



## Energy and Performance Information Center ( EPIC )

Grant Number: **55-IH-06-17850**Report: **APR Report for 2021**

OMB CONTROL NUMBER: 2577-0218

EXPIRATION DATE: 07/31/2019

First Submitted On:

Last Submitted On:

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

Grant Number	55-IH-06-17850
Recipient Program Year	10/01/2020-09/30/2021
Federal Fiscal Year	2021
Initial Indian Housing Plan (IHP):	Yes
Amended Plan	
Annual Performance Report (APR):	Yes
Amended Plan	
Tribe:	
TDHE:	Yes

**Recipient Information:**

Name of the Recipient	KARUK TRIBE HOUSING AUTHORITY
Contact Person	Spence, Sara
Telephone Number with Area Code	530-493-1417
Mailing Address	PO Box 1159
City	Happy Camp
State	CA
Zip	960391159
Fax Number with Area Code	530-842-1646
Email Address	sspence@karuk.us
Tribes:	Karuk Tribe

**TDHE/Tribe Information:**

Tax Identification Number	680096275
DUNS Number	018037858
CCR/SAM Expiration Date	12/16/2021

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

IHBG Fiscal Year Formula Amount	\$3,905,752.00
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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 checked="" type="checkbox"/>	<input checked="" 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	Our Tribe is in need of domestic violence shelters, transitional housing, elders housing, security for residents, educational and employment opportunities, workforce development activities, youth and adult diversion activities, family wellness activities, and community support.	
Planned Program Benefits	We intend to achieve the mission of the Karuk Tribe Housing Authority through the implementation of our planned programs that include, but are not limited to, the management and maintenance of low income rentals, low income lease purchase, homeownership, revolving loan program, home replacement program, student voucher, elder voucher, emergency voucher programs and emergency housing. We will continue to plan for and implement the construction of new homes, both rental and homebuyer, and will maintain and insure our current assets. We will strive to use culturally appropriate designs. We will provide homeownership assistance through our revolving loan and home replacement programs. The student voucher, elder voucher, and the temporary housing voucher programs will continue to provide assistance to those individuals who qualify for these services. The emergency housing program will provide a home to those who are in crisis situations and need temporary emergency housing placement. We will continue to work with local water and sanitation systems providers to develop infrastructure to support new development of low income housing units. The TDHE will continue to explore leveraging through 184, Title VI, Housing and New Market Tax Credits, USDA, and BIA funds together with our IHBG funds to continue developing affordable housing activities and construct homes on our Tribal Housing Lands.	
Geographic Distribution	The Karuk Tribe Housing Authority assistance will be distributed throughout the Tribal Service Area that includes both Siskiyou and Humboldt Counties, in the State of California. We have a substantial amount of low income Native Americans on our waiting lists. By constructing homes in Happy Camp, Yreka, and Orleans, we will provide rental units in each community to address the need. Native American women suffer the highest rates of domestic violence in America; the continued support of a domestic violence shelter will address this need for Native American women in Siskiyou and Humboldt Counties. Our revolving loan program addresses the need for mortgage assistance to our low or very low income Native American families. We plan to lend funds to qualified families in our Service Area to address the shortage of safe housing. In each of our communities, Native Americans live in substandard homes. To address this need, the Home Replacement program provides a means to address safe and sanitary housing needs for low and very low income Native American families. The Student Rent Voucher program aims to address the shortage of housing needs for low income and very low income Native American college students. This program, which provides a basic need, helps to keep our Native American students on track to obtain their education. The Elder and Temporary Housing Voucher Programs address homelessness in each of our communities. By making other housing more affordable, it allows access to rental opportunities for low income and very low income tribal elders and low income and very low income Native American families. Unfortunately, crime and drug usage exist in each of the Tribal communities. Through education and safety activities, our Crime Prevention and Safety Officers, Wellness Center Coordinator, and Resource Development Manager will reach into each community and provide activities and opportunities to work with our residents. Operations and maintenance help deliver safe and sanitary housing in our 1937 Act units in our communities and in our NAHASDA funded units. In order to deliver our housing management services to the low income and very low income Native American families, our Admissions and Occupancy staff, including our Admissions/ Loan Specialist and Tenant Relations Officers administer services that help in each community. The Home Improvement/ Rehabilitation program will assist low income and very low income Native American families with improving the quality of their homes throughout our Service Area.	

