

Section 1: Cover Page

- (1) Grant Number: 55IT4007240
- (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:** Muscogee (Creek) Nation
- (10) **Contact Person:** David Hill
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- (18) **If TDHE, List Tribes Below:**
- (19) **Tax Identification Number:** 730932018
- (20) **UEI Number:** KDYABRXCN245
- (21) **CCR/SAM Expiration Date** (MM/DD/YYYY): 02/04/2025
- (22) **IHBG Fiscal Year Formula Amount:** \$21,194,763
- (23) **Name of Authorized IHP Submitter:** MORGAN, PATRICIA
- (24) **Title of Authorized IHP Submitter:** Compliance Manager
- (25) **Signature of Authorized IHP Submitter:** MORGAN, PATRICIA
- (26) **IHP Submission Date** (MM/DD/YYYY): 07/07/2023
- (27) **Name of Authorized APR Submitter:**
- (28) **Title of Authorized APR Submitter:**
- (29) **Signature of Authorized APR Submitter:**
- (30) **APR Submission Date** (MM/DD/YYYY):

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

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

ONE YEAR PLAN ANNUAL PERFORMANCE REPORT

Section 2: Housing Needs

NAHASDA § 102(b)(2)(B)

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

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

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

(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 Muscogee (Creek) Nation will continue to maintain the NAHASDA and 1937 Act units with IHBG funds. Based on inspections throughout the year, each home will be assessed to determine the need for modernization for energy efficiency, handicap accessibility, and other factors warranting both repairs or renovations such as standard conditions are required to ensure the health and safety of participants. Development of New Construction, Acquisition, and Down Payment Mortgage Assistance Program will provide opportunity for those who are seeking homeownership and to help alleviate overcrowded households. The planning and development of seventy-two new rental units and the model activity of building an elder center within the new elder community will meet the needs of providing a healthy and safe living environment for low income elderly prospective tenants. The elderly tenant based rental assistance, tenant based rental assistance, and the housing assistance program will accommodate those who are in need of affordable housing or to prevent them from becoming homeless. Repair of private homes will improve the quality of substandard homes while continuing to provide low income families with

affordable housing. The Muscogee (Creek) Nation will continue to serve and meet the needs of low income families as determined by local data, overcrowded households, substandard housing and current waiting lists.

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

The current Muscogee (Creek) Nation jurisdiction consists of the following eight counties: Creek, Okfuskee, Hughes, Tulsa, Okmulgee, McIntosh, Muskogee, and Wagoner. There are currently 99,570 enrolled citizens and approximately 44,970 citizens living in the Muscogee (Creek) Nation The Service area specific to elders age 55 and older will include the current Muscogee (Creek) Nation jurisdiction which consist of eight counties and will extend 20 miles beyond the existing boundaries for the following programs: the Minor Repair of Privately Owned Home Program, Acquisition or development of Homeownership and Lease to Purchase Program. The Down Payment Assistance and Closing Costs Program's service area is specific to the State of Oklahoma. The geographic distribution is based upon the geographical locations of the families on the waiting list. There are currently two-hundred and forty-two (242) families on the waiting list for housing.

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.

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)

Eligible Activity	Output Measure	Output Completion
(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:Tribal HUD VASH Program

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

Provide tenant based rental assistance to Native American Veterans who are in need of supportive services and are homeless or at risk of homelessness. Participants are required to be screened by Veterans Administration (VA) to confirm eligibility.

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

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

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

(5) Address homelessness

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

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

(5) Address homelessness

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

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

Native American Veterans who are homeless or at risk of being homeless and are referred by the VA. Family income shall not exceed 80% of the HUD Income Guidelines. Preference will be given to Muscogee (Creek) Citizens.

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

Eligible Veterans will receive a tenant based rent subsidy so their payments do not exceed 30% of their monthly adjusted gross income.

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

The Tribal HUD VASH Program is keeping Veterans in safe and affordable housing. The Case Managers are working diligently to fill the remaining vouchers. The program assisted 32 homeless Veterans that were in need of adequate 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: 50	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: 32	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))):*

Hurdles for the program is the difficulty in finding adequate rental homes available and landlords not accepting paper checks as a form of payment and wanting electronic transfer or pay by debit card.

1.1. Program Name and Unique Identifier: 2024-10:Model Activity - Maintenance Building Construction - Elder Community (AKHVSE Tutcenen)

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

Construction of a Maintenance Building for the Akhvse Tutcenen (Three Ponds) Rental site for storage of maintenance and lawn equipment, maintenance supplies, and other miscellaneous items.

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.):*

(22) Model Activities [202(6)]

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.):*

(12) Other - must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

To provide storage for all maintenance and lawn equipment.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

The maintenance building will provide storage for maintenance and lawn equipment for the elderly community (Akhvse Tutcenen - 3 ponds).

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.):*

The low income Native American Elders that reside at the Akhvse Tutcenen (Three Ponds) Rental site.

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

New maintenance building site located in the new elder community will serve as storage space for maintenance equipment, supplies, and other items not to exceed TDC.

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 building is 100% complete. The only delay for the maintenance building was waiting on utilities and adding an additional room These items are complete.

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

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

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

Roads are under construction and will be completed this program year.

