

**PUBLIC AND INDIAN HOUSING
NATIVE AMERICAN HOUSING BLOCK GRANTS
2012 Summary Statement and Initiatives
(Dollars in Thousands)**

NATIVE AMERICAN HOUSING BLOCK GRANTS	Enacted/ Request	Carryover	Supplemental/ Rescission	Total Resources	Obligations	Outlays
2010 Appropriation	\$700,000	\$149,342 ^a	...	\$849,342	\$761,650	\$855,912
2011 CR	700,000	87,692	...	787,692 ^b	783,000	832,560
2012 Request	<u>700,000</u>	<u>4,692</u>	...	<u>704,692</u>	<u>700,000</u>	<u>729,814</u>
Program Improvements/Offsets .....	...	-83,000	...	-83,000	-83,000	-102,746

a/ Includes \$7.8 million in carryover from the American Recovery and Reinvestment Act, 2009 (Recovery Act).

b/ Excludes permanent indefinite authority of \$1.2 million for Title VI Loan Guarantee upward re-estimates.

Summary Statement

The Budget requests an appropriation of \$700 million for the Native American Housing Block Grant, also known as the Indian Housing Block Grant (IHBG) program, in fiscal year 2012. This fiscal year 2012 request equals the fiscal year 2010 enacted level.

The fiscal year 2012 request of \$700 million is expected to be distributed to approximately 364 recipients, representing 555 tribes in 34 States. It is expected that the grantees will use approximately 45 percent of those funds for housing development activities such as the construction, acquisition, and rehabilitation of 4,415 homeownership units and 1,380 rental units. Approximately the same amount is expected to be expended to support the essential activities of operating and maintaining the almost 50,000 low-income housing units that were developed under the U.S. Housing Act of 1937, before IHBG was implemented. Other uses of the funds will include down-payment and rental assistance, housing counseling services, revolving loan funds, energy auditing, crime prevention and safety activities, transitional housing, and planning and administration.

The programs directly funded to support HUD's mission to create strong, sustainable, inclusive communities and quality affordable housing. IHBG remains the single largest source of funding for housing on Indian tribal lands today, where safe, decent, affordable housing is desperately needed. IHBG funds are often leveraged and used as a catalysts for community and economic development. The program substantially contributes to stabilizing communities and building sustainable economies within American Indian and Alaska Native communities.

The IHBG program provides a formula grant for housing and housing related assistance, based on need, and the number of HUD-funded units developed under the U.S. Housing Act of 1937. Funds are provided either directly to eligible Indian tribes, or through their tribally designated housing entities (TDHEs), and primarily benefit low-income American Indian and Alaska Native tribal members. IHBG recognizes the right of Indian self-determination and tribal self-governance, by allowing the recipients that are tribal governments, the flexibility to design and implement appropriate, place-based housing programs, according to local needs and customs.

Native American Housing Block Grants

In fiscal year 2010, more than \$699 million was allocated to Indian Housing Block Grant recipients, representing tribes in 34 States. The grant amounts ranged from \$54,019, to more than \$94 million. In fiscal year 2010, 90 grantees, 25 percent of the total grant recipients, were eligible to receive the minimum grant amount of \$54,019, and the median grant was \$299,097. In fiscal year 2009, 89 grantees, 24 percent of the total grant recipients, were eligible to receive the minimum grant amount of \$49,715, and the median grant was \$259,501. In fiscal year 2008, 93 grantees, 26 percent of the total grant recipients, were eligible to receive the minimum grant amount of \$48,660, and the median grant amount in fiscal year 2008 was \$239,853. A 25 percent increase in minimum grant amounts occurred from fiscal year 2008 to fiscal year 2010. As of October 19, 2010, 4,324 units had been built, acquired, or rehabilitated with program funds in fiscal year 2010 (rentals and homeownership units). NOTE: All accomplishment data herein is from HUD's Performance Tracking Database.

Several studies on the extent of housing needs in Indian Country have been conducted in the past, and they all conclude that Indian communities are in critical need of improved housing conditions. A study conducted by HUD and the Urban Institute in 1996 found that there was a need for more than 90,000 affordable housing units in Indian Country. HUD has also determined, using 2000 Census data (latest available), that 273,658 American Indian and Alaska Native households, out of 965,684, have "severe housing needs." This is defined as a lack of basic plumbing or kitchen facilities, having more than 1.01 persons per room, or having a housing cost burden of more than 50 percent of income. On tribal lands, 28 percent of Indian households were found to be overcrowded or to lack adequate plumbing and kitchen facilities, compared to 5.4 percent of National households. A 2003 U.S. Commission on Civil Rights study, "A Quiet Crisis: Federal Funding and Unmet Needs in Indian Country," estimated nearly 200,000 housing units are immediately needed to provide adequate housing in tribal areas. Within IHBG formula areas, HUD estimates that there are more than 337,000 households that are overcrowded, substandard, or cost-burdensome. In recent years, IHBG has assisted fewer than 8,000 of these households annually by building, acquiring, or rehabilitating housing units.

Housing and infrastructure needs in Indian Country are severe and widespread, and far exceed the funding currently provided to tribes. According to U.S. Census figures published in 2007, 25.3 percent of American Indians and Alaska Natives live in poverty compared to 15 percent for all races nationally. As the U. S. Commission on Civil Rights study stated: "The Federal Government, through laws, treaties, and policies established over hundreds of years, is obligated to ensure that funding is adequate to meet these needs."

Examples of some of the housing needs in Indian Country include the Tohono O'odham Nation, located in Arizona with a population of about 19,000 on its reservations, faces severe housing shortages. In 2008, a survey identified 1,120 substandard housing units, 492 homes that needed accommodations for residents with disabilities, 348 families living in overcrowded conditions, and nearly 200 homeless community members on reservation lands. The general condition of the housing stock is fair to poor. The reservation lacks adequate infrastructure for emergency services, waste water systems, and flood control. There are even 878 homes with no running water. The housing authority manages about 600 units, but estimated it would need about 1,633 more to meet the demand. Another example of housing shortages includes the Rosebud Housing Authority which has at least 360 families on the waiting list for housing.

Also funded under this account is the Tribal Housing Activities Loan Guarantee program, also known as the Title VI Loan Guarantee Program, which promotes homeownership opportunities via a public/private partnership. This request includes \$2 million for credit subsidy to support loan guarantee authority of \$20 million, based on a subsidy rate of 10.8 percent. From the inception of the Title VI Loan Guarantee Program in 2000, through September 30, 2010, a total of \$139 million in loan guarantees have been issued, and 2,100 affordable housing units or the supporting infrastructure have been financed with Title VI funding. Title VI projects typically include infrastructure development and takes several years to complete.

Program Relationship to Strategic Goal 1 and Subgoals:

The IHBG and Title VI programs directly support Strategic Plan Goal 1 (Strengthen the Nation's Housing Market to Bolster the Economy and Protect Consumers) and impacts subgoals 1B: Protect and educate consumers when they buy, refinance, or rent a home and 1C: Create financially sustainable homeownership opportunities.

Native American Housing Block Grants

Strategic Subgoal 1B: Protect and educate consumers when they buy, refinance, or rent a home

ONAP provides training and technical assistance efforts to increase the capacity of tribes and tribally designated housing entities to effectively operate and manage their housing programs. Area ONAP staff train tribal and housing staff as needed by routinely responding to requests for assistance or information, preparing explanatory and training materials, and conducting or participating in local workshops and training sessions. IHBG recipients can use program funds to provide their beneficiaries with training related to successful homeownership.

Strategic Subgoal 1C: Create financially sustainable homeownership opportunities

IHBG recipients are developing neighborhoods and communities by building new homeownership units and acquiring existing units, primarily for the benefit of low-income tribal members. In fiscal year 2012, it is expected that completion of 4,415 homeownership units and 1,380 rental units will continue building sustainable economies within the American Indian and Alaska Native communities.

Program Relationship to Strategic Goal 2 and Subgoals:

The IHBG and Title VI programs directly support Strategic Plan Goal 2 (Meet the Need for Quality Affordable Rental Homes) and impacts all 4 subgoals (2A: End homelessness and substantially reduce the number of families and individuals with severe housing needs; 2B: Expand the supply of affordable rental homes where most needed; 2C: Preserve the affordability and improve the quality of Federally assisted and private unassisted affordable rental homes; and 2D: Expand families' choices of affordable rental homes located in a broad range of communities).

Strategic Subgoal 2A: End homelessness and substantially reduce the number of families and individuals with severe housing needs

Several studies on the extent of housing needs in Indian Country have been conducted in the past, and they all conclude that Indian communities are in critical need of improved housing conditions. HUD has also determined, using 2000 Census data, that 273,658 American Indian and Alaska Native households, out of 965,684, have "severe housing needs." This is defined as a lack of basic plumbing or kitchen facilities, having more than 1.01 persons per room, or having a housing cost burden of more than 50 percent of income. On tribal lands, 28 percent of Indian households were found to be overcrowded or to lack adequate plumbing and kitchen facilities, compared to 5.4 percent of National households.

IHBG recipients strive to end homelessness by building, acquiring, and rehabilitating affordable housing units, and by running other housing assistance programs that are appropriate for their local populations. The study to be conducted in fiscal years 2011 and 2012 on severe housing needs in Indian Country, including native communities in Alaska and Hawaii will provide us with the best picture available.

Strategic Subgoal 2B: Expand the supply of affordable rental homes where they are most needed

IHBG recipients are developing neighborhoods and communities by building new rental units and acquiring existing units, primarily for the benefit of low-income tribal members. In fiscal year 2010, the development, which includes construction and acquisition, of 675 affordable rental units were completed. In fiscal year 2011, the goal is to develop 612 affordable rental units. The fiscal year 2012 goal is to develop 680 units to expand the supply of affordable rental homes.

Strategic Subgoal 2C: Preserve the affordability and improve the quality of Federally assisted and private unassisted affordable rental homes

The output measure is the number of rental units rehabilitated. IHBG recipients are developing neighborhoods and communities by rehabilitating rental units, primarily for the benefit of low-income tribal members. The verifiable outputs reflect a major use of funds, and are good indicators of the overall performance and strength of the program. In fiscal year 2010, 446 rental units had been rehabilitated. In fiscal year 2009, 657 rental units were rehabilitated.

Native American Housing Block Grants

Strategic Subgoal 2D: Expand families' choices of affordable rental homes located in a broad range of communities

IHBG recipients expand families' choices of affordable rental homes by building and acquiring more of them, and by rehabilitating existing stock. However, IHBG recipients generally do not operate in a broad range of communities; rather, most concentrate on providing housing assistance to their members within their respective, local Indian areas, Indian reservations, or near the reservations.

However, the Department will conduct a comprehensive study on Indian housing needs which will update Census data to include information from 2000 and 2010 Decennial Censuses, and from the American Community Survey. This needs assessment will include several components, such as conducting interviews with tribal leaders, with staff at tribally designated housing entities, with other community leaders and stakeholders. It is expected that the assessment will inform the HUD strategy as we look ahead to fiscal year 2012 and beyond.

Programs' Relationship to Strategic Goal 3 and Subgoals:

The IHBG and Title VI programs indirectly support Strategic Plan Goal 3 (Utilize Housing as a Platform for Improving Quality of Life and impacts all 5 subgoals (3A: Utilize HUD assistance to improve educational outcomes and early learning and development; 3B: Utilize HUD assistance to improve health outcomes; 3C: Utilize HUD assistance to increase economic security and self-sufficiency; 3D: Utilize HUD assistance to improve housing stability through supportive services for vulnerable populations, including the elderly, people with disabilities, homeless people, and those individuals and families at risk of becoming homeless; Subgoal 3E: Utilize HUD assistance to improve public safety)).

Strategic Subgoal 3A: Utilize HUD assistance to improve educational outcomes and early learning and development

This goal is indirectly supported by the program in the sense that the addition of sufficient safe, decent, and affordable housing to a community is assumed to have the long-term effects of improving educational outcomes.

Strategic Subgoal 3B: Utilize HUD assistance to improve health outcomes

This goal is indirectly supported by the program in the sense that the addition of sufficient safe, decent, and affordable housing to a community is assumed to have the long-term effects of improving health outcomes. The comprehensive Needs Assessment that HUD will conduct in fiscal year 2011 will look at housing as well as other factors important to long-term economic stability including access to quality health care.

Strategic Subgoal 3C: Utilize HUD assistance to increase economic security and self-sufficiency

This goal is indirectly supported by the program in the sense that the addition of sufficient safe, decent, and affordable housing to a community is assumed to have the long-term effects of improving the economic security and the self-sufficiency of residents.

Strategic Subgoal 3D: Utilize HUD assistance to improve housing stability through supportive services for vulnerable populations, including the elderly, people with disabilities, homeless people, and those individuals and families at risk of becoming homeless

Some IHBG recipients choose to use a portion of their program funds to provide supportive services to their vulnerable populations.

Native American Housing Block Grants

Strategic Subgoal 3E: Utilize HUD assistance to improve public safety

The IHBG program funds crime prevention and safety activities to protect residents of affordable housing. About \$10.9 million each year, or about 1 percent of annual IHBG expenditures fall into this category. This goal is supported by the program in the sense that the addition of sufficient safe, decent, and affordable housing to a community is assumed to have the long-term effect of improving public safety.

Programs Relationship to Strategic Goal 4 and Subgoals:

The IHBG and Title VI programs indirectly support Strategic Plan Goal 4 (Build Inclusive and Sustainable Communities Free from Discrimination and impacts subgoals (4B: Promote energy-efficient buildings and location-efficient communities that are healthy, affordable, and diverse; 4D: Facilitate disaster preparedness, recovery, and resiliency; 4E: Build the capacity of local, state, and regional public and private organizations).

Strategic Subgoal 4B: Promote energy-efficient buildings and location-efficient communities that are healthy, affordable, and diverse

IHBG recipients are encouraged through trainings and the provision of technical assistance to promote energy-efficient buildings and location-efficient communities that are healthy and affordable.

Strategic Subgoal 4D: Facilitate disaster preparedness, recovery, and resiliency

IHBG recipients are encouraged through trainings and the provision of technical assistance to promote disaster preparedness, recovery, and resiliency.

Strategic Subgoal 4E: Build the capacity of local, state, and regional public and private organizations

IHBG recipients are encouraged through trainings and the provision of technical assistance to build the capacity of local, state, and regional public and private organizations.

Native American Housing Block Grants

The Indian Housing Block Grant program helps American Indian (AI) and Alaska Native (AN) tribal governments administer housing programs for their low-income members. The Indian Housing Loan Guarantee (Section 184) program serves the same population except it is not limited to low-income persons. The table below depicts demographic information for this population.

Demographics on Office of Native American Programs (ONAP)																													
<p>Regional Breakdown^{a/}</p> <p>Number of American Indians and Alaska Natives in IHBG Formula Areas by ONAP Area</p> <p>■ Alaska ■ Eastern/Woodlands ■ Northern Plains ■ Northwest ■ Southern Plains ■ Southwest</p> <p>Total: 1,545,788</p>		<p>Median Age (years)</p> <table border="1"> <tr><td>Both Sexes</td><td>29.7</td></tr> <tr><td>Male</td><td>28.8</td></tr> <tr><td>Female</td><td>30.7</td></tr> </table>		Both Sexes	29.7	Male	28.8	Female	30.7																				
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<p>Average Family Size^{a/}</p> <table border="1"> <tr><td></td><td>5.3</td></tr> </table>			5.3	<p>States with Largest AI/AN Population</p> <table border="1"> <tr><td>California</td><td>15.0%</td></tr> <tr><td>Oklahoma</td><td>9.0%</td></tr> <tr><td>Arizona</td><td>7.0%</td></tr> <tr><td>New Mexico</td><td>4.0%</td></tr> <tr><td>Others</td><td>65.0%</td></tr> </table>		California	15.0%	Oklahoma	9.0%	Arizona	7.0%	New Mexico	4.0%	Others	65.0%														
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Source: U.S. Census Bureau unless specified

a/ Source: IHBG Formula Database as of August, 2010

b/ Source: ONAP/OLG Database

c/ AMI is Area Median Income

Native American Housing Block Grants

**PUBLIC AND INDIAN HOUSING
NATIVE AMERICAN HOUSING BLOCK GRANTS
Summary of Resources by Program
(Dollars in Thousands)**

<u>Budget Activity</u>	<u>2010 Budget Authority</u>	<u>2009 Carryover Into 2010</u>	<u>2010 Total Resources</u>	<u>2010 Obligations</u>	<u>2011 CR</u>	<u>2010 Carryover Into 2011</u>	<u>2011 Total Resources</u>	<u>2012 Request</u>
Formula Grants	\$690,250	\$135,082	\$825,332	\$751,022	\$690,250	\$74,310	\$764,560	\$698,000
Loan Guarantee - Title VI (Credit Subsidy) ..	2,000	3,736	5,736	352	2,000	5,384	7,384	2,000
Technical Assistance ..	4,250	10,524	14,774	6,776	4,250	7,998	12,248	...
National American Indian Housing Council	<u>3,500</u>	<u>...</u>	<u>3,500</u>	<u>3,500</u>	<u>3,500</u>	<u>...</u>	<u>3,500</u>	<u>...</u>
Total	700,000	149,342	849,342	761,650	700,000	87,692	787,692	700,000
<u>FTE</u>	<u>2010 Actual</u>	<u>2011 Estimate</u>	<u>2012 Estimate</u>					
Headquarters	35	30	29					
Field	<u>121</u>	<u>128</u>	<u>125</u>					
Total	156	158	154					

Native American Housing Block Grants

**PUBLIC AND INDIAN HOUSING
NATIVE AMERICAN HOUSING BLOCK GRANTS
Program Offsets
(Dollars in Thousands)**

Formula Grants	<u>Amount</u>
2010 Appropriation	\$690,250
2011 CR	690,250
2012 Request	<u>698,000</u>
Program Improvements/Offsets	+7,750

Proposed Actions

In fiscal year 2012, the Department proposes an appropriation of \$700 million for IHBG purposes, with \$698 million for formula grants.

The Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA, 25 U.S.C. 4101 et seq.) was enacted by Congress to recognize the unique nature and needs of American Indians and Alaska Natives, and better assist Native American people and their communities. The Native American Housing Block Grant, also known as the Indian Housing Block Grant, or IHBG program, provides funds to tribes or their Tribally Designated Housing Entities (TDHE), to meet their critical housing needs through block grants designed to maintain existing units previously developed with HUD funding; to develop, acquire, and rehabilitate units; and for other affordable housing activities, such as interest rate buy-downs, down payment assistance, loans, and housing services, as defined in Section 202 of the Act.

During fiscal year 2009, the Native American community received an additional \$520 million in assistance from the American Recovery and Reinvestment Act of 2009 (Recovery Act) including Indian Community Development Block Grant (ICDBG) funds. The Recovery Act provided a \$255 million supplement to the 2008 IHBG program, and in March 2009, these funds were allocated in accordance with the formula, specifically for the purpose of new construction, acquisition, and rehabilitation including energy efficiency and conservation, and infrastructure development. By September 30, 2010, HUD had distributed and obligated approximately 99 percent of the Recovery Act funds. As of December 12, 2010, approximately 67.5 percent of the funds had been expended. By September 30, 2012, it is expected that all Recovery Act funds will have been expended.

The IHBG allows grant recipients to develop and support affordable rental and homeownership housing and provide housing services through the following eligible activities:

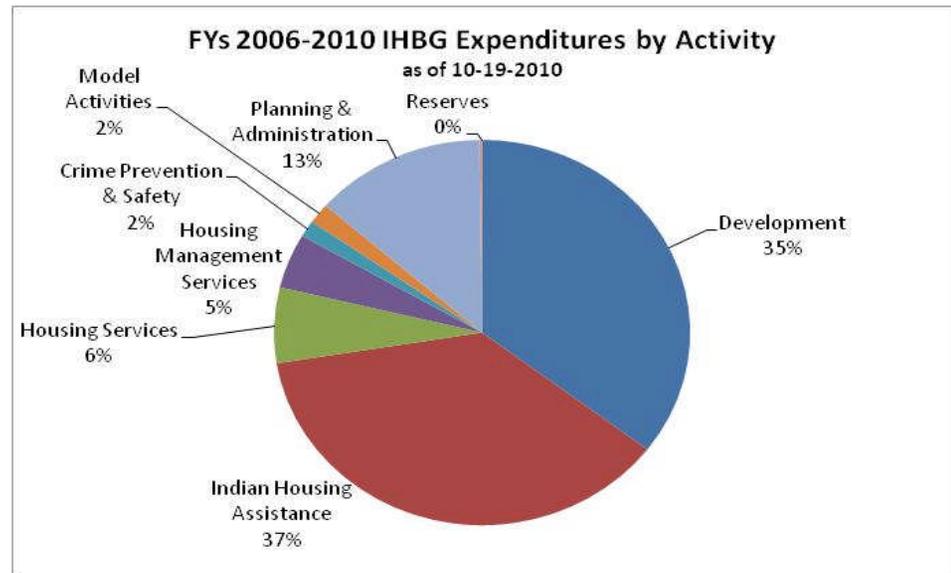
Development. The acquisition, new construction, reconstruction, or moderate or substantial rehabilitation of affordable housing, which may include real property acquisition, site improvement, development of utilities and utility services, conversion, demolition, financing, administration and planning, improvement to achieve greater energy efficiency, and other related activities.

Native American Housing Block Grants

- From fiscal year 2006 through October 19, 2010, IHBG recipients expended approximately \$993 million on activities in this category, or an average of \$198.6 million each year.
- During this time, almost 8,700 affordable homes were built, more than 3,900 were acquired, and more than 20,200 were substantially rehabilitated.
- This activity averaged about 35 percent of total expenditures.

Indian Housing Assistance. The provision of modernization or operating assistance for housing previously developed or operated pursuant to a contract between the Secretary and an Indian housing authority. Indian Housing Assistance refers to the operation and maintenance of “pre-NAHASDA” HUD units.

- From fiscal year 2006 through October 19, 2010, IHBG recipients expended approximately \$1 billion on activities in this category, or an average of \$208.9 million each year.
- This activity averaged about 37 percent of total expenditures.
- Recipients continue to maintain a substantial inventory of “HUD units” that were constructed before NAHASDA’s programs were implemented in 1998. In fiscal year 2010, this included more than 52,500 units built under the Low-Rent, Mutual Help, and Turnkey programs; and about 3,600 units managed in a manner similar to the Section 8 program.



Housing Services. Funds used to provide housing counseling for rental or homeownership assistance, establishment and support of resident management organizations, energy auditing, supportive and self-sufficiency services, and other related services assisting owners, residents, contractors, and other entities participating or seeking to participate in eligible housing activities.

- From fiscal year 2006 through October 19, 2010, IHBG recipients expended approximately \$178.5 million on activities in this category, or an average of \$35.7 million each year.
- This activity averaged about 6 percent of total expenditures.

Housing Management Services. The provision of management services for affordable housing, including preparation of work specifications, loan processing, inspections, tenant selection, management of tenant-based rental assistance, and management of affordable housing projects.

Native American Housing Block Grants

- From fiscal year 2006 through October 19, 2010, IHBG recipients expended approximately \$129.3 million on activities in this category, or an average of \$25.9 million each year.
- This activity averaged about 5 percent of total expenditures.

Crime Prevention and Safety. Funding provided for safety, security, and law enforcement measures with activities appropriate to protect residents of affordable housing from crime.

- From fiscal year 2006 through October 19, 2010, IHBG recipients expended approximately \$39.3 million on activities in this category, or an average of \$7.9 million each year.
- This activity averaged only about 2 percent of expenditures.

Model Activities. The Department may approve housing activities under model programs that are designed to carry out the purposes of the Act and are specifically approved by the Secretary as appropriate for such purpose.

- From fiscal year 2006 through October 19, 2010, IHBG recipients expended approximately \$47.6 million on activities in this category, or an average of \$9.5 million each year.
- This activity averaged about 2 percent of expenditures each year.
- Examples of model activities include: renovating a homeless facility in the community, providing rental subsidy for units developed under the low-income housing tax credits program, and developing a neighborhood park to be used primarily by low-income residents.

In addition, recipients may expend funds for planning and administration. Approximately \$376 million was expended from fiscal year 2006 through October 19, 2010, or an average of \$75.2 million per year. Planning and administrative expenses averaged about 13 percent of total expenditures each year. (24 CFR § 1000.236 defines eligible administrative and planning expenses under NAHASDA). Activities include administrative management, evaluation and monitoring, preparation of the Indian Housing Plan and Annual Performance Report, staff and overhead costs directly related to carrying out affordable housing activities. (24 CFR § 1000.238 limits recipients to 20 percent of their grant for planning and administrative purposes).

Native American Housing Block Grants

The IHBG recipients made significant accomplishments, some of which are highlighted below:

The Fond du Lac Band of Lake Superior Chippewa opened the doors of its first supportive housing development in July 2010. Located on the Fond du Lac Reservation in northeastern Minnesota, the new construction will provide permanent housing to 24 tribal members and their families. Culturally appropriate services will be provided by the Tribal Human Services Division, and will address tenants' barriers to maintaining housing. The development will create a support system for individuals and families to prevent homelessness.

Ysleta del Sur Pueblo is located in El Paso, Texas. About 550 low-income families live in its service area. In fiscal year 2010, more than 230 families were on its waiting list. Using IHBG funds, the Ysleta Del Sur Pueblo drafted a master plan to develop housing for 94 families. Numerous funding sources were tapped to finance the infrastructure project. It funded the master plan, the infrastructure design, and the contract for providing a sewer system using IHBGs over 4 years totaling \$1.6 million, and an Indian Health Service grant of \$250,000. The infrastructure needed to build 94 new units, a community center, and a park totaled approximately \$4.8 million. To raise this money, the Pueblo decided to use the Title VI loan guarantee program, and successfully borrowed more than \$2.9 million from Bank of America. The Pueblo won an award of Low Income Housing Tax Credits from the Texas Department of Housing and Community Affairs and have partnered with Raymond James Tax Credit Funds to construct 60 additional affordable rental units.

Native American Housing Block Grants



Cocopah Indian Housing and Development (CIHAD) is tasked with seeking funding that ensures a higher standard of living for tribal members (with an emphasis on education, tenant counseling and support of the transition from generational renters to homeownership). It must also maintain its stock of 92 NAHASDA-subsidized rental units. The annual IHBG (\$818,084 in fiscal year 2009) does not allow CIHAD to make the repairs required to maintain its rental stock in good condition in the harsh desert climate or to provide for modernization to make the units more energy efficient. Therefore, the homes have continued to deteriorate over the past 20 years to the point where they now require moderate to substantial rehabilitation to retain a useful life. CIHAD has actively sought additional funding to supplement IHBG funds and has received multiple Indian Community Development Block Grants, including one for \$605,000 in fiscal year 2007, and another for \$605,000 in fiscal year 2008. Funds from these 2 grants and IHBGs were used to complete the substantial rehabilitations on 4, low-income, single-family rental units, and to begin the rehabilitation work on an additional 12 units in fiscal year 2009. CIHAD provides support to the neediest tribal members who may be otherwise forced into situations of overcrowding. Due to replacement and upgrade of roofs and HVAC systems and the installation of Energy Star appliances, low- and very low-income tribal members now living in the rental units that have already received rehabilitation have seen a significant reduction in their utility bills, allowing them to have more disposable income and to better plan for and meet the basic needs of their families. Also, due to construction redesign of the units and tenant counseling, there has been near elimination of mold growth in bathrooms and kitchens, drastically reducing exposure to health risks. CIHAD supports tribal members by providing expanded education of tribal members on subjects such as creating and managing a family budget, how to plan for and use credit wisely and developing an individualized family plan to achieve homeownership. CIHAD also uses IHBG funds to provide subsidized rent assistance

Native American Housing Block Grants

for 17 additional low-income units that were built using Section 184 funds, allowing 17 more families to be able to take advantage of the programs and services offered by CIHAD. By rehabilitating and modernizing the Cocopah rental units for low-income and very low-income families, tribal members are able to remain close to their family members and other tribal supportive services, helping them to retain their sense of community and kinship.

Based on the ONAP Performance Tracking Database (PTD), in fiscal year 2010, 583 tribes or tribal organizations were eligible to participate in the IHBG program. In addition to federally recognized tribes, several non-Federally recognized Indian tribes with Indian housing authorities are eligible to participate in NAHASDA programs because they entered into a contract and received funding from HUD pursuant to the U. S. Housing Act of 1937, prior to the passage of NAHASDA. In addition, tribally designated housing entities, such as Alaska’s 14 Regional Housing Authorities that administer IHBG funds on behalf of tribes, are also eligible. fiscal year 2010 IHBG funds were allocated as follows:

Indian Housing Block Grants Program

Area	Number of Eligible Participants 2010	Allocation Amounts 2010
Alaska, Anchorage	237	107,889,012
Eastern/Woodlands, Chicago	60	95,504,068
Northern Plains, Denver	33	97,500,605
Northwest, Seattle	42	62,729,880
Southern Plains, Oklahoma City	47	105,393,797
Southwest, Phoenix	164	230,444,583
Total	583	699,461,945

Native American Housing Block Grants

However, not all eligible tribes actually participate in the IHBG program. A few tribes choose not to participate or do not qualify for various reasons. In fiscal year 2010, 360 compliant Indian Housing Plans were submitted, representing 547 tribes, resulting in 93 percent of tribes being funded. Funds were reserved as follows:

Indian Housing Block Grants Program

Area	Number of Recipients 2010	Amounts Reserved 2010
Alaska, Anchorage	60	107,671,091
Eastern/Woodlands, Chicago	55	94,568,218
Northern Plains, Denver	33	97,500,605
Northwest, Seattle	42	62,729,880
Southern Plains, Oklahoma City	45	105,294,039
Southwest, Phoenix	125	226,606,444
Total	360	694,370,277

**PUBLIC AND INDIAN HOUSING
NATIVE AMERICAN HOUSING BLOCK GRANTS
Program Offsets
(Dollars in Thousands)**

Loan Guarantee - Title VI (Credit Subsidy)	<u>Amount</u>
2010 Appropriation	\$2,000
2011 CR	2,000
2012 Request	<u>2,000</u>
Program Improvements/offsets .....	...

Title VI Housing Loan Guarantee - Summary of Loan Activity	<u>Actual</u> <u>2010</u>	<u>Estimate</u> <u>2011</u>	<u>Estimate</u> <u>2012</u>
Number of Loan Commitments	4	18	12
Number of Loans Endorsed	3	10	10
Average Loan Size of Endorsed Loans	\$1,051	\$2,000	\$2,000
Number of Loans in Delinquent Status at end of fiscal year	0	0	0
Number of Loans that Defaulted in fiscal year	0	0	0
Total Number of Loans in Default	0	0	0
Loan Guarantee Commitment Limitation	\$3,153 <i>a/</i>	\$20,000	\$20,000
Subsidy Rate	11.18	10.20	10.80

a/ This is the amount of guaranteed loan commitments made; fiscal year 2010 loan guarantee commitment limitation is \$18 million.

Proposed Actions

The Budget includes a set-aside of \$2 million in credit subsidy for the continuation of the Title VI Loan Guarantee program. The loan guarantees made under this program guarantee repayment of 95 percent of the unpaid principal and interest due on the obligations guaranteed. The Title VI program is authorized by Public Law 104-330, as amended, and the regulations are found in 24 CFR PART 1000, Subpart E. This request will support loan guarantee authority of \$20 million based on a subsidy rate of 10.80 percent for the Title VI program. The program provides loan guarantees for NAHBG recipients (Indian tribes and TDHEs) in need of additional funds to engage in NAHASDA-eligible affordable housing activities. The program provides a mechanism for grant recipients to leverage funds by pledging future block grants, along with additional security as required, to collateralize notes and other obligations.

Native American Housing Block Grants

The program began with one Title VI loan guarantee issued for approximately \$1.7 million in fiscal year 2000. As of September 30, 2010, cumulative loan guarantees of approximately \$139 million have been issued, and 2,100 affordable housing units or the supporting infrastructure has been financed with Title VI funding. In fiscal year 2010, 3 loans totaling \$2.6 million were guaranteed. The guarantee projections for 2011 are 10 loans totaling approximately \$30 million.

Limited resources require tribes to explore leveraging options when planning development projects. This limitation makes it necessary for tribes to combine funding from multiple sources with different application and timing cycles. As a result, Title VI projects have long implementation time lines. During the planning process, tribe/TDHE and other funding sources need assurance that Title VI funding will be available. Through September of 2010, three guarantees (expenditures) of \$2.6 million were issued. One Firm Commitment (obligation) of \$0.6 million was outstanding. Preliminary letters of acceptance for seven additional loans totaling \$29.6 million received approval to proceed. Six additional projects are in the planning stages for \$12.2 million, which brings the current pipeline of potential Title VI loans to \$45 million. Although the pipeline has grown, the rate of expenditures has decreased due to the tribes/THDEs lack of extra capacity to manage both their Recovery Act projects that have firm time lines and the more flexible Title VI projects.

The Office of Loan Guarantee is working closely with the six area ONAP offices to strengthen the relationship between Title VI lenders and tribes. The emphasis is on engaging lenders during the planning process to benefit from their financial expertise in structuring the project. ONAP is providing technical assistance and outreach to enhance tribal capacity in the planning and implementation process.

In fiscal year 2012, it is anticipated that this program will offer training that includes overall planning, housing services, and advantages of leveraging funds with other homeownership programs. Under Title VI, tribes create their own housing programs, including foreclosure prevention.

**PUBLIC AND INDIAN HOUSING
NATIVE AMERICAN HOUSING BLOCK GRANTS
Program Offsets
(Dollars in Thousands)**

Technical Assistance	<u>Amount</u>
2010 Appropriation	\$4,250
2011 CR	4,250
2012 Request	<u>---</u>
Program Improvements/Offsets	-4,250

Proposed Actions

In fiscal year 2010, IHBG training and technical assistance funds were used to train and consult with program participants, as well as provide technical support for the program. Training on procurement procedures reviewed the program’s requirements for purchasing goods and services related to tribal housing, including the Indian preference requirements. Environmental training included an introduction to the environmental review process as well as comprehensive examination of and instruction in this process. A comprehensive, 3-day session was held to introduce the essential elements of the Native American Housing Assistance and Self-Determination Act of 1996. Training was provided on Circular A-133 audits. Approximately 150 attended a 2-day conference in Seattle, WA on asset building. Two regional (in Montana and Oregon) and one national training session (in Nevada) were held on energy efficiency and green building. One, 2-day workshop on the Title VI loan guarantee program was held in New Mexico. Workshops and technical assistance was provided for the prevention of violent crime and gang violence and for the establishment of Native American community youth organizations. Home energy assessments and technical assistance were provided on energy efficiency to tribal housing authorities in Michigan, Maine, South Dakota, California, Washington, and Alaska.

The Department is not requesting funding for technical assistance in fiscal year 2012. The technical assistance activities will be funded through the Department’s Transformation Initiative.

**PUBLIC AND INDIAN HOUSING
NATIVE AMERICAN HOUSING BLOCK GRANTS
Program Offsets
(Dollars in Thousands)**

National American Indian Housing Council	<u>Amount</u>
2010 Appropriation	\$3,500
2011 CR	3,500
2012 Request	<u>---</u>
Program Improvements/Offsets	-3,500

Proposed Actions

The Department does not request a set-aside for a national organization providing technical assistance in fiscal year 2012. Currently, there is only one national organization that serves as a public interest group for Native American housing efforts.

NAIHC uses the funds to provide training to tribes and tribally designated housing entities in areas such as Methamphetamine Awareness & Abatement or Emergency Preparedness. NAIHC also provides on-site technical assistance to IHBG grantees when requested. NAIHC uses these funds to support two national conferences each year, their Annual Convention and a Legal Symposium, and provides scholarships for training for housing staff, which covers tuition, if applicable, and travel costs.

Currently, the NAIHC has unexpended funds that are sufficient to continue its activities without additional appropriations. There are also regional Native American housing organizations that could provide more locally focused training and technical assistance if the authorization for appropriations of the funding was expanded to include those entities.

**PUBLIC AND INDIAN HOUSING
NATIVE AMERICAN HOUSING BLOCK GRANTS
Program Offsets
(Dollars in Thousands)**

Transformation Initiative	<u>Amount</u>
2010 Appropriation
2011 CR
2012 Request	<u>...</u>
Program Improvements/Offsets

Proposed Actions

In fiscal year 2012, the Department renews its request for the Transformation Initiative, which provides the Secretary the flexibility to undertake an integrated and balanced effort to improve program performance and test innovative ideas. Up to 0.5 percent of the funds appropriated for this account may be transferred to the Transformation Initiative Fund account for the following purposes: research, evaluations, and program metrics; program demonstrations; and technical assistance and capacity building. Departmentwide, no more than \$120 million will be transferred to the Transformation Initiative Fund account in fiscal year 2012. More details on the overall Transformation Initiative and these projects are provided in the justification for the Transformation Initiative Fund account.

Native American Housing Block Grants

**PUBLIC AND INDIAN HOUSING
NATIVE AMERICAN HOUSING BLOCK GRANTS
Appropriations Language**

Below is the italicized appropriations language for the Native American Housing Block Grant program.

Changes from 2010 Appropriations

For the Native American Housing Block Grants program, as authorized under title I of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) (25 U.S.C. 4111 et seq.), \$700,000,000, to remain available until expended: Provided, That, notwithstanding the Native American Housing Assistance and Self-Determination Act of 1996, to determine the amount of the allocation under title I of such Act for each Indian tribe, the Secretary shall apply the formula under section 302 of such Act with the need component based on single-race Census data and with the need component based on multi-race Census data, and the amount of the allocation for each Indian tribe shall be the greater of the two resulting allocation amounts: Provided further, That of the amount provided under this heading, \$2,000,000 shall be made available for the cost of guaranteed notes and other obligations, as authorized by title VI of NAHASDA: Provided further, That such costs, including the costs of modifying such notes and other obligations, shall be as defined in section 502 of the Congressional Budget Act of 1974, as amended: Provided further, That these funds are available to subsidize the total principal amount of any notes and other obligations, any part of which is to be guaranteed, not to exceed \$20,000,000. Note.--A full-year 2011 appropriation for this account was not enacted at the time the budget was prepared; therefore, this account is operating under a continuing resolution (P.L. 111-242, as amended). The amounts included for 2011 reflect the annualized level provided by the continuing resolution.

Native American Housing Block Grants

**PUBLIC AND INDIAN HOUSING
NATIVE AMERICAN HOUSING BLOCK GRANTS
Crosswalk of 2010 Availability
(Dollars in Thousands)**

<u>Budget Activity</u>	<u>2010 Enacted</u>	<u>Supplemental/ Rescission</u>	<u>Approved Reprogrammings</u>	<u>Transfers</u>	<u>Carryover</u>	<u>Total 2010 Resources</u>
Formula Grants	\$690,250	...	...	...	\$135,082	\$825,332
Loan Guarantee - Title VI (Credit Subsidy)	2,000	...	...	...	3,736	5,736
Technical Assistance	4,250	...	...	...	10,524	14,774
National American Indian Housing Council	<u>3,500</u>	<u>...</u>	<u>...</u>	<u>...</u>	<u>...</u>	<u>3,500</u>
Total	700,000	...	...	...	149,342	849,342

Native American Housing Block Grants

**PUBLIC AND INDIAN HOUSING
NATIVE AMERICAN HOUSING BLOCK GRANTS
Crosswalk of 2011 Changes
(Dollars in Thousands)**

<u>Budget Activity</u>	<u>2011 President's Budget Request</u>	<u>2011 CR</u>	<u>2011 Supplemental/ Rescission</u>	<u>Reprogrammings</u>	<u>Carryover</u>	<u>Total 2011 Resources</u>
Formula Grants	\$690,250	...	...	\$74,310	\$764,560
Loan Guarantee - Title VI (Credit Subsidy)	2,000	...	...	5,384	7,384
Technical Assistance	4,250	...	...	7,998	12,248
National American Indian Housing Council	<u>3,500</u>	...	...	...	<u>3,500</u>
Total	700,000	...	...	87,692	787,692