

# Section 1: Cover Page

- (1) Grant Number: 55IH0402920
- (2) Recipient Program Year: 07/01/2023 - 06/30/2024
- (3) Federal Fiscal Year: 2023
- (4)  Initial Plan (Complete this Section then proceed to Section 2)
- (5)  Amended Plan (Complete this Section and Section 8 if applicable)
- (6)  Annual Performance Report (Complete items 27-30 and proceed to Section 3)
- (7)  Tribe
- (8)  TDHE
- (9) **Name of Recipient:** Tohono O'odham - KIKI Association
- (10) **Contact Person:** Peter Delgado, Executive Director
- (11) **Telephone Number with Area Code** (999) 999-9999: 520-383-2202
- (12) **Mailing Address:** PO Box 790
- (13) **City:** Sells
- (14) **State:** AZ
- (15) **Zip Code** (99999 or 99999-9999): 85634-0790
- (16) **Fax Number with Area Code** (999) 999-9999: 520-383-2259
- (17) **Email Address** pdelgado@tokahousing.org
- (18) **If TDHE, List Tribes Below:**
  - Tohono O'odham Nation
- (19) **Tax Identification Number:** 860267825
- (20) **UEI Number:** VZ7JZDAL8SB1
- (21) **CCR/SAM Expiration Date** (MM/DD/YYYY): 08/20/2024
- (22) **IHBG Fiscal Year Formula Amount:** \$15,870,859
- (23) **Name of Authorized IHP Submitter:** DELGADO, CHESTER PETER
- (24) **Title of Authorized IHP Submitter:** Executive Director
- (25) **Signature of Authorized IHP Submitter:** DELGADO, CHESTER PETER
- (26) **IHP Submission Date** (MM/DD/YYYY): 12/13/2022
- (27) **Name of Authorized APR Submitter:** C. Peter Delgado
- (28) **Title of Authorized APR Submitter:** Executive Director
- (29) **Signature of Authorized APR Submitter:** On file
- (30) **APR Submission Date** (MM/DD/YYYY):

**Certification:** The information contained in this document is accurate and reflects the activities actually planned or accomplished during the program year. Activities planned and accomplished are eligible under applicable statutes and regulations.

**Warning:** If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosure of information, including intentional disclosure, is subject to a civil money penalty not to exceed \$10,000 for each violation.

## ONE YEAR PLAN ANNUAL PERFORMANCE REPORT

# Section 2: Housing Needs

NAHASDA § 102(b)(2)(B)

**(1) Type of Need:** Check the appropriate box(es) below to describe the estimated types of housing needs and the need for other assistance for low-income Indian families (column B) and all Indian families (column C) inside and outside the jurisdiction.

(A) Type of Need	Check All That Apply	
	(B) Low-Income Indian Families	(C) All Indian Families
(1) Overcrowded Households	<b>X</b>	<b>X</b>
(2) Renters Who Wish to Become Owners	<b>X</b>	<b>X</b>
(3) Substandard Units Needing Rehabilitation	<b>X</b>	<b>X</b>
(4) Homeless Households	<b>X</b>	<b>X</b>
(5) Households Needing Affordable Rental Units	<b>X</b>	<b>X</b>
(6) College Student Housing	<b>X</b>	<b>X</b>
(7) Disabled Households Needing Accessibility	<b>X</b>	<b>X</b>
(8) Units Needing Energy Efficiency Upgrades	<b>X</b>	<b>X</b>
(9) Infrastructure to Support Housing	<b>X</b>	<b>X</b>
(10) Other (specify below)	<b>X</b>	<b>X</b>

**(2) Other Needs.** (Describe the “Other” needs below. Note: this text is optional for all needs except “Other.”):

The Tohono O'odham Ki:Ki Association needs to provide housing for over income families living on and off the Nation. TOKA would like to provide housing development off the Nation as well for over and under income families. TOKA would like to continue providing housing for Veterans on and off the Nation. TOKA needs funds for infrastructure and providing renovations for aging housing stock. TOKA would like to provide community gathering spaces and playgrounds for the youth and all family members.

**(3) Planned Program Benefits.** (Describe below how your planned programs and activities will address the needs of low income families identified above. Also describe how your planned programs will address the various types of housing assistance needs *NAHASDA § 102(b)(2)(B)*):

TOKA is constructing new homeowner units for low income and over income families. TOKA will provide housing and management services to low income families. TOKA has received a 5th low income housing tax credit award to build 30 units. TOKA is housing Veterans through the VASH Voucher Program. All activities mentioned will have direct effects of reducing overcrowding, assist renters who wish to become homeowners, renovate substandard units, reduce homelessness, and reduce crime and crime reports.

**(4) Geographic Distribution.** Describe below how the assistance will be distributed throughout the geographic area and how this geographic distribution is consistent with the needs of low income families. *NAHASDA § 102(b)(2)(B)(i)*:

The service area defined as Pima, Pinal, and Maricopa County in Arizona. The dominant service are within the boundaries of the Tohono O'odham Nation.

# Section 3: Program Descriptions

[102(b)(2)(A)], [233(a)], [235(c)], [404(b)], 24 CFR §1000.512(b)(2)

## Planning and Reporting Program Year Activities

In this section, the recipient must provide a description of its planned eligible activities, and intended outcomes and outputs for the One-Year IHP. The recipient can select any combination of activities eligible under NAHASDA and intended outcomes and outputs that are based on local needs and priorities. There is no maximum or minimum number of eligible activities or intended outcomes and outputs. Rather, the One-Year IHP should include a sufficient number of eligible activities and intended outcomes to fully describe any tasks that the recipient intends to fund in whole or in part with IHBG resources during the coming program year.

Subtitle B of NAHASDA authorizes recipients to establish a program for self-determined housing activities involving construction, acquisition, rehabilitation, or infrastructure relating to housing activities or housing that will benefit the low-income households served by the Indian tribe. A recipient may use up to 20 percent of its annual allocation, but not more than \$2 Million, for this program. Section 233(a) of NAHASDA requires a recipient to include its planned self-determination program activities in the IHP, and Section 235(c) requires the recipient to report the expenditures, outputs, and outcomes for its self-determination program in the APR. For more information, see PIH Notice 2010-35 (Demonstration Program - Self-Determined Housing Activities for Tribal Governments) at [https://www.hud.gov/sites/documents/DOC\\_8814.PDF](https://www.hud.gov/sites/documents/DOC_8814.PDF).

The One-Year IHP is not required to include eligible activities or intended outcomes and outputs that will not receive IHBG resources. For example, the recipient may be planning to apply for Low Income Housing Tax Credits (LIHTC) from its state. If those tax credit projects will not receive IHBG resources, they are not required to be described in the IHP. However, the recipient may wish to include nonIHBG activities in the IHP to provide tribal members with a more complete picture of housing activities.

If an activity will receive partial funding from an IHBG resource, it must be described in the IHP.

For example, if the recipient uses IHBG-funded staff persons to manage, inspect, or maintain an LIHTC-funded rental project, that project would be considered an IHBG-assisted project and the related activities must be described in the IHP.

Planning and Administrative expenses and loan repayments should not be identified as programs in the IHP. That is why there are dedicated rows in the Uses of Funding budget for these expenses. Instead, describe anticipated planning and administrative expenses in Section 6, Line 4 of the IHP, and describe actual planning and administration expenses in Section 6, Line 5 of the APR. Report the planned and actual amount of planning and administrative expenses in the dedicated row of the Uses of Funding budget (Section 5, Line 2). Please note that Reserve Accounts to support planning and administration is an eligible activity and should be identified as a program in the IHP, and any planned or actual expenditure from the Reserve Account would be reported by its program name in the Uses of Funding table.

For the IHP, complete the **unshaded** sections to describe the planned activities, outcomes and outputs in the coming 12-month program year. The recipient must complete Lines 1.1 through 1.4, Lines 1.6 and 1.7, and Line 1.9 for each eligible activity or program planned for the One-Year IHP. For the APR, complete the shaded sections to describe actual accomplishments, outcomes, and outputs for the previous 12-month program year. In particular, complete Lines 1.5, 1.8, 1.9, and 1.10 for each program included in the IHP.

**Eligible Activity May Include** (citations below all reference sections in NAHASDA)

<b>Eligible Activity</b>	<b>Output Measure</b>	<b>Output Completion</b>
(1) Modernization of 1937 Act Housing [202(1)]	Units	All work completed and unit passed final inspection
(2) Operation of 1937 Act Housing [202(1)]	Units	Number of units in inventory at Program Year End (PYE)
(3) Acquisition of Rental Housing [202(2)]	Units	When recipient takes title to the unit
(4) Construction of Rental Housing [202(2)]	Units	All work completed and unit passed final inspection
(5) Rehabilitation of Rental Housing [202(2)]	Units	All work completed and unit passed final inspection
(6) Acquisition of Land for Rental Housing Development [202(2)]	Acres	When recipient takes title to the land
(7) Development of Emergency Shelters [202(2)]	Households	Number of households served at any one time, based on capacity of the shelter
(8) Conversion of Other Structures to Affordable Housing [202(2)]	Units	All work completed and unit passed final inspection
(9) Other Rental Housing Development [202(2)]	Units	All work completed and unit passed final inspection
(10) Acquisition of Land for Homebuyer Unit Development [202(2)]	Acres	When recipient takes title to the land
(11) New Construction of Homebuyer Units [202(2)]	Units	All work completed and unit passed final inspection
(12) Acquisition of Homebuyer Units [202(2)]	Units	When recipient takes title to the unit
(13) Down Payment/Closing Cost Assistance [202(2)]	Units	When binding commitment signed
(14) Lending Subsidies for Homebuyers (Loan) [202(2)]	Units	When binding commitment signed
(15) Other Homebuyer Assistance Activities [202(2)]	Units	When binding commitment signed
(16) Rehabilitation Assistance to Existing Homeowners [202(2)]	Units	All work completed and unit passed final inspection
(17) Tenant Based Rental Assistance [202(3)]	Households	Count each household once per year
(18) Other Housing Service [202(3)]	Households	Count each household once per year
(19) Housing Management Services [202(4)]	Households	Count each household once per year
(20) Operation and Maintenance of NAHASDA- Assisted Units [202(4)]	Units	Number of units in inventory at PYE
(21) Crime Prevention and Safety [202(5)]	Dollars	Dollars spent (report in Uses of Funding table only)
(22) Model Activities [202(6)]	Dollars	Dollars spent (report in Uses of Funding table only)
(23) Self-Determination Program [231-235]		
Acquisition	Units	When recipient takes title to the unit
Construction	Units	All work completed and unit passed final inspection

Rehabilitation	Units	All work completed and unit passed final inspection
Infrastructure	Dollars	Dollars spent (report in Uses of Funding table only)
(24) Infrastructure to Support Housing [202(2)]	Dollars	Dollars spent (report in Uses of Funding table only)
(25) Reserve Accounts [202(9)]	N/A	N/A

**Outcome May Include**

(1) Reduce over-crowding	(7) Create new affordable rental units
(2) Assist renters to become homeowners	(8) Assist affordable housing for college students
(3) Improve quality of substandard units	(9) Provide accessibility for disabled/elderly persons
(4) Improve quality of existing infrastructure	(10) Improve energy efficiency
(5) Address homelessness	(11) Reduction in crime reports
(6) Assist affordable housing for low income households	(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

**IHP: PLANNED PROGRAM YEAR ACTIVITIES**(NAHASDA § 102(b)(2)(A))

For each planned activity, complete all the non-shaded sections below. It is recommended that for each program name you assign a unique identifier to help distinguish individual programs. This unique number can be any number of your choosing, but it should be simple and clear so that you and HUD can track tasks and results under the program and collect appropriate file documentation tied to this program.

- One way to number your programs is chronologically. For example, you could number your programs 2011-1, 2011-2, 2011-3 etc.
- Or, you may wish to number the programs based on type. For example rental 1, rental 2, homebuyer1, homebuyer 2 etc. This type of numbering system might be appropriate if you have many programs that last over several years.
- Finally, you may wish to use an outline style of numbering. For example, all programs under your first eligible activity would start with the number 1 and then be consecutively numbered as 1.1, 1.2, 1.3 etc.

## APR: REPORTING ON PROGRAM YEAR PROGRESS

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month program year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month program year. (NAHASDA § 404(b))

### **1.1. Program Name and Unique Identifier: .01:Development Planning**

#### **1.2. Program Description**(*This should be the description of the planned program.*):

Development planning for the new construction and reconstruction of homeowner units throughout the Nation. It is not anticipated any units will be constructed by the end of the program year ending 6/30/2024.

#### **1.3. Eligible Activity Number**(*Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.*):

(11) New Construction of Homebuyer Units [202(2)]

#### **1.4. Intended Outcome Number** (*Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.*):

(6) Assist affordable housing for low income households

**Describe Other Intended Outcome**(*Only if you selected "Other" above*):

#### **1.5 Actual Outcome Number**(*In the APR identify the actual outcome from the Outcome list.*):

(6) Assist affordable housing for low income households

**Describe Other Actual Outcome**(*Only if you selected "Other" above*):

#### **1.6. Who Will Be Assisted**(*Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.*):

LMI families on the waiting list with incomes that fall at or below 80 percent of median income.

#### **1.7. Types and Level of Assistance**(*Describe the types and the level of assistance that will be provided to each household, as applicable.*):

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.

#### **1.8. APR**(*Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.*):

TOKA completed the following projects:

- 30 new LIHTC single family homes at Kawulk Subdivision
- TOKA Warehouse Renovation
- 8 emergency trailers completed for the following areas:(6 Sells Hospital, 2 Hickiwan)
- 4 new manufactured homes completed (Hickiwan, Gu Vo, Santa Cruz, Kohatk)
- 6 HAF Home Renovations (3 Kohatk, 1 San Simon, 1 Hickiwan, 2 Topawa)
- 1 VA (Sells)
- 2 scattered HHP for full or partial renovation
- 3 playgrounds (San Miguel, Miguel and South Komelic)
- TOKA Administration Renovation Project
- Propane Mitigation Project
- Hickiwan Utility Set-Up for Emergency Trailers
- Black Mountain Subdivision Upgrades

TOKA bid-out or contracted the following projects:

- 12 new single family homes and 4 pads (4 Units/2 Pads @ Cold Fields, 7 Units/2 Pads @ San Miguel, 1 @ Big Field) under IHBG-C 2022/ICDBG, cancelled
- 6 new single family homes at San Xavier under IHBG
- 7 new single family homes and 2 pads at San Miguel under ICDBG 2022
- 10 solar street lights at Black Mountain under IHBG, cancelled and rebid
- 18 Lots received fencing at Sells Rentals
- 1 new single family home (San Pedro)

-1 new single family home (Big Field)

#### SERVICES

-3 contracts for new construction of single family homes

-1 contract for fencing

-9 contracts for on-call architectural services

-1 contract for Auditor CPA (5 years)

-1 contract for ADOH LIHTC 2024 Consultant

-1 contract for on-call cactus relocation services

#### CONTRACTS:

-6 new single family homes at San Xavier under IHBG

-7 new single family homes and 2 pads at San Miguel under ICDBG 2022

-10 solar street lights at Black Mountain under IHBG, cancelled and rebid

-18 Lots received fencing at Sells Rentals

TOKA completed the following Unrestricted Income Program (UIP) Projects:0

Note:1 UIP Project (consist of 7 Units) ongoing.

TOKA bid-out or contracted for the following UIP Projects:0

TOKA Force Account assigned or completed the following projects:

-2 Healthy Homes Project (Gu Vo Chui Chu)

-12 HAF (San Simon, 2 @ Hickiwan, San Xavier, Ventana, Little Tucson, 2 @ Kohatk, San Pedro, 3 @ Topawa)

-1 Vacant and Abandoned Home @ Ge'hakah (formerly KaKa)

- 8 emergency trailers completed for the following areas:(6 Sells Hospital, 2 Hickiwan)

TOKA worked on the following CARES Funding projects:

- propane mitigation project completed

-Hickiwan Utility Set-Up for Emergency Trailers completed

#### LIHTC:

- 30 new single family homes for Kawulk under LIHTC completed

#### CIVIL ENGINEERING SERVICES

TOKA contracted civil engineering services for

-6 legal descriptions

-4 hydrology

-5 Geotech/soild report

-18 civil engineering services

-1 percolation test

-4 re-format plans

-3 conceptual plans

-1 re-grading design

#### ENVIRONMENTAL SERVICES

-4environmental assessments completed

- 11CEST/CENST Reports (including Addednums/Memos)

- 1 on-call service for

- 1 on-call service for cacti transplant

#### MOLD, LEAD AND ASBESTOS SERVICES

- 17 mold, lead and asbestos testing completed for all renovation projects or new construction with existing structure

- 6 asbestos abatements completed

- 1 lead remediations completed

- 14 mold remediations completed

#### OTHER

- interior/exterior designer agreements on as needed basis, 1 new construction project and approximately 3 ongoing projects

#### COMMUNITY/DISTRICT

7 Community Meetings

6 District Meetings

#### HHP

- 4 new manufactured homes completed (Hickiwan, Gu Vo, Santa Cruz, Kohatk)



- 2 home renovations (Ventana-partial renovation and San Xavier-full renovation)

HAF

-6 HAF homes renovated (1 San Simon, 1 Hickiwan, 2 Kohatk, 2 Topawa),

NAHASDA

-5 SFD Homes (Sells, 2 @ Pisinemo, Cockleburr, Kohatk)

-1 VA atSells

IHBG

-New Construction of 15 SFD 2 Subdivisions in N. Komelic and Anegam; 4 Scattered Sites (Little Tucson, Cowlic, and San Pedro), in progress

-10 Solar street lighting project at Hanam Ke:K completed 12/27/23

-10 Solar street lighting project at San Xavier Black Mountain Subdivision cancelled and rebid

ARP

-TOKA Administration Building Renovation using ARP funding completed 10/31/23

-TOKA Warehouse Renovation at Sells using ARP/IHBG funding completed 5/24/24

- 8 emergency trailers completed for the following areas:(6 Sells Hospital, 2 Hickiwan)

- Hickiwan Utility Set-Up for Emergency Trailers

- 2 new manufactured homes under HHP (Santa Cruz, Kohatk)

NATION'S FUNDS COMPLETED

New Miguel Park with basketball court using Community, Nation and Desert Diamond funds

New San Miguel Park

New South Komelic Park

ICDBG

-7 new single family homes (7 Units @ San Miguel and 2 pads) in progress

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 0	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR**(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):

This program is on schedule.

**1.1. Program Name and Unique Identifier: .02:Roof Repair**

**1.2. Program Description***(This should be the description of the planned program.):*

The replacement of damaged roofs in need of repair throughout the Nation.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(1) Modernization of 1937 Act Housing [202(1)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(3) Improve quality of substandard units

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(3) Improve quality of substandard units

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Existing LMI residents of low rent and New Mutual Help housing units assisted under the 1937 Act.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

TOKA will repair existing roofs, add ridge ventilation, paint, and repair fascia. TOKA will do an assessment of how many homes are in need of serious repair and will have TOKA's maintenance crew perform repairs or procure approved vendors to complete repairs. There is no cost to the household/families for this program.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

The TOKA Maintenance Department oversaw roof repairs that ranged from minor to major repairs. Overall, TOKA was able to complete 10 roof projects in the fiscal year.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 20	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 10	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

This is on schedule.

**1.1. Program Name and Unique Identifier: .03:New Construction with ICDBG and Matching funds**

**1.2. Program Description***(This should be the description of the planned program.):*

New construction of homeowner units across the geographic service area, as defined in the ICDBG application. No units will be completed by 6/30/2024 as this activity is dependent upon receipt of ICDBG funding.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(11) New Construction of Homebuyer Units [202(2)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(6) Assist affordable housing for low income households

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(6) Assist affordable housing for low income households

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

LMI families on the waiting list with incomes that fall at or below 80 percent of median income.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

TOKA applied for 2021 ICDBG funds and was not awarded. TOKA will apply for the 2022 ICDBG Grant and is actively working with Districts to identify and finalize sites for new housing construction for application and begin environmental review and surveying. TOKA is anticipating to build 12 new single family units and applying for a 2022 ICDBG grant in the amount of \$4,000,000. TOKA is pledging the matching of \$1,350,000 in IHBG funds for IHP years 2024 and 2025. TOKA is budgeting \$100,000 in IHBG funding the architectural, civil engineering, and preliminary costs. TOKA does not anticipate any ICDBG funds will be expended in the fiscal year. TOKA does not anticipate any completion of homes in this fiscal year as well. The new applicants will enter into a 30-year homeownership contract at 3.75% interest. The monthly payment will not exceed 30% of their monthly income.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

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 to provide affordable housing for low and moderate income families in San Miguel, Cold Fields, and Sells District. TOKA has broken the 12 homes into 3 phases. TOKA has completed all the architecture, engineering, and environmental review process. TOKA procured Sellers and Sons to construct 7 homes and 2 pads in San Miguel with a notice to proceed of May 2024 and a final completion scheduled for October 2025. The remaining five homes are in the development process and will be sent out for sealed bids.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 0	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

This project is on schedule.

**1.1. Program Name and Unique Identifier: .04:LIHTC New Construction Vertical**

**1.2. Program Description***(This should be the description of the planned program.):*

LIHTC V: To provide new construction of (30) rental units in Kawulk Village in the Sells District.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(4) Construction of Rental Housing [202(2)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(7) Create new affordable rental units

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(7) Create new affordable rental units

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

LMI families with incomes as indicated below:10 units at or below 40% area median income10 units at or below 50% area median income10 units at or below 60% area median income

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

LIHTC V: TOKA was awarded a 5th low income housing tax credit. TOKA plans to provide new construction of (30) rental units in the Kawulk Village in the Sells District. TOKA awarded the contractor Patterson Enterprises Inc in March 2022. The construction start is February 2022 with a 21 month build time. The estimated Final Completion is September 2023 with contingencies. TOKA anticipated at least 20 of 30 units will be completed by June 30, 2023. The remaining 10 to be completed by September 2023. The vertical construction contract plus all soft costs is budgeted at \$16,984,970. TOKA pledged \$2,000,000 in IHBG funds, \$2,495,218 in the Tohono Tribal Funds, \$600,000 from the AHP Grant, and \$11,889,752 from the investors Redstone Equity Partners. Tenants will pay a monthly rental charge that does not exceed 30% of their income.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

LIHTC V: TOKA awarded the contractor Patterson Enterprises Inc in March 2022. The vertical and horizontal construction has been completed and finalized as of May 2024. All 30 units were completed in the performance period. As of June 30, ninety percent (90%) of the units are occupied and families moved in. The remaining units are scheduled for occupancy.

LIHTC VI: TOKA is applying for a sixth low income tax credit award. TOKA is in the planning process. As part of the community revitalization efforts, the TOKA is also committed to investing in non-housing infrastructure, amenities, and services as demonstrated in recent investments and community services on the Tohono O’odham Nation. These include the construction of new recreational facilities, playgrounds, and sport courts throughout the Nation’s Districts. Further, the Nation continually invests in workforce development, wellness services, and social services for Tribal members.

A critical component of the community revitalization plan is the development of Low Income Housing Tax Credit projects including the proposed TOKA Homes VI project. The project will construct approximately thirty (30) rental units at two remote sites in need of affordable housing within the Tohono O’odham Nation Reservation in Pisinemo and Topawa. The development of the project would directly contribute to the IHP’s stated goals of reducing overcrowded housing, assisting renters who wish to become owners, assisting homeless households, creating housing for households needing affordable units, and investing in infrastructure to support housing. The geographically defined community revitalization area is defined in the below Geographic Distribution Area section of the IHP.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 10	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 30	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

Project LIHTC #5 is completed.



**1.1. Program Name and Unique Identifier: .05:New Construction with IHBG Competitive Grant**

**1.2. Program Description***(This should be the description of the planned program.):*

New construction of (18) single family homeowner units.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(11) New Construction of Homebuyer Units [202(2)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(6) Assist affordable housing for low income households

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(6) Assist affordable housing for low income households

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

LMI families on the waiting list with incomes that fall at or below 80 percent of median income.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

TOKA will apply for the 2022 IHBG Competitive Grant in the amount of \$7,500,000. TOKA is pledging to match \$2,250,000 in IHBG funds for IHP years 2025 and 2026. TOKA anticipates spending \$100,000 for any preliminary costs this year and no IHBG Competitive funds in the program year. TOKA is planning to newly construct (18) single family homeowner units on the Tohono O'odham Nation. TOKA plans units in San Xavier and Baboquivari Districts. This project is contingent on grant award. TOKA estimates no homes will be completed in this program year, but the following year. The new applicants will enter into a 30 year homeownership contract at 3.75% interest. The monthly payment will not exceed 30% of their monthly income.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

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 construction 18 single-family homeowner units. TOKA has completed all the architecture, engineering, and environmental review process. TOKA procured Sellers and Sons to construct 6 units in the San Xavier District. The noticed to proceed was issued February 2024 with an estimated completion date of June 2025. The remaining 12 homes are in the development process and will be sent out for sealed bids.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 0	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

This project is on target.

**1.1. Program Name and Unique Identifier: .06:Unrestricted Income Program**

**1.2. Program Description***(This should be the description of the planned program.):*

New construction for TOKA's Unrestricted Income Program.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(11) New Construction of Homebuyer Units [202(2)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(6) Assist affordable housing for low income households

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(2) Assist renters to become homeowners

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Families on the waiting list with all incomes.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

TOKA received unrestricted funds from the Tohono O'odham Nation. With these funds, TOKA will be completing 8 single family homeowner units in progress. Project 1039 - 8 new single family homeowner units. 3 units are in the Sells District, 2 in the Kawulk Subdivision, 1 in Baboquivari District and 2 in Schuk Toak District. TOKA will continue to develop and plan for new construction additional homes on the Nation. The new applicants will enter into a 30 year homeownership contract at 2% interest. No IHBG funds are used for this activity or related administration.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

TOKA received unrestricted funds from the Tohono O'odham Nation to construct 7 single family homeowner units.