**Programs****2019-14 : Wellness Center, Orleans**

Program Name:	Wellness Center, Orleans				
Unique Identifier:	2019-14				
Program Description (continued)	Construction of a new Wellness Center in Orleans to provide wellness activities for low income families. This Model Activity was approved in the FY19 IHP.				
Eligible Activity Number	(22) Model Activities [202(6)]				
Intended Outcome Number	(12) Other-must provide description in the box below If Other: Will improve health and well-being of low income families by providing access to services in the community that will improve their quality of life through health, drug prevention, crime prevention, physical fitness, and self-sufficiency activities. Will seek leverage funds through Tribe, ICDBG, and other grants for construction. This Model Activity was approved in the FY19 IHP.				
APR: Actual Outcome Number	(12) Other-must provide description in the box below If Other: Will improve health and well-being of low income families by providing access to services in the community that will improve their quality of life through health, drug prevention, crime prevention, physical fitness, and self-sufficiency activities. Will seek leverage funds through Tribe, ICDBG, and other grants for construction. This Model Activity was approved in the FY19 IHP.				
Who Will Be Assisted	Low and very low income Native American families.				
Types and Level of Assistance	Will improve health and well-being of low income families by providing access to services in the community that will improve their quality of life through health, drug prevention, crime prevention, physical fitness, and self-sufficiency activities. Will seek leverage funds through Tribe, ICDBG, and other grants for construction. The center is an essential community development need and is critical to the viability of this very isolated community. This Model Activity was approved in the FY19 IHP.				
APR: Describe Accomplishments	Identified suitable parcel for acquisition and have opened escrow.				
Planned and Actual Outputs for 12-Month Program Year	<table border="1"> <thead> <tr> <th>Planned</th> <th>APR - Actual</th> </tr> </thead> <tbody> <tr> <td colspan="2">The output measure being collected for this eligible activity is dollars. The dollar amount should be included as an other fund amount listed in the Uses of Funding table.</td> </tr> </tbody> </table>	Planned	APR - Actual	The output measure being collected for this eligible activity is dollars. The dollar amount should be included as an other fund amount listed in the Uses of Funding table.	
Planned	APR - Actual				
The output measure being collected for this eligible activity is dollars. The dollar amount should be included as an other fund amount listed in the Uses of Funding table.					
APR: If the program is behind schedule, explain why	Lack of suitable land for development of Center.				

**2020-16 : Construction of Single Family Homes, Orleans**

Program Name:	Construction of Single Family Homes, Orleans
Unique Identifier:	2020-16
Program Description (continued)	Construction of single family homes in Orleans, including site design and infrastructure. These funds will be leveraged toward Funding Opportunity FR-6300-N-48 (IHBG Competitive Grant) upon award.
Eligible Activity Number	(4) Construction of Rental Housing [202(2)]
Intended Outcome Number	(7) Create new affordable rental units
APR: Actual Outcome Number	(7) Create new affordable rental units
Who Will Be Assisted	Low and very low income Native American families.

Types and Level of Assistance	Construction of single family homes in Orleans to provide safe and affordable housing to low and very low income Native American families. Each beneficiary will be re-evaluated annually. The rent for each unit will be determined by their income. These funds will be leveraged toward Funding Opportunity FR-6300-N-48 (IHBG Competitive Grant) upon award.	
APR : Describe Accomplishments	Completed designs and specifications for project and are working with the County on necessary requirements to obtain permits.	
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	8 0
APR: If the program is behind schedule, explain why	The property requires a zoning change prior to issuance of permits and the permitting process is lengthy since the parcel is not Trust land. The electrical service is going to require revisions first as it affects adjacent parcels and private landowners.	

