

Section 1: Cover Page

- (1) Grant Number: 55IT5316280
- (2) Recipient Program Year: 1/1/2025 - 12/31/2025
- (3) Federal Fiscal Year: 2025
- (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: Tulalip Tribes of Washington
- (10) Contact Person: Gobin, Teri
- (11) Telephone Number with Area Code (999) 999-9999; 360-716-4000
- (12) Mailing Address: 6406 Marine Drive
- (13) City: Tulalip
- (14) State: WA
- (15) Zip Code (99999 or 99999-9999): 98271-9775
- (16) Fax Number with Area Code (999) 999-9999; 360-716-0628
- (17) Email Address trgobin@tulaliptribes-nsn.gov
- (18) If TDHE, List Tribes Below:
- (19) Tax Identification Number: 910557816
- (20) UEI Number: ELUVL MGA6RD1
- (21) CCR/SAM Expiration Date (MM/DD/YYYY): 05/13/2025
- (22) IHBG Fiscal Year Formula Amount: \$4,322,169
- (23) Name of Authorized IHP Submitter: Andrew Stemp
- (24) Title of Authorized IHP Submitter: Chief Financial Officer
- (25) Signature of Authorized IHP Submitter: Andrew Stemp
- (26) IHP Submission Date (MM/DD/YYYY): 02/24/2025
- (27) Name of Authorized APR Submitter: Shawneen Zackuse
- (28) Title of Authorized APR Submitter: Housing Director
- (29) Signature of Authorized APR Submitter: Shawneen Zackuse
- (30) APR Submission Date (MM/DD/YYYY): 05/28/2026

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		
(2) Renters Who Wish to Become Owners		
(3) Substandard Units Needing Rehabilitation	X	
(4) Homeless Households		
(5) Households Needing Affordable Rental Units		
(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."):

The housing department has created a wellness team that will offer resources to encourage and guide self-sufficiency. The wellness team will provide homeownership training that will help Tulalip Tribal Members become financially stable enough to buy their home and to maintain their credit, budget, and their homes maintenance costs.

(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 Tulalip Tribes will operate and maintain units in a healthy, safe, and affordable manner for all housing programs. This will include: regular maintenance, insurance coverage, tenant assistance, home ownership education and subsidies, rehabilitation of units when needed, vouchers to assist with rent and security deposits, utility improvements with greater energy efficiency, and Neighborhood Connection activities and programs to provide healthy outlets and alternatives to drugs and crime.

(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)*:

Our geographic services areas for TBRA will predominately be in Snohomish, King, Pierce, Skagit, Island, and Kitsap Counties. . The programs and activities pertaining to the IHP primarily involve the area of the Tulalip Reservation and/or outlined in the Housing Policy and/or rental voucher.

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 PHL 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 non-IHBG 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. (NAILASDA § 404(b))

1.1. Program Name and Unique Identifier: 2025-01:O&M 1937 Act Housing Units (CAS)

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

For this activity, the Tribe will provide maintenance services for low-rent tenants at no cost, unless the maintenance provided is the fault of the tenant. Maintenance improvements are tracked by a work order process and will be performed by a combination of force account and subcontractors. Historically, we anticipate performing approximately 400-500 work orders annually in the maintenance of these housing units. Maintenance activity could include pest control, electrical, plumbing, replacement of fixtures, Road cleaning and maintenance, and any other typical and normal wear and tear repairs and maintenance deemed necessary for a safe and habitable living environment. The expenses for this activity includes: wages, supplies and material costs for maintenance operations as well as grounds and facilities operations.

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.):*

(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.):*

(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 federally recognized Native Americans.

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

Maintenance services will be provided for low-rent tenants at no cost, unless the maintenance provided is the fault of the tenant. Maintenance improvements are tracked by a work order process and will be performed by a combination of force account and subcontractors. Historically, we anticipate performing approximately 400-500 work orders annually in the maintenance of these housing units. Maintenance could include pest control, electrical, plumbing, replacement of fixtures, Road cleaning and maintenance, and any other typical and normal wear and tear repairs and maintenance deemed necessary for a safe and habitable living environment. The Other funding to be used in support of this activity will be program 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.):*

Maintenance of units includes pest control, electrical and plumbing work, and fixture replacement. Hot water tanks, windows, decks, flooring, appliances, Road cleaning and maintenance, and any other typical wear-and-tear repairs that maintenance deemed necessary for a safe and habitable living environment. The work order count was Emergent-27 and Low rent-386, done to maintain our units.

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

Planned Number of Units to be Completed in Year Under this Program: 132	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: 132	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

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

1.1. Program Name and Unique Identifier: 2025-02:O&M NAHASDA Units

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

The annual OM of NAHASDA units includes:

- Wages
- Supplies and Materials
- Performance of Maintenance
- Grounds Facilities operations and Maintenance.