Project 1039 - Five (5) units are in the Sells District, one (1) in Baboquivari District and one (1) in Schuk Toak District. TOKA procured Sellers and Sons and issued a notice to proceed in May 2023 and an estimated final completion in December 2024. As of June 30, 2024, the units are at various stages of completion. The overall project is seventy two percent (72%) complete. TOKA anticipates all units to be completed in the new program year.

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 26 homebuyers with down payment assistance.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 0	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

This program is on schedule.

**1.1. Program Name and Unique Identifier: .07:Veterans Affairs Supportive Housing**

**1.2. Program Description***(This should be the description of the planned program.):*

To provide rental assistance to Native American Veterans.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(17) Tenant Based Rental Assistance [202(3)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(5) Address homelessness

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(5) Address homelessness

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

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. Family incomes may not exceed 80 percent of the local area median income.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

This 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 Veterans Administration (VA) to confirm eligibility for this program prior to participation. Eligible Veterans will receive a rent voucher. The rental assistance will target available units in the area, whether privately or tribal owned. There is no cost to the household/family for this program. No IHBG funds are used for this program, just VASH, but per VASH program requirements, the activity must be in the IHP.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

**Program Narrative during Review Period July 1, 2023 – June 30, 2024**

During the review period, the Tohono O’odham Ki:Ki Association (TOKA) Tribal HUD-VASH Program provided housing assistance and case management for 48 Veterans from 11 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 added to the Tribal HUD-VASH Program and 9 of those Veterans have already been housed. 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.

**Program Census Data during Review Period July 1, 2023 – June 30, 2024**

Number of Veterans Enrolled in the Tribal HUD-VASH Program: 47

Number of Housed Veteran during the review period: 44

Current Housed Percentage: 94%

‘210%’ Voucher Utilization as of 12/2023

Number of Outreach events attended during review period: 18 (as of May)

Number of Veterans who returned to live on their Tribal Nation: 2

**Program Demographics during Review Period July 1, 2023 – June 30, 2024**

**Tribal Affiliation**

Tohono O'odham22

Navajo8

Pascua Yaqui9

Kiowa1

Osage1

Fun du Lac1

Spirit Lake Tribel1

Chicasaw1



Winnebago2

Gila River1

**Military Branch**

Army23

Navy4

Air Force4

Coast Guard1

Marines15

**Location**

Tucson30

Phoenix11

Casa Grande5

Arizona City1

**Sex**

Male39

Female8

Other0

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 0	Planned Number of Households To Be Served in Year Under this Program: 36	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 44	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*):

This program is on schedule.

**1.1. Program Name and Unique Identifier: .08:Housing Services**

**1.2. Program Description***(This should be the description of the planned program.):*

To provide housing related services to tenants of affordable housing which includes and not limited to housing counseling, training to tenants to become self sufficient, board related activities, policy revisions, and budget preparations.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

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

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(6) Assist affordable housing for low income households

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(6) Assist affordable housing for low income households

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Existing LMI residents of the 1937 Act housing units with continued occupancy. The families have incomes that fall at or below 80 percent of median income.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

Assistance includes and is not limited to housing counseling, provide training to tenants to first time homeowners, provide training to become self-sufficient, subsidies for job training, transportation costs, security deposits, and provide relocation assistance. Assistance includes preparation of project documents, loan processing, and providing inspections to construction projects, tenant selection, and procuring grant writing services. According to the May 2021 FY 2022 estimated formula for current assisted stock, TOKA has an estimated 122 low rent units and 53 New Mutual Help Units. There is no cost to the household/family for this program.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

TOKA procured Desert Recreation Inc. to build a playground, basketball court, and covered picnic area's in three communities: Miguel, San Miguel and South Komelic.

TOKA's Residential Department offered the following workshops at both Sells and SXD Building  
Attended community Meetings in various communities and district meeting

Monday Movie Night Weekly

Wednesday Volley Ball Weekly

Fun Fridays Weekly

Computer Literacy Workshop

TOKA Informational Presentation

Financial Literacy Workshop

Resume Building Workshops

Community Presentations on TOKA Programs

After School Tutoring

Compliance workshops

Participated with Tour for Public of developing projects for TOKA

After School Program- events for kids

Counseling Sessions with new participants

TOKA's Recreation Department

2023 Summer Program for Kids, 6 – 10 years old.

After School program grades 1st – 5th for this school year. There were 15 participants.

Hosted community events: Reopen of Splash pad in May 2024, Halloween Carnival, Easter activity and hunt, volleyball evenings, basketball evenings, Weight lifting Test Your Might and Squatober.

Hosted classes: sewing, silk flower making, archery, spin(bike), core exercise and individual workout.

Hosted social events twice a month this year. For example, Back to School, Nacho, ice cream, pie, hot cocoa, snow cone, etc.

TOKA events: TOKA meetings, Rental meetings for Tenants and US dept. of Housing Urban Development Tribal Intergovernmental Advisory Committee.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 0	Planned Number of Households To Be Served in Year Under this Program: 175	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 552	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR**(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):

This program is on schedule.

Note: We have 122 Rental Units managed by TOKA under 1937 Housing Act and it matches the Formula Current Assisted Stock.

TOKA has 49 Homeowner Units managed by TOKA under the 1937 Housing Act. The Formula Current Assisted Stock has 60 units counted. TOKA works with the formula center every year to add units back in.

TOKA has 176 NAHASDA units.

Other than NAHASDA and Operating 1937 Act units. TOKA has 12 rental units and 32 homeowner units for all incomes. TOKA has 117 Low Income Housing Tax Credit Units. TOKA houses 44 housed Veterans with rent vouchers.

All units served:  $122 + 49 + 176 + 12 + 32 + 117 + 44 = 552$

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**1.1. Program Name and Unique Identifier: .09:Crime Prevention**

**1.2. Program Description***(This should be the description of the planned program.):*

To provide safety and security measures by providing solar street lighting to deter criminal activity.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

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

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(11) Reduction in crime reports

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(11) Reduction in crime reports

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Existing LMI residents with continued occupancy. The families have incomes that fall at or below 80 percent of median income.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

TOKA plans to provide safety and security to the growing community by providing solar street lighting. New street lighting provides increased surveillance. Lighting deters potential offenders by increasing the risk of offender being seen or recognized when committing crimes. The new street lights improve traffic and pedestrian safety. TOKA plans to provide 4 in Pisinemo, 6 in San Xavier Black Mountain subdivision, and 2 in Hickiwan. TOKA also is planning on fencing rental units in Sells Complex. There is no cost to the household/family for this program.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

TOKA has procured Gama Fencing company to install fencing in the Sells Rental units number 39 to 50. The fencing will help ensure families in the rental units with having 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. Gama Fencing also installed a security fencing and gate for the Hanem Ke:k recreation center to protect the generator and switches from the public. TOKA procured Gama Fencing to install a security gate perimeter for the newly renovated TOKA warehouse.

TOKA has procured Pimmex Contracting Corp to remove and replace solar batteries from the first 10 solar street lights installed in the South Komelic Sunset Estates Community. 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.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 0	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

This program is on schedule

**1.1. Program Name and Unique Identifier: .10:Modernization of 1937 Act Housing Units**

**1.2. Program Description***(This should be the description of the planned program.):*

To modernize six (6) 1937 Act housing units

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(1) Modernization of 1937 Act Housing [202(1)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(3) Improve quality of substandard units

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(3) Improve quality of substandard units

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Existing LMI families or families on the waiting list with incomes that fall at or below 80 percent median income.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

TOKA has identified six (6) units that are still on the Formula FCAS list that are not inhabitable. TOKA plans to provide renovation and modernization to the homes that are in serious need of repair. The modernization will provide a healthy living environment for families on the waiting list. These units are vacant and abandoned homes, in some cases more than 10 years, that recently came back into possession of the Association. These units will require full modernization to bring the dwelling up to habitable standards. The unit interiors are completely gutted and leveled to only exterior walls and foundation. The units have years of decay that have resulted in roof cave ins, and mold. The size of the units are approximately 1,500 square feet and are 3 to 4 bedroom size. When completed, new applicants will enter into a 30 year homeownership contract at 3.75% interest. The monthly payment will not exceed 30% of their monthly income.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

TOKA’s Force Account provided and completed a partial renovation for a vacant and abandoned unit in the Sells Community, Sells District. The unit is ready to be turned over to a family on the waiting list.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 6	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 1	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

This program is on schedule

**1.1. Program Name and Unique Identifier: .11:Operating 1937 Act**

**1.2. Program Description***(This should be the description of the planned program.):*

To maintain and operate 1937 Act housing units.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(2) Operation of 1937 Act Housing [202(1)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(6) Assist affordable housing for low income households

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(6) Assist affordable housing for low income households

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Existing LMI residents of low rent and New Mutual Help housing units assisted under 1937 Act. Determined LMI at time of initial occupancy.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

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. TOKA has 122 rental units and 53 NMH units in FCAS. TOKA has 138 NMH units on the capital assets lists. These units are occupied or pending a successor or new lease and have not been conveyed. These units were not approved to be put back on FCAS by for formula center. There is no cost to the household/family for this program.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

The TOKA Maintenance staff continues to provide preventative maintenance to the rental tenants like small repairs and renovations, replacing filters, evaporative cooler pads, and fire extinguishers. They provide pest control services to the rental units. They provide landscaping services to the rental units. The Bulk Trash and Clean has been postponed due to the pandemic.

7/11/2023 - Began service with WeedCo starting in Hanam Ke:k

8/31/2023 - Replaced ice maker in the maintenance dept. building

9/18/2023 - Began Phase 3 fencing and complete on 12/5/2023

9/31/2023 - Gama Fence installed generator fencing at Hanam Ke:k

10/2/2023 - WeedCo treatment in Sells

10/3/2023 - WeedCo treatment in Hanam Ke:k

12/19/2023 - Western State Fire Protection: Annual fire inspection in Hanam Ke:k

4/22/2024 - Began Phase 4 fencing in Sells

6/3/2024 - Dig n' Haul provided weed treatment at South Komelic subdivision

6/12/2024 - Maintenance created "Maintenance Tips" video recorded in Kawulk Community.

6/20/2024 – Installed an Electric Vehicle charging station in Sells Community for 2 new electric Chevrolet Blazers.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 175	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 171	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

This program is on schedule.

Note: We have 122 Rental Units managed by TOKA under 1937 Housing Act and it matches the Formula Current Assisted Stock. TOKA has 49 Homeowner Units managed by TOKA under the 1937 Housing Act. The Formula Current Assisted Stock has 60 units counted. TOKA works with the formula center every year to add units back in.

TOKA has 176 NAHASDA units.

Other than NAHASDA and Operating 1937 Act units. TOKA has 12 rental units and 32 homeowner units for all incomes. TOKA has 117 Low Income Housing Tax Credit Units. TOKA houses 44 housed Veterans with rent vouchers.

All units served:  $122 + 49 + 176 + 12 + 32 + 117 + 44 = 552$

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**1.1. Program Name and Unique Identifier: .12:Operating NAHASDA built homes**

**1.2. Program Description***(This should be the description of the planned program.):*

To maintain and operate 1937 Act housing units.

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(20) Operation and Maintenance of NAHASDA-Assisted Units [202(4)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(6) Assist affordable housing for low income households

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(6) Assist affordable housing for low income households

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Existing LMI residents of NAHASDA built homeowner units constructed with NAHASDA funds.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

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 is no cost to the household/family for this program.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

TOKA’s Force Account is in the progress of providing renovations to a homeowner unit in the South Komelic Estates that was vacated and in serious need of repair. Once the unit is completed, it will be occupied by a family on the waiting list. (Bruce Felix)

TOKA’s Force Account is in the progress of providing renovations and repairs for a homeowner in South Komelic. This is a fire insurance claim. Once the unit is completed, it will be returned to the homeowner. (Michelle Siquerios)

Unit 36-0013: The project consists of pad re-grade for the William Celaya site. The project is in the Gu-Vo’ District at Meneger’s Dam on the Tohono O’odham Nation.

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.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 49	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 293	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

This program is on schedule.

Note: We have 122 Rental Units managed by TOKA under 1937 Housing Act and it matches the Formula Current Assisted Stock.

TOKA has 49 Homeowner Units managed by TOKA under the 1937 Housing Act. The Formula Current Assisted Stock has 60 units counted. TOKA works with the formula center every year to add units back in.

TOKA has 176 NAHASDA units.

Other than NAHASDA and Operating 1937 Act units. TOKA has 12 rental units and 32 homeowner units for all incomes. TOKA has 117 Low Income Housing Tax Credit Units. TOKA houses 44 housed Veterans with rent vouchers.

All units served: 122 + 49 + 176 + 12 + 32 + 117 + 44 = 552

For this activity. TOKA counts 176 NAHASDA units and 117 LIHTC units = 293



**1.1. Program Name and Unique Identifier: .13:Acquisition of New Homes**

**1.2. Program Description***(This should be the description of the planned program.):*

The acquisition of 3 homes off the Nation for new homeownership

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(12) Acquisition of Homebuyer Units [202(2)]

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(1) Reduce over-crowding

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(1) Reduce over-crowding

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

LMI Families on the waiting list with incomes that fall at or below 80 percent of median income.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

TOKA is working on developing a new program to purchase three home units off the Nation, preferably in the Pima, Maricopa, or Pinal Counties. These homes will be purchased by TOKA and leased to participants and conveyed to the participants and will follow the NAHASDA lease purchase guidelines. The new applicants will enter into a 30-year homeownership contract at 3.75% interest. The monthly payment will not exceed 30% of their monthly income. TOKA is still developing policies and procedures for this activity and does not anticipate any funds spent this program year. TOKA would like to include this activity in the IHP as a placeholder.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

TOKA is in the process of developing policies for for this pilot project. This would be the first acquisition of property outside the reservation. The policies are dependent on community feedback regarding this initial project.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 3	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR***(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

TOKA is still in the planning stages and in discussion with District Leaders of the Tohono O'odham Nation.

**1.1. Program Name and Unique Identifier: .14:Healthy Homes Program**

**1.2. Program Description***(This should be the description of the planned program.):*

To provide small renovations and repairs of homes with health and safety issues

**1.3. Eligible Activity Number***(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

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

**1.4. Intended Outcome Number** *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(3) Improve quality of substandard units

**Describe Other Intended Outcome***(Only if you selected "Other" above):*

**1.5 Actual Outcome Number***(In the APR identify the actual outcome from the Outcome list.):*

(3) Improve quality of substandard units

**Describe Other Actual Outcome***(Only if you selected "Other" above):*

**1.6. Who Will Be Assisted***(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Existing LMI homeowners whose incomes fall below 80 percent of median income.

**1.7. Types and Level of Assistance***(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

TOKA will provide housing inspections, small renovations, roof repairs, pest control, mold remediation, remove lead paint, provide education and training to maintain a healthy home, and tools/cleaning supplies to homeowners with existing health and safety issues. This program is to provide the services to homeowners to prevent any further health issues related to the home. TOKA will develop a project list for homes in serious need of repair. There is a great need for repairs on the Nation due to health and safety issues. There is no cost to the household/family for this program. There are no matching IHBG funds used in this program. TOKA will use the Tohono O'odham Tribal funds for this activity.

**1.8. APR***(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

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 by providing funds to eligible entities for the purpose of preventing homeowner mortgage delinquencies, defaults, foreclosures, loss of utilities or home energy services, and displacements of homeowners experiencing financial hardship after January 21, 2020, through qualified expenses related to mortgages and housing.

Measures to Prevent Displacement:

TOKA started a 12 homeownership renovation program to help displaced families affected during the pandemic. In FY 2023, 3 homes were completed. In FY 2024, current reporting period, 6 were completed. The remaining 3 will be completed in the new fiscal year.

Mortgage Assistance:

In the duration of July 1st, 2023 through June 30th, 2024, the Tohono O'odham Ki: Ki Association HAF Program has received 20 applications for Mortgage Assistance. TOKA has approved 18 applications. Of the 18 approved applications, 17 applications were eligible with an Income Limit Category of 100% - Below, and 1 application with an Income Limit Category eligibility of 100% - 150%. Currently, there is 2 applications that are pending and zero applications that have a no response. Zero applications were disapproved during this time period.

Utility Assistance:

In the duration of July 1st, 2023 through June 30th, 2024, the Tohono O'odham Ki: Ki Association HAF Program has received 16 applications for Utility Assistance. TOKA has approved 14 applications. Of the 14 approved applications, 14 applications were eligible with an Income Limit Category of 100% - Below. Currently, there is 1 application that is pending and 1 application that has a no response. Zero applications were disapproved during this time period.

Payment Fees Assistance:

In the duration of July 1st, 2023 through June 30th, 2024, the Tohono O'odham Ki: Ki Association HAF Program has received 0 applications for Payment Fees Assistance.

HVAC Assistance:

In the duration of July 1st, 2023 through June 30th, 2024, the Tohono O'odham Ki: Ki Association HAF Program has received 32 applications for HVAC Assistance. TOKA has approved 25 applications. Of the 25 approved applications, 25 applications were

eligible with an Income Limit Category of 100% - Below. Currently, there is 2 applications that are pending and 5 applications that have a no response. Zero applications were disapproved during this time period.

Project 1038-NC:

TOKA procured La Causa to construct 5 single family housing units to help displaced families affected during the pandemic. As of June 30, 2024, the units are at various stages of completion. The overall project is 60% completed. TOKA anticipates all units to be completed in the new program year. Families from the waiting list will be moved in.

**1.9. Planned and Actual Outputs for 12-Month Program Year:**

Planned Number of Units to be Completed in Year Under this Program: 6	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 63	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

**1.10. APR**(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):

This program is on schedule.

6 homes completed under measures to prevent displacement

18 mortgage assistance

14 utility assistance

25 HVAC assistance under the measures to prevent displacement

Total:

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# Section 4: Maintaining 1937 Act Units, Demolition, and Disposition

*NAHASDA §§ 102(b)(2)(A)(v), 102(b)(2)(A)(iv)(I-III)*

**(1) Maintaining 1937 Act Units***(NAHASDA § 102(b)(2)(A)(v))(Describe specifically how you will maintain and operate your 1937 Act housing units in order to ensure that these units will remain viable.)*

TOKA is committed to provide preventative and routine maintenance and efficient operation of TOKA's 1937 Act Housing Units. This includes and is not limited to routine maintenance, inspections, and collection of rents, tenant re-certifications, emergency repairs, and other necessary activities needed in order to maintain the housing stock and prolong the useful life of the units.

**(2) Demolition and Disposition***(NAHASDA § 102(b)(2)(A)(iv)(I-III), 24 CFR 1000.134)Describe any planned demolition or sale of 1937 Act or NAHASDA-assisted housing units. If the recipient is planning on demolition or disposition of 1937 Act or NAHASDA-assisted housing units, be certain to include the timetable for any planned demolition or disposition and any other information that is required by HUD with respect to the demolition or disposition:*

TOKA does not have any plans for demolition and disposition of 1937 Act Housing Units.

# Section 5: Budgets

NAHASDA §§ 102(b)(2)(C), 404(b)

(1) **Sources of Funding** NAHASDA § 102(b)(2)(C)(i), (404(b)) (Complete the **non-shaded** portions of the chart below to describe your estimated or anticipated sources of funding for the 12-month program year. **APR Actual Sources of Funding -- Please complete the shaded portions of the chart below to describe your actual funds received. Only report on funds actually received and under a grant agreement or other binding commitment during the 12-month program year.**)

SOURCE	IHP					
	(A) Estimated amount on hand at beginning of program year	(B) Estimated amount to be received during 12-month program year	(C) Estimated total sources of funds (A+B)	(D) Estimated funds to be expended during 12-month program year	(E) Estimated unexpended funds remaining at end of program year (C-D)	
1. IHBG Funds	\$0.00	\$15,870,859.00	\$15,870,859.00	\$15,870,859.00	\$0.00	
2. IHBG Program Income	\$0.00	\$2,500,000.00	\$2,500,000.00	\$1,100,000.00	\$1,400,000.00	
3. Title VI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
4. Title VI Program Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
5. 1937 Act Operating Reserves	\$0.00		\$0.00	\$0.00	\$0.00	
6. Carry Over 1937 Act Funds	\$0.00		\$0.00	\$0.00	\$0.00	
7. ICDBG Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
8. Other Federal Funds	\$0.00	\$600,000.00	\$600,000.00	\$500,000.00	\$100,000.00	
9. LIHTC	\$0.00	\$4,000,000.00	\$4,000,000.00	\$4,000,000.00	\$0.00	
10. Non-Federal Funds	\$0.00	\$15,000,000.00	\$15,000,000.00	\$6,232,000.00	\$8,768,000.00	
<b>Total</b>	\$0.00	\$37,970,859.00	\$37,970,859.00	\$27,702,859.00	\$10,268,000.00	
<b>TOTAL Columns C and H ( 2 through 10 )</b>			\$22,100,000.00			
SOURCE	APR					
	(F) Actual amount on hand at beginning of program year	(G) Actual amount received during 12-month program year	(H) Actual total sources of funding (F+G)	(I) Actual funds to be expended during 12-month program year	(J) Actual unexpended funds remaining at end of program year (H-I)	(K) Actual unexpended funds obligated but not expended at end of 12-month program year
1. IHBG Funds	\$2,000,000.00	\$16,000,000.00	\$18,000,000.00	\$11,658,613.60	\$6,341,386.40	
2. IHBG Program Income	\$2,000,000.00	\$2,000,000.00	\$4,000,000.00	\$2,653,381.94	\$1,346,618.06	
3. Title VI	\$0.00	\$0.00	\$0.00		\$0.00	
4. Title VI Program Income			\$0.00		\$0.00	
5. 1937 Act Operating Reserves			\$0.00		\$0.00	
6. Carry Over 1937 Act Funds			\$0.00		\$0.00	
7. ICDBG Funds	\$3,750,000.00	\$0.00	\$3,750,000.00	\$1,134,686.65	\$2,615,313.35	
8. Other Federal Funds	\$3,000,000.00		\$3,000,000.00	\$1,573,356.90	\$1,426,643.10	
9. LIHTC	\$10,000,000.00		\$10,000,000.00	\$4,608,964.92	\$5,391,035.08	
10. Non-Federal Funds	\$5,000,000.00	\$7,500,000.00	\$12,500,000.00	\$9,212,824.04	\$3,287,175.96	
<b>Total</b>	\$25,750,000.00	\$25,500,000.00	\$51,250,000.00	\$30,841,828.05	\$20,408,171.95	
<b>TOTAL Columns C and H ( 2 through 10 )</b>			\$33,250,000.00			

**Notes:**

- a. For the IHP, fill in columns A, B, C, D, and E (non-shaded columns). For the APR, fill in columns F, G, H, I, J, and K (shaded columns).
- b. Total of Column D should match the total of Column N from the **Uses of Funding** table below.
- c. Total of Column I should match the Total of Column Q from the **Uses of Funding** table below.

d. For the IHP, describe any estimated leverage in Line 3 below (Estimated Sources or Uses of Funding). For the APR, describe actual leverage in Line 4 below **Uses of Funding table below.**

(2) **Uses of Funding**(NAHASDA § 102(b)(2)(C)(ii) (Note that the budget should not exceed the total funds on hand (Column C) and insert as many rows as needed to include all the programs identified in Section 3.

**Actual expenditures in the APR section are for the 12-month program year.)**

PROGRAM NAME	IHP			APR		
	(L) Prior and current year IHBG (only) funds to be expended in 12-month program year	(M) Total all other funds to be expended in 12-month program year	(N) Total funds to be expended in 12-month program year (L+M)	(O) Total IHBG (only) funds expended in 12-month program year	(P) Total all other funds expended in 12-month program year	(Q) Total funds expended in 12-month program year (O+P)
.01: Development Planning	\$2,370,859.00	\$0.00	\$2,370,859.00	\$2,164,284.12	\$381,751.88	\$2,546,036.00
.02: Roof Repair	\$500,000.00	\$0.00	\$500,000.00	\$42,392.42	\$11,432.15	\$53,824.57
.03: New Construction with ICDBG and Matching funds	\$100,000.00	\$0.00	\$100,000.00	\$0.00	\$1,134,686.65	\$1,134,686.65
.04: LIHTC New Construction Vertical	\$0.00	\$4,000,000.00	\$4,000,000.00	\$992,673.96	\$4,901,299.11	\$5,893,973.07
.05: New Construction with IHBG Competitive Grant	\$100,000.00	\$0.00	\$100,000.00	\$0.00	\$841,532.80	\$841,532.80
.06: Unrestricted Income Program	\$0.00	\$5,000,000.00	\$5,000,000.00	\$0.00	\$3,763,029.12	\$3,763,029.12
.07: Veterans Affairs Supportive Housing	\$0.00	\$500,000.00	\$500,000.00	\$0.00	\$813,814.36	\$813,814.36
.08: Housing Services	\$1,000,000.00	\$0.00	\$1,000,000.00	\$1,328,506.68	\$526,865.49	\$1,855,372.17
.09: Crime Prevention	\$100,000.00	\$0.00	\$100,000.00	\$110,907.25	\$0.00	\$110,907.25
.10: Modernization of 1937 Act Housing Units	\$2,000,000.00	\$0.00	\$2,000,000.00	\$66,607.53	\$462.55	\$67,070.08
.11: Operating 1937 Act	\$2,000,000.00	\$0.00	\$2,000,000.00	\$2,686,071.58	\$1,013,128.82	\$3,699,200.40
.12: Operating NAHASDA built homes	\$1,000,000.00	\$0.00	\$1,000,000.00	\$330,337.52	\$683,532.46	\$1,013,869.98
.13: Acquisition of New Homes	\$1,000,000.00	\$0.00	\$1,000,000.00	\$0.00	\$0.00	\$0.00
.14: Healthy Homes Program	\$2,000,000.00	\$0.00	\$2,000,000.00	\$0.00	\$3,311,696.57	\$3,311,696.57
Loan repayment - describe in 3 & 4 below	\$700,000.00	\$332,000.00	\$1,032,000.00	\$879,184.26	\$230,796.71	\$1,109,980.97
Planning and Administration	\$3,000,000.00	\$2,000,000.00	\$5,000,000.00	\$3,057,648.28	\$1,569,185.78	\$4,626,834.06
<b>TOTAL</b>	\$15,870,859.00	\$11,832,000.00	\$27,702,859.00	\$11,658,613.60	\$19,183,214.45	\$30,841,828.05

**Notes:**

- a. Total of Column L cannot exceed the IHBG funds from Column C, Row 1 from the Sources of Funding table in Line 1 above.
- b. Total of Column M cannot exceed the total from Column C, Rows 2-10 from the Sources of Funding table in Line 1 above.
- c. **Total of Column O cannot exceed total IHBG funds received in Column H, Row 1 from the Sources of Funding table in Line 1 above.**
- d. **Total of Column P cannot exceed total of Column H, Rows 2-10 of the Sources of Funding table in Line 1 above.**
- e. **Total of Column Q should equal total of Column I of the Sources of Funding table in Line 1 above.**

(3) **Estimated Sources or Uses of Funding NAHASDA § 102(b)(2)(C)** (Provide any additional information about the estimated sources or uses of funding, including leverage (if any). You must provide the relevant information for any planned loan repayment listed in the Uses of Funding table on the previous page. This planned loan repayment can be associated with Title VI or with private or tribal funding that is used for an eligible activity described in an IHP that has been determined to be in compliance by HUD. The text must describe which specific loan is planned to be repaid and the NAHASDA-eligible activity and program associated with this loan): **TOKA will apply for the 2022 ICDBG Grant for \$4,000,000 (new housing construction). Matching funds of \$1,350,000 is budgeted from HUD 2024 and 2025 IHBG and will be leveraged. TOKA will apply for the 2022 IHBG Competitive Grant in the amount of \$7,500,000 for 18 new housing construction. Matching funds of \$2,500,000 is budgeted from HUD 2024 and 2025 IHBG and will be leveraged. TOKA was awarded a 2021 VASH Grant. No IHBG funds are leveraged. TOKA will also use Non-Program Income issued from the Nation for activities in the IHP, as described in Section 3 Program Descriptions. TOKA**

was awarded a 5th Low Income Housing Tax Credits to build 30 homes in the Sells District. The tax credits will go toward the vertical construction of 30 units. TOKA will leverage \$2,000,000 in IHBG funds; \$1,000,000 in Program Income; \$600,000 in AHP Grant Award; \$11,889,752 in investor equity funds; and Tribal Non-Federal funds of \$2,495,218. TOKA will build the horizontal infrastructure for the LIHTC #5 project. TOKA will leverage \$2,200,000 in IHBG Funds, \$1,000,000 in Program Income; \$2,400,000 in Indian Health Services Funds; and \$8,216,529 in Non-Federal Tribal Funds. TOKA received 2021 ICDBG ARP Grant of \$3,450,000 for roads, infrastructure and 2 emergency shelter units. TOKA believes all funds will be spent in the program year. TOKA received a Title VI Loan #1 was originated June 2014, for \$2.5 million. It was used for complete renovation of rental units. The rental units are for families with incomes that fall at or below 80 percent of median income. The criteria for the loan repayment will be with IHBG and Program Income funds, and will be repaid over 10 years, with 120 payments of \$24,968.15 per month. The loan balance due as of 07/01/2022 will be at \$553,500.24. The loan will be fully repaid by 05/06/2024. TOKA received a Title VI #2 loan was originated June 2017, for \$1,930,000. It was used to build infrastructure and 5 pads in San Miguel and Gu Achi District. (These are single family homeownership units for families with income that fall at or below 80 percent of medium income). The criteria for the loan repayment will be IHBG funds and Program Income funds, and will be repaid over 10 years, with 120 payments of \$19,678.19 per month. The loan balance due as of 07/01/2022 will be at \$1,048,593.70. The loan will be fully repaid by 05/01/2027. TOKA will apply for a 3rd Title VI loan for \$5,000,000 to help leverage the IHBG Competitive Grant in activity in the previous IHP FY 2023.05. (To build 15 homes). The loan will be a 20 year loan with a fixed interest rate of 5.75%. TOKA will pledge \$250,000 in a collateral bank account and will pay a \$50,000 commitment fee. The loan repayment will be approximately \$427,117 yearly. TOKA received three 184 Loans were originated July 2020, for \$1,720,461. It was used for new construction of rental units in Gu Achi District. The rental units are for families of all income that fall below or above medium income. The payments for the loan will be done through the Nations Funds. The three loans were refinanced after construction of the 3 townhome structures. The interest rate went from 4.5% to 3.5%. The 184 Loan 1 is for 360 payments at \$1,675.90 per month. The refinanced beginning principal is \$373,215. The balance of the loan due at 07/01/2022 will be at \$366,052.55. The loan will be fully repaid on 07/01/2051. The 184 Loan 2 is for 360 payments at \$2,053.29 per month. The refinanced beginning principal is \$457,257. The balance of the loan due at 07/01/2022 will be at \$448,481.62. The loan will be fully repaid on 07/01/2051. The 184 Loan 3 is for 360 payments at \$2,023.66 per month. The refinanced beginning principal is \$450,660. The balance of the loan due at 07/01/2022 will be at \$442,011.33. The loan will be fully repaid on 07/01/2051.

**(4) APR (NAHASDA § 404(b))** (Enter any additional information about the actual sources or uses of funding, including leverage (if any). You must provide the relevant information for any actual loan repayment listed in the Uses of Funding table on the previous page. The text must describe which loan was repaid and the NAHASDA-eligible activity and program associated with this loan.):

# Section 6: Other Submission Items

[102(b)(2)(C)(ii)], [201(b)(5)], [202(6)], [205(a)(2)], [209], 24 CFR §§ 1000.108, 1000.120, 1000.142, 1000.238, 1000.302

**(1) Useful Life/Affordability Period(s)** (NAHASDA § 205, 24 CFR § 1000.142) (Describe your plan or system for determining the useful life/affordability period of the housing it assists with IHBG and/or Title VI funds must be provided in the IHP. A record of the current, specific useful life/affordability period for housing units assisted with IHBG and/or Title VI funds (excluding Mutual Help) must be maintained in the recipient's files and available for review for the useful life/affordability period.):

**The new construction of homeowner units utilizing NAHASDA funds receive a useful life of 30 years. TOKA utilizes a longer useful life period for new construction of homeownership units to ensure a larger availability of affordable housing, for low-income families. Homeowner units that are renovated with NAHASDA funds follow the useful life schedule below based on renovation costs: \$0-\$14,999 = 5 years; \$15,000-\$39,999 = 10 years; \$40,000 and greater = 15 years useful life.**

**2) Model Housing and Over-Income Activities** (NAHASDA § 202(6), 24 CFR § 1000.108) (If you wish to undertake a model housing activity or wish to serve non-low-income households during the 12-month program year, those activities may be described here, in the program description section of the 1-year plan, or as a separate submission.):

**No model activity planned**

**(3) Tribal and Other Indian Preference** (NAHASDA § 201(b)(5), 24 CFR § 1000.120) If preference will be given to tribal members or other Indian families, the preference policy must be described. This information may be provided here or in the program description section of the 1-year plan.

Does the Tribe have a preference policy?: **Yes**

If yes, describe the policy. **Yes. TOKA Homeownership and Rental Program policies provide preference first to enrolled members of the Tohono Oodham Nation and then to other Indian families. TOKA also provides preference in employment, training, and contracting to Indian applicants and Indian employees, pursuant to Section 7(b) of the Indian Self-Determination and Education Assistance Act of 1968, 25 U.S.C. § 5307(b), 24 C.F.R. 1000, and the Nation's Tribal Employment Rights Ordinance (TERO), Tohono Oodham Code, Title 13, Section 1104, Indian Preference in Employment which provides that preference in contracting and employment shall be given to qualified Indians, with the first preference to local Indians, in all hiring, promotion, and training.**

**(4) Anticipated Planning and Administration Expenses** (NAHASDA § 102(b)(2)(C)(ii), 24 CFR § 1000.238)

Do you intend to exceed your allowable spending cap for Planning and Administration? **No**

If yes, describe why the additional funds are needed for Planning and Administration. For a recipient administering funds from multiple grant beneficiaries with a mix of grant or expenditure amounts, for each beneficiary state the grant amount or expenditure amount, the cap percentage applied, and the actual dollar amount of the cap.

**(5) Actual Planning and Administration Expenses** (NAHASDA § 102(b)(2)(C)(ii), 24 CFR § 1000.238)

Did you exceed your spending cap for Planning and Administration? **No**

If yes, did you receive HUD approval to exceed the cap on Planning and Administration costs?

If you did not receive approval for exceeding your spending cap on planning and administration costs, describe the reason(s) for exceeding the cap. (See Section 6, Line 5 of the Guidance for information on carry-over of unspent planning and administration expenses.)

**(6) Expanded Formula Area - Verification of Substantial Housing Services** (24 CFR § 1200.302(3)) If your tribe has an expanded formula area (i.e., an area that was justified based on housing services provided rather than the list of areas defined in 24 CFR § 1200.302 Formula Area (1)), the tribe must demonstrate that it is continuing to provide substantial housing services to that expanded formula area. Does the tribe have an expanded formula area? **No**

**If no, proceed to Section 7.**

If yes, list each separate geographic area that has been added to the Tribe's formula area and the documented number of Tribal members residing there.

For each separate formula area expansion, list the budgeted amount of IHBG and other funds to be provided to all American Indian and Alaska Native (AIAN) households and to only those AIAN households with incomes 80% of median income or lower during the recipient's 12-month program year:

## Expanded Formula Area:

Geographic area that has been added to the Tribe's formula area and the documented number of Tribal members residing there :

All AIAN Households - IHBG Funds : **\$0.00**

AIAN Households with Incomes 80% or Less of Median Income - IHBG Funds : **\$0.00**

All AIAN Households - Funds from Other Sources : **\$0.00**

AIAN Households with Incomes 80% or Less of Median Income - Funds from Other Sources : **\$0.00**



**(7) APR:** : If answered "Yes" in Field 6, for each separate formula area, list the amount of IHBG and other funds expended for all AIAN households and for only AIAN households with incomes 80% of median income or lower during the recipient's 12#month program year.

All AIAN Households - IHBG Funds : **\$0.00**

AIAN Households with Incomes 80% or Less of Median Income - IHBG Funds : **\$0.00**

All AIAN Households - Funds from Other Sources :**\$0.00**

AIAN Households with Incomes 80% or Less of Median Income - Funds from Other Sources : **\$0.00**

# Section 7: Indian Housing Plan Certification of Compliance

NAHASDA § 102(b)(2)(D)

By signing the IHP, the recipient certifies its compliance with Title II of the Civil Rights Act of 1968 (25 USC Part 1301 et seq.), and ensures that the recipient has all appropriate policies and procedures in place to operate its planned programs. The recipient should not assert that it has the appropriate policies and procedures in place if these documents do not exist in its files, as this will be one of the items verified during any HUD monitoring review.

**(1) In accordance with applicable statutes, the recipient certifies that:**

It will comply with Title II of the Civil Rights Act of 1968 in carrying out this Act, to the extent that such title is applicable, and other applicable federal statutes: **Yes**

**(2) 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**

**(3) The following certifications will only apply where applicable based on program activities.**

a. It 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**

b. 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**

c. 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**

d. 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**

# Section 8: IHP Tribal Certification

NAHASDA § 102(c)

This certification is used when a Tribally Designated Housing Entity (TDHE) prepares the IHP or IHP amendment on behalf of a tribe.

This certification must be executed by the recognized tribal government covered under the IHP.

(1) The recognized tribal government of the grant beneficiary certifies that:

(2)  It had an opportunity to review the IHP or IHP amendment and has authorized the submission of the IHP by the TDHE

(3)  It has delegated to such TDHE the authority to submit an IHP or IHP amendment on behalf of the Tribe without prior review by the Tribe

(4) Tribe: **No**

(5) Authorized Official's Name and Title:

(6) Authorized Official's Signature:

(7) Date (MM/DD/YYYY):

# Section 9: Tribal Wage Rate Certification

NAHASDA §§ 102(b)(2)(D)(vi), 104(b)

By signing the IHP, you certify whether you will use tribally determined wages, Davis-Bacon wages, or HUD determined wages. Check only the applicable box below.

(1)  You will use tribally determined wage rates when required for IHBG-assisted construction or maintenance activities. The Tribe has appropriate laws and regulations in place in order for it to determine and distribute prevailing wages.

(2)  You will use Davis-Bacon or HUD determined wage rates when required for IHBG-assisted construction or maintenance activities.

(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) If you checked the box in Line 3, list the other activities that will be using tribally determined wage rates:

# Section 10: Self-Monitoring

NAHASDA § 403(b), 24 CFR §§ 1000.26, 85.37, 85.40

- (1) Do you have a procedure and/or policy for self-monitoring? **Yes**
- (2) 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**
- (3) Did you conduct self-monitoring, including monitoring sub-recipients? **Yes**
- (4) Self-Monitoring Results. (*Describe the results of the monitoring activities, including corrective actions planned or taken.*):  
**To be uploaded**

# Section 11: Inspections

NAHASDA § 403(b)

(1) **Inspection of Units** Self-Monitoring Results. (Use the table below to record the results of recurring inspections of assisted housing.)

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	122	87	7	0	94
b. Homeownership	49	1	0	0	1
c. Other	0	0	0	0	0
<b>1937 Act Subtotal:</b>	171	88	7	0	95
<b>NAHASDA Associated Units:</b>					
a. Rental	117	76	0	0	76
b. Homeownership	176	85	11	0	96
c. Rental Assistance	0	0	0	0	0
d. Other	0	0	0	0	0
<b>NAHASDA Act Subtotal:</b>	293	161	11	0	172
<b>Total:</b>	464	249	18	0	267

(2) Did you comply with your inspection policy: **Yes**

(3) If no, why not:

**Note: We complied with our policies.**

**Note: We have 122 Rental Units managed by TOKA under 1937 Housing Act and it matches the Formula Current Assisted Stock. TOKA has 49 Homeowner Units managed by TOKA under the 1937 Housing Act. The Formula Current Assisted Stock has 60 units counted. TOKA works with the formula center every year to add units back in.**

**TOKA has 176 NAHASDA units.**

**Other than NAHASDA and Operating 1937 Act units. TOKA has 12 rental units and 32 homeowner units for all incomes.**

**TOKA has 117 Low Income Housing Tax Credit Units. TOKA houses 44 housed Veterans with rent vouchers.**

**All units served:  $122 + 49 + 176 + 12 + 32 + 117 + 44 = 552$ .**

**For the Inspection Table: TOKA included 117 LIHTC units under NAHASDA Associated Units a. rental. TOKA isn't sure if this is correct, however, it is included along with the inspections performed.**

# Section 12: Audits

*24 CFR § 1000.544*

This section is used to indicate whether a financial audit based on the Single Audit Act and 2 CFR Part 200 Subpart F is required, based on a review of your financial records.

Did you expend \$750,000 or more in total Federal awards during the APR reporting period? **Yes**

If Yes, an audit is required to be submitted to the Federal Audit Clearinghouse and your Area Office of Native American Programs.

If No, an audit is not required.

Audit Due Date : **03/31/2025**

# Section 13: Public Availability

*NAHASDA § 408, 24 CFR § 1000.518*

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

(2) If you are a TDHE, did you submit this APR to the Tribe(s) (24 CFR § 1000.512): **Yes**

(3) If you answered “No” to question #1 and/or #2, provide an explanation as to why not and indicate when you will do so.

(4) Summarize any comments received from the Tribe(s) and/or the citizens (NAHASDA § 404(d)).

**No comments were submitted.**



# Section 14: Jobs Supported by NAHASDA

NAHASDA § 404(b)

Use the table below to record the number of jobs supported with IHBG funds each year.

<b>Indian Housing Block Grant Assistance (IHBG)</b>	
<b>(1)</b> Indian Housing Block Grant Assistance (IHBG)	100
<b>(2)</b> Number of Temporary Jobs Supported	0

**(3)** Narrative (optional):

# Section 15: IHP Waiver Requests

NAHASDA § 101(b)(2)

THIS SECTION IS ONLY REQUIRED IF THE RECIPIENT IS REQUESTING A WAIVER OF AN IHP SECTION OR A WAIVER OF THE IHP SUBMISSION DUE DATE.

A waiver is valid for a period not to exceed 90 days Fill out the form below if you are requesting a waiver of one or more sections of the IHP. **NOTE** :This is NOT a waiver of the IHBG program requirements but rather a request to waive some of the IHP submission items.

- (1) List below the sections of the IHP where you are requesting a waiver and/or a waiver of the IHP due date. (*List the requested waiver sections by name and section number*) :
- (2) Describe the reasons that you are requesting this waiver (*Describe completely why you are unable to complete a particular section of the IHP or could not submit the IHP by the required due date.*) :
- (3) Describe the actions you will take in order to ensure that you are able to submit a complete IHP in the future and/or submit the IHP by the required due date. (*This section should completely describe the procedural, staffing or technical corrections that you will make in order to submit a complete IHP in the future and/or submit the IHP by the required due date.*):
- (4) Recipient: **Tohono O'odham - KIKI Association**
- (5) Authorized Official's Name and Title:
- (6) Authorized Official's Signature:
- (7) Date (*MM/DD/YYYY*):