**2021-01 : NAHASDA Operations and Maintenance**

Program Name:	NAHASDA Operations and Maintenance	
Unique Identifier:	2021-01	
Program Description (continued)	Inspect and maintain units, buildings, equipment, and grounds. Maintain replacement value fire insurance on all rental units, building and facilities. Maintain and record replacement value fire insurance on all homeowner units. Maintain business insurance on all equipment. Inspect and maintain waste and water systems and roads that serve KTHA communities, extraordinary maintenance activities and land management.	
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 and very low income Native American families.	
Types and Level of Assistance	Provide maintenance operations, housing assistance and housing management for Yreka, Happy Camp, and Orleans tribal housing communities. Management and skill trainings for staff and board. Perform routine and non-routine maintenance and repairs.	
APR : Describe Accomplishments	Inspected and maintained units, buildings, equipment, and grounds ( as possible with Covid-19 restrictions). Replacement value fire insurance was maintained on all rental units, buildings, facilities, and homeownership units. Business insurance was maintained on all equipment. Waste and water systems and roads that serve KTHA were inspected and maintained. Routine and non routine maintenance was performed according to schedules, policies, and needs (as possible with Covid-19 restrictions). Applicable policies were reviewed and updated 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	58 58
APR: If the program is behind schedule, explain why	n/a	

**2021-02 : Student Rent Voucher**

Program Name:	Student Rent Voucher		
Unique Identifier:	2021-02		
Program Description (continued)	Provide rental assistance to low and very low income Tribal Member students obtaining higher education.		
Eligible Activity Number	(18) Other Housing Service [202(3)]		
Intended Outcome Number	(8) Assist affordable housing for college students		
APR: Actual Outcome Number	(8) Assist affordable housing for college students		
Who Will Be Assisted	Low and very low income Tribal Member college students		
Types and Level of Assistance	Provides rental assistance up to a maximum of \$5,000 per eligible student, per school year.		
APR : Describe Accomplishments	Assisted all eligible applicants. Participation in this program has been less throughout the Covid-19 pandemic.		
Planned and Actual Outputs for 12-Month Program Year		<b>Planned</b>	<b>APR - Actual</b>
	Number of Households to be served in Year	20	10
APR: If the program is behind schedule, explain why	n/a		

**2021-03 : Elder Voucher**

Program Name:	Elder Voucher		
Unique Identifier:	2021-03		
Program Description (continued)	Provide rental assistance to low and very low income Tribal Members who are elders or fully disabled.		
Eligible Activity Number	(18) Other Housing Service [202(3)]		
Intended Outcome Number	(5) Address homelessness		
APR: Actual Outcome Number	(5) Address homelessness		
Who Will Be Assisted	Low and very low income Tribal Members who are elders or fully disabled.		
Types and Level of Assistance	Provides recurring rental voucher assistance to eligible Tribal Members who are elders or fully disabled, each beneficiary is re-evaluated annually for continued eligibility, beneficiary share of cost is based on income.		
APR : Describe Accomplishments	Assisted all eligible applicants.		
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	20	6
<b>APR: If the program is behind schedule, explain why</b>	Participation in this program has been reduced throughout the Covid-19 pandemic.	

**2021-04 : Temporary Housing Voucher**

Program Name:	Temporary Housing Voucher	
Unique Identifier:	2021-04	
Program Description (continued)	Provide rental assistance to low and very low income Tribal Members who do not meet the requirements to live in the Tribal Housing communities.	
Eligible Activity Number	(18) Other Housing Service [202(3)]	
Intended Outcome Number	(5) Address homelessness	
APR: Actual Outcome Number	(5) Address homelessness	
Who Will Be Assisted	Low and very low income Tribal Members.	
Types and Level of Assistance	Provides non-recurring temporary rental voucher assistance to eligible Tribal Members, each beneficiary is re-evaluated every three (3) to six (6) months for continued eligibility, beneficiary share of cost is based on income.	
<b>APR : Describe Accomplishments</b>	All eligible applicants assisted.	
Planned and Actual Outputs for 12-Month Program Year	<b>Planned</b>	<b>APR - Actual</b>
	20	2
	Number of <b>Households</b> to be served in Year	
<b>APR: If the program is behind schedule, explain why</b>	Participation has been reduced throughout the Covid-19 pandemic.	

