

Summary of the Indian Housing Plan

Recently the HACN was asked to prepare and track the IHP. The Indian Housing Plan (IHP) is a document that is required to be submitted 75 days before the beginning of the fiscal year or July 18th. The purpose of the IHP is to describe how the Cherokee Nation anticipates spending NAHASDA funds, in accordance with the federal regulations. Last year an extension was requested and granted, however it is not my desire to request an extension.

As the HACN has been asked to prepare, from here out, it is my desire to have the "Proposed IHP" to the Council no later than April of each year. This would allow time for an adequate review, an opportunity to form a Workgroup, and HACN would be more than happy to offer trainings related to NAHASDA essentials, basics, or any other category requested. This submittal would also allow time for any Workgroup to review and submit back to Council in May or June for approval.

This year's projection include approximately a \$4 million dollar increase. This increase is being used to increase Housing Rehab by \$1.5 million; increase Replacement Homes by \$1.5 million; and increase Rental Assistance by nearly \$1 million.

The Housing Rehab program provides rehabilitation to privately owned homes. The increase will allow us to serve more families with the additional dollars.

Similar to Housing Rehab, the Replacement Home program allows for a new home to be constructed when an existing home cannot be rehabilitated or it is not economically feasible to do so. The increase will allow for additional families to be served. Both these increase will allow us to better carry out the mission you have tasked us with in the Housing Rehab programs.

The HACN Rental Assistance Program (RAP) is currently used to subsidize rental payment for rental units on the open market. The last changes to the subsidy amount was more than four years ago and currently the maximum subsidy is \$300. The increase would be used to adjust subsidy amounts, especially in areas with high rental rates based on the Fair Market Rental Rates (FMR) as published annually by HUD.

2017 PROPOSED IHP Budget				program income
Activity	Units/Families	2017 IHBG	Other Funds	
Modernization LR	300	\$3,000,000	\$1,500,000	\$1,500,000
Modernization MH	105	\$1,000,000	\$200,000	\$200,000
Operating LR	944	\$3,827,200		\$2,000,000
Construct Rentals Pryor	25	\$20,100	\$2,000,000	\$350,000
Mod/Rehab (Rural Rental)	35	\$33,600	\$350,000	\$87,415
Homeownership Rehab	400	\$9,348,561		\$150,000
Homeownership Replacement	14	\$2,882,965		\$200,000
Title VI Subsidy/Loan Repayment	239	\$500,000	\$1,000,000	\$350,000
Rental Assistance	1511	\$5,139,269		\$350,000
Temporary Rental Assistance	350	\$300,000		\$175,000
Housing Management (HACN)	2847	\$4,553,185	\$87,415	\$47,361
ICDBG	40		\$1,067,000	
HUD-VASH Rental Assistance	20		\$174,005	
Tahlequah Housing Office	1	\$14,000	\$250,000	
Infrastructure Claremore Office	1	\$14,000	\$400,000	
Infrastructure Stilwell Office	1	\$14,000	\$400,000	
Total HACN		\$30,646,880	\$7,428,420	\$38,075,300
CHEROKEE NATION				
Mortgage Assistance	153	\$3,969,000		
MAP Financial Planning	550	\$615,000		
Individual Development Acct.	121	\$2,061,100		
Transitional Housing	2610	\$1,164,162		
College Housing Assistance	88	\$601,865		
Home Energy Audits	200		\$175,000	
Community Youth RS	1250	\$234,747		
Career Literacy RS	492	\$427,054		
Financial Assistance RS	775	\$453,120		
Families First RS	55	\$163,013		
Adult RS	300	\$278,091		
One Stop Ap Center	200	\$60,200		
Law Enforcement		\$1,193,636		
Site Development - Water/Sanitation			\$47,361	
Total Cherokee Nation		\$11,220,988	\$222,361	\$11,443,349
Planning and Administration		\$3,356,661	\$20,400	\$3,377,061
TOTAL 2017 IHP		\$45,224,529	\$7,671,181	\$52,895,710

2016 vs. 2017 PROPOSED IHP Budget							
Activity	2016 IHBG	2016 Other Funds	2016 Totals	2017 IHBG	Other Funds	2017 Totals	Difference
Modernization LR	\$3,827,200	\$1,500,000	\$5,327,200	\$3,000,000	\$1,500,000	\$4,500,000	-\$827,200
Modernization MH	\$1,000,000	\$200,000	\$1,200,000	\$1,000,000	\$200,000	\$1,200,000	\$0
Operating LR	\$3,000,000		\$3,000,000	\$3,827,200		\$3,827,200	\$827,200
Construct Rentals Pryor	\$20,100	\$2,000,000	\$2,020,100	\$20,100	\$2,000,000	\$2,020,100	\$0
Mod/Rehab (Rural Rental)	\$33,600	\$350,000	\$383,600	\$33,600	\$350,000	\$383,600	\$0
Homeownership Rehab	\$7,848,561		\$7,848,561	\$9,348,561		\$9,348,561	\$1,500,000
Homeownership Replacement	\$1,382,965		\$1,382,965	\$2,882,965		\$2,882,965	\$1,500,000
Title VI Subsidy/Loan Repayment	\$500,000	\$1,000,000	\$1,500,000	\$500,000	\$1,000,000	\$1,500,000	\$0
Rental Assistance	\$4,200,000		\$4,200,000	\$5,139,269		\$5,139,269	\$939,269
Temporary Rental Assistance	\$300,000		\$300,000	\$300,000		\$300,000	\$0
Housing Management (HACN)	\$4,553,185	\$87,415	\$4,640,600	\$4,553,185	\$87,415	\$4,640,600	\$0
ICDBG		\$1,067,000	\$1,067,000		\$1,067,000	\$1,067,000	\$0
HUD-VASH Rental Assistance		\$194,405	\$194,405		\$174,005	\$174,005	-\$20,400
Tahlequah Housing Office	\$10,500	\$150,000	\$160,500	\$14,000	\$250,000	\$264,000	\$103,500
Sallisaw Housing Office	\$10,500	\$200,000	\$210,500	\$0	\$0	\$0	-\$210,500
Infrastructure Claremore Office	\$10,500	\$350,000	\$360,500	\$14,000	\$400,000	\$414,000	\$53,500
Infrastructure Stilwell Office	\$10,500	\$350,000	\$360,500	\$14,000	\$400,000	\$414,000	\$53,500
Total HACN	\$26,707,611	\$7,448,820	\$34,156,431	\$30,646,880	\$7,428,420	\$38,075,300	\$3,918,869
CHEROKEE NATION						\$0	\$0
Mortgage Assistance	\$3,969,000		\$3,969,000	\$3,969,000		\$3,969,000	\$0
MAP Financial Planning	\$615,000		\$615,000	\$615,000		\$615,000	\$0
Individual Development Acct.	\$2,061,100		\$2,061,100	\$2,061,100		\$2,061,100	\$0
Transitional Housing	\$1,164,162		\$1,164,162	\$1,164,162		\$1,164,162	\$0
College Housing Assistance	\$601,865		\$601,865	\$601,865		\$601,865	\$0
Home Energy Audits		\$175,000	\$175,000		\$175,000	\$175,000	\$0
Community Youth RS	\$234,747		\$234,747	\$234,747		\$234,747	\$0
Career Literacy RS	\$427,054		\$427,054	\$427,054		\$427,054	\$0
Financial Assistance RS	\$453,120		\$453,120	\$453,120		\$453,120	\$0
Families First RS	\$163,013		\$163,013	\$163,013		\$163,013	\$0
Adult RS	\$278,091		\$278,091	\$278,091		\$278,091	\$0
One Stop Ap Center	\$60,200		\$60,200	\$60,200		\$60,200	\$0
Law Enforcement	\$1,193,636		\$1,193,636	\$1,193,636		\$1,193,636	\$0
Site Development - Water/Sanitation		\$47,361	\$47,361		\$47,361	\$47,361	\$0
Total Cherokee Nation	\$11,220,988	\$222,361	\$11,443,349	\$11,220,988	\$222,361	\$11,443,349	\$0
			\$0			\$0	\$0
Planning and Administration	\$3,356,661	\$626,894	\$3,983,555	\$3,356,661	\$20,400	\$3,377,061	-\$606,494
			\$0			\$0	\$0
TOTAL IHP	\$41,285,260	\$8,298,075	\$49,583,335	\$45,224,529	\$7,671,181	\$52,895,710	\$3,312,375

\$38,075,300

\$11,443,349

\$3,377,061

\$52,895,710