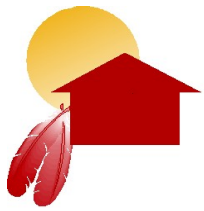


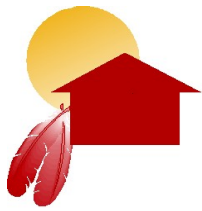
This monitoring plan is designed to assist a tribe or tribally designated housing entity to conduct self-monitoring of its performance and compliance with pertinent requirements and is virtually identical to the plan that the Office of Native American Programs uses.

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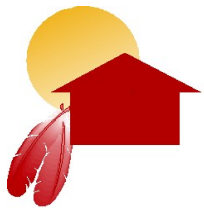
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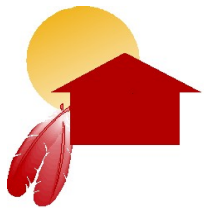
<b>TRIBE/TDHE NAME:</b>	<u>Regulatory/ Statutory Citation</u>	<u>Other Tools</u>	<u>Ref. Pg.</u>	<u>Remarks</u>
<b>I. Purpose</b>				-
<p>HUD's regulations at 24 CFR Part 8 implement the requirements of Section 504 of the Rehabilitation Act of 1973. Section 504 requirements apply to the IHBG, ICDBG, RHED/RIF, and ROSS programs.</p> <p>The purpose of Section 504 is ensure that no otherwise qualified individual with a handicap(s) shall, solely by reason of his or her handicap, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any housing project funded with program funds.</p> <p>A tribe/TDHE has an obligation to comply with pertinent laws and regulations that provide for non-discrimination and accessibility in federally-funded housing and non-housing programs for people with disabilities. A tribe/TDHE shall make reasonable accommodation to the known physical or mental limitations of an otherwise qualified individual with handicaps, including visual, unless the tribe/TDHE can demonstrate that the accommodation would impose an undue hardship on the operation of its program.</p>	<p>Section 504 of the Rehabilitation Act of 1973 24 CFR Part 8 24 CFR 1000.12 (b)</p>	<p>Notice PIH 2008-6 (originally Notice PIH 2006-38)</p>		<p>Read &amp; Noted</p>



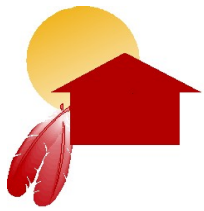
TRIBE/TDHE NAME:	<u>Regulatory/ Statutory Citation</u>	<u>Other Tools</u>	<u>Ref. Pg.</u>	<u>Remarks</u>
<b>II. Pre-Review Preparation</b>				-
A. If available, review the following documents as they pertain to Section 504 compliance: <ol style="list-style-type: none"> <li>1. Most recent IHP, approved IHP amendments, IHP amendments in process</li> <li>2. Policies and procedures (see section III for review instructions)</li> <li>3. Previous monitoring findings</li> <li>4. Previous self-monitoring report(s)</li> <li>5. Previous audits findings and/or work papers</li> <li>6. Corrective actions status for findings</li> <li>7. Current enforcement actions</li> <li>8. Valid complaints</li> <li>9. Relevant correspondence</li> </ol>	24 CFR 8.24 24 CFR 1000.12 (b)	Notice PIH 2008-6 (for specific information, see Notice PIH 2006-38)		Read & Noted
<b>III. Review</b>				-
A. Review the sampling methods in the General Instructions.				-
B. Rental Unit Assessment				-
1. Determine the number of rental units owned and operated by the tribe/TDHE and funded with federal funds.	Section 504 Accessibility Requirements 24 CFR 8.23(a) 24 CFR 8.23(b)	Notice PIH 2006-38		N/A in 2020 to date



<b>TRIBE/TDHE NAME:</b>	<u>Regulatory/ Statutory Citation</u>	<u>Other Tools</u>	<u>Ref. Pg.</u>	<u>Remarks</u>
a. Calculate the number of rental units required to be accessible (min. of 1).				N/A in 2020 to date
(1) Total number of units x 5% = Total accessible units required;				N/A in 2020 to date
(2) Number of units x 2% = Total hearing or vision impairment units required;				N/A in 2020 to date
(3) If the tribe/TDHE does not meet the percentage requirement for number of Section 504 accessibility units, this is a programmatic concern.				N/A in 2020 date
b. Determine if a rental project has undergone rehabilitation.				N/A in 2020 to date
(1) Substantial rehabilitation – if a project has 15 or more units and the cost of the alterations is 75% or more of the replacement cost, then the provisions for new construction apply.	24 CFR 8.22(a) and (b)			N/A in 2020 to date
(2) Other rehabilitation – when other alterations are done, at least 5% of the units must be accessible. (Number of units in project x 5% = number of accessible units).	24 CFR 8.23(b)			N/A in 2020 to date

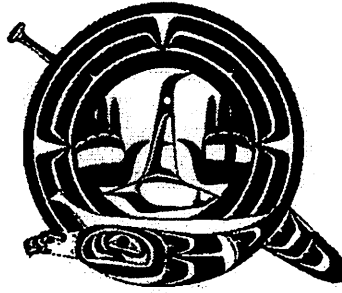


<b>TRIBE/TDHE NAME:</b>	<b><u>Regulatory/ Statutory Citation</u></b>	<b><u>Other Tools</u></b>	<b><u>Ref. Pg.</u></b>	<b><u>Remarks</u></b>
C. Homeownership Unit Assessment				N/A in 2020 to date
1. Determine the number of homeownership units funded with federal funds and not conveyed to the family.	24 CFR 8.22(b) 24 CFR 8.24 24 CFR 8.29			N/A in 2020 to date
a. Determine how many homeownership units are accessible by interviewing staff and reviewing files.				N/A in 2020 to date
b. Review the files on site for requests for accessibility.				N/A in 2020 to date
D. Review of Other Requirements				-
1. Tribe/TDHE's self-evaluation needs assessment and transition plan:				N/A in 2020 to date
a. Interview staff to determine how many accessible rental and homeownership units have been built or renovated.				N/A in 2020 to date
(1) Determine how many units were funded under the 1937 Housing Act.				N/A in 2020 to date
(2) Determine how many units and buildings were funded under NAHASDA.				N/A in 2020 to date



<b>TRIBE/TDHE NAME:</b>	<u>Regulatory/ Statutory Citation</u>	<u>Other Tools</u>	<u>Ref. Pg.</u>	<u>Remarks</u>
(3) Determine how many units and buildings were funded under other programs.				N/A in 2020 to date
b. Review construction files to determine how many were built as accessible units.				N/A in 2020 to date
<b>IV. Summary</b>				-
Develop the monitoring report by summarizing the following: <ol style="list-style-type: none"> <li>1. Compliance with requirements</li> <li>2. Violations of the applicable statutes, regulations, or local laws and authorities</li> <li>3. Corrective actions that should be taken to address programmatic concerns</li> </ol>		See Attached		Section 504 is addressed with the “Disability Rights in Housing” form that is given to all clients.  ADA accessible meeting space is available at each of our locations.

<b>Reviewer Name:</b>	Sharon Paskewitz <i>Sharon Paskewitz</i> 09-03-2020
<b>Review Date(s):</b>	9/03/2020
<b>Supervisor Name:</b>	<i>Carey Thurman</i> 09-04-2020



*Samish Indian Nation*

## Disability Rights in Housing

### **Disability Rights in Private and Public Housing:**

Regardless of whether you live in private or public housing, Federal laws provide the following rights to persons with disabilities:

**Prohibits discrimination against persons with disabilities.** It is unlawful for a housing provider to refuse to rent or sell to a person simply because of a disability. A housing provider may not impose different application or qualification criteria, rental fees or sales prices, and rental or sales terms or conditions than those required of or provided to persons who are not disabled.

**Requires housing providers to make reasonable accommodations for persons with disabilities.** A reasonable accommodation is a change in rules, policies, practices, or services so that a person with a disability will have an equal opportunity to use and enjoy a dwelling unit or common space. Reasonable accommodations may be necessary at all stages of the housing process, including application, tenancy, or to prevent eviction.

**Requires housing providers to allow persons with disabilities to make reasonable modifications.** A reasonable modification is a structural modification that is made to allow persons with disabilities the full enjoyment of the housing and related facilities.

**Requires that new covered multifamily housing be designed and constructed to be accessible.** In covered multifamily housing consisting of 4 or more units with an elevator built for first occupancy after March 13, 1991, all units must comply with the following seven design and construction requirements of the Fair Housing Act:

- Accessible Entrance on an Accessible Route
- Accessible Public and Common-Use Areas
- Usable Doors
- Accessible Route into and through the Dwelling Unit
- Accessible Light Switches, Electrical Outlets, Thermostats, and Environmental Controls
- Reinforced Walls in Bathrooms
- Usable Kitchens and Bathrooms