1.1. Program Name and Unique Identifier: 2024-11:Minor Repair-Privately Own Homes

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

Provide grants to low-income private homeowners for emergency repair of privately owned homes to bring them up to current health and safety standards.

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

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

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

(3) Improve quality of substandard units

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

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

(3) Improve quality of substandard units

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

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

Low income Native Americans with preference given to Muscogee (Creek) citizens.

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

Rehabilitation of privately owned homes up to \$5,000 for those without homeowner insurance and up to \$7,500 if they have homeowner insurance. Examples of repairs include but are not limited to: flooring, roofs, electrical upgrades, cooling and heating systems, and water heaters.

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 minor repair of privately own homes completed is 554 units. This program has seen an increase in activity and work order requests. The concern is the length of time it is taking to get a work order completed. Those issues are a result of limited contractor availability, as well as limited availability of supplies.

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

Planned Number of Units to be Completed in Year Under this Program: 300	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: 554	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))):*

NA

1.1. Program Name and Unique Identifier: 2024-12:Mutual Help Rehab

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

Modernization and maintenance of 1937 Act Mutual Help homes.

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.):*

Current residents in our 1937 Act units and subsequent low income Native Americans with preference given to Muscogee (Creek) citizens.

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

Modernization and maintenance to preserve the units in a decent, safe, and sanitary condition. Not to exceed TDC.

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.):*

There are 4 mutual help units left in inventory of the Homeownership Program. One unit anticipates payoff depending on her maintenance borrowed balance. The unit has been placed on conveyance eligible list, but the Deed will not be processed for conveyance until all balances are paid in full. The other 3 units are in the process of conveyance. One work order has been created and all re-certifications are complete.

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

Planned Number of Units to be Completed in Year Under this Program: 4	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: 4	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))):*

NA

1.1. Program Name and Unique Identifier: 2024-13:Rental Rehab - 1937 Act

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

Rehabilitation and maintenance of 1937 Act rental apartments.

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.):*

Low income Native Americans who reside in the low-income rental 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.):*

Repair and maintenance of Muscogee (Creek) Nation's rental units so they will retain safety and health requirements not to exceed TDC. The rental property includes Okemah, Checotah, Eufaula, Okmulgee Taylor Dr., and Okmulgee Crutchmer.

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.):*

Completed the rehab of 37 rental units for the low income Native Americans who live in the units. The rehab units will retain safety and health requirements for the tenants.

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

Planned Number of Units to be Completed in Year Under this Program: 35	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: 37	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))):*

NA

1.1. Program Name and Unique Identifier: 2024-14:Housing Services

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

Present clients, residents, and potential homebuyer's with workshops on budgeting, do-it-yourself projects and responsibilities of being a homeowner. Provide counseling services, do the intake for eligibility, maintain waiting lists and other tasks associated with operations and managing the housing admissions.

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

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

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

(12) Other - must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

To educate and ensure that all prospective tenants understand the program services available and policy requirements to meet their affordable housing needs.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

To educate and ensure that all prospective tenants understand the program services available and policy requirements to meet their affordable housing needs.

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 Americans with preference given to Muscogee (Creek) citizens.

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

Provide Homebuyers Education for potential homebuyers, and DIY (do-it-yourself and maintenance) classes to the level of the participants capabilities.

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.):*

Assisted clients, residents, and potential homebuyer's with workshops on budgeting, referred clients for home buyer education and the responsibilities of being a homeowner. Provide counseling services, processed the intake information for eligibility, maintain waiting lists and other tasks associated with operations and managing the housing admissions. Provided resources to those looking for homes, such as lenders, and other relevant information to the home buying process. Housing Services saw an increase in calls from citizens when seeking information for the home buying process.

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: 100	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: 100	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))):*

NA

1.1. Program Name and Unique Identifier: 2024-15:Down Payment and Closing Cost Assistance

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

Down Payment and Closing Cost assistance for first time homebuyers.

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.):*

Low income Native Americans who are first time homebuyers with preference given to Muscogee (Creek) citizens.

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

Down Payment and Closing Cost Assistance not to exceed \$25,000 to first time homebuyers. Participants may select homes specifically located within the State of Oklahoma. The home purchase must not exceed the TDC.

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.):*

Assisted 24 low income Native American families with Down Payment and Closing Cost. There was an increase in preapplications for the program. Citizens were seeking to purchase a home with the down payment assistance because of the easier process.

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

Planned Number of Units to be Completed in Year Under this Program: 24	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: 24	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))):*

NA

1.1. Program Name and Unique Identifier: 2024-16: Tenant Based Rental Assistance - Elders

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

Program will provide tenant based rental assistance for elderly (age 62 and above) participant's rent. Providing the client with a safe and healthy living environment.

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.):*

(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 Americans with Muscogee (Creek) preference to assist elders, 62 years and older, with rental housing.

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

Up to \$600 per month of assistance will be provided to participant up to fair market rent with participant's contribution of a minimum of \$50, not to exceed 30% of the monthly adjusted gross income.

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

Assisted 85 low income Native American elderly with a safe and healthy living environment by subsidizing their rent. The program saw an increase of participants due to landlords increasing monthly rents.

