



Tohono O'odham Ki:Ki Association

2025 Annual Performance Report
and Self Monitoring Report

Indian Housing Block Grant

Introduction

- The Annual Performance Report outlines the accomplishments and activities performed as of June 30, 2025
- Identifies completed and on-going projects
- Reports on budget vs. actual financial results
- Tracks house count and inspections
- Outlines Self Monitoring Results

Uses of Funds

ACTIVITY	IHBG	OTHER	TOTAL
.01 DEVELOPMENT PLANNING	936,767	18,916	955,683
.02 ICDBG	923,373	2,529,290	3,452,663
.03 LIHTC	1,801,391	1,877,619	3,679,010
.04 IHBG COMPETITIVE	336,069	2,938,008	3,274,077
.05 MOD 1937 ACT	73,608	-	73,608
.06 HEALTHY HOME	53,010	1,652,846	1,705,855
.07 VASH	-	1,040,156	1,040,156
.08 HOUSING SERVICES	2,009,369	508,035	2,517,404
.09 HOUSING MANAGEMENT	1,735,656	34,564	1,770,219
.10 CRIME PREVENTION	194,324	-	194,324
.11 OP NAHASDA	1,178,345	37,018	1,215,363
.12 OP 1937	3,580,260	114,788	3,695,049
.13 LOAN PAYMENT	554,405	188,920	743,325
.14 P&A	4,441,733	310,759	4,752,492
TOTAL	17,818,309	11,250,918	29,069,227

Source of Funds reported

- IHBG – Indian Housing Block Grant
- IHBG Comp – IHBG Competitive Grant
- PI – Program Income
- NPI – Non-Federal Program Income
- ICDBG – Indian Community Development Block Grant
- ERA – Emergency Rental Assistance
- HAF – Homeowner Assistance Funds
- VASH – Veterans Affairs Supporting Housing
- Department of Veterans Affairs Funding
- TITLE VI – HUD Loan Guarantee Program
- IHS – Indian Health Services
- TON – Tohono O’odham Nation
- TOGE – Tohono O’odham Gaming Enterprise
- LIHTC – Low Income Housing Tax Credit
- CMF – Capital Magnet Fund
- AHP – Affordable Housing Program

Development Planning

- Development planning for new construction and reconstruction of homeowner units throughout the Nation. Activities include and are not limited to meetings with district and community leaders, site selection, environmental reviews, archeological, cultural, and other compliance requirements. There is no cost to the household/families for this program.

ICDBG New Construction

- TOKA was awarded the 2022 ICDBG of \$3,760,000 and pledged \$1,350,000 in IHBG Matching Funds for IHP years 2024 and 2025. The award is to construct 12 single-family homes. TOKA has broken the 12 homes into 2 phases.
- TOKA procured Sellers and Sons to construct 7 homes and 2 pads in San Miguel community in the Chukut Kuk District, with a notice to proceed of May 2024 and a final completion scheduled for October 2025. The 2 pads are 100% completed and the 7 units are approximately 50% complete. The framing, trusses, and the underground utilities are being installed in June 2025. (1045-SM)
- TOKA has completed all the architecture, engineering, and environmental review process for the next 5 homes. TOKA anticipates to go out to bid October 2025 to construct 5 homes in the Little Tucson community in the Baboquivari District. TOKA anticipates a notice to proceed to be issued December 2025 and final completion in 18 months. (1048-LT)

LIHTC #6

- TOKA was awarded low income tax credit to form TOKA #6 LP and has closed with the investor Redstone. TOKA #6 has procured a contractor to start the new construction of thirty (30) units with an estimated completion of October 2026. Ten (10) units will be constructed in the Pisinemo community in the Pisinemo District. Twenty (20) units will be constructed in the Topawa community in the Baboquivari District. As of June 2025, the work in progress is approximately 5% completed.

LIHTC #7

- TOKA was awarded low income tax credit in June 2025 to form TOKA #7 LP and will begin the process of looking for an investor. TOKA #7 plans to build a total of 32 units. Sixteen (16) units will be constructed in the Hanam Ke:k community in the Gu Achi District. Sixteen (16) units will be constructed in the Kawulk community in the Sells District. TOKA anticipates to have the environmental assessment reports completed in October 2025. TOKA anticipates to award an investor by November 2025. TOKA intends to award a contractor by November 2025. TOKA plans to issue a notice to proceed by December 2025 and with 18 months build time.

