



NEZ PERCE TRIBAL HOUSING AUTHORITY

-2027-

INDIAN HOUSING PLAN

-PUBLIC NOTICE-

Also available at <https://nezperce.org/government/housing/>

Desk copies are available at the NPTHA Office.

Please submit comments by:

E-mail: doug@nezperce.org

Phone: 208-843-2229 or 1-888-334-5167

Mail: NPTHA

ATTN: Douglas Marconi, Sr., ED

PO Box 188

Lapwai, ID 83540

Comments due by **October 8, 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.

ONE YEAR PLAN & ANNUAL PERFORMANCE REPORT

Planned Grant-Based Budget for Eligible Programs.

IHBG Fiscal Year Formula Amount

\$1,815,229.00

SECTION 2: HOUSING NEEDS

NAHASDA § 102(b)(2)(B)

(1) Type of Need: 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	☒	☒
(4) Homeless Households	☒	☒
(5) Households Needing Affordable Rental Units	☒	☒
(6) College Student Housing	☒	☒
(7) Disabled Households Needing Accessibility	☒	☒
(8) Units Needing Energy Efficiency Upgrades	☒	☒
(9) Infrastructure to Support Housing	☒	☒
(10) Other (specify below)	☒	☒

(2) Other Needs.

Homebuyer education and financial literacy education and counseling is a need.

(3) Planned Program Benefits. NAHASDA § 102(b)(2)(B)):

The NPTHA programs and activities will promote safe, decent and affordable housing opportunities for low-income families. Methods to promote our mission include but are not limited to:

- * Efficiently managed Low-Income rental units.
- * Assist homebuyers in completing their option-to-purchase lease program.
- * Provide comprehensive housing counseling to empower individuals on housing choices.
- * Provide individual counseling and guidance on becoming mortgage ready.
- * Regularly evaluate program outcomes and update necessary policies and procedures.
- * Conduct annual survey assessments on family housing needs.
- * Maintain program compliance with applicable regulations to ensure funding opportunities.
- * Continue to leverage resources to pursue new construction and other housing services.

(4) Geographic Distribution. NAHASDA § 102(b)(2)(B)(i)):

The NPTHA provides services throughout the Nez Perce Indian Reservation through an application process. Applications are processed in accordance to eligibility and preference policies.

SECTION 3: PROGRAM DESCRIPTIONS

NAHASDA §§ 102(b)(2)(A), 233(a), 235(c), 404(b); 24 CFR §1000.512(b)(2)

Planning and Reporting Program Year Activities For the IHP, the purpose of this section is to describe each program that will be operating during the 12-month program year. Each program must include the eligible activity, its planned outputs, intended outcome, who will be assisted, and types and levels of assistance. Each of the eligible activities has a specific, measurable output.

Management of 1937 Housing Act Properties: NPTHA 1

Program Description

This program provides the general operation and maintenance of our 1937 Housing Act properties which includes Low Rent units, Mutual Help units that were converted to rentals or Starter Home (a modified Mutual Help program).

* Operations include fiscal management of all financial transactions, staff training & development, collection activities, procurement and maintenance of equipment, annual audit and maintain all insurances.

* Maintenance includes routine and non-routine maintenance of units and common grounds, inspections of rental properties, and the assessment tenant damages.

Tenant occupancy activities will be conducted under the Housing Management Service Program and includes Low Rent and Mutual Help units that were converted to rentals or Starter units built with 1937 Housing Act funds.

Eligible Activity Number (2) Operation of 1937 Act Housing [202(1)]

Intended Outcome Number (6) Assist affordable housing for low income households.

Who Will Be Assisted

Low-income households while preference will be given to tribal members and then to other Native Americans. Homeownership on tribal trust land is restricted to tribal members.

Types and Level of Assistance

1937 Housing Act units will be utilized as rental units or option to purchase units for eligible families. The Maintenance Department will provide labor, materials, and contracts costs to maintain units including routine, non-routine and preventative maintenance tasks. A work order system will document all services provided to each unit, calculate costs and assess charges for any tenant damages. Collection activities include tracking tenant accounts, negotiating payment agreements and pursuing legal action when necessary. A computerized tenant accounting system will track all financial transactions with the tenants and homebuyers. Annual inspections of rental units will be completed under this program as a maintenance tool for maintaining homes and tracking needed improvements.