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

(20) Operation and Maintenance of NAHASDA-Assisted Units [202(4)]

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

(6) Assist affordable housing for low income households

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

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

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

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

Low-income Native American families with preference given to Tulalip Tribal members who are head of household.

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

Maintenance services will be offered at no cost to low-rent tenants, unless the issue arises from tenant negligence. We will track maintenance improvements through a work order system, utilizing both in-house staff and subcontractors. Historically, we expect to complete around 100 to 200 work orders each year for the upkeep of these housing units. Maintenance tasks may include pest control, electrical repairs, plumbing services, fixture replacements, road cleaning, and general repairs needed due to normal wear and tear to ensure a safe and livable environment. Additionally, management and staff will receive training on sustainable building practices and water catchment systems to enhance future housing projects and upgrade existing homes to be more environmentally friendly. Plans include the installation of solar panels on the senior building and duplexes, which will lead to reduced electricity costs and a smaller carbon footprint.

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.):*

Maintenance tasks include pest control, electrical repairs, plumbing services, fixture replacements, road cleaning, deck and appliance maintenance, hot water tank maintenance, and general repairs due to normal wear and tear to ensure a safe and livable environment. The work order count for NAHASDA units is 36.

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

Planned Number of Units to be Completed in Year Under this Program: 28	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: 28	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

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

1.1. Program Name and Unique Identifier: 2025-03:MODERNIZATION 1937 Act Low Rent

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

Housing Rehabilitation of 1937 act units, including the assessment of condition and renovations to address any units with Roof, walls Ceiling, Flooring, HVAC, Plumbing, Electrical, Life Safety, or Security problems.

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.):*

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 federally recognized Native Americans; with preference given to Tulalip Tribal members, as described under Tulalip Tribes current housing policy.

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 maintenance team will conduct a comprehensive assessment to evaluate the rehabilitation requirements for the various units. I have outlined all approved activities the housing may choose to do : Site: Implementation of new landscaping throughout designated areas, construction or replacement of walkways, driveways, and parking areas. Building Exterior: Cleaning of masonry surfaces or removal of paint through sandblasting, acid washing, or high-pressure washing; application of new exterior siding. Roof: Complete replacement of the roof, including installation of new shingles, tiles, rolled roofing, membranes, or metal roofs; integration of solar panels. Windows and Doors: Replacement of existing windows and exterior doors; addition of storm windows or storm doors. Interior Walls and Ceilings: Installation of new drywall or paneling; implementation of new acoustical ceilings; installation of drop ceilings. Flooring: Installation of new hardwood flooring. Circulation: Reconstruction of stairs or construction of new stairways; installation of new access ramps; replacement of elevators. Kitchen: Complete or extensive kitchen renovation. Bathroom/Laundry: Comprehensive or significant bathroom renovation. HVAC: Installation of a new furnace or heat distribution system; installation of central air conditioning. Electrical Lighting: Major rewiring of the building; installation of new electrical service; replacement or relocation of electrical panels. Plumbing: Installation of a new plumbing system, including new water and sewer lines. Security: Installation of permanent security cameras; implementation of a new security alarm system. Life Safety: Implementation of substantial physical modifications to the building to comply with fire and life safety codes; installation of a fire suppression system. Investigation and mitigation of mold issues that have been identified by inspections of Housing staff or inspector, including improvements to ventilation and plumbing as needed. Funding for these activities will come from the IHBG funds.

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.):*

5 units completed- Completed decontamination, drywall repairs, textured, primed and painted, and replaced all hinges with black hinges. Installed new exhaust fan, added lighting to the kitchen, new countertops, new kitchen sink and faucet, new flooring and cove base, new shelving, new outlets and switches. We had to clean the unit after items were left inside. New heaters and thermostats. Asbestos testing and abatement, demo of carport, new door millwork package, removal of wood stove, new electrical panel and everything electrical, new cabinets/countertops, new flooring and base, new plumbing, drywall repairs, textured, primed, and painted, demolition of unit and disposal, etc. The sewage was backing up into the units at both A and B. We had to replace the septic tank because roots were growing through the old, cracked concrete walls. We had a professional septic vendor replace. Septic Solutions. We removed all left-behind items, towed a car out, and decontaminated. New electrical: lights, outlets, switches, heaters and thermostats, exterior fixtures, dryer wiring, water heater, smoke alarms, exhaust fans. Plumbing: new toilet, faucets, kitchen sink, water heater. Drywall repairs, primed, and painted. New door and millwork package, new blinds package. New locks. New shelving. New countertops and backsplash. Pressure-washed the siding and walkways

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: 5	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))):*
Only did the units that people moved out of

1.1. Program Name and Unique Identifier: 2025-04:REHABS

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

Enhance the quality of the housing inventory and extend the longevity of residential units.

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

(5) Rehabilitation of Rental Housing [202(2)]

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

(3) Improve quality of substandard units

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

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

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 federally recognized Native Americans, with preference given to Tulalip Tribal Members, under its current Housing Policy.

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

Rehabs may include: cosmetic repairs, structural work, roofing, doors windows, siding, drywall, HVAC, flooring, or the replacement of Fixtures and Appliances.

- NAHASDA 5 units
- LITHC 5 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.):*

We demolished everything down to the exterior walls, rebuilt all interior walls and flooring due to severe mold/water damage. Replaced siding, roof, windows, door, and millwork, flooring, new insulation, new drywall, new electrical, new plumbing, and painted exterior. Everything is brand new. The large yard had several vehicles, campers, ATVs, and motorcycles, and we filled our 20-yard dumpster 11 times just from the yard, and towed away all vehicles. We ran a new water line from the meter. We hydroseeded the yard after adding soil and leveling it out. Drywall repairs, textured and Painted. Installed all new windows and window trim. Painted the exterior. Installed new flooring, new door and millwork package, new blinds, new locks, repaired upper deck and re sealed with Gaco Decking. New Cabinets and Countertops, had the duct lines and dryer duct cleaned-sanitized, new outlets, switches, light fixtures, smoke alarms. New water heater, new sinks and faucets and water shut offs. New stair tread. New bath accessories and mirrors. New wire shelving, repaired gutters. Pressure washed the siding and driveway. New address block. Decontamination, drywall repairs, textured, primed, painted, new door and millwork package, window glass replacement, new window, replaced the sliding glass door with oversized door, new bathroom vanity sink, added new lighting throughout, new faucets, new flooring and base, new wire shelving, towed car in driveway, new exhaust fans, had ducting cleaned.

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: 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))):*

Only rehabbed units that tenants moved out from to move new tenants into

1.1. Program Name and Unique Identifier: 2025-05:HOUSING MANAGEMENT SERVICES

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

The 1937 Act Housing and NAHASDA units are charged with a range of Housing Management responsibilities. These responsibilities encompass the administration of wages, the execution of inspections, the management of recertification, the processing of application timestamps, and the enforcement of compliance with applicable policies related to all housing service programs. This includes, but is not limited to, rental deposits, rental vouchers, HUD homes, Tax Credit properties, and any additional housing services.

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

(19) Housing Management Services [202(4)]

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

(6) Assist affordable housing for low income households

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

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

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 federally recognized Native Americans, with preference given to Tulalip Tribal members under the Tulalip Tribal Process.

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

Assist low-income families to obtain housing through a selection process waiting list. Ensure compliance through income qualification and regular recertification's per policy. Insure homes for any catastrophic events. Maintain records files of all tenant documents. Implement an efficient self-monitoring program for policy compliance including inspections, recertification's, finance, etc. Increase for affordable housing and Rental Vouchers.

1937 act: 132

Nashada: 28

Tax Credit: 87

Rental Vouchers: 61

Emergency Rental Vouchers: 28

Rental Deposit: 20

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

The Housing Management completed 247 inspections with the tenants living in Tulalip Housing homes.

We issued 50 Rental Vouchers.

We assisted 15 families with Rental Vouchers.

We assisted 21 families with Rental Deposits.

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

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 356	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: 333	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 did not meet our required number of households to serve due to higher rents in Snohomish County, which limited the number of Rental Vouchers we could issue. In addition, we have one Emergency Housing Coordinator, so the number of clients assisted was lower than stated in the IHP.

1.1. Program Name and Unique Identifier: 2025-06: Tenant Based Vouchers - Low Income

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

The housing development will establish a continuous rental voucher program analogous to the Section 8 program structure. Existing participants will be incorporated into this program, similar to our 1937 housing, NASHIDA homes, and Tax Credit properties. Furthermore, a waiting list will be upheld, following a transparent and equitable process based on chronological date and time stamps and fair and equitable. Interested candidates will be added to this waiting list for potential consideration when rental vouchers are released. A policy will be amended to place to delineate the program's duration for each individual participant.

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.):*

(1) Reduce over-crowding

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

Tulalip Tribes Housing Department the IHP will be look at the present needs of our Tulalip Tribal Community. It will address Over income (80-100% of the median income). The Tulalip Tribes families has constraints of the Indian Housing Block Grant (IHBG) for Tribal community members over the thresholds 80%-100% by using 10% of the full grant. The Tulalip Tribal will use other funding sources on top of the. Resources will be targeted to leverage new investment, strengthen partnerships, and enhance economies of scale at the local level. The Housing Department will offer Over Income (80-100% median income) Rental vouchers.

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

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

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

Low income Native American families with preference given to Tulalip Tribal members Head of Household.

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

80% below Median Income families may qualify for Rental Vouchers. Members will not exceed paying 30% of their income. The Housing Department will have minimum payments listed below. The Rental Voucher amount will be determined by household income. Minimum Rental Voucher amounts will be determined by unit size. Families will pay no more than 30% of their household income. The family will receive the minimum Rental Voucher amount, based on the size of their unit, as listed below:

1. 1-2 Bedroom \$1,000 *12= \$1200 *41=492,000 a year. (41 Vouchers Assigned)
2. 3 Bedrooms \$1,200.00s*12 = \$14,00.00*10= \$144,0.000 a year. (10 Vouchers Assigned)
3. 4 bedroom \$1,400 0 * 12=\$16,800*5 *-\$ 84,000.00 a year. (5 Vouchers Assigned)
4. 5 bedroom (-) \$1,600*12=19200 *5 = \$96,000 a year. (5 vouchers Assigned)

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 Tulalip Housing Department assisted 50 families with Rental Vouchers by subsidizing their monthly rent. The Housing Department spent 100% of the Rental Voucher budget. Tulalip Housing did not meet the projected number of Vouchers for each bedroom size due to rent increases in the Snohomish County area.

1-2 Bedroom: # Planned for 2025:41# Issued:39# Remaining:2

3 Bedroom: # Planned for 2025: 10# Issued:6# Remaining:4

4 Bedroom: # Planned for 2025:5# Issued:4# Remaining:1

5 Bedroom: # Planned for 2025:5# Issued: 1# Remaining: 4

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

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 61	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: 50	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 rent increases in the Snohomish County Area



1.1. Program Name and Unique Identifier: 2025-07:Health and Safety

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

The Tulalip Housing Authority will implement safety measures to enhance security within the community. Such measures may include, but are not limited to, installing additional lighting, install or fix fences around common areas, collaborating with the Tulalip Police to install surveillance cameras in our housing development, and implementing other health and safety initiatives deemed necessary for the well-being of residents.

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.):*

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

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

Low-income Native American families that live in the housing developments.

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 Tulalip Housing Department will initiate health and safety protocols, which will involve the installation of fencing and surveillance cameras, along with other necessary precautions as they arise. Additionally, the Department will construct fencing in communal areas that is in need and install more cameras throughout the housing development to bolster safety measures. These surveillance systems may be integrated with the Tulalip Tribes Police Department to provide thorough security assistance and address any other health and safety concerns relevant to the housing development that may fall in the PHH guidance.

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

WE DID NOT COMPLETE ANY HEALTH AND SAFETY IN 2025

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

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

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

DID GET IT SCHEDULED IN TIME

1.1. Program Name and Unique Identifier: 2025-08:Rental Deposits

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

We will be offering assistance with moving costs, the first month's rent, last month's rent, and rental deposits, with a maximum amount of \$8,000.00. This assistance will be provided in accordance with our policy.

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.):*

(1) Reduce over-crowding

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.):*

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 Americans with low income: Preference will be given to Tulalip Tribal members who are heads of household, provided their income is at or below 80% of the median income.

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 in Snohomish County will provide low-income families with support for moving expenses, offering up to \$8,000 per household. This aims to ease the burden of relocation costs, specifically addressing the needs of those covering first month, last month, and rental deposits. A waiting list will be established, and applicants will be prioritized based on the submission date and time of their applications. This program will be available throughout all areas of Snohomish County.

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

We assisted 21 families in getting into a new place. The IHP stated that we would assist 20 families. We had the availability of Tribal Members to receive up to \$8,000 per family, some received all of it but some didn't need the full \$8,000, which enabled us to assist one more additional family. Total \$ amount received was \$160,000. We also collected \$4,666.68 in payback agreements for Tribal Members who did not move into a unit, but received the money for it. The average spent per household was \$2,899.

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

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 20	Planned Number of Acres To Be Purchased in Year Under this Program:
APR: Actual Number of Units Completed in Program Year:	APR: Actual Number of Households Served in Program Year: 21	APR: Actual Number of Acres Purchased in Program Year:

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

one short due to not having the documents in time before the end of the tribes cut off process.

1.1. Program Name and Unique Identifier: 2025-09:Emergency Hotel Voucher Program

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

The Tulalip Emergency Housing Program aims to provide short-term accommodations for a total of 28 families. Each quarter, the program will accommodate 7 families for stays of up to 90 days, allowing for a total of 28 families to receive assistance over 4 quarters. Priority will be given to Tulalip Tribal members, and applicants will be chosen based on this preference. Once approved, applicants are required to engage in our Wellness Program, which offers comprehensive case management, referrals to various departments, and access to supportive resources. After an applicant is selected, the Wellness Coordinator will conduct an assessment to identify any personal obstacles the client may face. The wellness team will then collaborate with participants, meeting up to twice a week to develop personalized plans aimed at overcoming these barriers and promoting self-sufficiency.

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.):*

(5) Address homelessness

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

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

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

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

Low income native American families below the 80% median income with preference given according to policy.

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

15 families will receive emergency housing services up to three months.

The Wellness Department will also:

- Meet at least once a week to ensure the goals are being met.
- Create a goal plan on how to obtain stable housing
- 1. Apply at Village of Hope
 1. Transitional housing (housing and community development)
 2. Tulalip Rental Voucher
 3. Tulalip Tribes HUD Tax Credit Homes
 4. To call 211 to obtain their services
 5. Other
- Develop and Identify pathways to employment.
- Develop and Identify pathways to treatment services as needed.
- Develop and Identify pathways to financial literacy, budgeting and spending.
- Promote healthy relationships and healthy habits.

The Other Funding used to support this activity will be a contribution from the Tribe's General Fund.

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.):*

Served 7 clients who carried over from 2024

Served 17 clients who started in 2025

Total served this quarter: 24

Stayed up to 90 days in a hotel, allowing for a total of 24 families to receive assistance over 4 quarters. Applicants were chosen based on this preference. Applicants were required to engage in our Wellness Program, which offers comprehensive case management, referrals to various departments, and access to supportive resources. Upon applicant selection, the Wellness Coordinator will conduct an assessment to identify any personal obstacles the client may face. The wellness team will then collaborate with participants, meeting up to twice a week to develop personalized plans to overcome these barriers and promote self-sufficiency.

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

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 28	Planned Number of Acres To Be Purchased in Year Under this Program:
---	--	---

APR: Actual Number of Units Completed in Program Year:	APR: Actual Number of Households Served in Program Year: 24	APR: Actual Number of Acres Purchased in Program Year:
--	---	--

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))*):
4 clients were not served due to families still utilizing the max amount at end of the year served.

1.1. Program Name and Unique Identifier: 2025-10:New Construction

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

Constructing six homes on scattered sites on four properties. The Housing Department will ensure the Environmental Review will be completed for each site.

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.):*

(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.):*

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

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

Low-income Native American families under the 80th a median income. The Tulalip Housing has a waiting list. The selection of families will be based on the current waiting list and according to the current low-income policy.

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

Homes 1-3 will be located at 7426 Ray Fryberg Dr., Tulalip WA.-3 tiny homes 2-bedroom 600 square feet unit: \$120,000 apiece = \$420,000

Legal Description: LOT H8 OF THE SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201606025001 (QUILCEDA VILLAGE HOUSING SITE) OF SNOHOMISH COUNTY WASHINGTON, BEING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 5 EAST, WM. SAID LOT CONTAINING 13,843 SQUARE FEET OR 0.32 ACRES OF LAND MORE OR LESS. These will be stick built, single family homes.

Home 4 :3317 Reuben Shelton Dr:-3 Bedroom: 1300*300=390,000(1300*300 per sq ft)

Legal Description: LOT 33 OF THE TULALIP TRIBES HOUSING AUTHORITY WATERWORKS SUBDIVISION AS RECORDED UNDER AUDITOR'S FILE NUMBER 9203205003 OF SNOHOMISH COUNTY WASHINGTON; SAID LOT ALSO BEING SHOWN ON THE SURVEY RECORDED UNDER SNOHOMISH COUNTY AUDITOR FILE NUMBER 201510205002; BEING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 4 EAST, WM. SAID LOT CONTAINING 8276 SQUARE FEET OR 0.19 ACRES OF LAND MORE OR LESS. This will be a stick built, single family home.

Home 5: Mission Highland Lot; 4 bedrooms: 1600 square Feet: 480,000(1600*300 per sq ft)

Legal Description: Lot 27 of the Mission Highlands Subdivision as delineated on survey recorded under auditor's file number 200808225132 OF SNOHOMISH COUNTY WASHINGTON; LOT ALSO SHOWN ON UNRECORDED SURVEY OF MISSION HIGHLANDS FILE NUMBER 206-046-02 ON FILE WITH TULALIP tribes HOUSING DEPARTMENT; SAID LOT BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 30 NORTH, RANGE 4 EAST, wm. said LOT CONTAINING 20,085 SQUARE FEET OR .46 acres OF LAND MORE OR LESS. This will be a stick built, single family home.

Home 6: The property located at 2828 Ed Williams, three bedrooms and encompasses 1,300 square feet, has an estimated value of \$390,000 based on a standard calculation of \$300 per square foot. It is important to note that this residence has sustained damage due to an explosion. An Environmental Assessment (EA) has been completed, and preparations will commence for the demolition of the structure. Following the demolition, a second EA will be required to assess any residual environmental concerns. After the demolition is finalized, the plan is to proceed with the reconstruction of the housing. The new structure will be a stick built, single-family home.

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.):*

Tulalip Housing will rebuild on three different properties. The housing will be completed environmental for each home.

New addresses were created for 7426 Ray Fryberg Drive, Tulalip, WA, so that Housing could add 3 manufactured homes

·3018 George Comenote Lane, 2 bedrooms, 1 bathroom, 900 sq. ft.

·3020 George Comenote Lane, 2 bedrooms, 1 bathroom, 900 sq. ft.

·3022 George Comenote Lane, 2 bedrooms, 1 bathroom, 900 sq. ft.

In 2025, we completed all Environmental Reviews, Procurement for purchase of homes, Snohomish County PUD engineering for site, Geo-testing of site, Permitting, and Grading.

3317 Reuben Shelton Drive: -3 bedrooms, 2 bathrooms, 1,400 sq. ft.

2828 Ed Williams' three-bedroom modular unit was completed

Mission Highland Lot was geo tested, demoed, asbestos testing, site cleared, and will finish in 2026

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

Planned Number of Units to be Completed in Year Under this Program: 6	Planned Number of Households To Be Served in Year Under this Program:	Planned Number of Acres To Be Purchased in Year Under this Program.
APR: Actual Number of Units Completed in Program Year: 5	APR: Actual Number of Households Served in Program Year:	APR: Actual Number of Acres Purchased in Program Year:

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

working on the last unit end of 2025 going into 2026 due t weather and procurement process.

1.1. Program Name and Unique Identifier: 2025-11:Pre-development

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

The Tulalip Tribes shall allocate a parcel of land consisting of ten acres. The proposed plan entails the placement of one manufactured home on each 0.25 acre, resulting in a total of 16-20 homes distributed across ten acres of the designated ten acres. Additionally, there will be a provision for 0.50 acres of open space and another 0.50 acres dedicated to a playground within the site. This is pre-development, a comprehensive planning process will be required. The initial phase will involve the recruitment of engineering personnel, conducting a thorough survey of the site, and performing a comprehensive feasibility study of the property. The second phase is projected to commence in 2026.

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.):*

(1) Reduce over-crowding

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.):*

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 homes families Tulalip Tribal Members and other native with preference given to the Tulalip Tribal members below the 80% median income.

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

FY2025 plans include completion of feasibility studies, environmental assessments, design, and general contractor procurement with construction to begin in phase 2 upon securing additional funds.

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.):*

This project was not started he Tribe did not allocate land for this project so was not started or completed

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

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

No land for planning

1.1. Program Name and Unique Identifier: 2025-12:Maintaining Normal Operations

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

The Tribe continues to be impacted by Covid-19 and intends to perform additional maintenance work that focuses on infection control and resident safety. This work includes painting and sealing surfaces in common areas to make them easier to clean, repairing any cracked, chipped, or damaged areas as needed, and general upkeep to promote overall hygiene and reduce the risk of infection. Expenses in this area include wages, supplies and material costs for maintenance operations as well as grounds and facilities operations.

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.):*

(1) Reduce over-crowding

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.):*

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

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

Native American Families below the 80% median income

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

Maintenance services will be provided for low-rent tenants at no cost, unless the maintenance provided is the fault of the tenant, with emphasis on repairing anything that could be difficult to completely clean (i.e. damaged/torn flooring, chipped cracked countertops, etc.) and any any other typical and normal wear and tear repairs and maintenance deemed necessary for a safe and habitable living environment. The Tribe continues to be impacted by Covid-19 and will spend down remaining IIIBG-CARES funding on this project.

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.):*

Not completed covid is over

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

Planned Number of Units to be Completed in Year Under this Program: 132	Planned Number of Households To Be Served in Year Under this Program:	Planned Number of Acres To Be Purchased in Year Under this Program:
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year:	APR: Actual Number of Acres Purchased in Program Year:

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

Did not know what this was for it was put in by a previous director

1.1. Program Name and Unique Identifier: 2025-13:Silver Village Park

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

The Housing Department will complete the preplanning of a park in the housing development, Silver Village, managed by housing development.

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.):*

(24) Infrastructure to Support 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.):*

(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):*

Provide safe, accessible space for residents to socialize, exercise, and reduce crime.

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

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, low-income families will benefit that reside in the housing department managed development.

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 process involves selecting an appropriate location, performing a thorough site analysis, evaluating possible environmental effects, engaging the community through outreach efforts, crafting an initial design concept, preparing a budget, obtaining required permits, and setting up a project timeline. This approach effectively outlines the vision for the park, assesses its feasibility study, and identifies potential challenges before progressing to the detailed design and construction stages.

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.):*

Silver Village Playground

·In 2025, we completed all Environmental Reviews, Procurement for the purchase of Playground equipment, and General Contractor, and any Planning and Permitting of the site required.

·Play structure, ½ court Basketball court, picnic table, 2 trash cans, and 2 benches

, site prep

Finishing in 2026 due to the weather

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

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

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

Due to the bad weather and freezing temperatures, we had to wait for the land to thaw before we could dig and proceed.

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.)

Maintenance services will be provided for low-rent tenants at no cost, unless the maintenance provided is the result of and full of the tenant. Maintenance and improvements are tracked by a work order process and will be performed by an organization of force accounts and subcontractors. Historically, we anticipate performing approximately 500-600 work orders annually in the maintenance of these housing units. Maintenance could include pest control, electrical, plumbing, and replacement of fixtures. Road cleaning and maintenance, infrastructure maintenance, and any other typical and normal wear and term repairs and maintenance deemed necessary for a safe and habitable living environment. As a part of O M, Tulalip will maintain adequate insurance coverage for housing units that are owed and financed or assisted with grant activities provided under NAHSDA in compliance with such requirements as may be established by HUD.

(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:

The Tribe plans to proceed with the demolition of a 1937 Act home that was damaged in an explosion . The Tribe will work with FCAS to plan the demolition and set a timeline for rebuilding the unit. This activity will be funded with insurance proceeds.

Section 5: Budgets

NAHASDA §§ 102(b)(2)(C), 404(b)

(1) Sources of Funding NAHASDA § 102(b)(2)(C)(i), (404(b)) (Complete the **non-shaded** portions of the chart below to describe your estimated or anticipated sources of funding for the 12-month program year. **APR Actual Sources of Funding – Please complete the shaded portions of the chart below to describe your actual funds received. Only report on funds actually received and under a grant agreement or other binding commitment during the 12-month program year.**)

SOURCE	IHP				
	(A) Estimated amount on hand at beginning of program year	(B) Estimated amount to be received during 12-month program year	(C) Estimated total sources of funds (A+B)	(D) Estimated funds to be expended during 12-month program year	(E) Estimated unexpended funds remaining at end of program year (C-D)
1. IHBG Funds	\$7,582,325.00	\$4,322,169.00	\$11,904,494.00	\$5,639,000.00	\$6,265,494.00
2. IHBG Program Income	\$0.00	\$845,000.00	\$845,000.00	\$845,000.00	\$0.00
3. Title VI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4. Title VI Program Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5. 1937 Act Operating Reserves	\$0.00		\$0.00	\$0.00	\$0.00
6. Carry Over 1937 Act Funds	\$0.00		\$0.00	\$0.00	\$0.00
7. ICDBG Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8. Other Federal Funds	\$149,922.25	\$0.00	\$149,922.25	\$149,922.25	\$0.00
9. LIHTC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10. Non-Federal Funds	\$0.00	\$50,000.00	\$50,000.00	\$50,000.00	\$0.00
Total	\$7,732,247.25	\$5,217,169.00	\$12,949,416.25	\$6,683,922.25	\$6,265,494.00
TOTAL Columns C and H(2 through 10)			\$1,044,922.25		

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 expended during 12-month program year	(J) Actual unexpended funds remaining at the end of 12-month program year (H-I)	(K) Actual unexpended funds obligated but not expended at end of 12-month program year
1. IHBG Funds	\$7,269,557.30	\$6,147,932.33	\$13,417,489.63	\$6,147,932.33	\$7,269,557.30	
2. IHBG Program Income	\$698,910.11	\$0.00	\$698,910.11	\$0.00	\$698,910.11	
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			\$0.00		\$0.00	
9. LIHTC		\$0.00	\$0.00	\$0.00	\$0.00	
10. Non-Federal Funds			\$0.00		\$0.00	
Total	\$7,968,467.41	\$6,147,932.33	\$14,116,399.74	\$6,147,932.33	\$7,968,467.41	
TOTAL Columns C and H(2 through 10)			\$698,910.11			

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)
2025-01: O&M 1937 Act Housing Units (CAS)	\$377,078.00	\$845,000.00	\$1,222,078.00	\$377,078.00	\$1,468,316.94	\$1,845,394.94
2025-02: O&M NAHASDA Units	\$75,000.00	\$0.00	\$75,000.00	\$75,000.00	\$0.00	\$75,000.00
2025-03: MODERNIZATION 1937 Act Low Rent	\$540,000.00	\$0.00	\$540,000.00	\$59,452.39	\$0.00	\$59,452.39
2025-04: REHABS	\$280,000.00	\$0.00	\$280,000.00	\$571,964.49	\$0.00	\$571,964.49
2025-05: HOUSING MANAGEMENT SERVICES	\$830,000.00	\$0.00	\$830,000.00	\$985,106.87	\$0.00	\$985,106.87
2025-06: Tenant Based Vouchers - Low Income	\$816,000.00	\$0.00	\$816,000.00	\$1,069,679.87	\$0.00	\$1,069,679.87
2025-07: Health and Safety	\$50,000.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00
2025-08: Rental Deposits	\$160,000.00	\$0.00	\$160,000.00	\$61,999.11	\$0.00	\$61,999.11
2025-09: Emergency Hotel Voucher Program	\$166,000.00	\$50,000.00	\$216,000.00	\$166,000.00	\$694.11	\$166,694.11
2025-10: New Construction	\$1,740,000.00	\$0.00	\$1,740,000.00	\$982,072.09	\$0.00	\$982,072.09
2025-11: Pre-development	\$85,000.00	\$0.00	\$85,000.00	\$0.00	\$0.00	\$0.00
2025-12: Maintaining Normal Operations	\$0.00	\$149,922.25	\$149,922.25	\$0.00	\$0.00	\$0.00
2025-13: Silver Village Park	\$149,922.00	\$0.00	\$149,922.00	\$63,568.60	\$0.00	\$63,568.60
Loan repayment - describe in 3 & 4 below	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Planning and Administration	\$370,000.00	\$0.00	\$370,000.00	\$266,999.85	\$0.00	\$266,999.85
TOTAL	\$5,639,000.00	\$1,044,922.25	\$6,683,922.25	\$4,678,921.27	\$1,469,011.05	\$6,147,932.32

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):
N/A

(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.):
N/A

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 IHBC 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 IHBC 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.):

The useful life of the 1937 act and NAHASDA housing units are generally 25 years. This could be increased through rehabilitation per the schedule below. For mutual help units, the useful life shall generally will be 25 years until the unit not longer owned by the Tulalip tribe Housing department through the conveyances process.

Less than 5,000=1 year

5,000 to 10,000=5 years

15,000 to 40,000=10 years

New Construction=30 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.):

N/A

(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. **Family whose head is enrolled family member of the Tulalip Tribes and veteran as defined by date and time of application, and then other families of the Tulalip Tribes and not a veteran, as defined by date and time of application; and than other families who have at least one Native American listed as an occupant by date and time of application that all other applicants.**

(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 IHBC 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:

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:

(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 IHBCG-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 IHBCG-assisted construction or maintenance activities.

(3) You will use Davis-Bacon and/or HUD determined wage rates when required for IHBCG-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? **No**
- (4) Self-Monitoring Results. *(Describe the results of the monitoring activities, including corrective actions planned or taken.):*
We outsourced our monitoring to an outside company

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	132	0	0	0	0
b. Homeownership	0	0	0	0	0
c. Other	87	0	0	0	0
1937 Act Subtotal:	219	0	0	0	0
NAHASDA Associated Units:					
a. Rental	28	0	0	0	0
b. Homeownership	0	0	0	0	0
c. Rental Assistance	0	0	0	0	0
d. Other	0	0	0	0	0
NAHASDA Act Subtotal:	28	0	0	0	0
Total:	247	0	0	0	0

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

(3) If no, why not:

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 \$1,000,000 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 : **09/30/2026**

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 TDIE, 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)).
Available upon request

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)	37
(2) Number of Temporary Jobs Supported	2

(3) Narrative (optional):

Section 15: IHP Waiver Requests

NAHASDA § 101(b)(2)

THIS SECTION IS ONLY REQUIRED IF THE RECIPIENT IS REQUESTING A WAIVER OF AN IHP SECTION OR A WAIVER OF THE IHP SUBMISSION DUE DATE.

A waiver is valid for a period not to exceed 90 days. Fill out the form below if you are requesting a waiver of one or more sections of the IHP. **NOTE** :This is NOT a waiver of the IHBG program requirements but rather a request to waive some of the IHP submission items.

(1) List below the sections of the IHP where you are requesting a waiver and/or a waiver of the IHP due date. (*List the requested waiver sections by name and section number*):

(2) Describe the reasons that you are requesting this waiver (*Describe completely why you are unable to complete a particular section of the IHP or could not submit the IHP by the required due date*):

(3) Describe the actions you will take in order to ensure that you are able to submit a complete IHP in the future and/or submit the IHP by the required due date. (*This section should completely describe the procedural, staffing or technical corrections that you will make in order to submit a complete IHP in the future and/or submit the IHP by the required due date.*):

(4) Recipient: **Tulalip Tribes of Washington**

(5) Authorized Official's Name and Title:

(6) Authorized Official's Signature:

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