**2021-05 : Home Improvement/Rehabilitation Less Than 80%**

Program Name:	Home Improvement/Rehabilitation Less Than 80%	
Unique Identifier:	2021-05	
Program Description (continued)	Provide funding to low and very low income Tribal Members to	

	rehabilitate or improve their housing conditions.	
Eligible Activity Number	(16) Rehabilitation Assistance to Existing Homeowners [202(2)]	
Intended Outcome Number	(3) Improve quality of substandard units	
APR: Actual Outcome Number	(3) Improve quality of substandard units	
Who Will Be Assisted	Low and very low income Tribal Members.	
Types and Level of Assistance	Provide assistance to low and very low income Tribal Member homeowners to rehabilitate or make improvements to their existing home to improve the quality of their living conditions. The typical maximum amount of assistance is \$10,000 or an amount approved at the Board of Commissioner's discretion. Applicants are referred to apply for USDA programs, leveraging IHBG funds.	
<b>APR : Describe Accomplishments</b>	<b>All eligible applicants were assisted.</b>	
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	5 1
<b>APR: If the program is behind schedule, explain why</b>	<b>n/a</b>	

**2021-06 : Home Improvement/Rehabilitation 80-100%**

Program Name:	<b>Home Improvement/Rehabilitation 80-100%</b>	
Unique Identifier:	2021-06	
Program Description (continued)	Provide funding to low and very low income Tribal Members to rehabilitate or improve their housing conditions. Assistance in this category will be for 80-100% median income families, not to exceed 10% of total grant award.	
Eligible Activity Number	(16) Rehabilitation Assistance to Existing Homeowners [202(2)]	
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 Tribal Members at 80-100%.	
Types and Level of Assistance	Provide assistance to low income Tribal Member homeowners to rehabilitate or make improvements to their existing home to improve the quality of their living conditions. The amount of assistance is approved at the Board of Commissioner's discretion based on needs. Applicants are referred to apply for USDA programs, leveraging IHBG funds. Assistance in this category will be for 80-100% median income families, not to exceed 10% of total grant award.	
<b>APR : Describe Accomplishments</b>	<b>No eligible applicants.</b>	
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	5 0
<b>APR: If the program is behind schedule, explain why</b>	<b>n/a</b>	

**2021-07 : Down Payment Assistance Less Than 80%**

Program Name:	Down Payment Assistance Less Than 80%	
Unique Identifier:	2021-07	
Program Description (continued)	Down payment assistance for low and very low income Tribal Members.	
Eligible Activity Number	(13) Down Payment/Closing Cost Assistance [202(2)]	
Intended Outcome Number	(2) Assist renters to become homeowners	
APR: Actual Outcome Number	(2) Assist renters to become homeowners	
Who Will Be Assisted	Low and very low income Tribal Members.	
Types and Level of Assistance	Provides down payment assistance to low and very low income Tribal Members who require assistance to secure traditional first time homebuyer financing. Assistance is based on the loan amount, up to a maximum of \$20,000 or an approved amount at the Board of Commissioner's discretion.	
APR : Describe Accomplishments	No eligible applicants.	
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	1 0
APR: If the program is behind schedule, explain why	n/a	

**2021-08 : Down Payment Assistance 80-100%**

Program Name:	Down Payment Assistance 80-100%	
Unique Identifier:	2021-08	
Program Description (continued)	Down payment assistance for low income Tribal Members. Assistance in this category will be for 80-100% median households, not to exceed 10% of total grant award.	
Eligible Activity Number	(13) Down Payment/Closing Cost Assistance [202(2)]	
Intended Outcome Number	(2) Assist renters to become homeowners	
APR: Actual Outcome Number	(2) Assist renters to become homeowners	
Who Will Be Assisted	Low income Tribal Members at 80-100%.	
Types and Level of Assistance	Provides down payment assistance to low income Tribal Members who require assistance to secure traditional first time homebuyer financing. Assistance is based on the loan amount, up to a maximum of \$20,000 or an approved amount at the Board of Commissioner's discretion. Assistance in this category will be for 80-100% median households, not to exceed 10% of total grant award.	
APR : Describe Accomplishments	No eligible applicants.	