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: 85	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: 85	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))):*

NA

1.1. Program Name and Unique Identifier: 2024-17: Tenant Based Rental Assistance

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

Program will provide tenant based rental assistance for eligible citizens monthly rent. Providing the client with a safe and healthy living environment. The program will provide housing to citizens to address homelessness, and overcrowding by providing temporary tenant based rental assistance. Each applicant will receive assistance for a maximum of 2 years and will be required to participate in the ROSS program to become more self-sufficient.

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.):*

(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 Americans with Muscogee (Creek) preference to assist eligible citizens with rental housing.

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

Tenant based rental assistance for participants who will contribute a minimum of 50% of the fair market rent with up to a maximum rent assistance of \$500 per month.

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.):*

There was no accomplishments with this program due to tenants were funded with IHBG - ARP funds. Tenants will be transferred to the IHBG Formula during this program year.

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

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

Due to tenants being assisted with IHBG -ARP funds, this program was not utilized. Tenants will be transferred to the IHBG formula during this program year.

1.1. Program Name and Unique Identifier: 2024-18:Operation and Maintenance of Elder Community Building & Elderly Units (Three Ponds)

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

Operations, maintenance, and management of Three Ponds Community Center and units for the elderly, includes salary of site manager and 2 maintenance workers and maintenance cost. The program will provide tenant relations (counseling, workshops), lease monitoring, collections, interim recertification's, lease agreements, and rental policy enforcement, report preparation, file maintenance of tenant and applicant information and correspondence, conduct inspections, and conducting move-in and move out activities.

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.):*

(12) Other - must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Efficient Operation and maintenance of the Elders Community Center.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

To manage and provide efficient operation and maintenance of the newly constructed elderly units and community building.

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 low income tenants, 62 years and older, with Muscogee (Creek) preference.

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

Insure efficient operations and management of the Elder's Community Center and Elder units (Three Ponds).

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.):*

To manage and provide efficient operation and maintenance of the newly constructed elderly units Community Center for the Three Ponds location. The manager is accepting applications and working on the waiting list. The maintenance staff is helping with site clean-up, weed eating, laying sod, and watering.

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

Planned Number of Units to be Completed in Year Under this Program: 72	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: 72	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))):*

All buildings are complete. The roads are under construction and will be completed this program year.

1.1. Program Name and Unique Identifier: 2024-19:Operations, Management, and Maintenance of Elderly Units

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

Staff to manage, operate, and maintain the NAHASDA Elderly units in Okmulgee. The program will provide tenant relations (counseling, workshops), lease monitoring, collections, interim recertification's, lease agreements, and rental policy enforcement, report preparation, file maintenance of tenant and applicant information and correspondence, conduct inspections, and conducting move-in and move out activities.

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.):*

(12) Other - must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Efficient operation and maintenance of elderly units.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

To manage and provide efficient operation and maintenance of the elderly units.

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.):*

Residents and other low income Native Americans, 62 years and older, with Muscogee (Creek) preference.

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

Management of elderly units at a high level of efficiency.

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.):*

Provided staff to manage and operate the 54 elderly units. Four elderly units was rehabbed. Issued work orders for minor maintenance of units, maintained the grounds with mowing, weed eating, and edging. All units are scheduled for monthly pest control. Completed annual re-certifications and inspections for all units. Completed projects when requested.

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

Planned Number of Units to be Completed in Year Under this Program: 54	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: 54	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))):*

NA

1.1. Program Name and Unique Identifier: 2024-2:Housing Assistance Program (Social Services)

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

Rental payments, utilities, and deposits provided to clients. Mortgage payments will also be provided in an effort to prevent foreclosure.

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

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

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

(12) Other - must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Assist clients to stay in or move into affordable housing. Mortgage payments will be made to prevent foreclosure.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Clients will be assisted to stay in or move into affordable rental housing. Mortgage payments will be made to prevent foreclosure. Assist with utilities to prevent service being cut off.

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 Americans who had a break in income presenting a financial burden.

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

Rental assistance up to \$1,200 per year or mortgage payments up to \$5,000 per lifetime. Payment goes directly to utility company, landlord, and/or mortgage provider.

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.):*

Provided rental assistance to 166 Native American households with safe and healthy affordable housing. Assisted 9 households with mortgage assistance to prevent foreclosure. Also, assistances was provided to these households to prevent disconnection of utility services. Provided salaries for two employees to process all applications for assistance.

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

Planned Number of Units to be Completed in Year Under this Program: 0	Planned Number of Households To Be Served in Year Under this Program: 300	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: 175	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))):*

Due to clients being assisted with other funds, caused the program to fall behind schedule.

1.1. Program Name and Unique Identifier: 2024-20:Elderly Community Center - Elderly Nutrition

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

Operations, Maintenance, and Management of Community Center for the elderly. Houses the offices for the Elderly Site Manager, rental property manager, and maintenance staff.

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

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

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

(12) Other - must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Management and operation of the Community Center for the elderly.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Management and operation of the Community Center for the elderly citizens.

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 Americans with Muscogee (Creek) preference, 62 years and older.

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

Insure efficient management of the Community Center for the elderly.

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.):*

Purchased supplies for the community center restrooms and cleaning supplies as necessary for October 2023 thru May 2024. Utilities are being paid by the Tribe. Lunch is served in the building Monday thru Friday. The community center building is under the operation of the MCN Tribes Elderly Nutrition Program beginning the month of June 2024. Since the building is under new management and operation, this activity is complete.

