



Energy and Performance Information Center (EPIC)

Grant Number: **55-IH-30-02800**
 Report: **IHP Report for 2021**
 First Submitted On:
 Last Submitted On:

OMB CONTROL NUMBER: 2577-0218
 EXPIRATION DATE: 07/31/2019

Cover Page

Grant Information:

Grant Number	55-IH-30-02800
Recipient Program Year	01/01/2021-12/31/2021
Federal Fiscal Year	2021
Initial Indian Housing Plan (IHP):	Yes
Amended Plan	
Annual Performance Report (APR):	
Amended Plan	
Tribe:	
TDHE:	Yes

Recipient Information:

Name of the Recipient	SALISH & KOOTENAI HOUSING AUTHORITY
Contact Person	Perez, Jody
Telephone Number with Area Code	406-675-4491
Mailing Address	PO Box 38
City	Pablo
State	MT
Zip	598550038
Fax Number with Area Code	406-675-4495
Email Address	jperez@skha.org
Tribes:	Confederated Salish & Kootenai Tribes

TDHE/Tribe Information:

Tax Identification Number	810464576
DUNS Number	131067576
CCR/SAM Expiration Date	3/30/2021

Planned Grant-Based Budget for Eligible Programs:

IHBG Fiscal Year Formula Amount	\$4,804,450.00
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Housing Needs

Type of Need (A)	Low-Income Indian Families (B)	All Indian Families (C)

Overcrowded Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Renters Who Wish to Become Owners	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Substandard Units Needing Rehabilitation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Homeless Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Households Needing Affordable Rental Units	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
College Student Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disabled Households Needing Accessibility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Units Needing Energy Efficiency Upgrades	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Infrastructure to Support Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify below)	<input type="checkbox"/>	<input type="checkbox"/>
Planned Program Benefits	In 2021, the Housing Authority will continue to maintain all rental units and provide inspections and scheduled maintenance plans. The Housing Authority will operate in a businesslike manner while striving to obtain economic viability.	
Geographic Distribution	The Housing Authority manages and operates units in every community on the Flathead Indian Reservation, which is the primary service area of the Housing Authority. Services identified above will be provided for all communities and eligible Indian families within the primary service area. The Tenant Based Assistance program extends the service area to include Missoula and Kalispell. Rental Assistance requests may be submitted for cases where the need is demonstrated and verified by a physician for medical reasons or for full time students with verified acceptance in college in Missoula or Kalispell and are approved by the Housing Authority.	

Programs

2021.1 : Operations and Management of the 1937 Act Housing

Program Name:	Operations and Management of the 1937 Act Housing	
Unique Identifier:	2021.1	
Program Description (continued)	The Housing Authority will provide operation and management services for the Low Rent program. The program will provide affordable, decent, safe and sanitary housing for eligible low income Indian families.	
Eligible Activity Number	(2) Operation of 1937 Act Housing [202(1)]	
Intended Outcome Number	(6) Assist affordable housing for low income households	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	Eligible low income Indian families will be assisted.	
Types and Level of Assistance	The Maintenance Department staff will respond to maintenance calls or requests from tenants. They will be responsible for planning routine or preventive maintenance ensuring each unit is maintained in a decent, safe and sanitary condition. The Occupancy Department will be responsible for all phases of occupancy from the time the applicant becomes a tenant to the time of vacancy. The Housing Resource Department will provide intake and eligibility services.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	<p style="text-align: center;">Planned</p> <p>Number of Units 414 to be Completed in Year</p>	<p style="text-align: center;">APR - Actual</p> <p>This information is only completed for an APR.</p>
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

The Uses of Funding table information can be entered here for each individual program or can be entered for all programs within Section 5(b): Uses of Funding. Changes to data on either page location will update in both Section 3: Program Descriptions and Section 5(b): Uses of Funding accordingly.

Prior and current year IHBG (only) funds to be 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)
\$2,679,885.00	\$25,000.00	\$2,704,885.00

2021.2 : Operations and Management of NAHASDA Assisted Units

Program Name:	Operations and Management of NAHASDA Assisted Units	
Unique Identifier:	2021.2	
Program Description (continued)	The Housing Authority will provide operation and management services for the NAHASDA Low Rent, Transitional Living Center, and Maggie Ashley Trailer Park programs. These programs provide affordable, decent, safe and sanitary housing to eligible low income Indian families.	
Eligible Activity Number	(20) Operation and Maintenance of NAHASDA-Assisted Units [202(4)]	
Intended Outcome Number	(6) Assist affordable housing for low income households	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	Eligible low income Indian families will be assisted.	
Types and Level of Assistance	The Maintenance Department staff will respond to maintenance calls or requests from tenants. They will be responsible for planning routine and preventive maintenance, ensuring each unit is maintained in a decent, safe and sanitary condition. The Occupancy Department will be responsible for all phases of occupancy, from the time the applicant becomes a tenant to the time of vacancy. The Housing Resource Department will provide intake and eligibility services.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
	Number of Units to be Completed in Year	70 This information is only completed for an APR.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

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Prior and current year IHBG (only) funds to be 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)
\$453,121.00	\$25,000.00	\$478,121.00

2021.3 : Tenant Based Assistance

Program Name:	Tenant Based Assistance	
Unique Identifier:	2021.3	
Program Description (continued)	The Tenant Based Assistance program will provide rental assistance resources to eligible Indian families in the private rental sector.	
Eligible Activity Number	(17) Tenant Based Rental Assistance [202(3)]	

Intended Outcome Number	(6) Assist affordable housing for low income households						
APR: Actual Outcome Number	This information is only completed for an APR.						
Who Will Be Assisted	Eligible Indian families can lease anywhere in the service area of the Housing Authority. The service area of this Housing Authority is the Flathead Reservation. Requests for assistance outside this area will be approved for Missoula or Kalispell only and only for cases where the need is demonstrated and verified by a physician for medical reasons or for full time students with verified acceptance and attendance at a college in Missoula or Kalispell and are approved by the Housing Authority. All participants must be income eligible regardless of physical location or residential status.						
Types and Level of Assistance	The Housing Authority will provide all or a portion of the rent for eligible Indian families depending on income and cost of the rental unit. The Housing Resource Department will protect the consistency of the waiting list process, approve new tenants, and manage the current tenants receiving assistance. The Occupancy Department will conduct re-certifications on a scheduled basis to ensure program eligibility.						
APR : Describe Accomplishments	This information is only completed for an APR.						
Planned and Actual Outputs for 12-Month Program Year	<table border="1"> <thead> <tr> <th></th> <th>Planned</th> <th>APR - Actual</th> </tr> </thead> <tbody> <tr> <td>Number of Households to be served in Year</td> <td>50</td> <td>This information is only completed for an APR.</td> </tr> </tbody> </table>		Planned	APR - Actual	Number of Households to be served in Year	50	This information is only completed for an APR.
	Planned	APR - Actual					
Number of Households to be served in Year	50	This information is only completed for an APR.					
APR: If the program is behind schedule, explain why	This information is only completed for an APR.						

Uses of Funding:

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Prior and current year IHBG (only) funds to be 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)
\$250,000.00	\$0.00	\$250,000.00

2021.4 : Security and Crime Prevention

Program Name:	Security and Crime Prevention						
Unique Identifier:	2021.4						
Program Description (continued)	Provision of safety, security, and law enforcement measures and activities appropriate to drug and other criminal activity in Housing Authority communities to protect tenants from criminal and drug related crimes.						
Eligible Activity Number	(21) Crime Prevention and Safety [202(5)]						
Intended Outcome Number	(11) Reduction in crime reports						
APR: Actual Outcome Number	This information is only completed for an APR.						
Who Will Be Assisted	Low Rent and other tenants residing in the Housing Authority communities will be assisted.						
Types and Level of Assistance	Provide support to the Tribal Law and Order Department for one officer to provide community policing of the Housing Authority's communities throughout the plan year focusing on drug and criminal activities. The officer will patrol the Housing Authority's communities and provide reports to the Housing Authority to ensure safety for all residents and provide information related to drug and other criminal activity in those communities to promote awareness.						
APR : Describe Accomplishments	This information is only completed for an APR.						
Planned and Actual Outputs for 12-Month Program Year	<table border="1"> <thead> <tr> <th></th> <th>Planned</th> <th>APR - Actual</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Planned	APR - Actual			
	Planned	APR - Actual					

	The output measure being collected for this eligible activity is dollars. The dollar amount should be included as an other fund amount listed in the Uses of Funding table.
APR: If the program is behind schedule, explain why	This information is only completed for an APR.

Uses of Funding:

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Prior and current year IHBG (only) funds to be 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)
\$40,000.00	\$0.00	\$40,000.00

2021.5 : IHBG Competitive Grant Leverage Project 1

Program Name:	IHBG Competitive Grant Leverage Project 1						
Unique Identifier:	2021.5						
Program Description (continued)	SKHA is committing IHBG funds as leverage for Project 1 of the IHBG Competitive Grant 19. Under Project 1 The Housing Authority will rehabilitate existing SKHA owned rental units. Types of rehabilitation include: total rehabilitation, interior rehabilitation, roof replacement, and siding replacement. The rehabilitation will provide affordable, decent, safe and sanitary housing for eligible low income Indian families. 2021 is the second year of a five year grant.						
Eligible Activity Number	(5) Rehabilitation of Rental Housing [202(2)]						
Intended Outcome Number	(3) Improve quality of substandard units						
APR: Actual Outcome Number	This information is only completed for an APR.						
Who Will Be Assisted	Eligible low-income Indian families will be assisted.						
Types and Level of Assistance	Project 1 is categorized into 4 sub-groups: Group A consists of 15 units that need an extensive amount of interior renovation, this year 3 units will be completed. Group B will rehabilitate 30 more units to a lesser extent, 6 units will be completed this year. Group C will replace roofs on 100 rental units, 20 units will be completed this year. Group D will replace siding on 100 rental units, 20 units will be completed this year.						
APR : Describe Accomplishments	This information is only completed for an APR.						
Planned and Actual Outputs for 12-Month Program Year	<table border="1"> <thead> <tr> <th></th> <th>Planned</th> <th>APR - Actual</th> </tr> </thead> <tbody> <tr> <td>Number of Units to be Completed in Year</td> <td>49</td> <td>This information is only completed for an APR.</td> </tr> </tbody> </table>		Planned	APR - Actual	Number of Units to be Completed in Year	49	This information is only completed for an APR.
	Planned	APR - Actual					
Number of Units to be Completed in Year	49	This information is only completed for an APR.					
APR: If the program is behind schedule, explain why	This information is only completed for an APR.						

Uses of Funding:

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Prior and current year IHBG (only) funds to be 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)
\$195,840.00	\$470,000.00	\$665,840.00

2021.6 : IHBG Competitive Grant Leverage Project 2

Program Name:	IHBG Competitive Grant Leverage Project 2
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Unique Identifier:	2021.6						
Program Description (continued)	SKHA is committing IHBG funds as leverage for Project 2 of the IHBG Competitive Grant 19. Project 2 consists of New Housing Construction. The new construction will provide affordable, decent, safe and sanitary housing for eligible low income Indian families. 2021 is the second year of a five year grant.						
Eligible Activity Number	(4) Construction of Rental Housing [202(2)]						
Intended Outcome Number	(7) Create new affordable rental units						
APR: Actual Outcome Number	This information is only completed for an APR.						
Who Will Be Assisted	Eligible low-income Indian families will be assisted.						
Types and Level of Assistance	Project 2 will take place during year 2 of the program. Under this project, 6 new units will be constructed. SKHA is also donating the land on which the 6 new units will be built.						
APR : Describe Accomplishments	This information is only completed for an APR.						
Planned and Actual Outputs for 12-Month Program Year	<table border="1"> <thead> <tr> <th></th> <th>Planned</th> <th>APR - Actual</th> </tr> </thead> <tbody> <tr> <td>Number of Units to be Completed in Year</td> <td>6</td> <td>This information is only completed for an APR.</td> </tr> </tbody> </table>		Planned	APR - Actual	Number of Units to be Completed in Year	6	This information is only completed for an APR.
	Planned	APR - Actual					
Number of Units to be Completed in Year	6	This information is only completed for an APR.					
APR: If the program is behind schedule, explain why	This information is only completed for an APR.						

Uses of Funding:

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Prior and current year IHBG (only) funds to be 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)
\$165,000.00	\$780,000.00	\$945,000.00

2021.7 : Homelessness Assessment

Program Name:	Homelessness Assessment
Unique Identifier:	2021.7
Program Description (continued)	SKHA is partnering with the Tribes on the CSKT Homelessness Initiative. SKHA and the Tribes have hired a consulting firm to assess the current homelessness situation on the Flathead Reservation, including the identification of homelessness drivers such as financial illiteracy, addiction, health issues, and job readiness. SKHA will cost share a portion of the consulting services for the Tribes.
Eligible Activity Number	(22) Model Activities [202(6)]
Intended Outcome Number	(5) Address homelessness
APR: Actual Outcome Number	This information is only completed for an APR.
Who Will Be Assisted	Homeless Tribal Members.
Types and Level of Assistance	The Tribes have entered into a contract for consulting services. Included in the contract scope of work are: 1) assess existing Tribal and local government and private program resources, services, intake processes, and cross-functional operation and complete a gap analysis of services, 2) gather additional data from models that are working for Indian Tribes, 3) work with the CSKT Homelessness Task Force to develop a Homelessness Response and Prevention Plan, 4) explore additional housing options for sober living, and other homelessness situations, 5) evaluate first quarter of Supportive Housing operations and provide a report, and 6) provide regular monthly reports to the Tribal Council as directed by the Homelessness Task Force.

APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	Planned	APR - Actual
	The output measure being collected for this eligible activity is dollars. The dollar amount should be included as an other fund amount listed in the Uses of Funding table.	
APR: If the program is behind schedule, explain why	This information is only completed for an APR.	

Uses of Funding:

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Prior and current year IHBG (only) funds to be 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)
\$51,500.00		\$51,500.00

Maintaining 1937 Act Units, Demolition, and Disposition

Maintaining 1937 Act Units	The Housing Authority maintains an aggressive management plan designed to protect the housing units from tenant abuse and misuse. The Occupancy staff members are trained to educate and assist tenants in maintaining their homes in a manner acceptable to the Housing Authority. The Maintenance Department has developed, from its records, a scheduled maintenance plan for each unit assuring quality rental stock perpetuity. Each unit receives needed repairs and maintenance. With continued upkeep of existing units and aggressive policy enforcement, the Housing Authority units will have a useful life of not less than 30 years for each unit. Providing proper and consistent inspection and maintenance will extend that life to an even longer period. The Housing Authority currently keeps records of each individual unit which is available for review.
Demolition and Disposition	There is no plan to demolish or dispose of 1937 Act units.

Budget Information

Sources of Funding

Funding Source	Amount on hand at beginning of program year (A)	Amount to be received during 12-month program year (B)	Total sources of funds (C=A+B)	Funds to be expended during 12-month program year (D)	Unexpended funds remaining at end of program year (E=C-D)
IHBG Funds:	\$0.00	\$4,804,450.00	\$4,804,450.00	\$4,804,450.00	\$0.00
IHBG Program Income:	\$0.00	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00
Title VI:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Title VI Program Income:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1937 Act Operating Reserves:	\$0.00		\$0.00	\$0.00	\$0.00
Carry Over 1937 Act Funds:	\$0.00		\$0.00	\$0.00	\$0.00
LEVERAGED FUNDS					
ICDBG Funds:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Federal Funds:	\$0.00	\$1,300,000.00	\$1,300,000.00	\$1,300,000.00	\$0.00
LIHTC:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Non-Federal Funds:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total: \$0.00 \$6,204,450.00 \$6,204,450.00 \$6,104,450.00 \$100,000.00

Uses of Funding

Program Name	Unique Identifier	Prior and current year IHBG (only) funds to be 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)
Operations and Management of the 1937 Act Housing	2021.1	\$2,679,885.00	\$25,000.00	\$2,704,885.00
Operations and Management of NAHASDA Assisted Units	2021.2	\$453,121.00	\$25,000.00	\$478,121.00
Tenant Based Assistance	2021.3	\$250,000.00	\$0.00	\$250,000.00
Security and Crime Prevention	2021.4	\$40,000.00	\$0.00	\$40,000.00
IHBG Competitive Grant Leverage Project 1	2021.5	\$195,840.00	\$470,000.00	\$665,840.00
IHBG Competitive Grant Leverage Project 2	2021.6	\$165,000.00	\$780,000.00	\$945,000.00
Homelessness Assessment	2021.7	\$51,500.00		\$51,500.00
Planning and Administration		\$824,950.00	\$0.00	\$824,950.00
Loan Repayment (describe in 3 & 4 below)		\$144,154.00	\$0.00	\$144,154.00
Total		\$4,804,450.00	\$1,300,000.00	\$6,104,450.00

APR	Loan repayment for the IHP Program 2018.4 will continue throughout FY2021. The project reconstructed eight low rent units which had been demolished because they were structurally deficient. The reconstructed units are currently occupied. The loan maturity date is November 12, 2028.
APR	The answer to this question is only requested for an APR.

Other Submission Items

Useful Life/Affordability Period(s)	The Housing Authority maintains a maintenance schedule for all Low Rent, NAHASDA and Transitional Living Center units and maintains records of each unit to ensure each unit receives repairs and maintenance as scheduled or needed. With continued upkeep of existing units and aggressive policy enforcement, the Housing Authority units will have a useful life of not less than 30 years for each unit. Providing proper and consistent inspection and maintenance will extend that life to an even longer period. The Housing Authority currently keeps records of each individual unit which are available for review.
Model Housing and Over-Income Activities	N/A
Tribal and Other Indian Preference Does the tribe have a preference policy?	YES 1. Enrolled Confederated Salish and Kootenai tribal members. 2. Enrolled Indians from other federally recognized tribes. 3. Non-Indian head of households with minors enrolled in the Confederated Salish and Kootenai Tribes.
Anticipated Planning and Administration Expenses Do you intend to exceed your allowable spending cap for	NO

Planning and Administration?										
Actual Planning and Administration Expenses Did you exceed your allowable spending cap for Planning and Administration?	The answer to this question is only requested for an APR.									
Does the tribe have an expanded formula area?:	NO									
Total Expenditures on Affordable Housing Activities:	<table border="1"> <thead> <tr> <th></th> <th>All AIAN Households</th> <th>AIAN Households with Incomes 80% or Less of Median Income</th> </tr> </thead> <tbody> <tr> <td>IHBG Funds</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>Funds from Other Sources</td> <td>\$0.00</td> <td>\$0.00</td> </tr> </tbody> </table>		All AIAN Households	AIAN Households with Incomes 80% or Less of Median Income	IHBG Funds	\$0.00	\$0.00	Funds from Other Sources	\$0.00	\$0.00
	All AIAN Households	AIAN Households with Incomes 80% or Less of Median Income								
IHBG Funds	\$0.00	\$0.00								
Funds from Other Sources	\$0.00	\$0.00								
For each separate formula area, list the expended amount	The answer to this question is only requested for an APR.									

Indian Housing Plan Certification Of Compliance

In accordance with applicable statutes, the recipient certifies that it will comply with Title II of the Civil Rights Act of 1968, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and other federal statutes, to the extent that they apply to tribes and TDHEs, see 24 CFR 1000.12.	YES
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
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
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
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
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

Tribal Wage Rate Certification

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.	YES
4. List the activities using tribally determined wage rates:	The Housing Authority employs maintenance technicians to maintain the rental units while they are occupied. The Housing Authority follows the tribe's pay scale which was approved by the tribal council