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	3
	3	0
<b>APR: If the program is behind schedule, explain why</b>	n/a	

**2021-09 : Revolving Loan Program Less than 80%**

Program Name:	Revolving Loan Program Less than 80%	
Unique Identifier:	2021-09	
Program Description (continued)	Provide home loans to low and very low income Tribal Members who are eligible.	
Eligible Activity Number	(14) Lending Subsidies for Homebuyers (Loan) [202(2)]	
Intended Outcome Number	(2) Assist renters to become homeowners	
APR: Actual Outcome Number	(2) Assist renters to become homeowners	
Who Will Be Assisted	Low and very low income Tribal Members (less than 80% of median income).	
Types and Level of Assistance	Provide home loans to low and very low income Tribal Members who are eligible and are below 80% of median income limits.	
<b>APR : Describe Accomplishments</b>	No eligible applicants were assisted in the fiscal year. There were costs incurred for reconveyance recording fees for two home loans that were paid off.	
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	2
	2	0
<b>APR: If the program is behind schedule, explain why</b>	n/a	

**2021-10 : Revolving Loan Program 80-100%**

Program Name:	Revolving Loan Program 80-100%	
Unique Identifier:	2021-10	
Program Description (continued)	Provide home loans to low income Tribal Members who are eligible. Assistance in this category will be for 80-100% median households, not to exceed 10% of total grant award.	

Eligible Activity Number	(15) Other Homebuyer Assistance Activities [202(2)]						
Intended Outcome Number	(2) Assist renters to become homeowners						
APR: Actual Outcome Number	(2) Assist renters to become homeowners						
Who Will Be Assisted	Low income Tribal Members at 80-100% of median income.						
Types and Level of Assistance	Provide home loans to low income Tribal Members who are eligible. Assistance in this category will be for 80-100% median households, not to exceed 10% of total grant award.						
APR : Describe Accomplishments	No eligible applicants. Two prospective buyers were pre-approved pending location of an eligible home to purchase.						
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>2</td> <td>0</td> </tr> </tbody> </table>		Planned	APR - Actual	Number of <b>Units</b> to be Completed in Year	2	0
	Planned	APR - Actual					
Number of <b>Units</b> to be Completed in Year	2	0					
APR: If the program is behind schedule, explain why	n/a						

#### 2021-11 : Mortgage Relief/Conventional Loan Buydown

Program Name:	Mortgage Relief/Conventional Loan Buydown						
Unique Identifier:	2021-11						
Program Description (continued)	Assist current homebuyers who are struggling with mortgage payments from existing home loans.						
Eligible Activity Number	(15) Other Homebuyer Assistance Activities [202(2)]						
Intended Outcome Number	(12) Other-must provide description in the box below If Other: Assist homebuyers who are struggling due to unaffordable mortgage payments, resulting from issues including but not limited to, loss of income due to un/under employment, or other circumstances that have created a delinquency.						
APR: Actual Outcome Number	(12) Other-must provide description in the box below If Other: Assist homebuyers who are struggling due to unaffordable mortgage payments, resulting from issues including but not limited to, loss of income due to un/under employment, or other circumstances that have created a delinquency.						
Who Will Be Assisted	Low and very low income Tribal Members.						
Types and Level of Assistance	Provides up to \$10,000 in mortgage buydown assistance to low and very low income Tribal Members who are eligible, and who have an existing home loan from an outside financial institution (not Karuk Tribe Housing Authority) that is delinquent.						
APR : Describe Accomplishments	No eligible applicants.						
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>1</td> <td>0</td> </tr> </tbody> </table>		Planned	APR - Actual	Number of <b>Units</b> to be Completed in Year	1	0
	Planned	APR - Actual					
Number of <b>Units</b> to be Completed in Year	1	0					
APR: If the program is behind schedule, explain why	n/a						

**2021-12 : Home Replacement**

Program Name:	<b>Home Replacement</b>	
Unique Identifier:	2021-12	
Program Description (continued)	Provides replacement of substandard home within the existing footprint for low and very low income Tribal Members who own their own home.	
Eligible Activity Number	(16) Rehabilitation Assistance to Existing Homeowners [202(2)]	
Intended Outcome Number	(3) Improve quality of substandard units	
APR: Actual Outcome Number	(3) Improve quality of substandard units	
Who Will Be Assisted	Low and very low income Tribal Members.	
Types and Level of Assistance	Replace substandard homeowner unit to provide safe and sanitary housing for low and very low income Tribal Members at no cost to the beneficiary. The Karuk Tribe Housing Authority will adhere to Total Development Cost limits as issued by ONAP.	
<b>APR : Describe Accomplishments</b>	<b>No eligible applicants. Costs incurred were for recording fees for Grant Agreements (liens) for prior assistance provided.</b>	
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	1
		0
<b>APR: If the program is behind schedule, explain why</b>	<b>n/a</b>	