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: 54	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: 54	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))):*

NA

1.1. Program Name and Unique Identifier: 2024-21:Operations of 1937 Act Rental Units

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

Administration and operation of 1937 Act units. The program will cover salaries for staff to provide tenant relations (counseling, workshops), lease monitoring, collections, interim recertification's, lease agreements, and rental policy enforcement, report preparation, file maintenance of tenant and applicant information and correspondence, conduct inspections, and conducting move-in and move out activities.

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.):*

(12) Other - must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Efficient management of 1937 Act housing units to assure the units are affordable for the useful life of the units.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Efficient management and operation of the 1937 Act rental units to assure they are affordable for the useful life of the units.

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.):*

Residents of the 1937 Act 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.):*

Efficient management of 1937 units including accounting, re-certifications, and other administrative activities. The rental property includes Okemah, Checotah, Eufaula, Okmulgee Taylor Dr., and Okmulgee Crutchmer.

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 1937 Act rental units consist of apartments located in Checotah, Eufaula, Okemah and two in Okmulgee: Crutchmer and Taylor. Each building has a manager and two maintenance Technicians. There is a total of 317 units. Work orders consist of painting, remodeling, fencing, and rehab. Security cameras damaged during the storms was repaired. Units are tested for meth and asbestos. Put in new HVAC systems in several units. Also, removed rocks and trees to level ground. Several units were rehabbed and electric wiring was changed in units, installed dryer hookups, and installed smoke/Co2 detectors. Operation and management of the 1937 Act rental units include accounting, re-certifications, inspections, work orders for repair and maintenance, and other managerial requirements.

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

Planned Number of Units to be Completed in Year Under this Program: 317	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: 317	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))):*

NA

1.1. Program Name and Unique Identifier: 2024-22:Operations and Maintenance of NAHASDA Rental Apartments -Coweta, Sunrise, Sand Springs, Sapulpa

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

Maintain services for affordable housing including cost of operation of the rental units, maintenance, and staffing. The program will cover salaries for staff to provide tenant relations (counseling, workshops), lease monitoring, collections, interim recertification's, lease agreements, and rental policy enforcement, report preparation, file maintenance of tenant and applicant information and correspondence, conduct inspections, and conducting move-in and move out activities.

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.):*

(9) Other Rental Housing Development [202(2)]

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

(6) Assist affordable housing for low income households

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

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

(6) Assist affordable housing for low income households

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

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

Low income Native Americans, Muscogee (Creek) preference, will be assisted with affordable housing.

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

Efficient management of rental units including accounting, re-certifications, and other administrative activities.

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.):*

Provide management and operations for all low income rental property. There are 48 units located in Okmulgee (Sunrise), Coweta has 8 units, Sapulpa with 12 units, and Sand Springs has 16 units. The rental property located in Okmulgee has three sections and each section has 16 units. Section one is completely remodeled. The Coweta rental received security cameras and added handicap parking area. Sapulpa had a security system installed for the safety of the tenants. Sand Springs added speed bumps and security cameras. Maintain services for affordable rental units including maintenance, repair, and staffing to process applications, re-certifications, inspections, and move-in and move-out.

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

Planned Number of Units to be Completed in Year Under this Program: 84	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: 52	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))):*

The Okmulgee (Sunrise) has section two and section three that is under remodel (32 units) and will be completed this program year. All the other units are occupied.

1.1. Program Name and Unique Identifier: 2024-23:Crime Prevention

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

Operations for providing a security guard to provide safety and protection to the Department of Housing. Network with other programs and organizations to implement strategies to prevent crime and violence in the Department of Housing area.

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.):*

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Activity was not utilized, therefore we had no reports of reduction in crime.

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.):*

Those assisted with security will be participants, applicants, staff, and visitors that utilize the Muscogee (Creek) Nation Housing service areas.

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

Enhance security within the Department of Housing regarding customers and visitors that utilize the Housing building.

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.):*

Provided telephone and internet service for security at the entrance of the MCN Housing Building. The Security staff is provided by the MCN Tribe.

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

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

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

This activity only provided telephone and internet services for Security staff . Therefore, the program was not utilized .

1.1. Program Name and Unique Identifier: 2024-24:NAHASDA Housing Repair Maintenance and Labor Force Account

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

Provide non-routine repairs regarding water leaks, sewer issues, plumbing, and other housing repairs to ensure the safety of the tenant and NAHASDA inventoried home. Repairs may include rehabilitation or repair of roofing, windows, doors, plumbing, foundation, etc.

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

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

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

(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 Americans with preference give to Muscogee (Creek) citizens that are eligible for the Muscogee Housing programs and tenants that are in the inventoried 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.):*

Furnishing of materials, equipment, labor and supplies for the NAHASDA inventoried home repairs.

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.):*

Assisted 905 households with emergency needs and repairs. This includes plumbing, minor repairs, HVAC, and electrical repairs. Identified emergency needs and repairs for the low-income elderly, disabled citizens, individuals and families by addressing their needs and improving the living conditions for a safe and healthy environment.

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: 600	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: 905	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))):*

NA

1.1. Program Name and Unique Identifier: 2024-25:Demolition of Units

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

To demolish scatter inventoried Units due to severe foundation issues and properties with flooding issues.