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
106	0	0.0

Uses of Funding

Prior and current year IHBG (only) funds to expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$1,098,309	\$126,160	\$1,224,469

Housing Management Service: NPTHA 2

Program Description

This program will provide occupancy management for all of our affordable housing programs. LIHTC projects are directly charged for operating costs and prorated for occupancy management costs.

* Occupancy management includes application intake, processing for eligibility, maintaining waiting lists, vacancy management, recertification, compliance with lease agreements, program rules & regulations, conducting homebuyer inspections, tenant accounting, collections and file maintenance.

* Other services include application intake and processing for other programs for home repair and weatherization, referrals for outside resources for housing assistance.

* Coordinate services and provide referrals to other service agencies such as but not limited to NPT Social Services, Idaho Self-Sufficiency, Early Childhood Dev. Program, Community Action Partnership, Lapwai School District and local utility companies. The NPTHA utilizes ROSS funds to compliment this program.

Eligible Activity Number (19) Housing Management Services [202(4)]

Intended Outcome Number: (6) Assist affordable housing for low income households

Who Will Be Assisted

Low-income households. While preference will be given to tribal members and then to other Native Americans, homeownership on tribal trust land is restricted to tribal members.

Types and Level of Assistance

Provide occupancy management for 156 homes/families and manage waiting lists for other housing programs.

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
156	0	0.0

Uses of Funding

Prior and current year IHBG (only) funds to expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$224,193	\$41,572	\$265,765

Homebuyer Education and Tenant Counseling: NPTHA 3

Program Description

This program includes comprehensive homebuyer education and counseling.

* Education includes formal Homebuyer Education Class for Native homeownership, financial literacy, youth credit education, post purchase and foreclosure prevention.

* HB Counseling includes case management for becoming mortgage ready under the NPTHA lease with option to purchase program, case management for mortgage application (including VA direct loans and other available mortgage type programs), individual credit counseling, and case management for NPTHA IDA program.

* Tenant counseling includes a comprehensive Tenant Rights & Responsibilities class, financial literacy & counseling for budgeting, lease compliance, housekeeping and home maintenance.

* Other counseling services include application intake and processing for other programs for home repair and weatherization, referrals for outside resources for housing assistance. The NPTHA utilizes ROSS funds to compliment this program.

* Other housing services include hosting the IRS Volunteer Income Tax Assistance Program.

Eligible Activity Number (18) Other Housing Services [202(3)]

Intended Outcome Number (12) Other – must provide description in the box below

Describe Other Intended Outcome Provide Homebuyer Education and Tenant education and counseling services.

Who Will Be Assisted

Low-income households seeking education and counseling services as well as those required to meet counseling and education requirements to maintain eligibility or compliance with housing services. However, these activities are open to the public.

Types and Level of Assistance

Services include formal classes and individual counseling sessions as well as referrals to other housing services and resources. We currently provide a Homebuyer Education Class, Financial Literacy, Tenant Rights & Responsibilities, Homeowner's Maintenance and a variety of budgeting, home maintenance tutorials, fire prevention and other housing related topics.

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
0	120	0.0

Uses of Funding

Prior and current year IHBG (only) funds to expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$118,594	\$36,162	\$154,756

Senior Rehab: NPTHA 4

Program Description

This program provides essential home repair grants for low-income elder families.

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

Intended Outcome Number (3) Improve the quality of substandard units

Who Will Be Assisted

Low income elder tribal member homeowners.

Types and Level of Assistance

Home repair grant for essential repairs up to \$7,500.

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
12	0	0.0

Uses of Funding

Prior and current year IHBG (only) funds to expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$90,000.	\$0.00	\$90,000.00

Mortgage Finance Assistance: NPTHA 5

Program Description

Mortgage finance assistance for down payment and closing costs to serve moderate-income families.