**2021-13 : Land Acquisition**

Program Name:	<b>Land Acquisition</b>	
Unique Identifier:	2021-13	
Program Description (continued)	Acquire land for housing development, including site preparation, for the construction of new units to be occupied by eligible families with a rental agreement.	
Eligible Activity Number	(6) Acquisition of Land for Rental Housing Development [202(2)]	
Intended Outcome Number	(7) Create new affordable rental units	
APR: Actual Outcome Number	(7) Create new affordable rental units	
Who Will Be Assisted	Low and very low income Native American families.	
Types and Level of Assistance	Provide safe and affordable housing to low and very low income Native American families. Construction will include stick built and/or modular homes using Total Development Costs as issued by ONAP. Goal will be one home per acre, with higher density depending on the location and characteristics of the specific property.	
<b>APR : Describe Accomplishments</b>	<b>Escrow was opened on one parcel at the end of the fiscal year.</b>	

Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
Number of <b>Acres</b> to be purchased in Year	5	0
APR: If the program is behind schedule, explain why	n/a	

**2021-14 : Crime Prevention and Safety**

Program Name:	Crime Prevention and Safety				
Unique Identifier:	2021-14				
Program Description (continued)	Provide crime prevention and safety activities in the Yreka, Happy Camp, and Orleans housing communities.				
Eligible Activity Number	(21) Crime Prevention and Safety [202(5)]				
Intended Outcome Number	(11) Reduction in crime reports				
APR: Actual Outcome Number	(11) Reduction in crime reports				
Who Will Be Assisted	Low and very low income Native American families.				
Types and Level of Assistance	The Crime Prevention and Safety Officers, Resource Development Manager, and Wellness Center Coordinator will provide crime prevention and reduction, drug and alcohol awareness, safety, and wellness activities in Yreka, Happy Camp, and Orleans. Activities will be reported as total dollars spent.				
APR : Describe Accomplishments	The Security and Emergency Services Officers, Resource Development Manager, and Wellness Center Staff continue to coordinate and hold crime prevention, drug and alcohol awareness, and safety activities and programs in the three (3) tribal housing communities. Security of KTHA facilities and communities continue to be evaluated and improved through the installation of security cameras where appropriate. Security continues to assist with Neighborhood Watch Programs in the communities. The Education Center and staff continue to provide valuable services to the residents of the community in Yreka. The Wellness Center continues to plan and implement youth wellness activities with participation continuing to grow each year. The Security Department Staff continue to oversee Workplace Safety and address incidents that may occur in the workplace to protect staff, community members, and resources. Staff maintains communication with local first responders and law enforcement to report crimes when they occur. Staff continue to receive training and network with local agencies to collaborate on services. NOTE: Restrictions imposed due to Covid-19 caused us to be unable to hold most of the in-person events and activities that would ordinarily be held. Crime Prevention Staff assisted heavily in distributing information and materials to tenants throughout the year and coordinating remote activities for tenants.				
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The output measure being collected for this eligible activity is dollars. The dollar amount should be included as an other fund amount listed in the Uses of Funding table.					
APR: If the program is behind schedule, explain why	n/a				

**2021-15 : 1937 Act Operations and Maintenance**

Program Name:	1937 Act Operations and Maintenance							
Unique Identifier:	2021-15							
Program Description (continued)	Inspect and maintain units, buildings, equipment, and grounds. Maintain replacement value fire insurance on all rental units, building and facilities. Maintain and record replacement value fire insurance on all homeowner units. Maintain business insurance on all equipment. Inspect and maintain waste and water systems and roads that serve KTHA communities, extraordinary maintenance activities and land management.							
Eligible Activity Number	(2) Operation of 1937 Act Housing [202(1)]							
Intended Outcome Number	(3) Improve quality of substandard units							
APR: Actual Outcome Number	(3) Improve quality of substandard units							
Who Will Be Assisted	Low and very low income Native American families.							
Types and Level of Assistance	Provide maintenance operations, housing assistance and housing management for Yreka, Happy Camp, and Orleans tribal housing communities. Management and skill trainings for staff and board. Perform routine and non-routine maintenance and repairs.							
APR : Describe Accomplishments	Inspected and maintained units (as possible with Covid-19 restrictions), buildings, equipment, and grounds. Replacement value fire insurance was maintained on all rental units, buildings, facilities, and homeownership units. Business insurance was maintained on all equipment. Waste and water systems and roads that serve KTHA were inspected and maintained. Routine and non routine maintenance was performed according to schedules, policies, and needs (as possible with Covid-19 restrictions). Applicable policies were reviewed and updated as needed. The Happy Camp Community continues to recover from the catastrophic Slater Fire on 9/8/2020 which resulted in the complete loss of three FCAS units. Reconstruction of the units with insurance proceeds began near the end of the Fiscal Year.							
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>165</td> <td>165</td> </tr> </tbody> </table>		Planned	APR - Actual	Number of <b>Units</b> to be Completed in Year	165	165	
	Planned	APR - Actual						
Number of <b>Units</b> to be Completed in Year	165	165						
APR: If the program is behind schedule, explain why	n/a							

**2021-16 : Homeowner's Insurance Relief**

Program Name:	Homeowner's Insurance Relief	
Unique Identifier:	2021-16	
Program Description (continued)	Program to provide assistance to low and very low income Tribal Members with homeowner's insurance premiums on privately owned homes.	
Eligible Activity Number	(15) Other Homebuyer Assistance Activities [202(2)]	

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 and very low income Tribal Members.	
Types and Level of Assistance	Grants will be awarded to eligible low and very low income Tribal Members to maintain affordability of housing costs by subsidizing homeowner's insurance premiums on privately owned homes.	
APR : Describe Accomplishments	Due to the many new Covid-19 assistance programs this program has not yet been implemented.	
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	20 0
APR: If the program is behind schedule, explain why	There are too many other priorities, and minimal staffing available, to implement new programs while administering additional CARES and ARPA grants as well as the US Treasury Funding distributed for Emergency Rental Assistance and Homeowners Assistance.	

**2021-17 : Yreka Apartment Renovation**

Program Name:	Yreka Apartment Renovation	
Unique Identifier:	2021-17	
Program Description (continued)	Rehabilitation of all Yreka Apartment (1937 Act Units) interiors including kitchens, bathrooms, and flooring.	
Eligible Activity Number	(5) Rehabilitation of Rental Housing [202(2)]	
Intended Outcome Number	(3) Improve quality of substandard units	
APR: Actual Outcome Number	(3) Improve quality of substandard units	
Who Will Be Assisted	KTHA Tenants.	
Types and Level of Assistance	All Yreka Apartment (1937 Act Units) will have their kitchens, bathrooms, and flooring rehabilitated to update the units that are the oldest in the KTHA Formula Current Assisted Stock.	
APR : Describe Accomplishments	This program was just getting started at the end of the fiscal year.	
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	63 0
APR: If the program is behind schedule, explain why	Because this project entails renovations to occupied units, during a Covid-19 pandemic, it has been a challenge to coordinate and initiate.	

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

Maintaining 1937 Act Units

The Karuk Tribe Housing Authority will maintain 1937 Act housing units, buildings, equipment, and grounds. This will be accomplished by scheduled routine maintenance inspections, and regularly scheduled preventative maintenance or repairs. The Karuk Tribe Housing Authority will protect the 1937 Act assets by maintaining replacement value fire insurance on all rental units, buildings and facilities. In addition, KTHA will also maintain business insurance on all equipment. The Karuk Tribe Housing Authority will inspect and maintain waste and water systems and roads that serve our housing authority communities.

Demolition and Disposition

The Karuk Tribe Housing Authority does not plan to demolish any units in FY2021.

