and Maintenance of NAHASDA Act Units
Unique Identifier:	Goal 4-19

Program Description (continued)	OS(L)H will perform Goal 4-19 for NAHASDA Act stock in accordance with HUD requirements and adopted policies/procedures. This will include 1.) The performance of routine and non-routine maintenance for low rent units; 2) Unit inspections; 3.) Grounds and facilities operations and maintenance for low rent units; 4.) Leasing management functions for tenants and home buyers such as waiting list management, selections, evictions, counseling and training, conveyances 5) Program oversight; 6.) Financial management/rent collection; 7.) Insurance coverage; 8.) Records maintenance; 9.) management and maintenance of 72 USDA elderly units currently contracted out.		
Eligible Activity Number	(20) Operation and Maintenance of NAHASDA-Assisted Units [202(4)]		
Intended Outcome Number	(1) Reduce over-crowding		
APR: Actual Outcome Number	This information is only completed for an APR.		
Who Will Be Assisted	Native American low income households living on the Pine Ridge Indian Reservation.		
Types and Level of Assistance	Inspect at least 54 low rent units for maintenance planning. Provide emergency, preventive and routine maintenance to 108 (45 1937 carryover, 18 Rural Innovation Fund, 45 Title VI) NAHASDA assisted low rent units. Assist with procedures for application, recertification and rental levels for low income housing. Work with 63 (45 Ellsworth, 18 ARRA) NAHASDA assisted homeownership units on payment and conveyance procedures. Work on improving management and maintenance of 72 USDA elderly units currently contracted out.		
APR : Describe Accomplishments	This information is only completed for an APR.		
Planned and Actual Outputs for 12-Month Program Year	Number of Units to be Completed in Year	Planned 243	APR - Actual This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.		

Uses of Funding:

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$490,000.00	\$0.00	\$490,000.00

Goal 5-19 : HUD VASH Supportive Housing Program

Program Name:	HUD VASH Supportive Housing Program	
Unique Identifier:	Goal 5-19	
Program Description (continued)	<p>The program is designed to provide subsidized rental assistance to Native American Veterans who are in need of supportive services and are homeless or at risk of homelessness. All participants are required to be screened by the Veteran's Administration (VA) to confirm eligibility for this program prior to participation. The program will be implemented in accordance with Oglala Sioux (Lakota) Housing's HUD VASH Implementation Plan dated 03/07/2016. The rental assistance will target 7 units in the area built under a Title VI HUD loan and the will search for units for the remaining 13 vouchers.</p>	
Eligible Activity Number	(19) Housing Management Services [202(4)]	
Intended Outcome Number	(1) Reduce over-crowding	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	<p>Who Will Be Assisted Native American Veterans who are homeless or at risk of being homeless that have been referred to the program by the VA or its designee and is a low-income Indian as defined in NAHASDA(i.e. has an income that is no more than 80% of area median income for the Indian area as determined by HUD.</p>	
Types and Level of Assistance	<p>Rental Assistance and supportive services will be provided to at least 7 homeless vets and their families and hopefully to 13 more.</p>	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	<p>Planned</p> <p>Number of Households to be served in Year 20</p>	<p>APR - Actual</p> <p>This information is only completed for an APR.</p>
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

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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)
\$0.00	\$58,524.00	\$58,524.00

Maintaining 1937 Act Units, Demolition, and Disposition

Maintaining 1937 Act Units	OS(L)H will provide necessary maintenance to existing rental units to ensure long-term viability. Participants in the homeownership program still on our list of Current Assisted Stock will be expected to be in compliance with their purchase agreement and accept responsibility for maintaining their units. OS(L)H will continue to seek funds to do needed rehab and modernization to 1937 Act low rent units and to assist homeowners to obtain resources for repairs.
Demolition and Disposition	We do not plan on demolishing any units. We do plan on conveying home ownership units.

Budget Information

Sources of Funding

Funding Source	Amount on hand at beginning of program year (A)	Amount to be received during 12- month program year (B)	Total sources of funds (C=A+B)	Funds to be expended during 12- month program year (D)	Unexpended funds remaining at end of program year (E=C-D)
IHBG Funds:	\$0.00	\$10,873,271.00	\$10,873,271.00	\$10,873,271.00	\$10,873,271.00
IHBG Program Income:	\$0.00	\$1,800,000.00	\$1,800,000.00	\$1,526,568.00	\$273,432.00
Title VI:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Title VI Program Income:	\$0.00	\$216,000.00	\$216,000.00	\$357,432.00	(\$141,432.00)
1937 Act Operating Reserves:	\$0.00		\$0.00	\$0.00	\$0.00

