



# Energy and Performance Information Center ( EPIC )

Grant Number: **55-IT-53-13870**  
Report: **IHP Report for 2023**  
First Submitted On: **10/17/2022**  
Last Submitted On: **11/04/2022**

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

## Cover Page

### Grant Information:

Grant Number	55-IT-53-13870
Recipient Program Year	01/01/2023-12/31/2023
Federal Fiscal Year	2023
Initial Indian Housing Plan (IHP):	Yes
Amended Plan	
Annual Performance Report (APR):	
Amended Plan	
Tribe:	Yes
TDHE:	

### Recipient Information:

Name of the Recipient	Samish Indian Nation
Contact Person	Wooten, Thomas
Telephone Number with Area Code	360-293-6404
Mailing Address	PO Box 217
City	Anacortes
State	WA
Zip	982210217
Fax Number with Area Code	360-293-0790
Email Address	tomwooten@samishtribe.nsn.us

### TDHE/Tribe Information:

Tax Identification Number	910931896
DUNS Number	091741637
CCR/SAM Expiration Date	02/09/2023

### Planned Grant-Based Budget for Eligible Programs:

IHBG Fiscal Year Formula Amount	\$1,230,144.00
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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 type="checkbox"/>

Renters Who Wish to Become Owners	<input type="checkbox"/>	<input type="checkbox"/>
Substandard Units Needing Rehabilitation	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Households	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Households Needing Affordable Rental Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>
College Student Housing	<input type="checkbox"/>	<input type="checkbox"/>
Disabled Households Needing Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Units Needing Energy Efficiency Upgrades	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure to Support Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (specify below)	<input type="checkbox"/>	<input type="checkbox"/>
Planned Program Benefits	<p>Our program and activities address the needs of low income Native families by offering safe and affordable housing through our Tenant Based Rental Assistance (TBRA) Program, Homelessness Prevention, Emergency Housing (Shelter Stays), Rapid Re-Housing, housing searches, financial management, landlord/tenant education and other supportive services that will help Native families obtain skills that will support their ability to retain long term permanent housing. Through our TBRA program, forty-five (45) Native families will receive rental assistance and fifty (50) will be supported through our Homelessness Prevention, Rapid Re-Housing and/or Emergency Housing assistance program. In 2023, Samish Indian Nation will be looking to purchase a building, as a shelter for homeless citizens. The goal is to ensure that our homeless and/or recently evicted citizens have a safe and stable place to live. Thereafter, they can collaborate with our staff to develop goals and find treatment options, if needed, while our Landlord Engagement and Outreach Coordinator collaborates with them to find housing. We are prepared to offer these services virtually and in person, using social distancing recommendations should we still be in a national pandemic. Activities offered will include assistance preparing a housing search plan and list of local property owners. For those clients that demonstrate that they need more assistance and support to find housing, the supportive service will be provided to meet the level of need. Evaluate the household's current resources, problem-solving abilities, and financial life skills, then provide the appropriate amount of assistance to ensure the greatest chance of successful transition to independence after program exit. When assistance ends, participants should have developed a natural support system, if possible, that will allow them to address obstacles that might later arise with employment, childcare, transportation, or monetary management. Participants will also need to know how to navigate multiple systems, so other housing services should consist of arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability. Rather than simply making referrals to programs, there will be times that we will need to walk participants through how to access services on their own and ensure that participants have the skills to access services in the future independently. Connections to Mainstream Resources that are appropriate to addressing barriers to housing retention. Our clients reside in scattered site-housing throughout ten (10) Counties in Western Washington - Clallam, Island, Jefferson, King, Kitsap, Pierce, San Juan, Skagit, Snohomish, and Whatcom. Many of our housing clients live in rural areas and do not have access to public transportation. Although the COVID 19 Pandemic has been declared over, it is still essential for our housing staff will use virtual techniques to make home visits, to review housing stability plans, plan for clients to get transportation to medical appointments and job interviews. Staff members will collaborate with clients to navigate systems such as work source and other necessary appointments to ensure families will become self-sufficient.</p>	
Geographic Distribution	<p>Assistance is distributed in a variety of ways for us to meet the needs and cultural diversity of our families. We</p>	

send information to our families through newsletters, social media, and the housing departments web page. For our Native Elders, developing community relationships with agencies that have Tribal Outreach and Assistance has been and continues to be critical in providing information and assistance to this population. This one-on-one approach has been effective in helping our elders understand the services we provide and how such services can be effective for them. We provide services in ten (10) counties throughout Western Washington - Clallam, Island, Jefferson, King, Kitsap, Pierce, San Juan, Skagit, Snohomish, and Whatcom. We have developed partnerships within our 10-county service area, explaining to other providers who we serve and how to contact us for information regarding the various housing services offered. We are also a part of Skagit, Island and Whatcom Counties Coordinated Entry System- a system designed for all populations that aligns the Single Adult, Family, and Youth into a seamless, collaborative, county-wide platform for housing and service delivery to homeless households. The main objectives of this system are to: 1. Reduce the length of time a family is homeless and permanently house them as quickly as possible, using Rapid Re-housing and linkages to supportive services. 2. Build upon existing community-based infrastructures to serve homeless families, leverage resources, and provide more targeted and cost-effective interventions. Although the COVID-19 Pandemic has been declared over, we continue to be ambassadors in using technology to work with our families to help them reach their housing goals. We also plan to become a part of the Homelessness Management Information System (HMIS) in San Juan County. This will be another resource in helping us identify families in those areas that could benefit from our program. We will continue collaborating with Volunteers of America Western Washington (VOAWW) through their Indian Behavioral Health and Dispute Resolution programs.

## Programs

### 2023-0007 : Development of Emergency Shelter

Program Name:	Development of Emergency Shelter	
Unique Identifier:	2023-0007	
Program Description (continued)	Samish Indian Nation will purchase and rehabilitate a building to be used as shelter for tribal citizens, especially elders and persons that are disabled, living in substandard, overcrowded, or homeless conditions.	
Eligible Activity Number	(7) Development of Emergency Shelters [202(2)]	
Intended Outcome Number	(5) Address homelessness	
APR: Actual Outcome Number	This information is only completed for an APR.	
Who Will Be Assisted	Low-income Native American families enrolled in a federally recognized tribe. Focus will be on elders and persons with a disability that are living in substandard, overcrowded, or homeless conditions.	
Types and Level of Assistance	No set level of assistance per household, but funds will go towards the purchase of a building that will be used for emergency shelter. The building purchase will be contingent on what is available in the community. We will complete the appropriate ER prior to any funds being used and will ensure that TDC for Samish will be adhered to.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	<p><b>Planned</b></p> <p>Number of Households to be served in Year</p> <p>12</p>	<p><b>APR - Actual</b></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)
\$2,483,419.00	\$600,000.00	\$3,083,419.00

#### 2023-0017 : Tenant Based Rental Assistance

Program Name:	Tenant Based Rental Assistance								
Unique Identifier:	2023-0017								
Program Description (continued)	Provides rental assistance to Samish Citizens and enrolled members of Federally recognized Indian tribes living in our ten-county service area. The purpose of the program is to ensure that low-income native families have an opportunity for and access to housing that is responsive to their cultural and physical needs and that is free from any form of discrimination. Additionally, we will work with households to develop and/or increase their economic skills that will demonstrate their ability to maintain stable permanent housing once rental assistance ends. Families will be assigned to a Case Manager that will link them to supportive services that enable participants to increase earned income, reduce or eliminate the need for welfare assistance, and make progress toward achieving economic independence and housing self-sufficiency.								
Eligible Activity Number	(17) Tenant Based Rental Assistance [202(3)]								
Intended Outcome Number	(5) Address homelessness								
APR: Actual Outcome Number	This information is only completed for an APR.								
Who Will Be Assisted	Low-income Native families.								
Types and Level of Assistance	Rental assistance will pay rent in private market rental units. Eligible families will pay no more than 30% of their adjusted gross household income. The Samish Housing Department pays the additional cost of the families rent up to the Fair Market Rent for that area.								
APR : Describe Accomplishments	This information is only completed for an APR.								
Planned and Actual Outputs for 12-Month Program Year	<table><tr><td></td><td>Planned</td><td>APR - Actual</td></tr><tr><td>Number of Households to be served in Year</td><td>45</td><td>This information is only completed for an APR.</td></tr></table>				Planned	APR - Actual	Number of Households to be served in Year	45	This information is only completed for an APR.
	Planned	APR - Actual							
Number of Households to be served in Year	45	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:

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)
\$861,909.00		\$861,909.00

#### 2023-0018 : Housing Support Services

Program Name:	Housing Support Services
Unique Identifier:	2023-0018
Program Description (continued)	The intent of this program is to work with Native families to understand their unique needs, tailoring our services to

	<p>move them toward independence and self-sufficiency. Information and resources on budgets, credit repair, basic home housekeeping, how to maintain a rental unit, Landlord/Tenant rights and other information, is just an example of the resources we will provide to families enrolled in our services. To prevent households from becoming homeless by offering short term rental assistance to defray rent and utility bills. For tribal households who are currently homeless to establish stable housing, emergency shelter will be offered for up to four (4) weeks. Emergency assistance will also be used to relocate families when it has been determined that current living situations are not decent, safe, or sanitary. Our clients reside in scattered site-housing throughout ten (10) Counties in Western Washington : Clallam, Island, Jefferson, King, Kitsap, Pierce, San Juan, Skagit, Snohomish, and Whatcom. Many of our housing clients live in rural areas and do not have access to public transportation. Staff will make home visits to review housing stability plans, plan for clients to get transportation to medical appointments and job interviews, if not held virtually. Staff members will collaborate with clients to navigate systems such as work source and other necessary appointments to ensure families will become self-sufficient.</p>
Eligible Activity Number	(18) Other Housing Service [202(3)]
Intended Outcome Number	(5) Address homelessness
APR: Actual Outcome Number	This information is only completed for an APR.
Who Will Be Assisted	<p>Samish citizens and other Native families enrolled in a federally recognized Indian tribe. Households with or without children who are living temporarily with friends, relatives or households who are facing eviction within 14 days. Households that are forced to live in a place not meant for human habitation. Having no primary nighttime residence. People who are fleeing or attempting to flee a domestic violence situation.</p>
Types and Level of Assistance	<p>Assistance preparing a housing search plan and list of local property owners. For those clients that demonstrate that they need more assistance and support to find housing, the supportive service will be provided to meet the level of need. Evaluate the household's current resources, problem-solving abilities, and financial life skills, then provide the appropriate amount of assistance to ensure the greatest chance of successful transition to independence after program exit. When assistance ends, participants should have developed a natural support system, if possible, that will allow them to address obstacles that might later arise with employments, childcare, transportation, or monetary management. Participants will also need to know how to navigate multiple systems, so other housing services will consist of arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability. Rather than simply making referrals to programs, there will be times that we will need to walk participants through how to access services on their own and ensure that participants have the skills to access services in the future independently. Connections to Mainstream Resources that are appropriate to addressing barriers to housing retention. We will also provide resources and information through our newsletter, webpage, social media and mailings on budgeting, credit repair and debt management. We will also provide information on basic home repair, weatherization, and home safety tips. This information will be available to all our Samish citizens and to other Native families that have access to the internet. Homelessness Prevention - short term rental assistance to defray rent and utility bills. Rapid Re-Housing : quickly move families out of homelessness and into permanent housing. Emergency Assistance - to establish stable housing, emergency shelter will be offered for up to four (4) weeks. Emergency assistance will also be used to relocate families when it has been determined that current living situations are not decent, safe, or sanitary. All services are attached to Case Management and community mainstream resources.</p>
APR : Describe Accomplishments	This information is only completed for an APR.

Planned and Actual Outputs for 12-Month Program Year	<div>Planned</div> <div>Number of Households to be served in Year 50</div>	<div>APR - Actual</div> <div>This information is only completed for an APR.</div>
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)
\$226,810.00		\$226,810.00

**2023-0019 : Housing Management**

Program Name:	Housing Management	
Unique Identifier:	2023-0019	
Program Description (continued)	The provision of management services for affordable housing and management of affordable housing projects.	
Eligible Activity Number	(19) Housing Management Services [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	Low-income Native households.	
Types and Level of Assistance	(1) Preparation of work specifications for affordable housing; (2) Inspections for affordable housing; (3) Tenant selection for affordable housing; (4) Management of tenant-based and project-based rental assistance; (5) Mediation programs for landlord-tenant disputes for affordable housing; (6) Hiring of grants writers for affordable housing applications.	
APR : Describe Accomplishments	This information is only completed for an APR.	
Planned and Actual Outputs for 12-Month Program Year	<div><div>Planned</div><div>Number of Households to be served in Year95</div></div>	<div><div>APR - Actual</div><div>This information is only completed for an APR.</div></div>
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)
\$136,125.00		\$136,125.00

**Maintaining 1937 Act Units, Demolition, and Disposition**

Maintaining 1937 Act Units	N/A
Demolition and Disposition	N/A

**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)
<b>IHBG Funds:</b>	\$2,718,256.00	\$1,230,144.00	<b>\$3,948,400.00</b>	\$3,948,400.00	<b>\$0.00</b>
<b>IHBG Program Income:</b>	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>Title VI:</b>	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>Title VI Program Income:</b>	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>1937 Act Operating Reserves:</b>	\$0.00		<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>Carry Over 1937 Act Funds:</b>	\$0.00		<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>LEVERAGED FUNDS</b>					
<b>ICDBG Funds:</b>	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>Other Federal Funds:</b>	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>LIHTC:</b>	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>
<b>Non-Federal Funds:</b>	\$600,000.00	\$0.00	<b>\$600,000.00</b>	\$600,000.00	<b>\$0.00</b>
<b>Total:</b>	<b>\$3,318,256.00</b>	<b>\$1,230,144.00</b>	<b>\$4,548,400.00</b>	<b>\$4,548,400.00</b>	<b>\$0.00</b>

#### 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)
<b>Development of Emergency Shelter</b>	2023-0007	\$2,483,419.00	\$600,000.00	\$3,083,419.00
<b>Tenant Based Rental Assistance</b>	2023-0017	\$861,909.00		\$861,909.00
<b>Housing Support Services</b>	2023-0018	\$226,810.00		\$226,810.00
<b>Housing Management</b>	2023-0019	\$136,125.00		\$136,125.00
<b>Planning and Administration</b>		\$240,137.00	\$0.00	\$240,137.00
<b>Loan Repayment (describe in 3 &amp; 4 below)</b>		\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$3,948,400.00</b>	<b>\$600,000.00</b>	<b>\$4,548,400.00</b>

APR	We will use the following funds to purchase and rehab a building that will be used as an Emergency Shelter for Native Elders and persons with a disability that are homeless. \$600,000 of Tribal funding and \$624,608 from our Indian Housing Block Grant - American Rescue Plan Act.
APR	The answer to this question is only requested for an APR.

#### Other Submission Items

Useful Life/Affordability Period(s)	\$5,000 - \$15,000 5 Years; \$15,001 - \$40,000 10 Years; \$40,001 and over 15 Years; New Construction or Acquisition 20 Years
Model Housing and Over-Income Activities	Does not Apply

Tribal and Other Indian Preference Does the tribe have a preference policy?	YES  Samish Tribal Citizens will have first preference to all services offered under the Housing Department. If funds allow, we will offer services to other tribal citizens, enrolled in a federally recognized Indian tribe, that reside in our ten county service area														
Anticipated Planning and Administration Expenses Do you intend to exceed your allowable spending cap for Planning and Administration?	NO														
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><tr><td></td><td>All AIAN Households</td><td colspan="2">AIAN Households with Incomes 80% or Less of Median Income</td></tr><tr><td>IHBG Funds</td><td>\$0.00</td><td colspan="2">\$0.00</td></tr><tr><td>Funds from Other Sources</td><td>\$0.00</td><td colspan="2">\$0.00</td></tr></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.	YES
2. You will use Davis-Bacon or HUD determined wage rates when required for IHBG-assisted construction or maintenance activities.	



3. You will use Davis-Bacon and/or HUD determined wage rates when required for IHBG-assisted construction except for the activities described below.	
4. List the activities using tribally determined wage rates:	