**Other Submission Items**

Useful Life/Affordability Period(s)

The useful life of units which rehabilitation or modernization funds are provided for will be determined on a sliding scale. The useful life of the unit will remain affordable housing based on the amount of IHBG funds invested. The sliding scale is as follows: Under \$5,000 - 6 months \$5,001 to \$15,000 - 5 years \$15,001 to \$40,000 - 10 years Over \$40,000 - 20 years New construction or acquisition



	of newly constructed housing units will remain affordable housing for 20 years.
Model Housing and Over-Income Activities	Model Activity 2019-14 for an Orleans Wellness Center was approved in the FY2019 IHP. KTHA will continue to work on planning and design of the facility, with additional funding to be identified for construction in future years through leverage sources such as the Tribe, ICDBG, and other grant funds.
Tribal and Other Indian Preference Does the tribe have a preference policy?	YES  The Karuk Tribe Housing Authority will give preference in providing housing assistance to members of the Karuk Tribe and then to Enrolled Members of Other Federally Recognized Tribes. It will provide preference by placing all applicants on a Waiting List with Karuk Members receiving a higher point value, followed by Enrolled Members of Other Federally Recognized Tribes receiving a lesser number of points.
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?	NO
Does the tribe have an expanded formula area?:	NO

#### 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.	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

**IHP Tribal Certification**

Tribal Name	Certification	Signature	Title	Certify Date
Karuk Tribe	Tribe has certificate on file with HUD	CELAYA, DANIEL	Grants Management Specialist	12/07/2020

**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.	YES
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:	

**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.	Ongoing projects are monitored to ensure proper performance. Contract compliance is monitored by the Executive Assistant and Executive Director with oversight by the Board of Commissioners. Tenant Relations Meetings are held and documents are reviewed by the Operations Manager to determine if income calculations are being done correctly and that scheduled inspections and re-certifications are on track. Environmental review requirements are completed by the Executive Assistant, reviewed by the Executive Director and Tribal Land Manager, prior to approval by the Tribal Chairman. A review process is in place for evaluation and approval of mortgage loans and home rehabilitation applications including Admissions/Loan Specialist, Operations Manager, Chief Finance Officer, Construction Manager, Executive Assistant, and Executive Director review prior to Board of Commissioners approval. Contracts and Agreements are reviewed through a similar process where the Requestor submits the document for review to the Executive Director, Chief Finance Officer, Construction Manager (when construction is involved) and Executive Assistant prior to approval. The Finance Officer provides fiscal reports, directly from the Accounting Software Program to the Board of Commissioners and works with a Fee Accountant as needed for assistance and audit preparations. Managers and Staff are updated on the status of programs, projects, and policies as needed. Managers report to the Board of Commissioners monthly, and provide Annual Reports. Managers provide input on policy and procedure development. Policy updates are provided to staff regularly through email communications and staff meetings when necessary (unable to hold them in person due to Covid-19). The KTHA Executive Director reports twice monthly to the Board of Commissioners and once monthly to the Tribal Council. The Board of Commissioners and the Tribal Council meet Quarterly, with one Annual Planning Session held to develop and monitor progress toward the goals identified in the Indian Housing Plan.

**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	143				

b. Homeownership	22
c. Other	0
<b>1937 Act Subtotal:</b>	165
<b>NAHASDA Assisted Units:</b>	
a. Rental	48
b. Homeownership	10
c. Rental Assistance	0
d. Other	0
<b>NAHASDA Subtotal:</b>	58
<b>Total:</b>	223

2. Did you comply with your inspection policy? **NO**  
 Restrictions due to Covid-19 continued to prevent inspections from being completed on our regular schedule during Fiscal Year 2021 to ensure the safety of our staff and tenants. We have implemented safety measures to resume and continue inspections without interruption in the coming Fiscal Year.

**Audits**

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

**Public Availability**

Did you make this APR available to the citizens in your jurisdiction before it was submitted to HUD (24 CFR § 1000.518)? **YES**

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 : **Pending completion of comment period and BOC/Tribe review/approval.**

**Jobs Supported By NAHASDA**

Number of Permanent Jobs Supported by Indian Housing Block Grant Assistance(IHBG): **38**

Number of Temporary Jobs Supported by Indian Housing Block Grant Assistance(IHBG): **6**

Narrative (Optional):