LIHTC #8

- TOKA was awarded low income tax credit in June 2025 to form TOKA #8 LP and will begin the process of looking for an investor. TOKA #8 plans to build a total of twelve (12) units in the San Xavier community in the San Xavier District. TOKA anticipates to have the environmental assessment reports completed in October 2025. TOKA anticipates to award an investor by November 2025. TOKA intends to award a contractor by November 2025. TOKA plans to issue a notice to proceed by December 2025 and with 18 months build time.

2022 IHBG Competitive Grant

- TOKA was awarded the 2022 IHBG Competitive Grant of \$7,500,000 and pledged to match \$2,500,000 in IHBG Funds for IHP years 2025 and 2026. The award is to construct eighteen (18) single-family homeowner units. TOKA has completed all the architecture, engineering, and environmental review process. TOKA has split the construction into two phases.
- Phase 1: TOKA procured Sellers and Sons to construct five (5) NAHASDA units in the San Xavier District. The noticed to proceed was issued February 2024 with an estimated completion date of September 2025. At June 2025, the project is at 61% completion.
- Phase 2: TOKA procured Sellers and Sons to construct eleven (11) infrastructure pads in the Cold Fields community in the Baboquivari District. The infrastructure is schedule to be completed in September 2025. TOKA is scheduled to go out to bid and award a contractor in September 2025 to build the vertical eleven (11) homeowner units in the Cold Fields community in the Baboquivari District.
- (1042-NC and 1044-CF)

2024 IHBG Competitive Grant

- TOKA was awarded the 2024 IHBG Competitive grant of \$6,000,000 and pledged \$2,500,000 in IHBG funds from IHP years 2026 and 2027. TOKA will build fifteen (15) single family homeowner units. The first phase of five (5) units are planned in the Hanam Ke:k community in the Gu Achi District and estimated completion in June 2026. The final ten (10) units are planned for the San Isidro community in the Schuk Toak District in the following year.
- (1049-GA and San Isidro)

Modernization 1937 Act housing

- TOKA's Force Account is in the process of providing a small renovation to a unit in the Sells community in the Sells District. The renovation will include the renovation of the kitchen, two bathrooms, and termite treatment. The notice to proceed was issued in February 2025 and the project is 85% complete as of 06/30/2025. (R. C WILSON N-016-100-03)
- TOKA's Force Account is in the process of providing a small renovation to a unit in the Sells community in the Sells District. The renovation will include the renovation to the home to get back into livable standards. The notice to proceed was issued in the last quarter of the fiscal year and is 7% complete as of 06/30/2025. (V&A Unit N-019-006-01)
- The original budget was for 6 units to be completed. TOKA has received two site control resolutions to begin renovations. The 6 unit list will be reassessed for feasibility.

Healthy Homes HAF and ERA

- TOKA was awarded the Homeowner Assistance Fund grant from the US Department of Treasury in the amount of \$3,233,748 in June 2021. This grant helped families and individuals that were impacted from the COVID-19 pandemic and financial hardships associated with the coronavirus pandemic.
- Measures to prevent Displacement: 9 completed in previous years. 2 completed in FY 2025 and 2 in progress.
- Mortgage Assistance: 14 applicants assisted
- Utility Assistance: 18 applicants assisted
- HVAC Assistance: 21 applicants assisted
- ERA renovations: 5 new construction units completed

Healthy Homes IHBG

- TOKA's Force Account is providing two (2) renovations in the Sells community in the Sells District. The renovations will include window and door replacements, roof replacements, flooring, heating and cooling, and cabinets.
- One is completed.
- One renovation is approximately 35% complete.

Healthy Homes PSA with Baboquivari District

- TOKA entered into a Professional Service Agreement with the Baboquivari District to complete renovations.
- TOKA's Force Account provided 4 renovations in the Baboquivari District. The renovations to the four homes included senior friendly bathrooms, plumbing, kitchen renovations, electrical repair, roofing replacement, and mold remediation.

