

QUARTZ VALLEY INDIAN RESERVATION

INDIAN HOUSING PLAN

FY-2024

PREPARED BY THE:



MODOC LASSEN
INDIAN HOUSING AUTHORITY



Energy and Performance Information Center (EPIC)

Grant Number: **55-IH-06-29110**Report: **IHP Report for 2024**

First Submitted On:

Last Submitted On:

OMB CONTROL NUMBER: 2577-0218

EXPIRATION DATE: 07/31/2025

Cover Page**Grant Information:**

Grant Number	55-IH-06-29110
Recipient Program Year	01/01/2024-12/31/2024
Federal Fiscal Year	2024
Initial Indian Housing Plan (IHP):	Yes
Amended Plan	
Annual Performance Report (APR):	
Amended Plan	
Tribe:	
TDHE:	Yes

Recipient Information:

Name of the Recipient	MODOC-LASSEN INDIAN HOUSING AUTHORITY
Contact Person	Bush, Phil
Telephone Number with Area Code	530-596-4127
Mailing Address	401 Peninsula Drive, Suite 6
City	Lake Almanor
State	CA
Zip	96137
Fax Number with Area Code	530-596-4137
Email Address	modoclasseniha@thegrid.net
Tribes:	

TDHE/Tribe Information:

Tax Identification Number	942330797
DUNS Number	617358312
CCR/SAM Expiration Date	10/07/2024

Planned Grant-Based Budget for Eligible Programs:

IHBG Fiscal Year Formula Amount	\$327,435.00
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Housing Needs

Type of Need (A)	Low-Income Indian Families (B)	All Indian Families (C)

Overcrowded Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Renters Who Wish to Become Owners	<input type="checkbox"/>	<input type="checkbox"/>
Substandard Units Needing Rehabilitation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Homeless Households	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Households Needing Affordable Rental Units	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
College Student Housing	<input type="checkbox"/>	<input type="checkbox"/>
Disabled Households Needing Accessibility	<input type="checkbox"/>	<input type="checkbox"/>
Units Needing Energy Efficiency Upgrades	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure to Support Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify below)	<input type="checkbox"/>	<input type="checkbox"/>
Planned Program Benefits	The MLIHA will operate and maintain its current CAHS with the established maintenance program and resident service program to provide affordable housing units in standard condition for low income families. The MLIHA will operate and maintain its current NAHASDA units through its established maintenance program and resident service program to provide affordable housing units in standard condition for low income families. The MLIHA plans development of additional affordable rental housing units through construction of additional units on existing sites within the reservation. The MLIHA will provide a Home Improvement Assistance Program for the rehabilitation of tribal units that are in substandard condition for low income tribal families.	
Geographic Distribution	The assistance will be distributed on the reestablished Quartz Valley Indian Reservation for the CAHS/NAHASDA units that are occupied by low income families as determined by the waiting list.	

Programs**QVIR 2024-01 : Modernization of Rental Units**

Program Name:	Modernization of Rental Units	
Unique Identifier:	QVIR 2024-01	
Program Description (continued)	The Modernization program will provide assistance to existing rental unit households as determined by the MLIHA annual inspections and needs. The MLIHA employs a Force Account Labor crew and supervisor to provide the modernization to existing MLIHA rental units.	
Eligible Activity Number	(1) Modernization of 1937 Act Housing [202(1)]	
Intended Outcome Number	(1) Reduce over-crowding	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	The households assisted under this program are QVIR Native American families who are low income in 1937 Act rental units.	
Types and Level of Assistance	The type of assistance may include construction of additional bedrooms and baths to existing rental units, for qualified households that are overcrowded. In addition, Modernization may incorporate flooring, painting, new appliances, fencing etc.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	Planned Number of Units 2 to be Completed in Year	APR - Actual This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$25,000.00	\$0.00	\$25,000.00

QVIR 2024-02 : Home Improvement Assistance Program

Program Name:	Home Improvement Assistance Program	
Unique Identifier:	QVIR 2024-02	
Program Description (continued)	The Home Improvement Assistance Program (HIAP) provides rehabilitation of tribal homes based on eligibility under the HIAP Policy and a needs assessment of the home, to improve substandard housing conditions to a standard, decent and safe housing condition for the tribal occupants. To achieve standard housing conditions, the MLIHA employs a Force Account Labor Crew and Force Account Supervisor to perform rehabilitation work; and contract services when required are procured to assist with the rehabilitation.	
Eligible Activity Number	(16) Rehabilitation Assistance to Existing Homeowners [202(2)]	
Intended Outcome Number	(3) Improve quality of substandard units	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	The households assisted under this program are low income QVIR Tribal Native American families who meet the income qualifications established by MLIHA policy.	
Types and Level of Assistance	The level of assistance to eligible households is forgiven at the end of the term of "useful" life under the Home Improvement Assistance Program. Grant is forgiven over time.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	Planned Number of Units 1 to be Completed in Year	APR - Actual This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$5,000.00	\$0.00	\$5,000.00

QVIR 2024-03 : Youth Sports

Program Name:	Youth Sports	
Unique Identifier:	QVIR 2024-03	
Program Description (continued)	This program is to provide Youth sports at the QVIR Gymnasium/Sports Field to deliver services to the youth and residents of affordable housing. Delivery of services will reduce and support drug elimination programs to the youths, provide salaries and expenses for the Resident Services Coordinator (RSC) position, and provide the sport	

	and athletic equipment necessary to run an efficient program in support a safe and healthy environment promoting elimination of drug use. This program will procure the sport and athletic equipment. The program will provide operating costs to train and maintain the RSC part-time position for the period of this plan to provide comprehensive services to the youth and residents of affordable housing.	
Eligible Activity Number	(18) Other Housing Service [202(3)]	
Intended Outcome Number	(11) Reduction in crime reports	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	The households assisted under this program are Native American families that are low income and residents of affordable housing.	
Types and Level of Assistance	The type of assistance will be the delivery of services to procure and provide a part-time position of RSC; operating costs associated with the training and maintenance of the program; sport and athletic equipment to facilitate the activities of this program. Some of the assistance will include maintenance of the equipment to maintain the gymnasium/sports field for a safe and healthy environment. Provided at no cost to participants.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	<p>Planned</p> <p>Number of Households to be served in Year</p> <p>33</p>	<p>APR - Actual</p> <p>This information is only completed for an APR.</p>
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$35,000.00	\$0.00	\$35,000.00

QVIR 2024-04 : Down Payment Assistance

Program Name:	Down Payment Assistance
Unique Identifier:	QVIR 2024-04
Program Description (continued)	Allows for low income qualified tribal member families to purchase homes in the private market with down payment assistance from QVIR. This program addresses the needs of the low income families of QVIR that are qualified to attain home-ownership through conventional means, with assistance for down payment from the QVIR. The type of assistance will be a grant for down payment up to \$20,000.00.
Eligible Activity Number	(13) Down Payment/Closing Cost Assistance [202(2)]
Intended Outcome Number	(2) Assist renters to become homeowners
APR: Actual Outcome Number	This information is only completed for an APR.
Who Will Be Assisted	Low to moderate income qualified tribal members that seek down payment assistance in the designated geographical service area.
Types and Level of Assistance	This assistance is monetary assistance for down payment assistance of a home-ownership unit. The housing authority will hold a loan for 5 years then housing authority will write it off as a grant.

APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	Planned Number of Units 2 to be Completed in Year	APR - Actual This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$20,000.00	\$0.00	\$20,000.00

QVIR 2024-05 : Operate and Maintain CAHS Units

Program Name:	Operate and Maintain CAHS Units
Unique Identifier:	QVIR 2024-05
Program Description (continued)	Provide routine and non-routine maintenance to 26 rental units and common/community areas that service the tenants of rental housing; perform annual maintenance inspections and safety inspections of all rental units; maintain an equipment inventory for all residential equipment and maintenance property; procure outside contracts in accordance with the procurement policies; rehabilitate vacant units to standard condition for occupancy. Resident Services Program: to provide the communication link between the tenants in rental units and the MLIHA programs; maintain a current waiting list of eligible low income applicants; to conduct annual recertification of income and family composition of current tenants in rental housing.
Eligible Activity Number	(2) Operation of 1937 Act Housing [202(1)]
Intended Outcome Number	(6) Assist affordable housing for low income households
APR: Actual Outcome Number	This information is only completed for an APR.
Who Will Be Assisted	The households assisted under this program are Tribal members that are low income and income qualified families in 1937 act units.
Types and Level of Assistance	The type of assistance is routine or non-routine maintenance for all 26 rental units, as needed or determined by inspections. Tenant related maintenance is performed in accordance with the Maintenance policies: an estimate is provided and the tenant is responsible for a portion of the cost of repair. Annually provide insurance on all 26 units. Resident Services are provided to all households as needed or mandated by regulation/policy. No more than 30% of monthly adjusted income will be charged for rent.

APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	Planned Number of Units 28 to be Completed in Year	APR - Actual This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

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Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$150,000.00	\$0.00	\$150,000.00

QVIR 2024-06 : Operate and Maintain NAHASDA Assisted Units

Program Name:	Operate and Maintain NAHASDA Assisted Units							
Unique Identifier:	QVIR 2024-06							
Program Description (continued)	To operate and maintain NAHASDA units the program will provide: Maintenance program: to provide routine and non-routine maintenance to 13 NAHASDA rental units; perform annual maintenance inspections and safety inspections on all NAHASDA rental units; maintain an equipment inventory for all residential equipment and maintenance property; procure outside contracts in accordance with the procurement policies; provide rehab for vacant units to standard condition for occupancy. Resident Services Program: to provide the communication link between the tenants in rental units and the MLIHA programs; maintain a current waiting list of eligible low income applicants; to conduct annual recertification of income and family composition of current tenants in rental housing.							
Eligible Activity Number	(20) Operation and Maintenance of NAHASDA-Assisted Units [202(4)]							
Intended Outcome Number	(12) Other-must provide description in the box below If Other: The intended outcome is to operate and maintain NAHASDA assisted units.							
APR: Actual Outcome Number	This information is only completed for an APR.							
Who Will Be Assisted	The households assisted under this program are Native American families that are low income families in NAHASDA units.							
Types and Level of Assistance	The type of assistance is routine or nonroutine maintenance for 13 NAHASDA rental units, as needed or determined by inspections. Tenant related maintenance is performed in accordance with the Maintenance policies: an estimate is provided and the tenant is responsible for a portion of the cost of repair. Resident Services is provided to the household as needed or mandated by regulation/policy. No more than 30% of monthly adjusted income will be charged for rent.							
APR : Describe Accomplishments	This information is only completed for an APR.							
Planned and Actual Outputs for 12-Month Program Year	<table> <tr> <th></th><th>Planned</th><th>APR - Actual</th></tr> <tr> <td>Number of Units to be Completed in Year</td><td>13</td><td>This information is only completed for an APR.</td></tr> </table>		Planned	APR - Actual	Number of Units to be Completed in Year	13	This information is only completed for an APR.	
	Planned	APR - Actual						
Number of Units to be Completed in Year	13	This information is only completed for an APR.						
APR: If the program is behind schedule, explain why	This information is only completed for an APR.							

Uses of Funding:

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$50,000.00	\$0.00	\$50,000.00

Maintaining 1937 Act Units, Demolition, and Disposition

Maintaining 1937 Act Units

To maintain 1937 Act Units the MLIHA will continue to: operate with key trained staff, operate a financially stable maintenance program, resident services program and modernization program and establish policies, and insure the units under AMERIND Risk Management Corporation to ensure the long-term viability of the units. Maintenance program: to provide routine and non-routine maintenance; maintain documentation (Tenant Response Forms) of needs and maintenance performed; perform annual maintenance inspections and safety inspections of all rental units for compliance and structural integrity; maintain an equipment inventory for all residential equipment and maintenance property; procure outside contracts in accordance with the procurement policies; rehabilitate vacant units to standard condition for occupancy. Resident Services Program: to provide the communication link between the tenants in rental units and the MLIHA programs; maintain a current waiting list of eligible low income applicants; to conduct annual recertification of income and family composition of current tenants in rental housing; provide counseling for tenants in rental housing on MLIHA policies; provide outside resources to tenants in rental housing for assistance, social needs, fire safety and other areas as needed.

Demolition and Disposition

N/A

Budget Information

Sources of Funding

Funding Source	Amount on hand at beginning of program year (A)	Amount to be received during 12-month program year (B)	Total sources of funds (C=A+B)	Funds to be expended during 12-month program year (D)	Unexpended funds remaining at end of program year (E=C-D)
IHBG Funds:	\$200,000.00	\$294,941.00	\$494,941.00	\$365,000.00	\$129,941.00
IHBG Program Income:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Title VI:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Title VI Program Income:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1937 Act Operating Reserves:	\$0.00		\$0.00	\$0.00	\$0.00
Carry Over 1937 Act Funds:	\$0.00		\$0.00	\$0.00	\$0.00
LEVERAGED FUNDS					
ICDBG Funds:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Federal Funds:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIHTC:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Non-Federal Funds:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$200,000.00	\$294,941.00	\$494,941.00	\$365,000.00	\$129,941.00

Uses of Funding

Program Name	Unique Identifier	Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
Modernization of Rental Units	QVIR 2024-01	\$25,000.00	\$0.00	\$25,000.00

Home Improvement Assistance Program	QVIR 2024-02	\$5,000.00	\$0.00	\$5,000.00
Youth Sports	QVIR 2024-03	\$35,000.00	\$0.00	\$35,000.00
Down Payment Assistance	QVIR 2024-04	\$20,000.00	\$0.00	\$20,000.00
Operate and Maintain CAHS Units	QVIR 2024-05	\$150,000.00	\$0.00	\$150,000.00
Operate and Maintain NAHASDA Assisted Units	QVIR 2024-06	\$50,000.00	\$0.00	\$50,000.00
Planning and Administration		\$80,000.00	\$0.00	\$80,000.00
Loan Repayment (describe in 3 & 4 below)		\$0.00	\$0.00	\$0.00
Total		\$365,000.00	\$0.00	\$365,000.00

APR

N/A

APR

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

Other Submission Items

Useful Life/Affordability Period(s)

The MLIHA manages 39 rental units for the QVIR Tribe. The determined "useful life" is 40 years from the Date of Full Availability including modernization and rehabilitation and 15 years for all new units built, or any affordable housing units, under acquisition utilizing NAHASDA funds. Housing units that receive assistance of more than \$5,000.00 and up to \$20,000.00 under the Home Improvement Assistance Program utilizing IHBG funds the useful life is 5 years. IHBG Funds Invested Affordability Period* Under \$5,000

..... 6 months \$5,000 to \$20,000

..... 5 years \$20,001 to \$40,000

..... 10 years Over \$40,001

..... 15 years New construction or acquisition of newly constructed housing 20 years The MLIHA defines and maintains its useful life by an established policy that was adopted by the Quartz Valley Indian Reservation, and the MLIHA enacts by its governing Board of Commissioners. The policy provides both a designated period of time which a property must remain affordable and provides that there is a binding commitment for the expense of IHBG funds used on affordable housing.

Model Housing and Over-Income Activities

N/A

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

YES

Yes The QVIR Tribe adopted a Tribal Preference Ordinance; first preference is to (A) QVIR Tribal members, (B) children who are QVIR Tribal members. A second preference is for nonmember Federally Recognized Native American.

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

NO

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

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

Does the tribe have an expanded formula area?:

NO

Total Expenditures on Affordable Housing Activities:

All AIAN
HouseholdsAIAN
Households
with Incomes
80% or Less

		of Median Income
IHBG Funds	\$0.00	\$0.00
Funds from Other Sources	\$0.00	\$0.00
For each separate formula area, list the expended amount	The answer to this question is only requested for an APR.	
Indian Housing Plan Certification Of Compliance		
In accordance with applicable statutes, the recipient certifies that it will comply with Title II of the Civil Rights Act of 1968, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and other federal statutes, to the extent that they apply to tribes and TDHEs, see 24 CFR 1000.12.	YES	
In accordance with 24 CFR 1000.328, the recipient receiving less than \$200,000 under FCAS certifies that there are households within its jurisdiction at or below 80 percent of median income.	Not Applicable	
The recipient will maintain adequate insurance coverage for housing units that are owned and operated or assisted with grant amounts provided under NAHASDA, in compliance with such requirements as may be established by HUD:	YES	
Policies are in effect and are available for review by HUD and the public governing the eligibility, admission, and occupancy of families for housing assisted with grant amounts provided under NAHASDA:	YES	
Policies are in effect and are available for review by HUD and the public governing rents charged, including the methods by which such rents or homebuyer payments are determined, for housing assisted with grant amounts provided under NAHASDA:	YES	
Policies are in effect and are available for review by HUD and the public governing the management and maintenance of housing assisted with grant amounts provided under NAHASDA:	YES	
Tribal Wage Rate Certification		
1. You will use tribally determined wage rates when required for IHBG-assisted construction or maintenance activities. The Tribe has appropriate laws and regulations in place in order for it to determine and distribute prevailing wages.	YES	
2. You will use Davis-Bacon or HUD determined wage rates when required for IHBG-assisted construction or maintenance activities.		
3. You will use Davis-Bacon and/or HUD determined wage rates when required for IHBG-assisted construction except for the activities described below.		
4. List the activities using tribally determined wage rates:		