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

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

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

(12) Other - must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

To demolish scatter inventoried units due to having severe foundation issues and flooding issues. The amount of rehab needed after the foundation work and to bring them back to a state of occupancy would be too costly to keep. Will rebuild new homes on sites, and properties, not useable, will be sold at the appraised value or more.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Demolition of units due to sever issues.

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.):*

Future homeowners of scatter inventory.

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 level of assistance is to demolish those scatter inventory sites at approximately \$15,000 each with foundation issues and rebuild new homes, or sell sites with flooding issues.

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.):*

Five (5) units was demolished in the program year. There was one (1) unit under contract prior to the end of the program year.

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: 6	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: 5	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))):*

There were 5 units demolished and one unit was under contract prior to the end of the program year. The unit under contract was delayed due to weather.

1.1. Program Name and Unique Identifier: 2024-3:Environmental Department Subsidy

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

Subsidy to the environmental services department to provide service for all environmental related tasks for the NAHASDA and 1937 act funded units and privately owned homes under the emergency repair program, DPA program, and development programs. Subsidy cost includes portion of salaries of 10 staff, fringe, training, supplies, vehicles, equipment, and IDC. Types of services include environmental reviews, meth testing, mold, asbestos, lead test, along with other environmental services for NAHASDA funded programs.

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

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

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

(12) Other - must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

To provide all environmental services for IHBG funded activities.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Provide all environmental reviews, meth testing, mold, asbestos, lead test, and other environmental services.

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.):*

All NAHASDA assisted activities and participants in those activities.

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

Assistance provided will be to the extent required by NAHASDA law.

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.):*

Provided 2,313 environmental assessments, reviews, and testing for all the IHBG funded activities. Also, provided cleanouts and disposal for the Checotah, Sand Spring, Taylor apartments and the Elderly Housing Rental.

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: 2100	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: 2313	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))):*

NA.

1.1. Program Name and Unique Identifier: 2024-4:Housing Management

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

The program will cover salaries for staff to provide tenant relations (counseling, workshops), lease monitoring, collections, conveyance, interim recertification's, lease agreement and homebuyer policy enforcement, report preparation, file maintenance of tenant and applicant information and correspondence, conduct inspections, and conducting move-in and move-out activities.

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.):*

(12) Other - must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Efficient management of affordable housing.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Operation and management of affordable housing.

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.):*

Participants residing in NAHASDA 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.):*

Management of housing 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.):*

Assisted 1,098 Native American tenants with maintenance of household issues. Assisted tenants wit re-certifications, inspections, work orders, insurance, received payments, all management duties for the homeownership program.

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: 900	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: 1098	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))):*

NA

1.1. Program Name and Unique Identifier: 2024-5:NAHASDA Operation & Maintenance - Lease to Purchase Homes

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

The program will cover salaries for staff to provide tenant relations (counseling, workshops), lease monitoring, collections, conveyance, interim recertification's, lease agreement and homebuyer policy enforcement, report preparation, file maintenance of tenant and applicant information and correspondence, conduct inspections, and conducting move-in and move-out activities.

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.):*

Current lease to purchase participants and prospective participants.

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

Lease purchase program participants in the NAHASDA units will receive regular inspections and will report on repairs needed so they can keep their homes in quality condition. Housing will keep participants informed of their payment status to avoid collections and evictions. This will occur through home visits, mail-out reminders, and budget counseling. However, collections and evictions will be enforced if the participants continues to be out of compliance with the lease purchase agreement.

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.):*

Assisted 118 participants by issuing work orders for the Lease to Purchase homes for major rehab and/or minor repairs to maintain a level of decent, safe, and healthy conditions for the participants. Also, provided staff to assist with re-certifications, inspections, work orders, and other management activities.

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

Planned Number of Units to be Completed in Year Under this Program: 650	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: 118	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))):*

The program was behind schedule because it did not assist as many participants as estimated due to the inventory count of LP homes was low and participants did not utilize the program pay back for repairs to their homes.

1.1. Program Name and Unique Identifier: 2024-6:Development - Land Purchase

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

Purchase scattered site land throughout the services area to build low income homebuyer 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.):*

(10) Acquisition of Land for Homebuyer Unit Development [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.):*

(12) Other - must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Assist low income first time homebuyers with affordable housing by purchasing land for future development.

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

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

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

Assist low income first time homebuyers with affordable housing by purchasing land for future development.

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 Americans with preference given to Muscogee (Creek) citizens.

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

Purchase of land for affordable low income housing units for first time homebuyers not to exceed TDC. Cost of land has increased over the past year.

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 Muscogee (Creek) Nation purchased 20.47 acres of land. Nineteen (19) acres was purchased near Preston in Okmulgee County and 3 city lots (1.47 acres) was purchased in Okmulgee to be used for future homeownership projects. A city lot was purchased in Muskogee. The properties will be used for planning of new construction.

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: 10
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: 20

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

NA. Goal was met with more than 20 acres.

1.1. Program Name and Unique Identifier: 2024-7:Development New Construction

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

New construction of affordable units and to include the infrastructure.

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

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

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

(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.):*

Low income Native Americans who wish to become homeowners with preference given to Muscogee (Creek) citizens.

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

Build new homebuyer units on scattered sites throughout the service area to accommodate those who are ready and in need of homeownership. New construction of units not to exceed TDC.

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.):*

Assisted low income Native Americans families with 8 new constructed homes. These homes were built in scattered sites throughout the Muscogee (Creek) Nation area. The eight homes were completed and ready for families to move in. There are 7 homes that are currently past the 95% completion mark and 1 home is at 65% complete.

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

Planned Number of Units to be Completed in Year Under this Program: 15	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: 8	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))):*

We have faced multiple challenges throughout the year. There was an abnormally wet spring that delayed our infrastructure for the Henryetta project. We also had challenges with the bidding and lack of contractors participation . There were some bids that had to be advertised a second time to received the required participation from contractors. This process slowed down the development of new construction considerable which caused the program to fall behind schedule.

1.1. Program Name and Unique Identifier: 2024-8:Development Acquisition

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

Acquisition of lease purchase 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.):*

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

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

(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.):*

Low income Native Americans who are first time homebuyers with preference given to Muscogee (Creek) citizens.

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

Acquire scattered site homes for the lease purchase program to assist families who are ready for the next steps toward homeownership. Depending on the inspection of the home, level of repair or renovation may be completed for the health and safety of the participant. The level of assistance will not exceed the TDC.

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.):*

Muscogee (Creek) Nation assisted low income Native American families with homeownership with the purchase of ten (10) existing homes. First time homebuyer families will be assisted sooner with the purchase of the ten (10) homes.

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))):*

NA. We met our required planned units for the program year.

1.1. Program Name and Unique Identifier: 2024-9:Rental Construction - Elder Units (Akvse Tutcenen)

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

Plan and develop new construction of a rental apartment complex.

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

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

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

(7) Create new affordable rental units

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

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

(7) Create new affordable rental units

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

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

Low income Native Americans with Muscogee (Creek) preference to assist elders, 62 years and over, with rental housing.

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

Construction of new rental apartments to assist elders by providing a healthy and safe living environment, not to exceed TDC.

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 72 units are constructed and completed. The project still lacks the completion of the roads. All utilities are installed and in working order. The punch list work is in progress.

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

Planned Number of Units to be Completed in Year Under this Program: 72	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: 72	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))):*

The 72 units are complete but the road is still under construction. Several parameters contributed to the delay of this project. The weather and the road construction delayed the project. The road construction was delayed due to the Corp of Engineers requiring a new permit for construction within the wetland area of the project.

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.)

Units will be inspected to determine units needing repaired or rehabilitation. A work order system will be maintained to access and evaluate repairs requested.

(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:

Added activity 2024-25 to demolish 6 homes. Homes to be demolished are: 1) 1403 S Creek, Okmulgee, OK; 2) 111 Martha Drive, Holdenville, OK; 3) 1102 N 4th, Okemah, OK; 4) 1107 Palmer Lane, Eufaula, OK; 5) 4706 N Walnut Drive, Sapulpa, OK; 6) 218 N 3rd St., Morris, OK. If additional property or structures are identified to be demolished, in the future, an amendment or a formal letter or request will be made.

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	\$22,679,028.96	\$21,194,763.00	\$43,873,791.96	\$35,443,541.00	\$8,430,250.96	
2. IHBG Program Income	\$9,673,508.87	\$2,500,000.00	\$12,173,508.87	\$7,650,000.00	\$4,523,508.87	
3. Title VI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
4. Title VI Program Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
5. 1937 Act Operating Reserves	\$0.00		\$0.00	\$0.00	\$0.00	
6. Carry Over 1937 Act Funds	\$0.00		\$0.00	\$0.00	\$0.00	
7. ICDBG Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
8. Other Federal Funds	\$0.00	\$696,600.00	\$696,600.00	\$696,600.00	\$0.00	
9. LIHTC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
10. Non-Federal Funds	\$0.00	\$500,000.00	\$500,000.00	\$500,000.00	\$0.00	
Total	\$32,352,537.83	\$24,891,363.00	\$57,243,900.83	\$44,290,141.00	\$12,953,759.83	
TOTAL Columns C and H (2 through 10)			\$13,370,108.87			
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	\$10,053,553.00	\$32,148,221.00	\$42,201,774.00	\$25,123,932.37	\$17,077,841.63	\$0.00
2. IHBG Program Income	\$4,277,415.92	\$7,700,000.00	\$11,977,415.92	\$6,443,286.15	\$5,534,129.77	\$0.00
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	
6. Carry Over 1937 Act Funds			\$0.00		\$0.00	
7. ICDBG Funds			\$0.00		\$0.00	
8. Other Federal Funds		\$459,840.00	\$459,840.00	\$363,060.58	\$96,779.42	\$0.00
9. LIHTC			\$0.00		\$0.00	
10. Non-Federal Funds			\$0.00		\$0.00	
Total	\$14,330,968.92	\$40,308,061.00	\$54,639,029.92	\$31,930,279.10	\$22,708,750.82	\$0.00
TOTAL Columns C and H (2 through 10)			\$12,437,255.92			