Veterans Affairs Supportive Housing (VASH)

- During the review period, the Tohono O'odham Ki:Ki Association (TOKA) Tribal HUD-VASH Program provided housing assistance and case management for 58 Veterans from 10 different Tribes across Pima, Pinal, and Maricopa Counties. A case manager from TOKA and a case manager from the VA have been working together to provide the services to enrolled Veterans. During the review period, 13 Veterans were enrolled in the Tribal HUD-VASH Program and 10 of those Veterans have been housed during the review period. The Program has increased outreach with potential Veterans to get them enrolled and with the VA and community partners to educate them about the Tribal HUD-VASH Program. The Program continues to act as a bridge to get Native American veterans not only housed, but connected/reconnected with VA services.

VASH continued

- Number of Veterans Enrolled in the Tribal HUD-VASH Program: 58
- Number of Housed Veteran during the review period: 55
- Current Housed Percentage: 95%
- Over '210%' Voucher Utilization as of 12/2023
- Number of Outreach events attended during review period: 19
- Number of Veterans who returned to live on their Tribal Nation: 1

VASH continued

• <u>Tribal Affiliation</u>	
• Tohono O'odham	25
• Navajo	13
• Pascua Yaqui	12
• Kiowa	1
• Osage	1
• Spirit Lake Tribe	1
• Chicasaw	1
• Winnebago	1
• Gila River	1
• San Carlos Apache	2

Housing Services

TOKA's Residential Department offered the following workshops at both Sells in the Sells District and in San Xavier in the San Xavier District.

- Attended community Meetings in various communities and district meetings
- Computer Literacy Workshop
- TOKA Informational Presentation
- Financial Literacy Workshop
- Resume Building Workshops
- Job Readiness Workshops
- Community Presentations on TOKA Programs
- Compliance workshops
- Participated in public tours of developing projects for TOKA
- After School Program- events for kids
- Counseling Sessions with new participants
- The Residential Counselors manage the Emergency Placement Program. This program helps families that are displaced, or at risk of homelessness due to home fires, weather related damages, renovations in progress, evictions or who are homeless. The Counselors place families' in TOKA units designed for emergency placement, or in extended stay hotels for a necessary period of time until the family is able to be placed in a more stable situation.

Housing Services continued

TOKA's Recreation Department offered the following public community events in the Hanam Ke:K Recreation Building.

- Back to School event
- Youth Basketball clinic
- Summer School program (12) beginning 06/25
- After School program
- Adult Co-ed Volleyball tournament
- Sewing classes
- Hanam Ke:K Socials: Candy Apple, Fruit bowl, strawberry short cake, Kool Aid Slushie, Valentine's day, St. Patrick's day, Father's day, Pickle Slushie.
- Family Movie night
- Mother's day movie night
- Halloween Carnival
- Community Thanksgiving luncheon
- Easter egg coloring & Hunt
- New Year's Resolution Challenge
- Client appreciation
- Squattober
- Test Your Might

- Participants total: Fitness = 5,497. Recreation = 10,945

Housing Management

- TOKA's Residential and Maintenance Department provide services and routine maintenance to the NAHASDA built units and the Low Income Housing Tax Credit units. These services include routine maintenance, monthly unit inspections, monthly pest control services, garbage removal, routine grounds landscaping and cleaning, tenant selection committees, program oversight and rent collection services.

Crime Prevention

- TOKA has procured Gama Fencing company to install fencing in the Sells Rental complex, units number 20-38 (excluding unit 32). The fencing will help ensure families in the rental units have a secure yard and form an essential part of the home's security by acting as a physical barrier and psychological deterrent against potential intruders.
- TOKA procured Lenea Corporation to install ten (10) solar street light poles in the Black Mountain community in the San Xavier District. This project was completed in August 2024.
- TOKA procured Lenea Corporation to install fifteen (15) solar street light poles in the Kawulk community in the Sells District. This project was completed in December 2024.
- The solar street lights help drivers see better at night so they can avoid accidents. People walking can also see where they are going and not trip over something. Also, when a place is bright with street lights, it makes it hard for thieves to hide. This means fewer crimes happen where there are streetlights.

Operating NAHASDA homes

- TOKA's Force Account completed renovations to a homeowner unit in the South Komelic Estates that was vacated and in serious need of repair. This renovation began in the previous fiscal year and was completed in the reporting period. A family from the waiting list has moved in. (Bruce Felix)
- TOKA's Force Account completed renovations and repairs for a homeowner in the South Komelic Estates. This is a fire insurance claim. This renovation began in the previous fiscal year and was completed in the reporting period. The homeowner has returned to the home. (Michelle Siqueros)
- TOKA's Force Account completed renovations and repairs for a homeowner in Meneger's Dam in the Gu Vo District. The renovated included roof repairs, septic tank maintenance, and the installation of a senior friendly sidewalk up to the front door. (Unit 36-0013 William Celaya and Melissa Aguilla)
- TOKA will continue to operate and maintain the NAHASDA built homeownership units when deemed necessary. Some activities include and not limited to repairs for electrical, plumbing, HVAC, interior and exterior structures. This will ensure residents continue to live in a safe and healthy environment. There are no costs to the household/family for this program.

Operating and Maintaining homes

- TOKA will continue to operate and maintain the 1937 Housing Act units in the Formula Current Assisted Stock. Some activities include and not limited to repairs for electrical, plumbing, HVAC, interior and exterior structures. This will ensure residents continue to live in a safe and healthy environment. There are no costs to the household/family for this program.

Completed summary

- VASH Participants = 58
- Solar Lighting = 25
- Fencing around units = 18
- Mortgage Assistance = 14
- Utility Assistance = 18
- Renovations:
 - Renovations = 15
 - HVAC = 21

In-progress summary

- Under Construction or going out to bid:
 - 2022 ICDBG = 12
 - LIHTC VI New Rental = 30
 - LIHTC VII New Rental = 32
 - LIHTC VIII New Rental = 12
 - 2022 IHBG Competitive = 16
 - 2024 IHBG Competitive = 15
 - Renovations = 1

In-progress continued

Tohono O'dham A'al Ha-Ki

- The Tohono O'dham Ki:Ki Association is partnering with the Tohono O'dham Nation to develop and build a three (3) complex Children's Group Home in the Santa Rosa community in the Gu Achi District. TOKA has pledged to contribute \$2,000,000 of IHBG funds toward construction and the Nation pledged the remaining development contract of \$7,400,000.00. TOKA is also pledging to facilitate the construction contract and project management. Once the three (3) complex facilities are completed, TOKA will hand over the management responsibility to the Tohono O'dham Child Welfare Division.
- The Nation currently houses children in their group home program in a TOKA rental home in Sells and off-reservation. The Nation has determined a great need to expand its Child Welfare Division and house the children on the reservation, and TOKA is glad to partner with them to facilitate the construction of the complexes.
- TOKA has procured Greenberg Construction Inc. and issued a notice to proceed in October 2024. The estimated completion is May 2026.
- Each building complex will have five bedrooms, a kitchen, dining room, family room, bathroom facilities, laundry facilities, staff rooms, medical room, a visitation center and a library. There will be a basketball court and outdoor recreation space.

Thank you

Update on Programs not covered in the Annual Performance Report

Unrestricted Income Program

- Sellers and Sons completed (7) new homeowner units. Five (5) units are in the Sells District, one (1) in Baboquivari District and one (1) in Schuk Toak District. Families have moved into the new units.
- Down payment Assistance program: TOKA received unrestricted funds from the Tohono O'odham Nation to provide families with a down payment assistance. The program is for homebuyers purchasing a home anywhere in the United States including off Reservation. TOKA will match dollar-for-dollar up to \$10,000. TOKA has assisted thirty-three (33) homebuyers with down payment assistance.

Unrestricted Income Program continued

- 1 unit in San Xavier under construction
- 1 unit in Big Fields under construction
- 6 units in Little Tucson to go out to bid
- 1 unit in Hanam Ke:k to go out to bid

Acquisition of New Homes

- TOKA is in the process of developing policies for this pilot project. TOKA has confirmed a legal firm named Cedar Tree Native Law to start developing policies and procedures.
- This would be the first acquisition of property outside the reservation. The policies are dependent on community feedback regarding this initial project.