Eligible Activity Number (13) Down Payment/Closing Cost Assistance [202(2)]

Intended Outcome Number (2) Assist renters to become homeowners

Who Will Be Assisted

Low-income tribal members purchasing a home within our service area.

Types and Level of Assistance

Low-income families will receive up to \$10,000 in down payment and closing costs.

Other assistance includes appraisal and inspection fees.

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
1	0	0.0

Uses of Funding

Prior and current year IHBG (only) funds to expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$10,000	\$0.00	\$10,000

Mortgage Finance Assistance for Moderate Income: NPTHA 6

Program Description

Mortgage finance assistance for down payment and closing costs.

Eligible Activity Number (13) Down Payment/ Closing Cost Assistance [2002(2)]

Intended Outcome Number (2) Assist renters to become homeowners

Who Will Be Assisted

Moderate-income tribal members purchasing or owning a home within our service area.

Types and Level of Assistance

Moderate-income families will receive up to \$5,000 in down payment and closing costs. Other assistance includes appraisal and inspection fees per the policy rates.

Program requires completion of our homeowner education class.

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
1	0	0.0

Uses of Funding

Prior and current year IHBG (only) funds to expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$5,000	\$0.00	\$5,000

Individual Development Accounts Down Payment: NPTHA 7

Program Description

This program is a matched savings program for down payment and closing costs. The program will provide \$2 towards every \$1 saved over a minimum of six (6) months and maximum of twenty-four (24) months period, up to \$10,000 in matching funds.

Program requires completion of our homeowner education class.

Eligible Activity Number (13) Down Payment/Closing Cost Assistance [202(2)]

Intended Outcome Number (2) Assist renters to become homeowners

Who Will Be Assisted Low income tribal members purchasing a home within our service area.

Types and Level of Assistance

This program is a matched savings program for down payment and closing costs. The program will provide \$2 towards every \$1 saved over a minimum of six (6) months and maximum of twenty-four (24) months period, up to \$10,000 in matching funds.

Program requires completion of our homeowner education class.

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
1	0	0.0

Uses of Funding

Prior and current year IHBG (only) funds to expended in 12-month program year (L)	Total all other funds to be expended in 12- month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$10,000	\$0.00	\$10,000

Individual Development Accounts Rehab: NPTHA 8

Program Description

This program is a matched savings program for home repair projects. The program will provide \$1 towards every \$1 saved over a minimum of three (3) months and maximum of six (6) months period, up to \$5,000 in matching funds for a home repair project.

Program requires completion of our homeowner education class.

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

Intended Outcome Number (3) Improve quality of substandard units

Who Will Be Assisted

Low income tribal members owning a home within our service area.

Types and Level of Assistance

This program is a matched savings program for home repair projects. The program will provide \$1 towards every \$1 saved over a minimum of three (3) months and maximum of six (6) months period, up to \$5,000 in matching funds for a home repair project. The average grant amount is estimated at \$4,000 per home.

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
4	0	0.0

Uses of Funding

Prior and current year IHBG (only) funds to expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$16,000	\$0.00	\$16,000

Crime Prevention: NPTHA 9

Program Description

This program is to:

- * Maintain interactive relationships with the Nez Perce Tribal Law Enforcement in housing community activities and reporting of any criminal or nuisance activity.
- * Promote safe neighborhoods.
- * Conduct quarterly safety meetings and fire drills for the senior citizen apartment buildings.
- * Enforce lease agreements promoting safe neighborhoods.
- * Network with other programs and organizations to implement strategies to prevent crime and substance abuse.

Eligible Activity Number (21) Crime Prevention & Safety [202(5)]

Intended Outcome Number (11) Reduction in crime reports.

Who Will Be Assisted

The focus will be the NPTHA program assisted housing units, however, may result in positive effect over adjacent neighbors and community areas.

Types and Level of Assistance

NPTHA tenants will be provided access to activities listed under the description of this program.

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
0	0	0.0

Uses of Funding

Prior and current year IHBG (only) funds to expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
\$5,000	0	\$5,000

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

The NPTHA will ensure the viability of housing previously developed and currently under management through a systematic process consisting of at least annual inspections, semi-annual preventative maintenance schedule, an automated work order system, occupancy counseling on lease compliance and home maintenance. The NPTHA employs a maintenance staff to carry out all home repair and preventative maintenance activities.