Carry Over 1937 Act Funds: \$0.00 \$0.00 \$0.00 \$0.00

LEVERAGED FUNDS

ICDBG Funds:	\$1,400,000.00	\$0.00	\$1,400,000.00	\$1,400,000.00	\$0.00
Other Federal Funds:	\$191,704.00	\$450,000.00	\$641,704.00	\$508,524.00	\$133,180.00
LIHTC:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Non-Federal Funds:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$1,591,704.00	\$13,339,271.00	\$14,930,975.00	\$14,665,795.00	\$265,180.00

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)
Maintain and Operate 1937 Act Housing Stock	Goal 1-19	\$7,069,937.00	\$100,000.00	\$7,169,937.00
Modernization of 1937 Act Housing	Goal 2-19	\$790,000.00	\$1,325,000.00	\$2,115,000.00
Housing Development	Goal 3-19	\$523,334.00	\$1,200,000.00	\$1,723,334.00
Operation and Maintenance of NAHASDA Act Units	Goal 4-19	\$490,000.00	\$0.00	\$490,000.00
HUD VASH Supportive Housing Program	Goal 5-19	\$0.00	\$58,524.00	\$58,524.00
Planning and Administration		\$2,000,000.00	\$357,432.00	\$2,357,432.00
Loan Repayment (describe in 4 & 5 below)		\$0.00	\$751,568.00	\$751,568.00
Total		\$10,873,271.00	\$3,792,524.00	\$14,665,795.00

Our IHBG Formula 19 Estimate is \$10,873,271. We are estimating \$1.8 million in rental and other revenue and \$216,000 in Title VI rental income. We will spend the following from other grants in 2018: ICDBG 16 \$400,000 to renovate at least 15 boarded low rent units. ICDBG 17 (9/19) \$1,000,000 to provide 5 new low rent houses in Kyle. We will spend \$450,000 FHLB

APR

AHP 16 to renovate 15 low rent units. HUD VASH \$ We will match with Program Income as follows: ICDBG 16 \$133,000, ICDBG 17 \$333,334 and AHP 16 \$150,441. We have the following loan payments: USDA Administration Building \$165,000 .USDA WEP for Title VI Infrastructure \$38,568. FNB Lacreek Ranch for land to build affordable housing \$20,000. FNB Title VI \$528,000. We plan on paying these partially from \$216,000 Title VI rental income (\$400 x 12 x 45 units) and the rest from other Rental Income. Total \$751,568 . We will have \$191,704 on hand for VASH:balance of 1st funding \$50,000 + \$141,704 9/18 funding. We will spend \$58,524 during the year unless we find new VASH houses.

APR

The answer to this question is only requested for an APR.

Other Submission Items

Useful Life/Affordability Period(s)

Schedule for Low Rent Units and Non-Mutual Help Home Ownership Units is as follows: Useful life for 1937 Act low-rent units is 10 years: IHBG Funds Invested Affordability Period Under \$5,000 6 months \$5000 to \$15,000 5 years \$15,001 to \$40,000 10 years Over \$40,000 15 years New construction or acquisition of newly constructed housing 30 years The useful life of the RIF and TVI houses will be 30 years.

Model Housing and Over-Income Activities

NA

Tribal and Other Indian Preference
Does the tribe have a preference policy?

YES

OS(L)H provides services first to members of the Oglala Sioux Tribe.

Anticipated Planning and Administration Expenses
Do you intend to exceed your allowable spending cap for Planning and Administration?

NO

Actual Planning and Administration Expenses
Did you exceed your allowable spending cap for Planning and Administration?

The answer to this question is only requested for an APR.

Does the tribe have an expanded formula area?:

NO

Total Expenditures on Affordable Housing

All AIAN Households
AIAN Households with Incomes 80% or Less of Median Income

Activities:

IHBG Funds \$0.00 \$0.00

Funds from
Other \$0.00 \$0.00
Sources

For each separate formula area, list the expended amount

The answer to this question is only requested for an APR.

Indian Housing Plan Certification Of Compliance

In accordance with applicable statutes, the recipient certifies that it will comply with the Civil Rights Act of 1968 and other federal statutes, to the extent that they apply to tribes and TDHEs.

YES

In accordance with 24 CFR 1000.328, the recipient receiving less than \$200,000 under FCAS certifies that there are households within its jurisdiction at or below 80 percent of median income.

Not Applicable

The recipient will maintain adequate insurance coverage for housing units that are owned and operated or assisted with grant amounts provided under NAHASDA, in compliance with such requirements as may be established by HUD:

YES

Policies are in effect and are available for review by HUD and the public governing the eligibility, admission, and occupancy of families for housing assisted with grant amounts provided under NAHASDA:

YES

Policies are in effect and are available for review by HUD and the public governing rents charged, including the methods by which such rents or homebuyer payments are determined, for housing assisted with grant amounts provided under NAHASDA:

YES

Policies are in effect and are available for review by HUD and the public governing the management and maintenance of housing assisted with grant amounts provided under NAHASDA:

YES

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

YES

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. List the activities using tribally determined wage rates: