

## Section 1: Cover Page

- (1) Grant Number: 55IH2726660
- (2) Recipient Program Year: 10/1/2023 - 9/30/2024
- (3) Federal Fiscal Year: 2024
- (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: Leech Lake Housing Authority
- (10) Contact Person: Reuben St Cyr / Entwistle, Harry
- (11) Telephone Number with Area Code (999) 999-9999: 218-335-8280
- (12) Mailing Address: 611 Elm Ave
- (13) City: Cass Lake
- (14) State: MN
- (15) Zip Code (99999 or 99999-9999): 56633
- (16) Fax Number with Area Code (999) 999-9999: 218-335-8367
- (17) Email Address reuben.s@llha.net harry.e@llha.net
- (18) If TDHE, List Tribes Below:
  - Leech Lake Band of the Minnesota Chippewa Tribe
- (19) Tax Identification Number: 410913364
- (20) UEI Number: GUVFE5UUGLW1
- (21) CCR/SAM Expiration Date (MM/DD/YYYY): 10/30/2025
- (22) IHBG Fiscal Year Formula Amount: \$5,061,379
- (23) Name of Authorized IHP Submitter: ENTWISTLE, HARRY
- (24) Title of Authorized IHP Submitter: Executive Director
- (25) Signature of Authorized IHP Submitter: ENTWISTLE, HARRY
- (26) IHP Submission Date (MM/DD/YYYY): 06/28/2023
- (27) Name of Authorized APR Submitter: Reuben St Cyr
- (28) Title of Authorized APR Submitter: Executive Director
- (29) Signature of Authorized APR Submitter: Reuben St Cyr
- (30) APR Submission Date (MM/DD/YYYY): 12/30/2024

**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	X	X
(2) Renters Who Wish to Become Owners	X	X
(3) Substandard Units Needing Rehabilitation	X	X
(4) Homeless Households	X	X
(5) Households Needing Affordable Rental Units	X	
(6) College Student Housing	X	
(7) Disabled Households Needing Accessibility	X	X
(8) Units Needing Energy Efficiency Upgrades	X	X
(9) Infrastructure to Support Housing	X	X
(10) Other (specify below)		

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

**(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)*):

The Leech Lake Housing Authority's mission is to develop affordable homes and housing opportunities for Native American Families on the Leech Lake Reservation; to provide efficient and sensitive services that lead to self sufficient tenants / homeowners and healthy and safe communities. Leech Lake Housing Authority (LLHA) administrates low income housing rental stock, homeownership units and Low Income Housing Tax Credit (LIHTC) units. These programs, while providing housing to over 554 families, cannot meet the current need of the Leech Lake Band of Ojibwe tribal members. The LLHA's various housing programs are accessible to interested families via an application process with a component waiting list for applicant's who cannot be served immediately at the time of application. LLHA currently has over 317 families on our waiting list.

**(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)*:

Located in rural north central MN near and in the town of Cass Lake, the Leech Lake Band of Ojibwe has an enrollment of over 10,982 tribal members living on or near the 677,099 acre reservation. The reservation is located in (4) adjacent counties. The Tribal Government Center is located in Cass Lake, MN along with the Indian Health Services and outpatient clinic, Leech Lake Tribal College, Leech Lake Tribal Justice Center, Leech Lake Housing Authority offices and many other tribal programs. The Leech Lake Reservation is divided into (3) Tribal Districts which are represented on the Tribal Council by an elected Council member from each district. Within the (3) districts are (11) distinct tribal communities which have an elected Local Indian Council. The Leech Lake Housing Authority distributes its services over all (3) districts and within each of the (16) communities. LLHA attends the LLBO Tribal Council briefings and meetings, the Local Indian Council meetings, and holds community meetings to maintain communication with our communities in order to stay abreast of the needs within the communities.

## 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: 2024-1: Operation of 1937 Act Housing

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

This program will provide maintenance to the Housing Authority units on a routine and preventative maintenance basis. The routine maintenance schedule will be driven by tenant requests, self-monitoring activities, community input, and the annual inspection process.

#### 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.):

(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.):

This program will serve families residing in Leech Lake Housing Authority managed units. These households must meet the income guidelines set by our programs, which is below 80% AMI. While preference is given to Leech Lake Band members and other federally recognized tribes, assistance will also be provided for caregivers of minor Leech Lake Band members who reside in LLHA units.

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

The types of assistance that will be provided by this program are as follows: Routine maintenance - Repairs needed to correct deficiencies, or replace items based on normal wear to maintain the integrity of the unit. Non-routine maintenance - Address damage to units that is not considered normal wear through coordination with the Housing Services department to establish Corrective Action Plans (CAP) for tenants who cause damage to the units, which is considered tenant abuse. Preventative maintenance - Maintenance Technicians will perform quarterly preventative maintenance services on the housing systems. Such as, but not limited to: furnace cleaning and filter replacements, cleaning bathroom and kitchen exhaust fans, cleaning refrigerator coils, and cleaning the air exchanger. Pest Control - Adminstrate an Integrated Management Plan to address pest infestations. The plan will include public education on the identification and prevention of pests as well as extermination services. Tenant Education - Provide tenant education on the topic of preventative maintenance. This class will held as the demand dictates. The class is available to all LLHA tenants and private homeowners.

#### 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 Maintenance Department did meet the goal of 367 units for the program year. Maintenance reached this goal by doing preventive and routine maintenance activities, which include both not limited to cleaning air exchangers, changing out furnace filters, checking operation of appliances and replacing with new energy efficient brands when needed. Routine septic maintenance to increase the lifespan of systems to prevent system failures. Pest control education is not only introduced in orientation of new tenants but also to current tenants as well when requested, Exterminations are scheduled on a as needed basis. Emergency on call staff cover any type of emergency that a tenant in a LLHA unit might have that may include: no heat, electrical issues, no water, septic backups, anything that interfere with the health and safety of the tenant. Work orders that were produced for the reporting year for the Low Rent units was one thousand four hundred and thirty-two (1,432) and on the Mutual Help side the number of work orders was One hundred and eighty-seven (187). These numbers will show that LLHA has exceeded the number of units to be worked in and has also cleaned up old, outdated work orders in the HDS operating system. For the reporting fiscal year Forty-Six (46) Tenants attended homeownership education course.

All goals were accomplished,

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

Planned Number of Units to be Completed in Year Under this Program: 367	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: 367	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))*):

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**1.1. Program Name and Unique Identifier: 2024-10:Homebuyers Downpayment Assitance**

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

First time homebuyers who have been pre-qualified for a mortgage from a lender of their choice.

**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.):*

(13) Down Payment/Closing Cost Assistance [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.):*

(2) Assist renters to become homeowners

**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.):*

Native American families residing within the Leech Lake Reservation service area whose income is between 80% to 100% of the AMI.

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

A onetime downpayment assistance of \$5,000.00 to prequalified community members who are trying to move into homeownership.

**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.):*

We have successfully housed 28 other families, from other local lenders and local foundations. Unfortunately, with staffing changes we are currently working on our new home ownership policies and procedures, and we anticipate it being completed the spring of 2025.

**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: 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))):*

Staff changes, we lost a member from Housing Services who is now a member of our homeless resource program, we also have a new Executive Director.

**1.1. Program Name and Unique Identifier: 2024-2:Housing and Management Services**

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

This program administrates the tenancy of LLHA's managed units through tenant file maintenance and lease compliance monitoring. The program employs four Tenant Advocates, a Collection Specialist, a Waiting List Administrator, Tax Credit Compliance Specialist, three Housing Inspectors and a Housing Services Coordinator. Each position has specific functions to ensure the success of our program participants as well as the program itself.

**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.):*

(19) Housing Management Services [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.):*

This program will assist families residing in Leech Lake Housing Authority managed units. These households must meet the income guidelines set by the program, which is below 80% AMI. While preference is given to Leech Lake Band members and members of other federally recognized tribes, assistance will also be provided to caregivers of minor Leech Lake Band members who reside in LLHA units.

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

The Waiting List Administrator will provide application intake and processing services to assist tenants with successfully applying for housing and maintaining the waiting list by updating applicants' application as per the Admissions Policy. Tenant Orientation - Provide tenant education on the topic of client and LLHA responsibilities. . All new tenants are required to attend a client education class before being moved into their unit. This class covers policy, leases, preventative maintenance, and programs and services available to the constituent. Administrate the tenant incentive program which acknowledges positive program participation from our tenants. Tenant Advocates will provide assistance to tenants to foster compliance with lease agreements. This assistance will be conducted through home visits, phone contacts and Corrective Action Plan (CAP) monitoring. The Advocates will provide referral services on an as needed basis to programs such as Family Preservation, county Social Services, Mental Health and financial assistance programs. Limited transportation services are provided for travel if the outcome of the travel is directly related to maintaining the client's housing. Advocates can assist the tenant in completing the recertification process, collect rental payments and attend court proceedings. Housing Inspectors will conduct unit inspections on no less than a yearly cycle. Home maintenance, mold growth prevention and pest control education will be provided by the Inspectors during the inspection. If needed, referrals will be generated by the Inspectors to the Tenant Advocates and/or maintenance department as part of the inspection process. The Housing Management program will conduct community outreach efforts to encourage positive tenant and public relations. This outreach will take the form of community meetings to obtain feedback on the effectiveness of the program. Housing Services sponsoring elder specific activities, providing access to financial literacy and preventative maintenance classes and conducting events to promote tenant's participation in a safe and healthy community.

**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.):*

Waiting list services such as application intake, processing applicants and updates were provided. The waiting list administrator provided one thousand one hundred and eighty-four (1,390) services for the Low Rent program and two hundred and forty-two (268) services for the homebuyer program. Tenant Orientation classes were held for new tenants prior to move-in, classes cover such topics as the Occupancy Policy, Lease Agreements, Preventative maintenance duties for the tenants, the roles of the Housing Services staff and the services provided by the Tenant Advocates. Tenant Advocates made two thousand and fifty (2050) contacts during the year in the form of home visits and phone calls. The advocates provided one thousand one hundred and sixteen (1,116) services, which included but were not limited to: rental payment pick-ups, unit inspections during CAP periods, food shelf items were delivered to the elderly and handicapped tenants, limited transport services, letter delivery when postal delivery failed, and the move ins of new tenants. Inspections were conducted and referrals were made to the Maintenance and Modernization departments when repairs or

renovations was needed. The Housing Services department sponsored a “Spring Summer Clean-up Contest” by working with the Maintenance Department’s Demo crews, fourteen (14) communities were scheduled for getting their unwanted demo/debris picked up. The tenant would also receive a “green ticket” if their yard was cleaned up, grass was cut, and didn’t have inoperable vehicles. Tenant incentive programs such as the “Christmas Decorating Contest” was held to foster community involvement and goodwill. A “Safety Poster” contest for community children was held to address safe living practices such as fire, internet safety, and safe driving habits through artwork. Winners of each age category were forwarded to the regional contest sponsored by Amerind Risk Insurance. Homeownership trainings were co-sponsored by local banks, private foundations and the LLHA offered to educate would be homebuyers on the process of buying a home. After completing the program, participates are eligible to receive down payment assistance provided by our co-sponsors. During the reporting period seven (7) new homebuyers received down payment assistance. The Housing Services Department participated in community outreach by having a booth at “Leech Lake Days”, which is an annual event in June sponsored by the Leech Lake Band of Ojibwe. The booth offered tenants and potential tenant’s information on LLHA’s programming. Additionally, LLHA employees staffed a Walk Run activity at the event as the focus of “Leech Lake Days” is the safety, wellness, and health of the Band membership.

**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: 554	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: 554	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))):*  
Not Applicable

**1.1. Program Name and Unique Identifier: 2024-3:Crime Prevention and Safety**

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

Design strategies to reduce crime and increase safety in our housing communities.

**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.):*

Low income Native American families whose income is less than 80% AML.

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

Leech Lake Housing Authority will enforce lease agreements to create safe and secure communities and make efforts to engage the community to participate in community based activities to strengthen community identity and ownership. We will collaborate with the Leech Lake Tribal Police Department to increase communication on the status of the communities and develop corrective policies when needed. We will continue to operate safety lighting in the communities and plan to replace outdated lighting with newer LED technology to increase the energy efficiency of the existing units. The lack of healthy and safe activity venues for the youth in our communities contributes to youth crimes such as gang activity, drug and alcohol abuse, and vandalism. Many times, it is LLHA property that is vandalized. It is vital to provide constructive alternatives to unhealthy and destructive behaviors - not only for the young person's well-being, but for the protection of other community members and LLHA housing stock that is needed now and in the future. LLHA will continue to maintain playgrounds and basketball courts within the housing communities to provide the youth with these healthy venues. We will continue supporting the Cass Lake Boys and Girls Club by contributing to their curriculum and supporting their efforts in local youth development. We will support youth and family focused events sponsored by the Leech Lake Band of Ojibwe District offices and the Local Indian Councils (LIC) by providing resources and staff time to carry out the goals of the scheduled events. The LLHA will be working with LLBO Health and Human Services in sponsoring the hiring of a Community Navigator. This position will be working in the community to combat drug abuse and overdoses.

**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.):*

Throughout the year, the Housing Services staff continually meet with the Tribal Police Department to maintain open communication between the two entities. LLHA continues to maintain existing street and safety lighting in our communities and have installed eight (8) new walking path lighting in the District I community of Ball Club. We also installed four (4) lights at the playground and Basketball court in Ball Club. In the District II community of Sugar Point, four (4) mercury vapor streetlights were changed out to high efficiency LED lights. In the District III community of Onigum, we upgraded nine (9) mercury vapor streetlights to highly efficient LED streetlights. New LED lighting was installed at the Ball Club Community Center. Two (2) new LED lights were installed at the S.Lake Community Center. Five (5) lights were installed on Womack Road in Inger. LLHA continues its support of the Leech Lake Area Boys Girls Club by providing funds to sustain their program activities and curriculum, which contribute to the development of local youth. LLHA continues to collaborate with the Local Indian Councils to provide safe and healthy community activities by providing funds to support these events. LLHA sponsors and attends many different events in our communities, Quarterly Meetings, State of the Band Events, LIC Events, Homeless Support Events, during the 2024 fiscal year. LLHA was able to secure the services of a local artist to design community welcoming signs, which will be installed in spring of FY 2025.

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

Not Applicable

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**1.1. Program Name and Unique Identifier: 2024-4:Modernization of 1937 Act Housing**

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

This program will conduct modernization activities on LLHA managed 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.):*

Native American families residing in Leech Lake Housing Authority managed units whose income is below 80% AMI.

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

Housing Inspectors will conduct annual unit inspections. Home maintenance, mold growth prevention and pest control education will be provided by the Inspectors during the inspection. If needed, referrals will be generated by the Inspectors to the Tenant Advocates and/or maintenance department as part of the inspection process. Renovate and rehab units that are in substandard condition. Units scheduled for modernization will be determined by the inspection process. Conduct mold remediation. Promote awareness of the importance of maintaining good indoor air quality to alleviate negative health effects on people suffering from asthma and COPD. Promote awareness of radon and its effects on human health by attending community events and hosting a booth to disseminate information. Conduct radon testing and remediation when unacceptable radon levels are present in LLHA units. Procure and manage contract service work for various projects in either modernization and/or rehabilitation of substandard units.

**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.):*

Modernization Department Renovated Seventy-One (71) homes during this fiscal year. These renovations are whole unit renovations from vacancy until a new tenant moves in.

The crews have built twelve (12) ADA ramps for units with elderly tenants. There have been one hundred and seventy (170) homes tested for radon and two (2) new radon mitigation systems installed. Also, five (5) roofs have been contracted out for repairs. Seamless gutters were also contracted for thirty (30) Tax Credit Units.

The Modernization Department has also provided eighty-three (83) home renovations to housing units. These include bathroom remodels, mold mitigation, ramp, flooring, door, and drywall repairs.

LLHA has expanded to seven (7) renovation crews to meet the needs of the Housing Authority.

Actual number of units completed: 71

Goal was surpassed by 21 units.

For project 23 and 25:

The Modernization Department also completed two (2) units during the reporting period. One (1) renovation and one (1) general maintenance repair.

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

Planned Number of Units to be Completed in Year Under this Program: 50	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: 50	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))):*

**1.1. Program Name and Unique Identifier: 2024-5:Operation of LIHTC Units**

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

This program will provide operation and maintenance of Low Income Housing Tax Credit Units along with tenant assistance for program compliance.

**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.):*

Low income Native American families whose income is within the program guidelines.

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

Assure compliance with all state regulations for file compliance and physical unit conditions. Process yearly tenant recertification's, conduct quarterly unit inspections and make needed repairs to maintain the unit in standard conditions. Encourage adherence to all policies and lease agreements with active tenant advocacy to promote tenant awareness, and maintain the LLHA webpage. Administrate the tenant incentive program which acknowledges positive program participation from our tenants. Conduct community meetings to address concerns of the participants and gain feedback on the program's success.

**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 Housing Services department conducted orientation and moved in thirty (30) new tenants into a new project known as LLHVIII. The waiting list administrator had nine hundred (900) interactions with clients to assist them with applying for the Tax Credit waiting list. The maintenance department completed one thousand nine hundred and ninety-three (1,993) work orders during this reporting period. Housing inspectors performed four hundred and seventy-eight (478) inspections and made referrals to both the Maintenance and Modernization departments to schedule needed repairs and renovations. The LLHA Modernization Department completed thirty (30) major renovations as well. Beyond major renovations, three (3) ADA ramps were constructed, six (6) handicap tubs were installed, and three (3) tubs were converted into handicap tubs in these units. There have been one-hundred and seventy (170) homes tested for radon and two (2) units had a new radon mitigation systems installed.

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

Planned Number of Units to be Completed in Year Under this Program: 225	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: 225	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))):*

**1.1. Program Name and Unique Identifier: 2024-6:Homeless Resource Program**

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

Provide assistance to homeless individuals to overcome homelessness and obtain housing.

**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.):*

Individuals who are experiencing long term homelessness whose income is below 80% AMI.

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

LLHA will continue its collaboration with the transitional housing project known as Conifer Estates, which is located in Bemidji, MN. This project provides housing for a maximum of two years for homeless individuals and provides the opportunity to overcome issues which have prevented the individual from maintaining permanent housing. LLHA supports (5) units within the project for the particular use of Leech Lake band members. LLHA provides rental deposit assistance and monthly rent subsidy for the clients who reside in these units. LLHA has formed a collaboration with a permanent supportive housing project known as Park Place, which is located in Bemidji, MN. This project serves long term homeless individuals who also deal with chronic alcohol and substance abuse. This project provides housing with case management services and has no limit on the time that housing can be provided. LLHA supports (5) units within the project for the particular use of Leech Lake band members. LLHA also administers five non-federal funded homeless programs. Homeless program staff provide individual case management to approved clients, and array of services depending on the client's needs and program objectives.

**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 LLHA Homeless Resources Program continues to refer clients to the housing developments known as Conifer Estates and Park Place located in Bemidji, MN. LLHA has provided rental support for (5) units in the Conifer Estates transitional housing project throughout the fiscal year, and support for five (5) units in the Park Place permanent supportive housing development. However, at any given time Park Place is housing up to eleven (11) Community members each month by utilizing the support provided by its other collaborative partners. The LLHA HRP also works with the Leech Lake Band of Ojibwe Homeless Shelters by referring clients for short term emergency housing. Additionally, the LLHA HRP administrates six (6) grants addressing the homelessness issue of certain population demographics such as Homeless Youth, the Long-Term Homeless, Homeless individuals with opioid addictions or individuals with a history of opioid abuse and families experiencing homelessness. Each grant has a unique work plan, but all have the ultimate goal of providing case management to assist families and individuals in obtaining permanent housing.

**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: 10	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: 10	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))):*



**1.1. Program Name and Unique Identifier: 2024-7:Operation of NAHASDA Housing**

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

This program will provide preventative and routine maintenance on the Housing Authority units. The preventative maintenance will be scheduled on a quarterly basis. The routine maintenance schedule will be driven by tenant requests, self-monitoring activities, community input, and the annual inspection process.

**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.):*

(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.):*

Low income Native American families whose income meets guidelines set by the Leech Lake Housing Authority programs, which is below 80% AMI. While preference is given to Leech lake Band members and other federally recognized tribes, assistance will also be provided for caregivers of minor Leech Lake Band members who reside in LLHA units.

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

The types of assistance that will be provided by this program are as follows: Routine maintenance - Repairs needed to correct deficiencies or replace items due to normal wear and to maintain the integrity of the unit. Non-routine maintenance - Address damage to units that is not considered normal wear through coordination with the Housing services department to establish Corrective Action Plans (CAP) for tenants who cause damage to the units, which is considered tenant abuse. Preventative maintenance - Maintenance Technicians will perform seasonal preventative maintenance services on the housing systems. Such as, but not limited to: furnace cleaning and filter replacements, cleaning bathroom and kitchen exhaust fans, cleaning the refrigerator coils, and cleaning the air exchanger. Pest Control - Adminstrate an Integrated management Plan to address pest infestations. The plan will include public education on the identification and prevention of pests as well as extermination services. Tenant Education - Provide tenant education on the topic of preventative maintenance. This class is available to all LLHA tenants and private homeowners, but will be required for tenant placed on a CAP.

**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.):*

Housing Services Department will continue to work with the tenants that are placed on a Corrective Action Plan (CAP) to help them maintain their home and remain in compliance with their lease. Tenant Advocates continue to do home visits as often as the CAP requires. The Maintenance Department has reached its goal by conducting routine and preventive maintenance, which includes changing of furnace filters, cleaning air exchangers, flushing water heaters (to prolong the life and run more efficient), and making sure doors and windows are sealed correctly to save energy on heating in the winter months.

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

Planned Number of Units to be Completed in Year Under this Program: 26	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: 26	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))):*

Not Applicable

**1.1. Program Name and Unique Identifier: 2024-8:Modernization of NAHASDA Housing**

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

This program will conduct modernization activities on Leech Lake Housing Authority NAHASDA managed 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.):*

(5) Rehabilitation 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.):*

(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.):*

Native American families residing in Leech Lake Housing Authority units whose income is below 80% AMI.

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

Home maintenance, mold growth prevention and pest control education will be provided by the Inspectors during the annual inspection. If needed, referrals will be generated by the Inspectors to the Tenant Advocates and/or maintenance department as part of the inspection process. Renovate and rehab units that are in substandard condition. Units scheduled for renovation will be determined by the inspection process. Conduct mold remediation. Promote awareness of the importance of maintaining good air quality to alleviate negative health effects on occupants as well as people suffering from asthma and COPD. Promote awareness of radon and its effects on human health by attending community events and hosting a booth to disseminate information. Conduct radon testing and remediation when unacceptable radon levels are present in LLHA units. Procure and manage contract service work for various projects in modernization and/or rehabilitation of substandard units.

**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 Modernization Department completed two (2) units during the reporting period.

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

Planned Number of Units to be Completed in Year Under this Program: 2	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: 2	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))):*

**1.1. Program Name and Unique Identifier: 2024-9:VASH**

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

This program will provide rental assistance to Native American Veterans who are experiencing homelessness.

**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 experiencing homelessness who's income is below 80% AMI.

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

LLHA will administrate the VASH vouchers for homeless Veterans who have applied for and been approved by the Veterans Administration case worker.

**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.):*

Tribal HUD VASH has been a great success during this reporting period. We have met all goals and will be applying for more vouchers this upcoming renewal period. We have a great team that is working together to provide much needed services to our veteran population. Currently serving eighteen (18) Veteran's, two (2) Veteran's currently unhoused, actively house searching.

**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: 20	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: 18	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))):*

Eighteen (18) vouchers have been filled with families, but due to lack of available housing in our service area, we are currently unable to house two (2) vouchers, but they are currently receiving case management services.

# 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.)

Routine maintenance and Non-Routine maintenance will be driven by tenant reporting, yearly inspection process or community input. Preventative maintenance will be scheduled seasonally by the Maintenance Supervisor to address routine seasonal maintenance needed to keep housing unit systems in optimal working order. All unit systems are maintained by the Leech Lake Housing Authority staff: HVAC, electrical, plumbing, appliances, and carpentry components such as: walls, doors, windows, roofs.

**(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:

Currently, the LLHA has no plans for demolition or disposition of any of our 37 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	\$7,423,169.00	\$5,082,920.00	\$12,506,089.00	\$4,986,002.00	\$7,520,087.00
2. IHBG Program Income	\$1,397,042.00	\$875,000.00	\$2,272,042.00	\$545,000.00	\$1,727,042.00
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	\$94,082.00	\$309,500.00	\$403,582.00	\$247,440.00	\$156,142.00
9. LIHTC	\$0.00	\$255,000.00	\$255,000.00	\$255,000.00	\$0.00
10. Non-Federal Funds	\$330,680.00	\$325,000.00	\$655,680.00	\$502,680.00	\$153,000.00
<b>Total</b>	<b>\$9,244,973.00</b>	<b>\$6,847,420.00</b>	<b>\$16,092,393.00</b>	<b>\$6,536,122.00</b>	<b>\$9,556,271.00</b>
<b>TOTAL Columns C and H( 2 through 10 )</b>			<b>\$3,586,304.00</b>		

  

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	\$8,075,080.13	\$6,499,977.00	\$14,575,057.13	\$5,563,635.50	\$9,011,421.63	\$245,750.00
2. IHBG Program Income	\$1,870,941.49	\$855,842.50	\$2,726,583.99	\$658,563.86	\$2,068,020.13	\$121,344.00
3. Title VI			\$0.00		\$0.00	
4. Title VI Program Income			\$0.00		\$0.00	
5. 1937 Act Operating Reserves	\$0.00		\$0.00		\$0.00	
6. Carry Over 1937 Act Funds			\$0.00		\$0.00	
7. ICDBG Funds			\$0.00		\$0.00	
8. Other Federal Funds	\$53,220.69	\$610,426.75	\$663,647.44	\$308,347.11	\$355,300.33	\$65,333.33
9. LIHTC	\$0.00	\$251,520.74	\$251,520.74	\$251,520.74	\$0.00	
10. Non-Federal Funds	\$223,817.97	\$1,496,469.70	\$1,720,287.67	\$894,604.22	\$825,683.45	\$5,104.68
<b>Total</b>	<b>\$10,223,060.28</b>	<b>\$9,714,036.69</b>	<b>\$19,937,096.97</b>	<b>\$7,676,671.43</b>	<b>\$12,260,425.54</b>	<b>\$437,532.01</b>
<b>TOTAL Columns C and H( 2 through 10 )</b>			<b>\$5,362,039.84</b>			

**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)
2024-1: Operation of 1937 Act Housing	\$1,673,514.00	\$330,000.00	\$2,003,514.00	\$2,099,063.06	\$295,703.38	\$2,394,766.44
2024-10: Homebuyers Downpayment Assitance	\$50,000.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00
2024-2: Housing and Management Services	\$652,849.00	\$65,000.00	\$717,849.00	\$484,072.18	\$49,305.80	\$533,377.98
2024-3: Crime Prevention and Safety	\$218,794.00	\$0.00	\$218,794.00	\$220,112.09	\$145,226.52	\$365,338.61
2024-4: Modernization of 1937 Act Housing	\$1,500,000.00	\$0.00	\$1,500,000.00	\$1,835,032.37	\$128,122.45	\$1,963,154.82
2024-5: Operation of LIHTC Units	\$0.00	\$255,000.00	\$255,000.00	\$0.00	\$251,520.74	\$251,520.74
2024-6: Homeless Resource Program	\$60,000.00	\$594,180.00	\$654,180.00	\$68,780.00	\$955,487.24	\$1,024,267.24
2024-7: Operation of NAHASDA Housing	\$126,486.00	\$50,000.00	\$176,486.00	\$133,878.77	\$18,874.69	\$152,753.46
2024-8: Modernization of NAHASDA Housing	\$60,000.00	\$0.00	\$60,000.00	\$56,753.58	\$3,962.55	\$60,716.13
2024-9: VASH	\$0.00	\$155,940.00	\$155,940.00	\$0.00	\$226,604.48	\$226,604.48
Loan repayment - describe in 3 & 4 below	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Planning and Administration	\$644,359.00	\$100,000.00	\$744,359.00	\$665,943.45	\$38,228.08	\$704,171.53
<b>TOTAL</b>	<b>\$4,986,002.00</b>	<b>\$1,550,120.00</b>	<b>\$6,536,122.00</b>	<b>\$5,563,635.50</b>	<b>\$2,113,035.93</b>	<b>\$7,676,671.43</b>

**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): **No loan repayment is planned.**

**(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.): **Not applicable.**

## Section 6: Other Submission Items

[102(b)(2)(C)(iii)], [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.):

**Leech Lake Housing Authority has elected to set the Useful life/affordability period at 25 years. It is the intention that all current Low Rent units will remain affordable for the entire life span of the unit.**

**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.):

**Not Applicable.**

**(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.**Tribal and Indian Preference is given in the following areas of our operations: Housing Applicants - Leech Lake Band member applicants receive 20 additional preference points and members of other federally recognized tribes receive 5 preference points on their applications for housing. Employment - Employment applicants are given additional points during the interview process if the applicant is a Leech Lake Band member (5 pts) or member of another federally recognized tribe (3pts) Contracting - Indian preference is given for the purposes of selecting subcontractors. Bids from Indian owned businesses are allowed a 10% variance from non-Indian owned businesses.**

**(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? **Yes**

**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 : **List each separate geographic area that has been added to the tribe's formula area and the documented number of tribal members residing there : The 2010 US Census reported 488 American Indians in Beltrami County. Service costs provided to this population are shared 50/50 with the Red Lake Band of Chippewa.**

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 : **\$68,780.00**

AIAN Households with Incomes 80% or Less of Median Income - IHBG Funds : **\$68,780.00**

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.):*  
**Staff has had training on self-monitoring based on an Audit Finding in the fiscal year 2024. LLHA would like to modify its current policy on Self-monitoring to better fit the needs of the organization.**

# 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	239	110	129	0	239
b. Homeownership	30	15	15	0	30
c. Other	80	33	47	0	80
<b>1937 Act Subtotal:</b>	<b>349</b>	<b>158</b>	<b>191</b>	<b>0</b>	<b>349</b>
<b>NAHASDA Associated Units:</b>					
a. Rental	27	12	15	0	27
b. Homeownership	10	3	7	0	10
c. Rental Assistance	5	3	2	0	5
d. Other	149	27	122	0	149
<b>NAHASDA Act Subtotal:</b>	<b>191</b>	<b>45</b>	<b>146</b>	<b>0</b>	<b>191</b>
<b>Total:</b>	<b>540</b>	<b>203</b>	<b>337</b>	<b>0</b>	<b>540</b>

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

(3) If no, why not:

Not Applicable

## 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 : **06/30/2025**

## 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.  
**Have not received anything as of this time.**
- (4) Summarize any comments received from the Tribe(s) and/or the citizens (NAHASDA § 404(d)).  
**Due to Holidays and weather-related closures, this item will be presented to our Tribal Council at our next available meeting, once that is completed it will be posted on our webpage.**

## 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) Indian Housing Block Grant Assistance (IHBG)</b>	61
<b>(2) Number of Temporary Jobs Supported</b>	1

**(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: **Leech Lake Housing Authority**

**(5)** Authorized Official's Name and Title:

**(6)** Authorized Official's Signature:

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