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: Tribal HUD VASH Program	\$0.00	\$696,600.00	\$696,600.00	\$0.00	\$363,060.58	\$363,060.58
2024-10: Model Activity - Maintenance Building Construction - Elder Community (AKHVSE Tutcenen)	\$185,000.00	\$0.00	\$185,000.00	\$98,844.00	\$0.00	\$98,844.00
2024-11: Minor Repair-Privately Own Homes	\$3,186,039.00	\$0.00	\$3,186,039.00	\$1,362,387.53	\$0.00	\$1,362,387.53
2024-12: Mutual Help Rehab	\$115,000.00	\$0.00	\$115,000.00	\$121,894.47	\$0.00	\$121,894.47
2024-13: Rental Rehab - 1937 Act	\$3,050,598.00	\$0.00	\$3,050,598.00	\$2,251,110.68	\$0.00	\$2,251,110.68
2024-14: Housing Services	\$249,045.00	\$0.00	\$249,045.00	\$437,631.35	\$0.00	\$437,631.35
2024-15: Down Payment and Closing Cost Assistance	\$645,000.00	\$0.00	\$645,000.00	\$644,855.66	\$0.00	\$644,855.66
2024-16: Tenant Based Rental Assistance - Elders	\$593,515.75	\$0.00	\$593,515.75	\$300,158.75	\$0.00	\$300,158.75
2024-17: Tenant Based Rental Assistance	\$443,515.75	\$0.00	\$443,515.75	\$300,158.75	\$0.00	\$300,158.75
2024-18: Operation and Maintenance of Elder Community Building & Elderly Units (Three Ponds)	\$1,049,127.00	\$0.00	\$1,049,127.00	\$210,060.53	\$0.00	\$210,060.53
2024-19: Operations, Management, and Maintenance of Elderly Units	\$706,883.00	\$0.00	\$706,883.00	\$574,420.93	\$0.00	\$574,420.93
2024-2: Housing Assistance Program (Social Services)	\$610,360.00	\$0.00	\$610,360.00	\$336,779.36	\$0.00	\$336,779.36
2024-20: Elderly Community Center - Elderly Nutrition	\$25,000.00	\$0.00	\$25,000.00	\$930.52	\$0.00	\$930.52
2024-21: Operations of 1937 Act Rental Units	\$2,941,366.00	\$0.00	\$2,941,366.00	\$3,837,146.47	\$0.00	\$3,837,146.47
2024-22: Operations and Maintenance of NAHASDA Rental Apartments -Coweta, Sunrise, Sand Springs, Sapulpa	\$1,834,710.00	\$0.00	\$1,834,710.00	\$1,681,398.25	\$0.00	\$1,681,398.25
2024-23: Crime Prevention	\$64,000.00	\$0.00	\$64,000.00	\$1,300.59	\$0.00	\$1,300.59
2024-24: NAHASDA Housing Repair Maintenance and Labor Force Account	\$2,884,268.00	\$0.00	\$2,884,268.00	\$2,193,148.36	\$0.00	\$2,193,148.36
2024-25: Demolition of Units	\$0.00	\$60,000.00	\$60,000.00	\$34,400.00	\$24,400.00	\$58,800.00
2024-3: Environmental Department Subsidy	\$800,000.00	\$0.00	\$800,000.00	\$770,911.38	\$0.00	\$770,911.38
2024-4: Housing Management	\$3,659,446.00	\$0.00	\$3,659,446.00	\$2,242,558.32	\$0.00	\$2,242,558.32
2024-5: NAHASDA Operation & Maintenance - Lease to Purchase Homes	\$3,287,031.50	\$0.00	\$3,287,031.50	\$1,291,273.06	\$0.00	\$1,291,273.06
2024-6: Development - Land Purchase	\$0.00	\$350,000.00	\$350,000.00	\$0.00	\$181,951.72	\$181,951.72
2024-7: Development New Construction	\$1,497,087.00	\$4,540,000.00	\$6,037,087.00	\$3,019,699.56	\$3,558,479.33	\$6,578,178.89
2024-8: Development Acquisition	\$0.00	\$2,700,000.00	\$2,700,000.00	\$0.00	\$2,678,455.10	\$2,678,455.10
2024-9: Rental Construction - Elder Units (Akvse Tutcenen)	\$4,561,895.00	\$500,000.00	\$5,061,895.00	\$2,117,681.29	\$0.00	\$2,117,681.29

Loan repayment - describe in 3 & 4 below	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Planning and Administration	\$3,054,654.00	\$0.00	\$3,054,654.00	\$1,295,182.56	\$0.00	\$1,295,182.56
TOTAL	\$35,443,541.00	\$8,846,600.00	\$44,290,141.00	\$25,123,932.37	\$6,806,346.73	\$31,930,279.10

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):
NA

(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.):
NA

Section 6: Other Submission Items

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

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

Lease Purchase - 25 years; Rental Units - 20 Years; Down Payment - 5 years; Rehab of Private Homes - \$1-\$10,000 1 year; \$10,001-\$15,000 - 3 years; \$15,001-\$20,000 - 5 years; \$20,001-\$30,000 - 10 years; \$30,001-\$40,000 - 15 years; \$40,001(+) -20 years.

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.):

NA

(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.**Muscogee (Creek) preference, displaced, and large families.**

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

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

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

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

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

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

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

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

If no, proceed to Section 7.