(2) Demolition and Disposition

There are no homes planned for demolition or disposition.

SECTION 5: BUDGETS

NAHASDA §§ 102(b)(2)(C), 404(b)

(1) Sources of Funding (NAHASDA § 102(b)(2)(C)(i)) *(Complete the portions of the chart below to describe your estimated or anticipated sources of funding for 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	\$0.00	\$1,815,229.00	\$1,815,229.00	\$1,815,229.00	\$0.00
2. IHBG Program Income	\$3,106,143.00	\$263,212.00	\$3,369,355.00	\$126,160.00	\$3,243,195.00
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
LEVERAGED FUNDS					
7. ICDBG Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8. Other Federal Funds	\$0.00	\$77,734.00	\$77,734.00	\$77,734.00	\$0.00
9. LIHTC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10. Non-Federal Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$3,106,143.00	\$2,156,175.00	\$5,262,318.00	\$2,019,123.00	\$3,243,195.00

PROGRAM NAME	Unique Identifier	IHP		
		(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)
Management of 1937 Housing Act Properties	NPTHA 1	1,098,309	126,160	1,224,469
Housing Management Service	NPTHA 2	224,193	41,572	265,765
Homebuyer Education and Tenant Counseling	NPTHA 3	118,594	36,162	154,756
Senior Rehab	NPTHA 4	90,000	0.00	90,000
Mortgage Finance Assistance LI	NPTHA 5	10,000	0.00	10,000
Mortgage Finance Assistance MI	NPTHA 6	5,000	0.00	5,000
Individual Development Accounts Down Payment	NPTHA 7	10,000	0.00	10,000
Individual Development Accounts Rehab	NPTHA 8	16,000	0.00	16,000
Crime Prevention	NPTHA 9	5,000	0.00	5,000
Planning and Administration		283,133	0.00	283,133
Loan repayment - describe in 3 & 4 below		\$0.00	0.00	\$0.00
TOTAL		1,815,229	203,894	2,019,123

Funding Usability Matrix

Other sources include anticipated ROSS Grant funds at \$77,734 and use of program income.

SECTION 6: OTHER SUBMISSION ITEMS

NAHASDA §§ 102(b)(2)(C)(ii), 201(b)(5), 202(6), 205(a)(2), 209

(1) Useful Life/Affordability Period(s)

Housing units under management have a useful life of 20 years. Home repairs up to \$5,000 have a useful life of three years. Home repairs over \$5,000 have a useful life of five years. Mortgage Finance Assistance up to \$5,000 has a useful life of five years. New construction or assistance over \$20,000 has a useful life of 20 years.

(2) Model Housing and Over-Income Activities

We do not have any model housing or over income activities.

(3) Tribal and Other Indian Preference

Does the Tribe have a preference policy? Yes ☒ No ☐

If yes, describe the policy.

Yes, preference is provided to enrolled members of the Nez Perce Tribe before serving other Native American tribes. Policies include housing services, employment and training.

(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?

Yes ☐ No ☒

Expanded Formula Area - Verification of Substantial Housing Services (24 CFR § 1000.302(3))

If no, proceed to Section 7.

Yes ☐ No ☒

SECTION 7: INDIAN HOUSING PLAN CERTIFICATION OF COMPLIANCE

NAHASDA § 102(b)(2)(D)

By signing the IHP, you certify that you have all required policies and procedures in place in order to operate any planned IHBG programs.

(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 ☒ No ☐

(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.

Yes ☐ No ☐ Not Applicable ☒

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

(a) The recipient 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 ☒ No ☐ Not Applicable ☐

(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 ☒ No ☐ Not Applicable ☐

(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; and

Yes ☒ No ☐ Not Applicable ☐

(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 ☒ No ☐ Not Applicable ☐

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 and has authorized the submission of the IHP by the TDHE; or

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

(4) Tribe:

Nez Perce 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 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) List the activities using tribally determined wage rates: