Section 1: Cover Page

(1) Grant Number: 55IH3202080
(2) Recipient Program Year: 7/1/2025 - 6/30/2026
(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: Yerington Paiute Housing Authority
(10) Contact Person: DeAnna Garcia/Ginny Hatch
(11) Telephone Number with Area Code (999) 999-9999: 775-463-2225
(12) Mailing Address: 31 West Loop Road
(13) City: Yerington
(14) State: NV
(15) Zip Code (99999 or 99999-9999): 89447
(16) Fax Number with Area Code (999) 999-9999: 775-463-2316
(17) Email Address dgarcia@yptha.com
(18) If TDHE, List Tribes Below:
■ Yerington Paiute Tribe
(19) Tax Identification Number: 880111922
(20) UEI Number: SNMKZK72JLS1
(21) CCR/SAM Expiration Date (MM/DD/YYYY): 02/06/2027
(22) IHBG Fiscal Year Formula Amount: $1,050,769
(23) Name of Authorized IHP Submitter: Elwood L. Emm
(24) Title of Authorized IHP Submitter: Executive Director
(25) Signature of Authorized IHP Submitter: Elwood L. Emm
(26) IHP Submission Date (MM/DD/YYYY): 05/06/2025
(27) Name of Authorized APR Submitter: DeAnna Garcia
(28) Title of Authorized APR Submitter: Associate Executive Director
(29) Signature of Authorized APR Submitter: DeAnna Garcia
(30) APR Submission Date (MM/DD/YYYY):

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

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

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.

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

(2) Other Needs. (Describe the "Other" needs below. Note: this text is optional for all needs except "Other."):
Homebuyer Education and financial literacy education and counseling to strengthen our applicants.

(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 applicants will be identified as low income and meeting the requirements as addressed as described in NAHASDA sub sec. 102 (2) (B):

(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)):*
Section 2:
The YPTHA priority is the housing needs of the YPTHA low income Native American households that reside in the designated housing service areas. YPTHA prioritizes maintain current assisted housing inventory and ensuring our members continue to reside in decent safe and sanitary homes.

There is a need for new housing construction for LMI Indian Families and all Indian Families.However, the amount of IHBG funding is generally not sufficient to make great impacts in this area early.
Renters who wish to be homeowners may be included on the waiting list for new homeownership units, should they be available.
There are substandard homes on the reservation that are both under management and many are privately owned.There are homeless individuals and households needing affordable rental units.College student housing is needed as well as disabled member households needing accessibility improvements in order to age in place safely.All units under management and privately owned can benefit from energy efficient appliances and fixtures/features within the home and within the yards.Electric power is not always reliable.
New infrastructure (horizontal) is needed to support new affordable housing development.Existing housing also needs improvements to ensure reliable telephone, electric and other utilities are available.Existing infrastructure is very old and unreliable.
Assistance is provided for the YPTHA tribal members through assistance with the current assisted housing stock and the rental program assistance within the boundaries of the Yerington Indian Reservation and Yerington Tribal colony. Each program has to include eligible activity, it's planned outputs, intended outcome who will be assisted, and types and levels of assistance. Each of the eligible activities has a specific measurable output. YPTHA offers other assistance for specific housing programs throughout the State of Nevada where our tribal members reside. Those programs offered off -reservation include housing counseling and down payment assistance. In addition, the YPTHA offers Youth Activities programs for low income tribal member families, those families may reside in the Mason Valley and Yerington area in addition to the Yerington Colony and the Yerington Indian Reservation.

Section 3: Program Descriptions

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

Planning and Reporting Program Year Activities

In this section, the recipient must provide a description of its planned eligible activities, and intended outcomes and outputs for the One-Year IHP. The recipient can select any combination of activities eligible under NAHASDA and intended outcomes and outputs that are based on local needs and priorities. There is no maximum or minimum number of eligible activities or intended outcomes and outputs. Rather, the One-Year IHP should include a sufficient number of eligible activities and intended outcomes to fully describe any tasks that the recipient intends to fund in whole or in part with IHBG resources during the coming program year.

Subtitle B of NAHASDA authorizes recipients to establish a program for self-determined housing activities involving construction, acquisition, rehabilitation, or infrastructure relating to housing activities or housing that will benefit the low-income households served by the Indian tribe. A recipient may use up to 20 percent of its annual allocation, but not more than $2 Million, for this program. Section 233(a) of NAHASDA requires a recipient to include its planned self-determination program activities in the IHP, and Section 235(c) requires the recipient to report the expenditures, outputs, and outcomes for its self-determination program in the APR. For more information, see PIH Notice 2010-35 (Demonstration Program - Self-Determined Housing Activities for Tribal Governments) at https://www.hud.gov/sites/documents/DOC_8814.PDF.

The One-Year IHP is not required to include eligible activities or intended outcomes and outputs that will not receive IHBG resources. For example, the recipient may be planning to apply for Low Income Housing Tax Credits (LIHTC) from its state. If those tax credit projects will not receive IHBG resources, they are not required to be described in the IHP. However, the recipient may wish to include nonIHBG activities in the IHP to provide tribal members with a more complete picture of housing activities.

If an activity will receive partial funding from an IHBG resource, it must be described in the IHP.

For example, if the recipient uses IHBG-funded staff persons to manage, inspect, or maintain an LIHTCfunded rental project, that project would be considered an IHBG-assisted project and the related activities must be described in the IHP.

Planning and Administrative expenses and loan repayments should not be identified as programs in the IHP. That is why there are dedicated rows in the Uses of Funding budget for these expenses. Instead, describe anticipated planning and administrative expenses in Section 6, Line 4 of the IHP, and describe actual planning and administration expenses in Section 6, Line 5 of the APR. Report the planned and actual amount of planning and administrative expenses in the dedicated row of the Uses of Funding budget (Section 5, Line 2). Please note that Reserve Accounts to support planning and administration is an eligible activity and should be identified as a program in the IHP, and any planned or actual expenditure from the Reserve Account would be reported by its program name in the Uses of Funding table.

For the IHP, complete the **unshaded** sections to describe the planned activities, outcomes and outputs in the coming 12-month program year. The recipient must complete Lines 1.1 through 1.4, Lines 1.6 and 1.7, and Line 1.9 for each eligible activity or program planned for the One-Year IHP. For the APR, complete the shaded sections to describe actual accomplishments, outcomes, and outputs for the previous 12-month program year. In particular, complete Lines 1.5, 1.8, 1.9, and 1.10 for each program included in the IHP.

Eligible Activity May Include (citations below all reference sections in NAHASDA)

Eligible Activity	Output Measure	Output Completion
(1) Modernization of 1937 Act Housing [202(1)]	Units	All work completed and unit passed final inspection
(2) Operation of 1937 Act Housing [202(1)]	Units	Number of units in inventory at Program Year End (PYE)
(3) Acquisition of Rental Housing [202(2)]	Units	When recipient takes title to the unit
(4) Construction of Rental Housing [202(2)]	Units	All work completed and unit passed final inspection
(5) Rehabilitation of Rental Housing [202(2)]	Units	All work completed and unit passed final inspection
(6) Acquisition of Land for Rental Housing Development [202(2)]	Acres	When recipient takes title to the land
(7) Development of Emergency Shelters [202(2)]	Households	Number of households served at any one time, based on capacity of the shelter
(8) Conversion of Other Structures to Affordable Housing [202(2)]	Units	All work completed and unit passed final inspection
(9) Other Rental Housing Development [202(2)]	Units	All work completed and unit passed final inspection
(10) Acquisition of Land for Homebuyer Unit Development [202(2)]	Acres	When recipient takes title to the land
(11) New Construction of Homebuyer Units [202(2)]	Units	All work completed and unit passed final inspection
(12) Acquisition of Homebuyer Units [202(2)]	Units	When recipient takes title to the unit
(13) Down Payment/Closing Cost Assistance [202(2)]	Units	When binding commitment signed
(14) Lending Subsidies for Homebuyers (Loan) [202(2)]	Units	When binding commitment signed
(15) Other Homebuyer Assistance Activities [202(2)]	Units	When binding commitment signed
(16) Rehabilitation Assistance to Existing Homeowners [202(2)]	Units	All work completed and unit passed final inspection
(17) Tenant Based Rental Assistance [202(3)]	Households	Count each household once per year
(18) Other Housing Service [202(3)]	Households	Count each household once per year
(19) Housing Management Services [202(4)]	Households	Count each household once per year
(20) Operation and Maintenance of NAHASDA- Assisted Units [202(4)]	Units	Number of units in inventory at PYE
(21) Crime Prevention and Safety [202(5)]	Dollars	Dollars spent (report in Uses of Funding table only)
(22) Model Activities [202(6)]	Dollars	Dollars spent (report in Uses of Funding table only)
(23) Self-Determination Program [231-235]		
Acquisition	Units	When recipient takes title to the unit
Construction	Units	All work completed and unit passed final inspection

Rehabilitation	Units	All work completed and unit passed final inspection
Infrastructure	Dollars	Dollars spent (report in Uses of Funding table only)
(24) Infrastructure to Support Housing [202(2)]	Dollars	Dollars spent (report in Uses of Funding table only)
(25) Reserve Accounts [202(9)]	N/A	N/A

Outcome May Include

(1) Reduce over-crowding	(7) Create new affordable rental units
(2) Assist renters to become homeowners	(8) Assist affordable housing for college students
(3) Improve quality of substandard units	(9) Provide accessibility for disabled/elderly persons
(4) Improve quality of existing infrastructure	(10) Improve energy efficiency
(5) Address homelessness	(11) Reduction in crime reports
(6) Assist affordable housing for low income households	(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

IHP: PLANNED PROGRAM YEAR ACTIVITIES(NAHASDA § 102(b)(2)(A))

For each planned activity, complete all the non-shaded sections below. It is recommended that for each program name you assign a unique identifier to help distinguish individual programs. This unique number can be any number of your choosing, but it should be simple and clear so that you and HUD can track tasks and results under the program and collect appropriate file documentation tied to this program.

- One way to number your programs is chronologically. For example, you could number your programs 2011-1, 2011-2, 2011-3 etc.
- Or, you may wish to number the programs based on type. For example rental 1, rental 2, homebuyer1, homebuyer 2 etc. This type of numbering system might be appropriate if you have many programs that last over several years.
- Finally, you may wish to use an outline style of numbering. For example, all programs under your first eligible activity would start with the number 1 and then be consecutively numbered as 1.1, 1.2, 1.3 etc.

APR: REPORTING ON PROGRAM YEAR PROGRESS

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month program year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month program year. (NAHASDA § 404(b))

1.1. Program Name and Unique Identifier: 2025-1:Development

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

- YPTHA will update land surveys for the Taboosi Loop
- Revisit the drainage issues for the Taboosi Loop
- Prepare for future partnerships to develop homes
- review past planning activities and earthwork that needs to be completed

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.)*:

(7) Create new affordable rental units

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

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

(7) Create new affordable rental units

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

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

The low income qualified tribal members in need of affordable housing on the Yerington Paiute Reservation. Low income residents of affordable housing are our target.

Existing homeowner review of incomplete projects

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 YPTHA will develop an RFP, bid, for an update to the existing surveys

- Resurvey for necessary planning changes
- plan to improve the drainage of this area so that development won't mean flooding for established houses

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.)*:

No funds spent on the activity.

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

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

No funds were expended on this activity during the reporting period. This activity is included in the 2026 IHP.

1.1. Program Name and Unique Identifier: 2025-2:Housing Counseling Service

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

This program will provides comprehensive homebuyer and tenant support.

- counseling, inspections, homebuyer education, budget counseling, community outreach activities, etc., to insure our community is being served in a positive and proactive manner.
- application intake and management, services can include comprehensive housing counseling for self sufficiency in budgeting, managing rental or homebuyer costs, home maintenance and care and understanding lease agreements and compliance requirements for all occupied homes.

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

(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.)*:

(6) Assist affordable housing for low income households

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

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

(6) Assist affordable housing for low income households

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

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

Those residences of affordable housing residing in the YPTHA tribal community and service area.

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

Service is delivered by YPTHA housing staff and include counseling, financial, credit counseling, home visits, inspections, networking with other agencies and referrals. There is no cost to the tenants for these services.

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.)*:

No funds were expended on this activity.

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: 31	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: 0	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 funds were expended on this activity during the reporting period. This activity is included in the 2026 IHP.

1.1. Program Name and Unique Identifier: 2025-3:Modernization of 1937 Act Rental Units

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

This program provides for the modernization of our older units is a priority.

- Replacement of windows, doors, painting, repairing of walls and floors, replacement of appliances, stairs, heating and cooling units. Roof and siding updates are considered if necessary.
- This program also includes upgrades to yards, replacement of grass with turf, replacement of outdoor irrigation systems and installation of xeriscaping where appropriate.
- Much of our work plan results from the annual inspection program and if necessary semiannual inspections of rental properties, and the assessment of tenant damages, modernization needs and assess ability challenges
- Tenant occupancy activities will be conducted under the various programs we offer and includes Low Rent, and units built with 1937 Housing Act Funds.

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

(1) Modernization of 1937 Act Housing [202(1)]

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

(3) Improve quality of substandard units

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

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

(3) Improve quality of substandard units

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

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

Low Income households are our primary focus. Preference will be given to tribal members, and then to other Native Americans. Homeownership on tribal trust land is restricted to local tribal members. Moderate income families are not currently planned Our homes are for low and very low income members.

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

Regular Maintenance is provided, materials and contracts costs to maintain units, including routine, non-routine and preventative maintenance tasks. A work order system documents all services provided to each unit, calculate costs, and we will assess charges for excessive or tenant damages. Collection activities include extended payment agreements for delinquent rents and work order charges. 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.

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.)*:

No funds were expended on this activity during the reporting period.

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

Planned Number of Units to be Completed in Year Under this Program: 60	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

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

No funds were expended on this activity during the reporting period. This activity is included in the 2026 IHP.

1.1. Program Name and Unique Identifier: 2025-4:Maintenance and Operation of '37 Housing Act Units

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

The YPTHA priority is the housing needs of the YPTHA low income Native American households that reside in the designated housing service areas. YPTHA prioritizes maintain current assisted housing inventory and ensuring our members continue to reside in decent safe and sanitary homes.

Renters who wish to be homeowners may be included on the waiting list for new homeownership units, should they be available. There are substandard homes on the reservation that are both under management and privately owned.There are homeless individuals and households needing affordable rental units.College student housing is needed as well as disabled member households needing accessibility improvements in order to age in place safely.All units under management and privately owned can benefit from energy efficient appliances and fixtures/features within the home and within the yards.Electric power is not always reliable.

New infrastructure (horizontal) is needed to support new affordable housing development.Existing housing also needs improvements to ensure reliable telephone, electric and other utilities are available.Existing infrastructure is very old and unreliable.

YPTHA will maintain the viability and safe, decent and upgraded '1937 Housing Act Homes for the YPTHA eligible and qualified community under our management through a systematic process that includes annual inspections, semi annual preventative maintenance schedules, and a new automated work order system, The YPTHA will ensure that these homes have access to water, sewer and solid waste service to ensure that our homes and community are decent, safe and sanitary. We insure and maintain all units that are managed by YPTHA and our system.

We routinely inspect, visit and document the maintenance of our structures. Maintenance also maintains the grounds on apartment 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.)*:

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

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

(3) Improve quality of substandard units

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

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

(3) Improve quality of substandard units

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

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

Yerington Paiute Tribal members who are low income, eligible qualified for assistance in accordance with the YPTHA program policy are our focus. Households are determined LMI at the time of initial occupancy of the 14 FCAS units may request/apply for assistance.

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

Occupancy activities, solid waste service, energy efficient upgrades, accessibility and ensuring the integrity of the '37 housing act homes maintained in order to provide years of service to our eligible and qualified tribal members. As necessary we maintain replace flooring, paint, replace windows, doors and appliances if necessary. There is no cost to the households under this program.

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.)*:

During the program year, YPTHA expended approximately $16,407.86 for the operation and maintenance 1937 of its affordable housing units. Funds were used for routine maintenance and rehabilitation of units, replacement of appliances as needed, utilities, and other eligible costs necessary to maintain the housing units in safe, decent, and sanitary condition. These activities supported the continued operation and preservation of YPTHA’s existing affordable housing stock and helped ensure units remained available for eligible low-income Native American families.

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

Planned Number of Units to be Completed in Year Under this Program: 60	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: 60	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: 2025-5:Operate & Maintain NAHASDA units

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

Operating and Maintenance of NAHASDA units.

- Allows the YPTHA to continue to eliminate homeless situations by YPTHA protecting the integrity of the rental NAHASDA units by maintaining these units including providing insurance, major utility services (i.e. solid waste, water, sewer) and common areas of the YPTHA properties.
- We will continue to do annual inspections, provide insurance (not for personal belongings that are property of the tenants, that is at the cost of the Tenant)
- Occupancy management includes application intake, processing for eligibility, maintaining waiting lists, vacancy management, recertification, compliance with lease agreements, program rules and regulations, conducting homebuyer inspections, tenant accounting, collections and file maintenance.
- other services include application intake and processing for other programs for homeownership, repair and weatherization, referrals for outside resources for housing assistance
- Coordinate service and provide referrals to other service agencies such as but not limited to YPT Social Services, Nevada Welfare agencies, Early Childhood Development programs, Community services, Lyon County School District, local utility programs.

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

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

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

(6) Assist affordable housing for low income households

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

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

(6) Assist affordable housing for low income households

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

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

Those that are assisted under this program are those Yerington Paiute Tribal members that are low income and qualify to rent these affordable residences in accordance with the YPTHA rental housing program. Other native Americans, homeownership on tribal trust lands is restricted to tribal members. Moderate income families are not currently planned but may be assisted. Moderate income applicants do not recieve the same level of benefits that low income applicants will. Low income, tribal affiliation, household size (those occupancy criteria contained within the YPTHA Policy) are all qualifying factors of this program.

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 incomes of our potential renters is 30% of the adjusted incomes for our area. The type of assistance will be to operate, maintain and update the current NAHASDA units in a decent, safe and sanitary manner. It is imperative to maintain these homes in good condition, ensure that all homes have major utility services including water, sewer and garbage as well as provide the preventative maintenance necessary to insure these homes are a long term benefit to the YPTHA and the tribal members we serve. Rents are based upon 30% of adjusted income. Other than rent and utilities there is no other cost to the occupant families.

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.)*:

During the program year, YPTHA expended $16,832.38 for the operation and maintenance of NAHASDA-assisted housing units. Funds were used for routine maintenance and repairs, replacement of appliances, minor rehabilitation and unit improvements, utilities, and other eligible operating expenses necessary to maintain the units in safe, decent, and sanitary condition. These activities supported the continued operation and preservation of YPTHA’s existing affordable housing units for eligible low-income Native American families.

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

Planned Number of Units to be Completed in Year Under this Program: 60	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: 60	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: 2025-6:Crime Prevention & Community Safety

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

- Maintain an interactive relationship with tribal enforcement in housing communities an reporting of any nuisance activities.
- Provide education, training and obtain improvements that will assist the YPTHA in enhancing the community safety aspects of the YPTHA community. Including:
- community clean-ups,
- park improvements,
- fencing,
- lighting,
- alarms,
- community ball field,
- park playground equipment,
- security cameras
- 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.)*:

(21) Crime Prevention and Safety [202(5)]

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

(11) Reduction in crime reports

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

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

(11) Reduction in crime reports

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

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

Qualified Low to moderate income residents and those that are assisted under this Crime Prevention and Community Safety activity will be the Yerington Paiute Tribal community members and Yerington Tribal members and the families of the YPT. The benefits of this program positively impact visitors and guests or other tribal members, that visit and interact with the YPTHA community and use the facilities that are developed.

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 YPTHA will hold community meetings, community clean-ups, educational and cultural events with an emphasis on home safety, community safety, and encourage our low income tribal participants to engage in activities that will lessen drug abuse and criminal activities especially with the youth population of the Yerington Paiute Tribe we serve. By improving and cleaning up the community park and ball park areas, we will attract youth to clean and safe activities. The level of assistance is utilizing the grant funds for the maintenance, enhanced safety features and clean ups which will benefit the qualified low income tribal members of our community. No cost to the households. Our camera feeds are provided to tribal police.

We have cameras on our apartment complexes, but now need a way to provide security cameras for elders that are not a part of the apartment complexes. The funding would provide flood lights and at a minimum front porch cameras that don't require a subscription,

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.)*:

During the program year, YPTHA expended $4,896.59 for crime prevention and safety activities within its housing areas. YPTHA coordinated a community cleanup effort to remove trash, debris, and other unwanted materials from the housing areas. Funds supported the cleanup activities, including the rental and placement of large trash bins and other related costs. Community members participated in the cleanup, helping improve the overall safety, appearance, and condition of the housing areas for residents and families.

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: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0

APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

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

1.1. Program Name and Unique Identifier: 2025-7:Down Payment Assistance

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

This program allows the YPTHA to assist low income and qualified eligible tribal members acquiring homes within the YPTHA service area within the State of Nevada. We will help in paying for closing costs and down payment assistance which can be combined with other funding programs to achieve homeownership.

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

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

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

(6) Assist affordable housing for low income households

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

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

(6) Assist affordable housing for low income households

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

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

The Yerington Paiute Tribal members will be assisted with this grant are pre-qualified low income tribal members living within the YPTHA service area. They will have third party inspections, copies of all paperwork required by the lending system, and photos of the unit they intend to purchase.

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 type of assistance provided by this program is down payment assistance for qualified tribal members, this is a grant program. And provides a one time assistance of $5000 . If more is needed, it will be determined on a case by case basis which is granted to the tribal household if the household complies with the agreement, and the useful life period of the structure they acquire, this cannot be used to purchase an RV or travel unit of any kind,

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.)*:

No funds were expended on this activity during the reporting period. This activity is included in the 2026 IHP.

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

Planned Number of Units to be Completed in Year Under this Program: 2	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

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

No funds were expended on this activity during the reporting period. This activity is included in the 2026 IHP.

1.1. Program Name and Unique Identifier: 2025-8:Emergency Assistance

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

This Emergency Assistance program will assit those qualified tribal members seeking immediate assistance for handicapped accessibility issues, rent, mortgage, utilities, necessary appliance/furnace replacement or repair, homelessness assistance, etc., for those income qualified tribal members residing in the YPTHA expanded service area and the YPTHA service area.

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

(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.)*:

(5) Address homelessness

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

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

(5) Address homelessness

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

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

Those income qualified and age qualified YPT tribal members that are in need of ADA accessibility, replacement of failed appliances, temporary housing in the form of a motel room for a maximum of 4 days, payment of utilities. To be a Qualified individual applicant cannot have a balance owed to the YPTHA or the tribal council. This is a one time use fund and is available once every 12 months. YPTHA will pay for Mortgage 1 month, utilities (water, gas, power) and program shall not be used as an annual bill paying mechanism. This is for real emergencies.

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

This grant is provided to low income tribal members that qualify for the YPTHA Emergency Assistance program. No cost to the households. While it is unclear until you look at an individual safety net, it is unknown what assistance may be needed or what level of assistance can be offered we are budgeting about $1,200 per/household in this program year. The current economy is very hard on many of our residents and we will slightly expand this budget to cover for those who apply. funding is first come first served. Increased by $14,000)

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.)*:

During the program year, YPTHA expended $1,500 in emergency housing assistance for one eligible low-income Native American household experiencing financial hardship. The assistance was provided to address past-due rent and prevent eviction, allowing the household to maintain stable housing and avoid displacement.

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: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 20	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: 2025-9:Youth Activities

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

Provide services to the community youth in this rural native community, including educational, cultural and sporting events. Assistance is to help parents to travel to events to support their children, it also helps coaches to facilitate group activities, uniforms, shoes, sporting equipment, motel rooms, gas money to travel because events are seldom within the Yerington area.

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

(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.)*:

(11) Reduction in crime reports

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

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

(11) Reduction in crime reports

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

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

Those tribal members that are qualified low income tribal members and residents living in in the YPTHA community, Mason Valley and Yerington area.

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 assistance that is provided will be to provide funding for youth activities that are cultural, healthy and socially interactive. This will assist the YPTHA youth community and allow their low income families that reside in the YPTHA community, Mason Valley and Yerington areas a financial resource to assist the youth with their participation with these healthy activities. No cost to the households.

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.)*:

During the program year, YPTHA supported youth activities that provided positive recreational and community engagement opportunities for youth residing in the housing community. Funds assisted with travel and participation costs for youth sporting events and competitions, including participation in the State Championship and a championship event in Las Vegas. These activities promoted positive youth development, teamwork, healthy activities, and engagement in organized programs.

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: 60	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: 60	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)))*:

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.)*

We provide day-to-day maintenance; we will be inspecting all structures sometimes wo times a year we are working this year on:

- New Windows and Doors
- New Flooring if needed
- New appliances if needed
- Pain inside and outside
- replacement of roof as necessary
- Replacement of HAVAC replacing swamp coolers
- Insurance for all of our units.
- Electrical inspection
- Bug spray two times a year.
- Inspections of Fire Extinguishers
- Inspections of Plumbing as necessary.

The YPTHA priority is the housing needs of the YPTHA low income Native American households that reside in the designated housing service areas. YPTHA prioritizes maintains current assisted housing inventory and ensuring our members continue to reside in decent safe and sanitary homes. Renters who with to be homeowners may be included on the waiting list for ew homeownership units, should the be made available, but the wait is a long one at this time. There are substandard homes on the reservation that are not under our management. There are homeless individuals and households needing affordable rental units. Disabled member households need accessibility improvements in order to age in place safely. electric power is not always reliable. New infrastructure (horizontal) is needed to support new affordable housing development. Existing housing also needs improvements to ensure reliable telephone, electric and other utilities are reliable. Existing housing also needs improvements to ensure reliable telephone, electric and other utilities are available. existing infrastructure is very old and unreliable in a general power outage situation like winter of 2023. Generators are not practical; we are studying alternative energy resources.

(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 1937 Act structures have been maintained and there are no plans for demolition.

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	$3,102,960.70	$1,067,503.00	$4,170,463.70	$1,050,769.00	$3,119,694.70
2. IHBG Program Income	$0.00	$0.00	$0.00	$0.00	$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	$0.00	$0.00	$0.00	$0.00	$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	$3,102,960.70	$1,067,503.00	$4,170,463.70	$1,050,769.00	$3,119,694.70
TOTAL Columns C and H(2 through 10)			$0.00		

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	$4,043,121.00	$1,472,592.00	$5,515,713.00	$398,669.00	$5,117,044.00	$0.00
2. IHBG Program Income			$0.00		$0.00	
3. Title VI			$0.00		$0.00	
4. Title VI Program Income			$0.00		$0.00	
5. 1937 Act Operating Reserves			$0.00		$0.00	
6. Carry Over 1937 Act Funds			$0.00		$0.00	
7. ICDBG Funds			$0.00		$0.00	
8. Other Federal Funds			$0.00		$0.00	
9. LIHTC			$0.00		$0.00	
10. Non-Federal Funds			$0.00		$0.00	
Total	$4,043,121.00	$1,472,592.00	$5,515,713.00	$398,669.00	$5,117,044.00	$0.00
TOTAL Columns C and H(2 through 10)			$0.00			

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)
2025-1: Development	$50,000.00	$0.00	$50,000.00	$0.00	$0.00	$0.00
2025-2: Housing Counseling Service	$80,000.00	$0.00	$80,000.00	$0.00	$0.00	$0.00
2025-3: Modernization of 1937 Act Rental Units	$180,578.00	$0.00	$180,578.00	$0.00	$0.00	$0.00
2025-4: Maintenance and Operation of '37 Housing Act Units	$148,000.00	$0.00	$148,000.00	$16,407.86	$0.00	$16,407.86
2025-5: Operate & Maintain NAHASDA units	$120,000.00	$0.00	$120,000.00	$16,832.38	$0.00	$16,832.38
2025-6: Crime Prevention & Community Safety	$67,991.00	$0.00	$67,991.00	$4,896.59	$0.00	$4,896.59
2025-7: Down Payment Assistance	$10,000.00	$0.00	$10,000.00	$0.00	$0.00	$0.00
2025-8: Emergency Assistance	$115,000.00	$0.00	$115,000.00	$1,500.00	$0.00	$1,500.00
2025-9: Youth Activities	$75,000.00	$0.00	$75,000.00	$8,185.20	$0.00	$8,185.20
Loan repayment - describe in 3 & 4 below	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Planning and Administration	$204,200.00	$0.00	$204,200.00	$350,847.49	$0.00	$350,847.49
TOTAL	$1,050,769.00	$0.00	$1,050,769.00	$398,669.52	$0.00	$398,669.52

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 IHBG and/or Title VI funds must be provided in the IHP. A record of the current, specific useful life/affordability period for housing units assisted with IHBG and/or Title VI funds (excluding Mutual Help) must be maintained in the recipient's files and available for review for the useful life/affordability period.):

IHBG $5,000.....6months
$5,000 to $15,000. .....5 years
$15,000 to $40,000.....10 years
Over $40,000.....15 years
New construction or acquisition of newly constructed housing 25years
Our units are older, however, not beyond useful life. We believe that our investment into the existing housing stock is not a waste of time or money.

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 The Board of Commissioners have been in discussion for the need of income generation so we are investigation the options.

(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.**The YPT tribal member preference provides assistance to the YPT tribal member first, all other Native Americans and then other low income persons that meet our eligibility requirements of the YPTHA housing programs**

(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? **Yes**

If yes, did you receive HUD approval to exceed the cap on Planning and Administration costs? **No**

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.)

YPTHA exceeded the budgeted Planning and Administration amount by $56,328.60 during the program year. The variance was primarily due to certain eligible staff and operating costs being coded to Planning and Administration rather than allocated to the specific IHP activities being supported. For example, costs associated with the Maintenance Supervisor should have been allocated to the Operation and Maintenance of NAHASDA-assisted and 1937 Act units. Additionally, portions of the Executive Director and other staff salaries should have been allocated to the applicable IHP activities based on the work performed rather than being charged entirely to Planning and Administration.

YPTHA has identified this cost allocation issue and has updated its procedures going forward. Staff salaries and other costs will be allocated to the appropriate IHP activities based on the actual work performed and the activities benefiting from those costs. This will provide a more accurate accounting of Planning and Administration expenditures in future program years.

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

If no, proceed to Section 7.

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

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

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: **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**

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: **Yerington Paiute Tribe**

(5) Authorized Official's Name and Title: **Ginny Hatch, Tribal Chairman**

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

(7) Date (MM/DD/YYYY): **2025-04-24**

Section 9: Tribal Wage Rate Certification

NAHASDA §§ 102(b)(2)(D)(vi), 104(b)

By signing the IHP, you certify whether you will use tribally determined wages, Davis-Bacon wages, or HUD determined wages. Check only the applicable box below.

(1) ■ You will use tribally determined wage rates when required for IHBG-assisted construction or maintenance activities. The Tribe has appropriate laws and regulations in place in order for it to determine and distribute prevailing wages.

(2) ☐ You will use Davis-Bacon or HUD determined wage rates when required for IHBG-assisted construction or maintenance activities.

(3) ☐ You will use Davis-Bacon and/or HUD determined wage rates when required for IHBG-assisted construction except for the activities described below.

(4) If you checked the box in Line 3, list the other activities that will be using tribally determined wage rates:

The tribe has an adopted policy regarding wage rates .

Section 10: Self-Monitoring

NAHASDA § 403(b), 24 CFR §§ 1000.26, 85.37, 85.40

(1) Do you have a procedure and/or policy for self-monitoring? **Yes**

(2) Pursuant to 24 CFR § 1000.502(b) where the recipient is a TDHE, did the TDHE provide periodic progress reports including the self-monitoring report, Annual Performance Report, and audit reports to the Tribe? **Yes**

(3) Did you conduct self-monitoring, including monitoring sub-recipients? **Yes**

(4) Self-Monitoring Results. (*Describe the results of the monitoring activities, including corrective actions planned or taken.*):

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	14	0	14	0	14
b. Homeownership	0	0	0	0	0
c. Other	0	0	0	0	0
1937 Act Subtotal:	14	0	14	0	14
NAHASDA Associated Units:					
a. Rental	17	9	8	0	17
b. Homeownership	16	0	16	0	16
c. Rental Assistance	0	0	0	0	0
d. Other	0	0	0	0	0
NAHASDA Act Subtotal:	33	9	24	0	33
Total:	47	9	38	0	47

(2) Did you comply with your inspection policy: **No**
(3) If no, why not:
Not all inspections were completed during fiscal year due to staffing turnover and lack of documentation from previous employees. Inspections are ongoing and staff or aiming to be caught up in the coming months.

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? **No**

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 : **03/30/2027**

Section 13: Public Availability

NAHASDA § 408, 24 CFR § 1000.518

(1) Did you make this APR available to the citizens in your jurisdiction before it was submitted to HUD (*24 CFR § 1000.518*): **Yes**

(2) If you are a TDHE, did you submit this APR to the Tribe(s) (*24 CFR § 1000.512*): **Yes**

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

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

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)	3
(2) Number of Temporary Jobs Supported	1

(3) Narrative (optional):

Section 15: IHP Waiver Requests

NAHASDA § 101(b)(2)

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

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

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

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

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

(4) Recipient: **Yerington Paiute Housing Authority**

(5) Authorized Official's Name and Title:

(6) Authorized Official's Signature:

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