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

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

Expanded Formula Area:

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

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

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

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

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

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

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

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

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

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

Section 7: Indian Housing Plan Certification of Compliance

NAHASDA § 102(b)(2)(D)

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

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

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

(2) In accordance with 24 CFR 1000.328, the recipient receiving less than \$200,000 under FCAS certifies that:

There are households within its jurisdiction at or below 80 percent of median income: **Not Applicable**

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

a. It will maintain adequate insurance coverage for housing units that are owned and operated or assisted with grant amounts provided under NAHASDA, in compliance with such requirements as may be established by HUD: **Yes**

b. Policies are in effect and are available for review by HUD and the public governing the eligibility, admission, and occupancy of families for housing assisted with grant amounts provided under NAHASDA: **Yes**

c. Policies are in effect and are available for review by HUD and the public governing rents charged, including the methods by which such rents or homebuyer payments are determined, for housing assisted with grant amounts provided under NAHASDA: **Yes**

d. Policies are in effect and are available for review by HUD and the public governing the management and maintenance of housing assisted with grant amounts provided under NAHASDA: **Yes**

Section 8: IHP Tribal Certification

NAHASDA § 102(c)

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

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

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

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

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

(4) Tribe: **Yes**

(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? **Not Applicable**

(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.):*

The Compliance staff of two conducts self-monitoring for the Muscogee (Creek) Nation housing. The staff reviews program files for eligibility, admissions, and occupancy. The staff randomly select files for review for eligibility, income, inspections, re-certifications, and MCN Citizenship verifications. Policies and procedures are reviewed and the NAHASDA statute and regulations. The HOUSING MANAGEMENT PROGRAM provides management over the inventoried homes of the MCN. They assist and promote affordable housing activities to develop, maintain and operate affordable housing in a safe and healthy environment. A file was reviewed for re-certification and the income was not calculated correctly. Referenced the PIH Notice 2024-07 Calculating Annual Income. Homebuyers are required to recertify annually. Re-certifications are not complete yearly it may cause to pay more/or less than required. Overdue recertification, after review and trying to locate, may show homebuyers are deceased or may not living in the home. Homebuyers are required to have a home inspection at least once every year. A concern is the inspections are schedule and homebuyers will cancel or may not be at home. Homebuyers failed to comply. Recommendation is to send a letter to terminate for breach of MHOA or Lease with Option Purchase agreement and commence with termination as required by policy. The concerns and recommendations have been discussed with Management. HOUSING ASSISTANCE PROGRAM thru Social Service provide Rental Assistance and Mortgage Assistance and utility cost to low-income Native American families. Concerns or findings with files review was income calculation was incorrect in some files and counting child support information, depending on definition of income. Recommendation was to review Program Guidance 2013-04OR) and use the correct income guideline. Mortgage Assistance applicants did not provide documentation of foreclosure notice. Policy state, Assistance provided must prevent foreclosure or disconnection of services." Also, Tribal Citizenship cards can be verified thru the MCN Tribal Citizenship Office. Four files did not contain an Employment/Income verification. Recommendation was to update and utilize the Employment/Income verification forms. Some applicants received assistance thru the Housing Assistance program are on MCN Housing's Bad Debt list. It was recommended to include on application, a question regarding assistance received through the MCN Housing Department. It was also recommended to review and update the policy. TRIVAL HUD/VASH PROGRAM provide rental assistance and supportive services to Native American Veterans who are homeless or at risk of homelessness. The sample files were reviewed for eligibility, income, citizen of a Native American Tribe, and homeless or at risk of being homelessness, and a life time sex offender. Files reviewed included letters from the VA who determines if applicant is a Native American Veteran and eligible for VA health care, case management, supportive services and are homeless or at risk of homelessness. All files include referral letters from VA to determine eligible for program. A concern is the letter does not have an expiration date. Policy state, "Recertification will be due every year upon the anniversary date. Determination will be made by VA case manager." No documentation in file for recertification. Veteran must be income eligible for the rental assistance. A concern there was no documentation that show how income was calculated. The files lack organization and structure. Information had to be search for through the entire file. ENVIRONMENTAL SERVICES provide environmental reviews for the MCN housing projects. Reviewed files for completeness. Files are well organized. There were no concerns or findings. Self-MONITORING pulls samples of files through out the year. Activities are reviewed through the quarterly reports and self-monitoring reviews. Concerns or findings and recommendations are reviewed with each department manager of the program and the Secretary of Housing. The Muscogee (Creek) Nation's Housing staff continues to work hard to meet their goals and meet the housing needs of their communities.

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)
1937 Housing Act Units:					
a. Rental	317	275	42	0	317
b. Homeownership	2	1	1	0	2
c. Other	25	22	3	0	25
1937 Act Subtotal:	344	298	46	0	344
NAHASDA Associated Units:					
a. Rental	138	103	35	0	138
b. Homeownership	1005	858	147	0	1005
c. Rental Assistance	0	0	0	0	0
d. Other	0	0	0	0	0
NAHASDA Act Subtotal:	1143	961	182	0	1143
Total:	1487	1259	228	0	1487

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

(3) If no, why not:

NA

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): **Not Applicable**

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

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

No Comments received at this time. If any comments are received, they will be forwarded to the HUD representative.

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.

Indian Housing Block Grant Assistance (IHBG)	
(1) Indian Housing Block Grant Assistance (IHBG)	108
(2) Number of Temporary Jobs Supported	0

(3) Narrative (optional):

NA

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: **Muscogee (Creek) Nation**
- (5) Authorized Official's Name and Title:
- (6) Authorized Official's Signature:
- (7) Date (*MM/DD/YYYY*):