OMB Number: 4040-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: Completed by Grants.gov upon submission.

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Washoe Housing Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN): [redacted]

* c. UEI: [redacted]

d. Address:

* Street1: 1588 Watasheamu Rd

Street2:

* City: Gardnerville

County/Parish:

* State: NV: Nevada

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 89460-7453

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name: Teri

Middle Name:

* Last Name: Sulli

Suffix:

Title: CFO

Organizational Affiliation:

* Telepho [redacted]

Fax Number:

* Email: [redacted]

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

K: Indian/Native American Tribally Designated Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Development

11. Assistance Listing Number:

14.862

Assistance Listing Title:

Indian Community Development Block Grant Program

*** 12. Funding Opportunity Number:**

FR-6900-N-23

* Title:

Community Development Block Grant Program for Indian Tribes and Alaska Native Villages

13. Competition Identification Number:

FR-6900-N-23

Title:

Community Development Block Grant Program for Indian Tribes and Alaska Native Villages

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

ICDBG 2026 Rehab & Roofing Project

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: NV02 | * b. Program/Project: NV02

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 04/24/2026 | * b. End Date: 04/24/2031

18. Estimated Funding ($):

* a. Federal	1,000,000.00
* b. Applicant	105,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	1,105,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: | * First Name: Martin

Middle Name:

* Last Name: Montgomery

Suffix:

* Title: Executive Director

* Telepho[redacted] | Fax Number:

* Email: [redacted]

* Signature of Authorized Representative: Completed by Grants.gov upon submission. | * Date Signed: Completed by Grants.gov upon submission.

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 02/28/2027

Applicant/Recipient Information *** UEI Number:** [redacted] *** Report Type:** INITIAL

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name: Washoe Housing Authority
* Street1: 1588 Watasheamu Rd
Street2:
* City: Gardnerville
County:
* State: NV: Nevada
* Zip Code: 89460-7453
* Country: USA: UNITED STATES
* Phone: [redacted]

2. Employer ID Number (do not include individual social security numbers): [redacted]

* 3. HUD Program Name:

Indian Community Development Block Grant Program

* 4. Amount of HUD Assistance Requested/Received: $ 1,000,000.00

5. State the name and location (street address, City and State) of the project or activity:

* Project Name: ICDBG 2026 Rehab & Roofing Project
* Street1: 1588 Watasheamu Rd
Street2:
* City: Gardnerville
County:
* State: NV: Nevada
* Zip Code: 89460-7453
* Country: USA: UNITED STATES

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. For further information see 24 CFR Sec. 4.3.

☒ Yes ☐ No

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of $200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR 4.9.

☐ Yes ☒ No

If you answered "**No**" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form. However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: $

* Expected Uses of the Funds:

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: $

* Expected Uses of the Funds:

Note: Use additional pages if necessary. Add Attachment Delete Attachment View Attachment

Part III Interested Parties. You must disclose:

1. All developers, contractors, or consultants involved in the application for assistance or in the planning, development, or implementation of the project or activity.

* Alphabetical list of all persons with a reportable financial interest in the project or activity (for individuals, give the last name first)	* Unique Entity ID	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity ($ and %)	
			$	%
			$	%
			$	%
			$	%
			$	%

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds $50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	City of Residence	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity ($ and %)	
			$	%
			$	%
			$	%
			$	%
			$	%

Note: Use additional pages if necessary. Add Attachment | Delete Attachment | View Attachment

Certification:

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:	* Date: (mm/dd/yyyy)
Completed Upon Submission to Grants.gov	Completed Upon Submission to Grants.gov

Instructions

Overview.

A. Coverage. You must complete this report if:

(1) You are applying for assistance from HUD for a specific project or activity **and** you have received, or expect to receive, assistance from HUD in excess of $200,000 during the fiscal year;
(2) You are updating a prior report as discussed below; or
(3) You are submitting an application for assistance to an entity other than HUD, a State or local government if the application is required by statute or regulation to be submitted to HUD for approval or for any other purpose.

B. Update reports (filed by "Recipients" of HUD Assistance): General. All recipients of covered assistance must submit update reports to the Department to reflect substantial changes to the initial applicant disclosure reports.

Line-by-Line Instructions.

Applicant/Recipient Information.

All applicants for HUD competitive assistance, must complete the information required in blocks 1-5 of form HUD-2880:

1. Enter the full name, address, city, State, zip code, and telephone number (including area code) of the applicant/recipient. Where the applicant/ recipient is an individual, the last name, first name, and middle initial must be entered.

2. Entry of the applicant/recipient's EIN, as appropriate, is optional. Individuals must not include social security numbers on this form.

3. Applicants enter the HUD program name under which the assistance is being requested.

4. Applicants enter the amount of HUD assistance that is being requested. Recipients enter the amount of HUD assistance that has been provided and to which the update report relates. The amounts are those stated in the application or award documentation. NOTE: In the case of assistance that is provided pursuant to contract over a period of time (such as project-based assistance under section 8 of the United States Housing Act of 1937), the amount of assistance to be reported includes all amounts that are to be provided over the term of the contract, irrespective of when they are to be received.

5. Applicants enter the name and full address of the project or activity for which the HUD assistance is sought. Recipients enter the name and full address of the HUD-assisted project or activity to which the update report relates. The most appropriate government identifying number must be used (e.g., RFP No.; IFB No.; grant announcement No.; or contract, grant, or loan No.) Include prefixes.

Part I. Threshold Determinations - Applicants Only

Part I contains information to help the applicant determine whether the remainder of the form must be completed. Recipients filing Update Reports should not complete this Part.

If the answer to **either** questions 1 or 2 is No, the applicant need not complete Parts II and III of the report but must sign the certification at the end of the form.

Part II. Other Government Assistance and Expected Sources and Uses of Funds.

A. Other Government Assistance. This Part is to be completed by both applicants and recipients for assistance and recipients filing update reports. Applicants and recipients must report any other government assistance involved in the project or activity for which assistance is sought. Applicants and recipients must report any other government assistance involved in the project or activity. Other government assistance is defined in note 4 on the last page. For purposes of this definition, other government assistance is expected to be made available if, based on an assessment of all the circumstances involved, there are reasonable grounds to anticipate that the assistance will be forthcoming.

Both applicant and recipient disclosures must include all other government assistance involved with the HUD assistance, as well as any other government assistance that was made available before the request, but that has continuing vitality at the time of the request. Examples of this latter category include tax credits that provide for a number of years of tax benefits, and grant assistance that continues to benefit the project at the time of the assistance request.

The following information must be provided:
1. Enter the name and address, city, State, and zip code of the government agency making the assistance available.
2. State the type of other government assistance (e.g., loan, grant, loan insurance).
3. Enter the dollar amount of the other government assistance that is, or is expected to be, made available with respect to the project or activities for which the HUD assistance is sought (applicants) or has been provided (recipients).
4. Uses of funds. Each reportable use of funds must clearly identify the purpose to which they are to be put. Reasonable aggregations may be used, such as "total structure" to include a number of structural costs, such as roof, elevators, exterior masonry, etc.

B. Non-Government Assistance. Note that the applicant and recipient disclosure report must specify all expected sources and uses of funds - both from HUD and any other source - that have been or are to be, made available for the project or activity. Non-government sources of Form HUD-2880 funds typically include (but are not limited to) foundations and private contributors.

Part III. Interested Parties.

This Part is to be completed by both applicants and recipients filing update reports. Applicants must provide information on:
1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds $50,000 or 10 percent of the assistance (whichever is lower). Note: A financial interest means any financial involvement in the project or activity, including (but not limited to) situations in which an individual or entity has an equity interest in the project or activity, shares in any profit on resale or any distribution of surplus cash or other assets of the project or activity, or receives compensation for any goods or services provided in connection with the project or activity. Residency of an individual in housing for which assistance is being sought is not, by itself, considered a covered financial interest.

The information required below must be provided.
1. Enter the full names and addresses. If the person is an entity, the listing must include the full name and address of the entity as well as the CEO. Please list all names alphabetically.
2. Entry of the Unique Entity Identifier (UEI), for non-individuals, or city of residence, for individuals, for each organization and person listed is **optional**.
3. Enter the type of participation in the project or activity for each person listed: i.e., the person's specific role in the project (e.g., contractor, consultant, planner, investor).
4. Enter the financial interest in the project or activity for each person listed. The interest must be expressed both as a dollar amount and as a percentage of the amount of the HUD assistance involved.

Note that if any of the source/use information required by this report has been provided elsewhere in this application package, the applicant need not repeat the information, but need only refer to the form and location to incorporate it into this report. (It is likely that some of the information required by this report has been provided on SF 424A, or on various budget forms accompanying the application.) If this report requires information beyond that provided elsewhere in the application package, the applicant must include in this report all the additional

information required. Recipients must submit an update report for any change in previously disclosed sources and uses of funds as provided in Section I.D.5., above.

Notes:

1. All citations are to 24 CFR Part 4, which was published in the Federal Register. [April 1, 1996, at 63 Fed. Reg. 14448.]

2. Assistance means any contract, grant, loan, cooperative agreement, or other form of assistance, including the insurance or guarantee of a loan or mortgage, that is provided with respect to a specific project or activity under a program administered by the Department. The term does not include contracts, such as procurements contracts, that are subject to the Fed. Acquisition Regulation (FAR) (48 CFR Chapter 1).

3. See 24 CFR §4.9 for detailed guidance on how the threshold is calculated.

4. "Other government assistance" is defined to include any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance from the Federal government (other than that requested from HUD in the application), a State, or a unit of general local government, or any agency or instrumentality thereof, that is, or is expected to be made, available with respect to the project or activities for which the assistance is sought.

5. For the purpose of this form and 24 CFR Part 4, "person" means an individual (including a consultant, lobbyist, or lawyer); corporation; company; association; authority; firm; partnership; society; State, unit of general local government, or other government entity, or agency thereof (including a public housing agency); Indian tribe; and any other organization or group of people.

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 02/28/2027

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix:

*First Name: Martin

Middle Name:

*Last Name: Montgomery

Suffix:

*Title: Executive Director

*Applicant Organization: Washoe Housing Authority

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

*Signature:	Completed Upon Submission to Grants.gov	*Date:	Completed Upon Submission to Grants.gov

ATTACHMENTS FORM

Instructions: On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

Important: Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	1. WHA Combined ICDBG FY25 41	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	2. WHA_FY25_ICDBG_Rehab - PP	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	2a. WHA FY25 ICDBG - Budget D	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	3. WHA ICDBG FY25 CP_TC Resol	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	4. WHA ICDBG FY25 BIA Letter	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	5. WHA ICDBG FY25 BOC Code of	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	5a. WHA ICDBG FY25- Employee	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	6. WHA ICDBG 25 - 25-WHA-20 r	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9		Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10		Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11		Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12		Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13		Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14		Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15		Add Attachment	Delete Attachment	View Attachment

Cost Summary HUD-4123

Indian Community Development Block Grant (ICDBG) and Indian Housing Block Grant Competitive (IHBG-COMP)

See Instructions and Public Reporting Statement

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No.2501-0044 (exp. 2/28/2027)

1. Name of Applicant (as shown on Standard Form 424)	**2**. Grant Number (assigned by HUD)
Washoe Housing Authority	

3. [x] **Original** (initial application) [ ] **Amendment** (submitted after initial application) — Date (mm/dd/yyyy)

4. Program Name: **WHA ICDBG Rehabilitation 2025** Project Costs **(a)**	Planned ICDBG Expenditures **(b)**	Planned IHBG-COMP Expenditures **(c)**	Other Federal and Non-Federal Expenditures **(d)**	Total Planned Expenditures **(e)**	Source of Other Funds in **Column d (f)**
Rehabilitation Project 2025	$ 800,000.00		$ 105,000.00	$ 905,000.00	IHBG Formula
				$ -	
				$ -	
				$ -	
				$ -	
				$ -	
				$ -	
				$ -	
				$ -	
				$ -	
				$ -	

5.	**Administration**					
	a **Planning and Administration Cost:**	$ 200,000.00			$ 200,000.00	
	b **Indirect Costs:** Enter indirect costs to be charged to the Program pursuant to a cost allocation plan.				$ -	
	c **Audit:** Enter estimated cost of Program share of financial audits.				$ -	
	Administrative Total	$ 200,000.00	$ -	$ -	$ 200,000.00	
6.	**Technical Assistance:** Enter amount requested for technical assistance. (up to 10% of total ICDBG Grant)				$ -	
7.	**Public Service Component:** up to 15% of ICDBG grant.				$ -	
8.	**TOTAL EXPENDITURES**	$ 1,000,000.00	$ -	$ 105,000.00	$ 1,105,000.00	

This collection of information is estimated to average 40 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of the requested information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. This agency is authorized to collect this information under Section 102 of the Department of Housing and Urban Development Reform Act of 1989. The information you provide will enable HUD to carry out its responsibilities under this Act and ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. This information is required to obtain the benefit sought in the grant program. Failure to provide any required information may delay the processing of your application and may result in sanctions and penalties including of the administrative and civil money penalties specified under 24 CFR §4.38. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552). The information contained on the form is not retrieved by a personal identifier, therefore it does not meet the threshold for a Privacy Act Statement.

Implementation Schedule HUD-4125

Indian Community Development Block Grant (ICDBG)
and Indian Housing Block Grant Competitive (IHBG-COMP)
See Instruction Tab and Public Reporting Statement.
Submit a separate implementation schedule for each project category.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No.2501-0044
(exp. 2/28/2027)

1. Name of Applicant (as shown on Standard Form 424)	2. Grant Number (assigned by HUD)	3.			4. Date (mm/dd/yy)
#REF!			####	Original (First Submission to HUD)	**11/25/2025**
			####	Amendment (submitted after initial application)	

5. Name of Project (as shown on form HUD-4123)	6. Period of Performance		7. Expected Close Out Date (mm/dd/yy)
	Start Date (mm/dd/yy)	End Date (mm/dd/yy)	
#REF!	**4/24/2026**	**4/24/2031**	**7/23/2031**

8. Environmental Review Status

- [ ] **Exempt** (as described in 24 CFR 58.34)
- [ ] **Under Review** (review underway; findings not yet made)
- [ ] **Finding of No Significant Impact** (Finding made that request for release of funds for project is not an action which may significantly affect the environment)
- [ ] **Categorically Excluded** (as described in 24 CFR 58.35)
- [ ] **EIS Required** (Finding that project may significantly affect environment or EIS automatically required by 24 CFR 58.37)
- [x] **Not Started** (Review not yet begun)
- [ ] **Certification** (Environmental review completed; certification and request for release of funds being prepared for submission.)

9. Task List (List tasks such as environmental review, acquisition, etc.) (Insert lines as needed. Home tab, cells, insert sheet row)	10. Schedule (anticipated start and end date of task) mm/yy	
	Start Date	**End Date**
Administration	04/24/2026	07/23/2031
Execute Grant Agreement	04/24/2026	04/24/2026
Environmental Review Certification	05/01/2026	12/31/2030
Certification of Applicants	07/01/2026	12/31/2030
Procurement Activities - Bid and award contracts	08/01/2026	12/31/2030
Create Work Orders	10/01/2026	12/31/2030
Rehabilitation Activities	11/01/2026	03/28/2031
Inspections	12/01/2026	04/24/2031
Completion of Project	04/24/2031	04/24/2031
Close Out	04/24/2031	07/23/2031

This collection of information is estimated to average 40 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of the requested information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. This agency is authorized to collect this information under Section 102 of the Department of Housing and Urban Development Reform Act of 1989. The information you provide will enable HUD to carry out its responsibilities under this Act and ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. This information is required to obtain the benefit sought in the grant program. Failure to provide any required information may delay the processing of your application and may result in sanctions and penalties including of the administrative and civil money penalties specified under 24 CFR §4.38. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552). The information contained on the form is not retrieved by a personal identifier, therefore it does not meet the threshold for a Privacy Act Statement.

RATING FACTOR 1: CAPACITY OF APPLICANT

1.1 Applicant Capacity

The Washoe Housing Authority (WHA) administers low-income housing programs for its four Washoe communities located in Nevada and California. The WHA boasts a highly qualified administrative staff with a proven history of successfully managing federal grants, including recent projects funded within the last five years to date (2019-2025).

In June 2019, WHA successfully completed the rehabilitation of twelve (12) long-term, low-income rental units using funding from various sources. Despite initial delays due to staff changes, the hiring of a new Executive Director and Chief Financial Officer led to the successful completion and closeout of this project in 2019.

Between 2021 and 2023, WHA undertook the rehabilitation of twenty-seven (27) WHA rental units utilizing grant funds of $1,035,000. This project was successfully closed out on September 22, 2023.

Currently, WHA is finalizing the development of twenty (20) new low-income rental units in the Stewart Community, a new community building and a new water tank, supported by Nevada Low Income Housing Tax Credit (LIHTC), San Francisco Bank Affordable Home Program (AHP), Home Means Nevada Initiative (HMNI), and IHBG formula funding. As of January 1, 2025, the 20 units have been completed and occupied, the community building is approximately 90% complete and the water tank is getting ready to go out to bid. Additionally, WHA was awarded the FY24 IHBG Competitive Grant to complete the infrastructure for 15 new housing units in the Stewart Community and to construct two single-family homes on two lots. Other projects include:

Year	Agency/Grant Program	Grant Amount	Grant Summary
2021	HAF Treasury	$1,293,465.64	Homeowner COVID Relief
2021	ERAP Treasury	$2,059,386.45	Renter COVID Relief
2021	ICDBG-ARP	$1,035,000.00	Rehabilitation of Housing
2021	IHBG - ARP	$1,045,399.00	Assist in funding 20 new housing units and infrastructure, Assist in Homeowner repairs and community building rehabs.
2021	IHBG – Cares	$ 493,550.00	COVID Relief – Payroll, Maintenance, supplies, rental assist, transitional, utilities.
2023	Home Means Nevada Initiative (HMNI)	$5,865,000.00	Infrastructure for 20 new housing units
2023	Nevada Low Income Housing Tax Credit (LIHTC)	$7,663,877.00	Build 20 new housing units
2023/2024	FHL Bank San Francisco AHP Nevada Targeted Fund Award	$ 1,600,000.00	Assist in funding 20 new housing units and a new water tank
2024	IHBG – Comp	$5,000,000.00	Infrastructure and single-family home construction
	TOTAL	**$26,055,678.09**	

WHA has adopted comprehensive policies and procedures for procurement and contract management that will ensure effective oversight of the proposed ICDBG project. These policies align with the current requirements of 2 CFR Part 200 (amended November 7, 2022) and 24 CFR Part 1000, ensuring fair and equitable treatment in all procurement activities.

WHA has assembled a team of highly qualified personnel with extensive experience in implementing housing construction projects, ensuring no gaps in capacity for the proposed IHBG Competitive project. The team includes:

Roles & Responsibilities

Key Staff Member	Title	Roles and Responsibilities
Martin Montgomery	Executive Director	Project Coordinator/Grant Administrator: Direct supervisory authority for grant management, oversight of staff duties, ensuring compliance with grant agreements, policies, and regulations. Communicates with the WHA Board, Washoe Tribal Council, and communities. Manages grant evaluation and reporting.
Teri Sulli	Chief Financial Officer	Grant Administrator Assistant: Assists the Grant Administrator in ensuring grant activities comply with agreements and policies. Oversees federal fund drawdowns and SF 425 reporting.
Marshall Herman	Project Manager	Oversees the day-to-day operations of the Maintenance Department, ensuring that all projects adhere to established schedules, specifications, building codes, and budgets. Evaluates homes and facilities to determine necessary maintenance or repairs, develops maintenance procedures, and tracks schedules using digital systems. Manages the preparation and monitoring of project budgets, ensures compliance with all relevant building codes, and serves as the primary spokesperson for the housing authority when reporting on project progress. Reports directly to the Executive Director and ensures that all work is completed to the applicable building codes and standards.
Keri Capps	Client Services Manager	Manages the application and work order processes for ICDBG grant funds, ensuring efficiency and compliance. Oversees performance objectives related to Client Services. Manages documentation and reporting for grants and provides community outreach.

Martin Montgomery - Executive Director

Martin Montgomery has served as the Executive Director of WHA since December 2018, after a successful period as Interim Director. He has led WHA through numerous significant projects, including managing an annual budget of over $25 million and overseeing a staff of 16 across four departments. His grant administration experience is extensive, covering a range of

federal grants such as the Indian Housing Block Grant (IHBG), Treasury CARES funding (ERA & HAF), and others. Notably, Mr. Montgomery played a crucial role in the successful completion of a California LIHTC Rehabilitation project, which involved the rehabilitation of 24 low-rent units and the construction of a community building in the Woodfords Community.

Under Mr. Montgomery's leadership, WHA secured Nevada LIHTC and HMNI grants for the Stewart LIHTC project as well as the recently awarded FY24 IHBG Competitive Grant to complete infrastructure for 15 new housing units in the Stewart Community and to construct two single-family homes on two lots. This project is in progress. His extensive knowledge of NAHASDA, environmental assessments, policy development, and tax credit training equips him with the skills needed to oversee the proposed IHBG Competitive project. Mr. Montgomery has consistently demonstrated success in managing and reporting on complex projects, ensuring compliance with all relevant regulations and standards.

Teri Sulli - Chief Financial Officer

Teri Sulli joined WHA in 2018, bringing over three decades of experience in finance, accounting, and grants management. Her previous role as Chief Financial Officer at the Nevada Office of the Attorney General involved managing grants and overseeing budgets more than $45 million. At WHA, Mrs. Sulli has been instrumental in managing an average annual budget of $25 million and successfully closing out various grants, including the ICDBG-ARP and LIHTC. She has extensive experience in grant writing and administration, covering a broad range of federal grants such as HUD Formula funds, Competitive Grants, Community Development Block Grants, and more.

Mrs. Sulli has played a key role in the financial management of the Stewart LIHTC project and was responsible for overseeing the finances and reporting for the U.S. Treasury

ERAP and HAF Programs, as well as currently overseeing the HUD ONAP grant programs (IHBG). Her expertise in financial management, compliance, and reporting ensures the accurate and timely administration of grant funds for the proposed ICDBG Competitive project.

Marshall W. Herman - Project Manager

Marshall W. Herman brings over 30 years of extensive experience as a construction manager with two of the top Fortune 500 national homebuilders, Lennar and Toll Brothers. During his tenure, Marshall has overseen the construction of more than 500 homes across northern and southern Nevada. His role involved managing all phases of the building process, from foundation to final walk-through with homebuyers. Marshall's attention to detail and commitment to excellence have consistently earned him accolades from homeowners and construction directors alike.

Marshall's expertise spans a wide range of construction management responsibilities, including ensuring compliance with building codes, overseeing project schedules and budgets, and managing large teams of construction professionals. He is highly skilled in the use of project management tools such as Microsoft Projects, which he has used to effectively forecast potential delays and develop alternative plans to keep projects on track.

In his recent roles, Marshall has demonstrated strong leadership and communication skills, which have been key to his success in managing complex housing projects. His ability to deliver high-quality homes on time and within budget has earned him numerous awards for construction management. Marshall's proven track record of success in the construction industry makes him an asset to any project, particularly in ensuring that all work is completed to the highest standards of quality and safety.

Keri Capps - Client Services Manager

Keri Capps has served as WHA's Client Services Manager since 2019, overseeing the management of federally funded programs through HUD NAHASDA and LIHTC. In this role, Mrs. Capps is responsible for managing documentation, overseeing tenant services, ensuring compliance with funding sources, and providing community outreach. She has successfully managed the Housing Improvement Plan (HIP) and has been instrumental in the preparation and submission of data for audits and grant reporting.

Mrs. Capps is responsible for overseeing the application and certification process for the proposed ICDBG rehabilitation project, ensuring efficiency and compliance with all relevant regulations. Her experience in managing client services and compliance makes her a key asset in ensuring the successful implementation of the project.

Capacity Gap Analysis

The WHA team is fully equipped with a highly qualified and experienced staff capable of managing and implementing the proposed ICDBG project. There are currently no identified gaps in capacity. The team's collective experience in managing federal grants, overseeing housing construction projects, and ensuring compliance with all relevant regulations ensures that the project will be completed successfully and on time. Should any capacity gaps arise in the future, WHA will address them promptly by hiring additional staff or engaging contractors/consultants as needed to maintain the project's timeline and quality.

1.2 Audit Submission

The WHA submitted the 2023 and 2024 annual audits, and they were accepted by the FAC in accordance with 2 CFR 200 subpart F (within 30 days after completion of the audit or 9 months after the fiscal year ends.

1.3 Findings

HUD will rely on its own records to verify.

1.4 Undispersed ONAP Funding

HUD will rely on its own records to verify.

1.5 Timely Reporting

HUD will rely on its own records to verify.

1.6 Close-Outs

HUD will rely on its own records to verify.

RATING FACTOR 2: NEED/EXTENT OF THE PROBLEM

2.1 Project Need

Need for the Project

The WHA serves low-income AIAN households in Woodfords, Stewart, Dresslerville, and nearby off-reservation areas where the housing stock is aging and increasingly unsafe. Families report persistent roof leaks and water intrusion, mold, failing HVAC, unsafe electrical and plumbing, inoperable doors and windows, and deteriorated kitchens/bathrooms. These conditions drive preventable illness, energy waste, and displacement—and they erode the limited supply of affordable units, worsening overcrowding and cost burden. Immediate rehabilitation is required to keep current households safely housed and to prevent loss of units that cannot be readily replaced through new construction.

FY25 ICDBG scope of need addressed:

- **12 comprehensive rehabs** (1 Woodfords, 1 Stewart, 10 Dresslerville).
- **10 roofing rehabs** (two per community and eligible off-reservation homes).

- **Typical corrective work:** roofing and building envelope; HVAC; electrical; plumbing; doors/windows; drywall; flooring; interior/exterior paint; kitchens/baths (cabinets, countertops, sinks/vanities); appliances; finishes; locksmith work—targeting life-safety and habitability deficiencies first.

Beneficiaries are low-income households prioritized under WHA's Admissions & Occupancy policy, including elders, overcrowded families, and households experiencing severe cost burden or substandard conditions.

How the Project Meets an Essential Community Development Need

Rehabilitation directly addresses the Tribe's essential needs for health and safety, housing stability, and stewardship of public assets**:**

- **Health and safety:** Roof, HVAC, electrical, and plumbing repairs eliminate hazards linked to respiratory illness, fire risk, and sanitation failures; building-envelope and moisture control reduce mold and improve indoor air quality.
- **Housing stability:** Timely rehab prevents condemnations and avoidable relocations, keeping families in place, reducing homelessness risk, and preserving community cohesion.
- **Asset preservation:** Extending the useful life of existing units safeguards prior Tribal and federal investments at a fraction of replacement cost, maintaining scarce affordable supply while longer-lead new construction proceeds.
- **Equitable service delivery:** The distribution of scopes across Woodfords, Stewart, Dresslerville, and eligible off-reservation homes ensures each community receives urgent, visible improvements aligned with Tribal priorities for safe housing and core services.

How/Why the Project Helps the Community Grow and Develop

The Washoe Tribe's Strategic Plan elevates core government service delivery and safe housing, calling for stronger essential services, improved customer responsiveness, and infrastructure/housing actions that uphold health, safety, and well-being. Community feedback captured in the plan identifies direct needs for home/elder repairs, safety enhancements, and rehabilitation support**,** reinforcing this project's focus on critical repairs and housing preservation. The plan's "Service Provider" priority (improving core services, responsiveness, and quality) and "Stewards of Land & Water" (responsible development and protection of homes and homelands) both supports investing in existing units now while long-lead new construction proceeds. Rehabilitation produces near-term community development gains that compound over time:

- **Stronger household foundations:** Safe, dry, functional homes support family well-being, educational continuity, and steady participation in the local workforce.
- **Local economic activity and capacity:** Labor-intensive scopes (carpentry, HVAC, roofing, electrical, plumbing, finishes) engage Tribal and local contractors, apprentices, and vendors—building skills, business capacity, and circular spending in the community.
- **Fiscal resilience:** Preserving existing units reduces emergency work orders, crisis relocations, and avoidable O&M costs, allowing WHA and the Tribe to redirect limited resources to strategic priorities, including future phases of housing development.
- **Cultural continuity and place-keeping:** Maintaining habitable homes in Woodfords, Stewart, and Dresslerville sustains ties to land, language, and community while new housing is brought online.

WHA's FY25 ICDBG Rehabilitation Project responds to documented substandard conditions that threaten health, safety, and stability for low-income Tribal households. By curing critical deficiencies in 22 homes across the service area, the project meets an essential community development need and strengthens the conditions for long-term community growth and development.

2.2 Project Benefit

2.2.c. Housing Rehabilitation

The Need ratio for the Washoe Tribe of is $1180, as listed on the Needs Table.

2.3 New and Unfunded

Not applicable.

RATING FACTOR 3: SOUNDNESS OF APPROACH

3.1 Description of and Rationale for Proposed Project

Project Details:

- Total Units/Activities: Rehabilitation of 12 homes**:** 12 comprehensive unit rehabs (1 Woodfords, 1 Stewart, 10 Dresslerville) and 10 roofing rehabs (distributed as two per community with eligibility for off-reservation homes within the Tribe's service area).
- Unit Size (existing conditions): Single-family detached homes generally 1,100–2,000 sq ft with 1–4 bedrooms.
- Building Type / Construction: Scattered-site single-family detached homes.

Communities Served:

- Woodfords (Alpine County, CA): 1 comprehensive unit rehab; 2 roofing rehabs eligible within the Woodfords service area.

- Stewart (Carson City, NV): 1 comprehensive unit rehab; 2 roofing rehabs eligible within the Stewart service area.
- Dresslerville (Douglas County, NV—Gardnerville area): 10 comprehensive unit rehabs; 2 roofing rehabs eligible within the Dresslerville service area.
- Off-Reservation Eligible Homes: Up to 4 roofing rehabs (income-qualified Tribal households) within the Washoe Tribe's established service area in Nevada/California, prioritized by life-safety and condition.

Rationale for Project Design

The rationale behind the project design is deeply rooted in the WHA's comprehensive understanding of the community's housing needs, which have been thoroughly assessed through annual consultations with the four Washoe Tribal communities and recent socio-economic surveys. These consultations and surveys consistently highlight the urgent demand for new and varied models of affordable housing within the Tribe.

WHA has a limited annual budget which has not allowed for widespread rehabilitation activities without ICDBG and other HUD grants. Furthermore, housing rehabilitation costs have steadily increased in the face of a growing urgency to preserve and protect existing WHA housing stock. The scope of the current rehabilitation project was determined through ongoing surveys, inspections of tribal members housing units, and applications requesting rehabilitation and housing related services. Data found that many families were living in substandard housing with aging roofs, deteriorated plumbing, outdated electrical systems, inadequate bathrooms, substandard kitchens, unsafe flooring, and aged HVAC systems.

The WHA's FY25 ICDBG rehabilitation initiative is the most cost-effective means to stabilize the Tribe's affordable housing portfolio while safeguarding the health and safety of

low-income households. The Business Committee directed WHA to pursue ICDBG funding and to deliver the work in phases so the Authority can batch similar scopes for volume pricing, schedule trades efficiently, and hedge material price volatility. This phasing strategy, combined with competitive procurement under 2 CFR 200 and Indian preference requirements, concentrates dollars where they yield the greatest return—curing Tier-1 life-safety hazards and preventing unit loss—while documenting price reasonableness through independent cost estimates and bid comparisons.

Rehabilitation is decisively less expensive than replacement in WHA's service area. Comprehensive rehab averages are projected at approximately $52,550 per unit, inclusive of labor, materials, inspections, and closeout, while roof-only scopes are expected to range from $21,590 depending on sheathing repair and ventilation needs. By contrast, like-for-like new construction would require $350,000–$425,000 per unit when land, infrastructure, soft costs, and escalation are included. Each comprehensive rehab therefore preserves an affordable unit at roughly 12–15 percent of replacement cost, and each roof replacement averts water damage that can precipitate mold, structural failure, or condemnation. Targeted energy and durability upgrades—ENERGY STAR windows and doors, right-sized HVAC with duct sealing, and water-saving fixtures where feasible—are expected to lower household energy burden and reduce WHA's repeat work orders, producing operating savings that can be reinvested into additional repairs. Administrative and soft costs are capped at or below 20 percent of the ICDBG plus leverage total, keeping the overwhelming share of funds directly tied to construction and inspection activities.

The project is feasible within the proposed five-year period because the work occurs on scattered, existing single-family homes and does not require land acquisition, subdivision, or

new infrastructure. Candidate units have been identified through WHA's inspections and service requests, and final unit-specific scopes will be issued after pre-rehabilitation inspections with photo documentation, measured quantities, and cost estimates. Environmental review will follow the categorical exclusion pathway typical for rehabilitation without expansion, with any site-specific compliance—such as historic review for older homes—cleared before notice to proceed. Standard building, mechanical, electrical, and plumbing permits will be obtained as required by local jurisdictions. WHA has the staffing and vendor base to execute: a dedicated Rehabilitation Project Manager will oversee schedule, budget, change orders, and compliance; a WHA Inspector will complete pre- and final inspections and quality assurance; and Housing Services will coordinate resident communications, temporary accommodations where life-safety work necessitates short relocations, and post-rehab education on operations and maintenance.

Indian Preference

WHA employment and procurement policies outline compliance with Indian Preference requirements. Employment policy states The WHA intends to provide Native Americans with the greatest opportunities for training and employment with WHA and intends to give preferential treatment to Native Americans in hiring and training programs conducted by the WHA.

WHA requires contractors and subcontractors to provide preference to the greatest extent feasible by hiring qualified Indians in all positions other than core crew positions, except where the contractor adequately advertises a position and no Indian either qualifies or accepts the terms of employment. Indian preference or tribal preference provisions apply to all contracts and subcontracts executed by, or arising out of, contracts executed by the WHA and must include specific language in all contracts and subcontracts. The WHA ensures procedures for alleging inadequate or inappropriate provision of Indian or tribal preference.

Outputs and Outcomes:

For the FY25 ICDBG, WHA will address the HUD rehabilitation goal for tribal homes by rehabbing 22 units.

Rehabilitation Outputs include:

- 22 homes improved
- 12 comprehensive unit rehabs (1 Woodfords, 1 Stewart, 10 Dresslerville).
- 10 roofing rehabs (two per community with eligibility for off-reservation homes).
- 22 pre-rehab inspections with written scopes, photos, and cost estimates.
- 22 final inspections (pass to code/WHA standards) with photo documentation and punch-list closeout.
- 22 life-safety packages installed (smoke/CO alarms; GFCI/AFCI where applicable).
- Energy/efficiency measures in ≥12 homes receiving window/door, HVAC, or envelope upgrades.
- Accessibility features in ≥6 homes (grab bars, lever handles, thresholds) where resident need is documented.
- Workforce/contracting: Engage ≥4 Tribal/local firms across trades (roofing, HVAC, electrical, plumbing/finishes).
- Resident education: 22 post-rehab walk-throughs with O&M checklists and warranty packets.

Rehabilitation Outcomes include:

Baseline: Established from the 12 months prior to each home's rehab.

Household-Level Outcomes

- Health & Safety Risk Reduction **-** Target: 100% of Tier-1 hazards (active roof leaks; missing/failed smoke/CO alarms; exposed wiring; non-functional heat; major plumbing leaks) corrected at final inspection and remain corrected through 12 months**;** ≥95% remain corrected at 24 months**.**
- Housing Stability **-** Target**:** ≥95% of households remain stably housed at 12 months**;** ≥90% at 24 months**;** ≥85% at 36–60 months **(**allowing for normal household changes).
- Indoor Environmental Quality (IEQ) Proxy—Moisture/Mold - Target*:* ≥90% reduction in moisture/mold citations at 12 months; sustained ≥80% reduction at 24–60 months**.**
- Energy/Efficiency Burden Relief – Target: ≥10% modeled energy use reduction per upgraded home; where residents consent, median ≥8% bill reduction at 12 months and sustained at 24 months**.**

Property/Portfolio-Level Outcomes

- Affordable Stock Preserved **-** Target: 22 units preserved/returned to full service with extended useful life of major systems (roof/HVAC/electrical/plumbing).
- Maintenance Burden Reduction - Target: For the rehabilitated cohort, ≥20% reduction in repeat work orders for roof/HVAC/plumbing/electrical vs. the 12-month pre-rehab baseline at 12 months**;** sustained ≥15% reduction at 24–60 months.
- Emergency Response Savings **-** Target*:* ≥25% reduction in after-hours/emergency calls for the 22 homes in the 12 months post-rehab; sustained ≥20% at 24–60 months**.**

Community-Level Outcomes

- Workforce & Local Spend **-** Target: ≥60% of total contract value to Tribal/local firms (prime or subs) over five years.

- Equitable Service Delivery - Target*:* Each community (Woodfords, Stewart, Dresslerville) records at least two completed roofing activities and its planned comprehensive rehabs; off-reservation eligible households receive scheduled roofs per policy.

3.2 Budget

The full amount of $1,000,000 is being requested from HUD, and $105,000 will be leveraged by the WHA IHBG formula funds. The overall cost of the proposed projects is $1,105,000.

The Cost Estimates identified in this document have been prepared by WHA CFO Teri Sulli. Teri's qualifications are outlined in the Project Plan, Rating Factor 1 – Sub factor 1.1 Managerial and Technical Staff.

TOTAL PROJECT BUDGET

FY25 ICDBG			
ITEM	**PRICE**	**Leverage**	**Total**
Direct Project Costs			
Rehabilitation	800,000.00	105,000	905,000.00
Total Direct Project Costs	**800,000.00**	**105,000**	**905,000.00**
Program Administration			
Salaries	116,899		116,899
Operating	83,101		83,101
Total Administration	**200,000**	**-**	**200,000**
TOTAL PROJECT BUDGET	**1,000,000**	**105,000**	**1,105,000**

Rehabilitation Budget for Each Unit:

Each of the homes identified for the proposed project require the same activities of rehabilitation. Once the grant is awarded, WHA will create specific work orders for each unit depending on the size and need of the home, so there may be slight variations based on the necessities identified in each unit. However, the following $52,500 budget on a per unit basis and $21,590 budget for the roofing activity assumes that all the items listed in the cost estimate will be needed for 22 homes. Additional units and rehabilitation needs may be added to the project should any funds remain from the rehabilitation of the original identified units and will not exceed the ICDBG rehabilitation cost limit of $308,214 per housing unit.

See Budget Attachment for a detailed scope of work and budgeted line items for the rehabilitation.

General Management and Oversight

WHA is requesting $200,000 to cover a portion of administrative salaries and overhead costs for the general management, oversight, and coordination of WHA operations during the five-year grant period. Included in that total, the WHA is requesting reimbursement of $10,000 in pre-award costs for the hiring of a grant writer to draft the FY2025 ICDBG application. Total planning & administration costs is $ 200,000 or 20% of the grant award.

Planning and Administration Funding Table
by position and salaries.

3.3 Project Implementation Schedule

WHA proposes to complete rehabilitation activities on 22 units for the ICDBG project over the course of a five-year period. Rehabilitation activities will be completed by qualified contractors and by trained WHA maintenance staff. Interior rehabilitation will include planning and implementation of the following activities: appliances, doors, drywall repairs, electrical, finishes, flooring, HVAC, cabinets, countertops, rekeying, painting, plumbing, roofing, and windows. Accessibility issues for the handicapped tribal elders will also be addressed, as needed, within these activities. The WHA has adopted Rehabilitation and Housing Quality Standards as required in accordance with 24 CFR 1003.302(a). The WHA will use ICDBG funds to rehabilitate housing only when a homeowner and tenant payments are current or under a repayment agreement. The WHA certifies that should an exception need to be made adequate justification will be submitted to the area ONAP Administrator for approval before any work commences.

WHA will stage rehabilitation steadily over the five-year Period of Performance so a small tribal team can manage procurement, inspections, and payments without compression risk. The cadence is simple: complete a manageable 4–5 homes per year (mix of comprehensive rehabs and roof-only rehabs), keep environmental review and inspections continuous**,** and close each year's cohort before moving fully into the next. Life-safety work (active roof leaks, unsafe electrical/plumbing, no-heat) is always prioritized within each year's cohort.

To balance equity and efficiency, WHA will (1) complete at least one activity in every community early (Woodfords, Stewart, Dresslerville, plus eligible off-reservation roofing), then (2) cluster most interior rehabs in Dresslerville where the unit concentration is highest to minimize mobilizations. The one Woodfords and one Stewart comprehensive rehab are scheduled in Years 2–3 so each community sees full-scope work in the first half of the grant.

Each year begins with a short bidding window using independent cost estimates (ICEs) and Indian preference. Pre-construction inspections produce fixed-scope work orders**;** change orders are limited to concealed conditions against a 10–12% contingency. The Project Manager runs weekly contractor check-ins and monthly budget/draw reviews; the WHA Inspector signs pre-, interim, and final inspections with photo logs; Finance verifies 2 CFR 200 documentation before draws. Environmental review remains open as a living record, with site-specific checklists added as addresses are queued. This steady-state, small-batch approach is sized for a small staff and keeps the construction calendar breathable over five years.

WHA has conducted consultations with the Washoe Tribe Business Committee and community meetings confirming rehabilitation need and phasing. Candidate addresses have been preliminarily identified from maintenance records and unit condition reports; procurement

templates (ICE forms, bid tabs) are prepared for use at award; and a draft Environmental Review Record (ERR) outline is ready to open at grant execution.

Please see attached HUD-4125 Project Implementation Schedule. The five-year implementation schedule is based on previous experience with WHA's ICDBG rehabilitation grants with completion of project expected by 4/24/2031 and final close out by 07/23/2031. If there are changes or delays, the WHA will revise the HUD-4125 and send to area HUD ONAP.

Implementation Steps:

1. Administrative & Compliance (recurs annually)
    - Execute Grant Agreements
    - Complete Environmental Review Certifications.
    - Establish procurement plan/Indian preference procedures
    - Prepare detailed scope of work and finalize cost estimates.
    - Prepare detailed work schedule for maintenance staff members.
2. Year 1: 04/24/2026–04/24/2027 (Kickoff + first cohort: 2 rehabs, 2 roofs)
    - Pre-inspections & costed scopes for first 6 homes (mix across communities) — 07/31/2026
    - Environmental clearances for first 6 addresses; publish/post notices; obtain ROF — 08/15/2026
    - Bid & award: Roofing Lot Y1 (2 roofs) and Rehab Batch Y1 (2 homes) — 09/30/2026
    - Rehab complete: 1 Dresslerville rehab, 1 Stewart rehab; 1 Dresslerville roof, 1 off-reservation roof — 02/28/2027
    - Final inspections; punch; warranty log; resident O&M walk-throughs — 04/24/2027
3. Year 2: 04/24/2027–04/24/2028 (5 homes: 3 rehabs, 2 roofs)

- Pre-inspections & ERR adds for next 6 homes — 05/31/2027
- Bid & award: Roofing Lot Y2 (2 roofs) and Rehab Batch Y2 (3 homes) — 06/30/2027
- Construction complete: 2 Dresslerville rehabs, 1 Woodfords rehab, 1 Woodfords roof, 1 Dresslerville roof — 12/15/2027
- Finals/punch/warranties; update asset records — 04/24/2028

4. Year 3: 04/24/2028–04/24/2029 (5 homes: 3 rehabs, 2 roofs)
    - Pre-inspections & ERR adds for next 6 homes — 05/31/2028
    - Bid & award: Roofing Lot Y3 (2 roofs) and Rehab Batch Y3 (3 homes) — 06/30/2028
    - Construction complete: 2 Dresslerville rehabs, 1 Stewart rehab, 1 Stewart roof, 1 off-reservation roof — 12/15/2028
    - Finals/punch/warranties; annual outcomes checkpoint for Y1/Y2 homes — 04/24/2029
5. Year 4: 04/24/2029–04/24/2030 (4 homes: 2 rehabs, 2 roofs)
    - Pre-inspections & ERR adds for next 4 homes — 05/31/2029
    - Bid & award: Roofing Lot Y4 (2 roofs) and Rehab Batch Y4 (2 homes) — 06/30/2029
    - Construction complete: 2 Dresslerville rehabs, 1 Dresslerville roof, 1 off-reservation roof — 12/15/2029
    - Finals/punch/warranties; outcomes checkpoint for Y3 homes — 04/24/2030
6. Year 5: 04/24/2030–04/24/2031 (4 homes: 2 rehabs, 2 roofs)
    - Pre-inspections & ERR adds for final 4 homes — 05/31/2030
    - Bid & award: Roofing Lot Y5 (2 roofs) and Rehab Batch Y5 (2 homes) — 06/30/2030
    - Construction complete: 2 Dresslerville rehabs, 1 Dresslerville roof, 1 off-reservation roof — 12/15/2030
    - Finals/punch/warranties; cumulative outcomes snapshot (all years) — 04/24/2031

7. Closeout (POP End + 90 days)

- Final performance report; financial reconciliation — 07/23/2031
- Official closeout — 07/23/2031

3.4 c Commitment to Sustain Projects – Housing Rehabilitation

The WHA will sustain the benefits of this ICDBG rehabilitation project through a clear division of maintenance and insurance responsibilities, routine and preventive inspections, cost-recovery for resident-caused damages, and enforceable covenants consistent with WHA policy and Tribal law. Responsibilities differ by participant type—WHA rental, WHA homebuyer, and privately owned Tribal homes—but all participants are subject to inspection access, safety standards, and documentation requirements. ICDBG assistance is provided only to households that are current on payments or under an approved repayment agreement; acceptance of work includes acknowledgement of maintenance and warranty duties and consent to follow-up inspections. Lead-based paint evaluation/clearance will be performed for pre-1978 homes (24 CFR part 35; EPA 40 CFR part 745).

WHA Responsibilities

WHA Rental Program (Authority-owned units) - WHA is responsible for all routine and preventive maintenance unless a lease special provision assigns specific, appropriate tasks to the resident. The Client Services Manager maintains an annual inspection plan and a computerized work-order log. Deficiencies identified during inspections are corrected within a reasonable timeframe not to exceed 30 calendar days; life-safety/emergency conditions (no heat, active leak, electrical hazard) are addressed within 24–72 hours depending on severity. After ICDBG completion, each rehabilitated unit retains a warranty file and an operations & maintenance (O&M) checklist provided to the resident at turnover. Resident-caused damages beyond normal

wear are repaired by WHA and charged back at $40.00/hour for labor, actual material cost, and round-trip mileage at the current federal rate; if WHA must contract the repair, the actual third-party cost is charged. These charges are documented and billed per lease and collections policy.

Insurance (WHA rentals) - WHA maintains property and liability insurance on Authority-owned rentals and will add any new or replaced systems to the insured asset schedule upon closeout. If located in a Special Flood Hazard Area, WHA maintains flood insurance. Residents are encouraged (or required by lease, where adopted) to carry renter's insurance for personal property; lack of renter's insurance does not diminish resident liability for resident-caused damage.

WHA Homebuyer (Mutual Help/Homeownership) Program - Homebuyers are obligated under their agreements to perform and pay for all routine and preventive maintenance of the home and yard. WHA conducts periodic inspections per the Development & Facilities Manager's schedule to verify the homebuyer is sustaining the property and the ICDBG investment. If WHA determines noncompliance, WHA will issue a written corrective plan with deadlines; failure to cure constitutes a breach subject to remedies under the agreement, up to and including termination. When a homebuyer requests WHA to repair or replace equipment or to correct homebuyer-caused damage, WHA will either (1) perform the work and charge $40.00/hour labor, actual materials, and mileage, or (2) contract the work and charge the actual third-party cost. If conditions create an immediate hazard to life, health, or safety—or risk significant property damage—WHA may remedy the condition and charge costs to the homebuyer's Monthly Equity Payment Account (MEPA) in accordance with the agreement; if MEPA is insufficient, the homebuyer must execute a repayment agreement.

Insurance (WHA homebuyer) - Homebuyers must maintain homeowner's (hazard)

insurance naming WHA as additional interest/mortgagee as applicable, keep coverage in force for the full term of the agreement, and provide proof at least annually. Flood insurance is required in SFHAs. Failure to maintain insurance is a breach; WHA may force-place insurance and bill the homebuyer if authorized by the agreement.

Resident Responsibilities

Rental Program Residents - Residents must comply with all Dwelling Lease provisions for routine tasks and are responsible for yard care—lawn, trees, shrubs. If a resident is unwilling or unable to maintain the yard, WHA will perform the work and charge the resident consistent with the standard rates above. Residents must promptly notify WHA of any needed repairs for which WHA is responsible and must provide reasonable access for inspections, repairs, and services. Per Tribal housing law, tenants must: pay rent when due; keep the unit clean and sanitary; use electrical, plumbing, sanitary, heating/AC and other facilities safely; avoid damage; pay for and/or repair damages beyond normal wear within 30 days; refrain from disturbing the quiet enjoyment of others; not sublease without landlord permission; use the unit for residential purposes only; comply with rules and regulations; and provide access for maintenance or emergencies.

Homebuyer Program Participants - Homebuyers are responsible for all routine and preventive maintenance, repairs and replacements due to normal wear and tear or damage from any cause, and general exterior upkeep. Failure to perform required maintenance constitutes a breach. Upon a determination of breach, WHA will require the homebuyer to agree to and follow a corrective plan; failure to agree or comply allows WHA to terminate the homebuyer agreement. Repeated failure to maintain or repeated damage is independent cause for termination. If a hazardous condition exists, WHA may correct it and charge costs to the MEPA

(or require a repayment agreement if MEPA is insufficient).

Privately Owned Tribal Homes Assisted by ICDBG - For privately owned homes assisted under this project, the Tribal homeowner bears full responsibility for all ongoing maintenance and timely repairs, keeping utilities current, maintaining dwelling (hazard) insurance, and keeping the home safe, drug-free, and sanitary. As a condition of assistance, homeowners sign a Maintenance & Inspection Agreement that: (1) commits the owner to routine tasks (e.g., filter changes; care of stoves/refrigerators/smoke alarms/fire extinguishers; exterior upkeep); (2) requires proof of current homeowner's insurance (and flood insurance where applicable), renewed annually for five years post-rehab; (3) grants reasonable inspection access to WHA; (4) affirms payment status is current or under a repayment agreement; and (5) acknowledges warranty terms for installed materials and equipment. The Agreement also includes an Affordability/Maintenance Covenant for five years post-completion: if the owner sells or ceases to occupy the home during the covenant period without WHA's written approval, or refuses required inspection access, WHA may seek pro-rata recapture consistent with ICDBG requirements and Tribal law.

Insurance (private owners) - Owners must maintain hazard insurance naming WHA as additional interest for the covenant period; proof is collected at completion and annually thereafter. Owners in SFHAs must maintain flood insurance for the same period.

RATING FACTOR 4: LEVERAGING RESOURCES

The WHA has committed $105,000 of IHBG funds for FY2026 to cover project-related salaries/fringe and a portion of rehabilitation costs. This commitment is further documented in attached resolution WHA Resolution No. 25-WHA-19 and the attached IHP.

$1,000,000 (ICDBG) + $105,000 (Leveraging) = $1,105,000 Total Project Cost (TPC)

$105,000 (Leveraging) / $1,105,000 (TPC) = 10% Leverage Resource Percentage

RATING FACTOR 5: COMPREHENSIVENESS AND COORDINATION

Consistency with Community Strategic Plans and Policy Goals

The FY25 ICDBG Rehabilitation Project is explicitly aligned with the Tribe's policy goal of delivering core government services that protect health, safety, and housing stability while stewarding existing community assets. The project preserves and modernizes occupied homes in Woodfords, Stewart, and Dresslerville, advancing the Tribe's stated emphasis on essential services, safe housing, and place-keeping. It also implements the programmatic approach WHA and leadership have pursued over recent years—systematically updating the remaining rental stock and preventing loss of affordable units—so that "all of the homes will have been rehabbed" to current standards, even as overall housing shortage remains a strategic challenge to address with production programs.

The project's design choices—phased, rehab-first work that targets life-safety hazards (especially roofs), corrects building system failures, and returns underperforming units to full service—mirror ongoing council and board direction to use limited capital where it prevents unit attrition and displacement now, while larger new-construction efforts are sequenced through separate awards (e.g., IHBG Competitive). In stakeholder meetings, WHA leadership emphasized that completing these last rehabs closes the loop on an organization-wide modernization effort across roughly 80 units; that strategy is the throughline tying this ICDBG to prior actions and planned future phases.

How the Project Furthers Ongoing Community Priorities and Activities

1) Directly supports health, safety, and asset stewardship priorities.

Community feedback to WHA and council has focused on urgent repairs—especially roofs vulnerable to wind and weather—and on visible improvements that keep families safely housed where they live today. WHA and leadership discussed pairing a targeted roofing program for income-qualified homeowners with comprehensive unit rehabs in Dresslerville and the other communities; the ICDBG scope reflects that policy direction by blending 12 full rehabs with 10 roofing rehabs to stop leaks, mold, and structural deterioration.

2) Integrates with a multi-program housing strategy.

WHA and the Tribal Council have deliberately split responsibilities across funding streams to maximize impact and match activity to the most suitable program (e.g., ICDBG for scattered-site rehabs, IHBG Competitive for production/new construction). Stakeholders affirmed this "preservation plus production" approach in meetings, including discussion of how to stage roofing and other components, and how to show continuity between last year's competitive award and the current ICDBG effort.

3) Matches the Tribe's fiscal and operational realities.

Given HUD's population-based ceilings and current construction pricing, WHA and council calibrated a per-unit target (~$50k–$52k) and right-sized outputs accordingly; this lets WHA finish the remaining priority rehabs within an auditable budget envelope while sustaining maintenance capacity. These choices were discussed explicitly (including the $1M cap, 10% leverage, and expected admin), and they underpin a feasible plan that keeps work on schedule and within means.

4) Responds to community-level safety and quality-of-life concerns.

Community voices also elevated ancillary needs. WHA and leadership considered program fit—so that near-term safety issues are addressed while protecting capacity for future projects. That pragmatic sorting keeps the pipeline aligned with public safety and livability goals without overextending a small staff.

5) Builds on existing sites and approvals to avoid stalled infrastructure.

A standing concern in community meetings is avoiding "stranded" sites; WHA and the Council have emphasized lining up scopes, contractors, and funding by focusing on already-occupied homes and by sequencing scopes that can be delivered immediately, while separate efforts advance new units where infrastructure exists.

Coordination, Roles, and Ongoing Governance

WHA designed and planned the project in close coordination with community members, the Washoe Tribal Council, and partner agencies to ensure integration with broader development priorities and regulatory requirements. The Council's resolutions and strategic oversight keep the project on-course with long-term goals; WHA leads day-to-day management, procurement, and compliance; McGinley & Associates conducts Environmental Site Assessments and supports environmental compliance; the Tribal Historic Preservation Office (THPO) provides cultural and archaeological clearances; and BIA handles leasing/TSR and land status needs. Regular joint meetings and file-ready documentation (independent cost estimates, bid tabs, ERR updates) have been part of the planning cadence and will continue through implementation and closeout. This coordination framework is already functioning across WHA's active awards and is the same structure that produced recent competitive successes and modernization milestones for the portfolio.

The ICDBG Rehabilitation Project is not a standalone activity; it is the next, deliberately chosen step in the Tribe's long-range housing strategy. It is consistent with policy goals to deliver core services, protect health and safety, and steward existing housing; it furthers ongoing priorities by finishing the modernization of targeted units, addressing community-identified risks like failing roofs, and tying seamlessly into WHA's production pipeline and maintenance program—all under the governance and approvals of the Washoe Tribal Council and with coordinated support from THPO, BIA, and environmental consultants.

Attachment - Washoe Housing Authority
ICDBG 2026 - Budget by Unit

	Woodfords	Stewart	Dresslerville	Dresslerville	Dresslerville	Dresslerville	Dresslerville	Dresslerville	Dresslerville	Dresslerville	Dresslerville		10 Roofing Rehab's (2 per community and off reservation)	Total Budget	
Appliances	$ 1,650.00	$ 1,650.00	$ 1,650.00	$ 1,650.00	$ 1,650.00	$ 1,650.00	$ 1,650.00	$ 1,650.00	$ 1,650.00	$ 1,650.00	$ 1,650.00	$ 1,650.00	$ -	$ 19,800.00	
Doors Internal/External	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ -	$ 12,000.00	
Drywall Repair	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ -	$ 12,000.00	
Electrical Repairs	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ -	$ 12,000.00	
Finish Materials	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ -	$ 6,000.00	
Flooring	$ 7,000.00	$ 7,000.00	$ 7,000.00	$ 7,000.00	$ 7,000.00	$ 7,000.00	$ 7,000.00	$ 7,000.00	$ 7,000.00	$ 7,000.00	$ 7,000.00	$ 7,000.00	$ -	$ 84,000.00	
HVAC Repairs	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ -	$ 36,000.00	
Cabinets (Kitchen/Bathroom)	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ -	$ 60,000.00	
Counter tops/Sinks/Vanity's	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ -	$ 60,000.00	
Locksmith	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ -	$ 1,200.00	
Paint Inter/Ext	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ -	$ 18,000.00	
Plumbing	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ -	$ 12,000.00	
Roofing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 233,750.00	$ 233,750.00	
Windows	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ -	$ 24,000.00	
Contingency (15% of Cost per Unit)	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 5,250.00	$ 41,250.00	$ 104,250.00	
Force Acct Labor Costs Estimated (Approx 50% of Total Unit Cost incl Admin)	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00		$ 210,000.00	
Total Estimated Costs per Unit	**$ 52,500.00**	**$ 52,500.00**	**$ 52,500.00**	**$ 52,500.00**	**$ 52,500.00**	**$ 52,500.00**	**$ 52,500.00**	**$ 52,500.00**	**$ 52,500.00**	**$ 52,500.00**	**$ 52,500.00**	**$ 52,500.00**	**$ 275,000.00**	**$ 905,000.00**	81.90%
Administrative/Planning Costs 20% of Grant	$ 13,125.00	$ 13,125.00	$ 13,125.00	$ 13,125.00	$ 13,125.00	$ 13,125.00	$ 13,125.00	$ 13,125.00	$ 13,125.00	$ 13,125.00	$ 13,125.00	$ 13,125.00	$ 42,500.00	$ 200,000.00	18.10%
TOTAL UNIT COST	**$ 65,625.00**	**$ 65,625.00**	**$ 65,625.00**	**$ 65,625.00**	**$ 65,625.00**	**$ 65,625.00**	**$ 65,625.00**	**$ 65,625.00**	**$ 65,625.00**	**$ 65,625.00**	**$ 65,625.00**	**$ 65,625.00**	**$ 317,500.00**	**$ 1,105,000.00**	**100.00%**

Resolution No [redacted]

RESOLUTION OF THE GOVERNING BODY OF THE WASHOE TRIBE OF NEVADA AND CALIFORNIA

WHEREAS, the Washoe Tribe of Nevada and California, is organized pursuant to the Provisions of the Indian Reorganization Act of June 18, 1934 (48 Stat. 984), as amended, to exercise certain rights of home rule and to be responsible for the general welfare of its membership; and

WHEREAS, the Washoe Tribe of Nevada and California is an eligible applicant for the 2026 Indian Community Development Block Grant (ICDBG) funding from the Department of Housing and Urban Development and concerning such application resolve and make certain assurances as required by the application; and

WHEREAS, prior to the submission of its application, in accordance to the Notice of Funding Available, and through public community meetings and postings the views and comments from the entire tribal community about the use of ICDBG funds were gathered and considered prior to the submission of an application.

BE IT RESOLVED BY THE WASHOE TRIBAL COUNCIL that the Washoe Housing Authority is authorized and approved to submit a 2026 application to the Office of Native American Programs, Department of Housing and Urban Development (HUD), for an Indian Community Development Block Grant not to exceed $1,000,000.00, including applicable indirect costs, for the rehabilitation and repairs of up to twelve (12) low-income units and roof repairs to an estimated 10 low income unites in all four Tribal Communities, and if awarded, to administer the grant and project; and

FURTHERMORE, BE IT RESOLVED that the Tribal Council hereby certifies that all Citizen Participation requirements regarding the Indian Community Development Block Grant application have been met for this fiscal year 2026 project according to 24 CFR Part 1003.604; and

FURTHERMORE, BE IT FINALLY RESOLVED that the Washoe Tribal Chairman, Vice Chairman and or Secretary-Treasurer are authorized to sign on behalf of the Washoe Tribe of Nevada and California and to negotiate, extend or amend this grant as required.

CERTIFICATION

It is hereby certified that the Washoe Tribal Council is the governing body of the Washoe Tribe of Nevada and California composed of eleven (11) members of whom eight (8), voted via electronic mail on the 13th day of November, 2025, and that the foregoing resolution was adopted by the affirmative vote of eight (8) for, zero (0) against, and three (3) abstentions pursuant to the authority contained in Article VI, Section 1(h) of the Amended Constitution and Bylaws of the Washoe Tribe of Nevada and California.

[redacted]

Angelina Rey
Secretary-Treasurer
Washoe Tribe of Nevada and California

Date

United States Department of the Interior
BUREAU OF INDIAN AFFAIRS
Western Nevada Agency
311 East Washington Street
Carson City, Nevada 89701-4065

TAKE PRIDE IN AMERICA

IN REPLY REFER TO:
SUPERINTENDENT

JUN 06 2011

Carolyn O'Neal
Administrator
SWONAP
One North Central Ave., Ste. 600
Phoenix, AZ 85004

RE: Recognition of the Washoe Housing Authority as a Tribal organization, as defined in 24 CFR 1003.5(b), and under Title I of the Indian Self-Determination and Education Act

Dear Mrs. O'Neal:

The Bureau of Indian Affairs (BIA) Western Agency understands that the Washoe Housing Authority (WHA) intends to apply for the FY 2011 Indian Community Development Block Grant (ICDBG) Program.

Concerning their eligibility to apply, the Washoe Tribe has requested the BIA to verify WHA's eligibility under Title I of the Indian Self Determination and Education Assistance Act and secure BIA's written confirmation of WHA's eligibility.

Please be advised that the Washoe Housing Authority, as Tribally-Designated Housing Entity of the Tribal Council of the Washoe Tribe, is recognized by the Bureau of Indian Affairs as a Tribal Organization and as such is eligible to apply for FY 2011 ICDBG Program funds as authorized by the Washoe Tribal Council pursuant to provisions of Title I of the Indian Self-Determination and Education Act, P.L. 93-638.

If you have any questions please contact me at [redacted]

Sincerely,

[redacted]

Athena Brown
Superintendent

cc: Washoe Housing Authority

Washoe Housing Authority

1588 WATASHEAMU RD
GARDNERVILLE, NEVADA 89460

DRESSLERVILLE COMMUNITY
[redacted]

WASHOE HOUSING AUTHORITY
Code of Conduct/Conflict of Interest Policy

This Policy was adopted by the Board of Commissioners by
Resolution No [redacted] on August 25, 2011
Revised by Resolution No [redacted] on February 28, 2022
Revised by Resolution No [redacted] on May 4, 2023

Policy Statement

The Washoe Housing Authority (WHA) Board of Commissioners (Board) recognizes the need to adopt a Code of Conduct that provides a powerful framework for ensuring that the Board and WHA employees act and perform their duties with integrity and honesty. Board members must be in good standing with WHA, they must not have any bad debts with WHA. Within the past eight years, they must not have any current or previous litigations against WHA, must not have been removed from the Board via community or tribal council and must not have been terminated for cause as an employee of WHA.

The WHA Board also wishes to prohibit any conflict of interest in the procurement of supplies, equipment, other property, construction and related services and the provision of housing services to families served by the Washoe Housing Authority (WHA).

1) Board Members' Code of Conduct

a) Duty of Diligence. The responsibility of the Board is to govern the WHA. The Board commits itself and its members to ethical, businesslike, and lawful conduct. This includes proper use of authority and appropriate decorum when acting as Board Members. The Board must act with care and perform their duties in good faith and in a manner they believe to be in the best interest of the WHA. In order to be diligent and act with care, the Board must be well

informed on the issues that they have control over. The Board cannot guarantee the honesty or integrity of the WHA employees, but must adopt reasonable policies and procedures to encourage honesty in the WHA organization.

b) Duty of Loyalty. Board members must represent loyalty to the interests of the WHA and its program participants. This accountability supersedes any conflicting loyalty such as personal advocacy of any Board member or Board member's family acting as a participant in WHA's programs. Board members must not do anything that would cause damage to the WHA. They must not make profits or unfair gains from information they are privy to as a Board member through personal transactions while acting as a Board member.
c) Duty of Obedience. The Board will act within the laws and regulations which the WHA is required to follow. Board members may be held personally liable if they overstep their legal boundaries or cause damage to the WHA.
d) A member will not use his/her position on the Board to obtain employment with the WHA for himself/herself, family members, or close associates.
e) A member will not use his/her position on the Board to obtain preferential treatment for himself/herself, immediate family members, or close associates that would violate WHA policies as set by the Board.
f) A member will disclose his/her involvement with other organizations, vendors and/or any other associations that might produce a conflict.
g) A Board member shall not attempt to exercise individual authority over the WHA except as explicitly set forth in Board policies. The strength and effectiveness of the Board is as a unit, not as a group of individuals, and decisions of the Board shall be binding on all.
h) Members' interaction with the Executive Director or with staff must recognize and identify the lack of authority vested in individuals except when explicitly Board-authorized.
i) Members' interaction with public, media or other entities must recognize the same limitation and the inability of any Board member to speak for the Board, except as stated in Board policy.
j) Members must respect the confidentiality appropriate to issues of a sensitive nature and act honestly and openly at all times and keep confidential all privileged and closed session information.
k) Members shall encourage and safeguard open access to the Board while maintaining appropriate and well-defined WHA communication and decision-making channels.
l) Members shall work respectfully with other Board members in a spirit of harmony and cooperation giving members courteous consideration of their opinions.

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m) Members shall devote time to activities that will enhance their ability to function effectively as governing Board members.

2) Gratuities Gifts

a) WHA Board members, employees or agents will neither solicit nor accept gratuities, favors or anything of monetary value (more than $50.00) from contractors, potential contractors, or parties to sub-agreements or subcontracts.

3) Conflicts Prohibited

a) No member of the Board or the WHA staff who participates in the decision making process or who gains inside information with regard to WHA assisted activities with any form of funding including all federal funds, may obtain a personal or financial interest or benefit from such activities except for the use of funds that are paid in accordance with WHA policies to eligible participants.

b) No member of the Board may inquire or openly discuss WHA tenants' or program participants' privileged or personal information, including at board meetings, except when such information is discussed as a portion of the agenda. However, any such information discussed during closed sessions of the board is not allowed to be disclosed outside closed sessions. No member of the Board will have open discussions of personal situations pertaining to them, their family, or close associates unless such items are a scheduled agenda item. In such instances, the board member is automatically recused as a board member and shall have the same status as any other member of the public with an agenda item.

c) No member of the Board or the WHA staff shall participate directly or indirectly in the selection or in the award, administration or payment process of any contract if a conflict, real or apparent, would be involved. Such conflict would arise when a financial or other interest in a firm selected for award is held by:

i) A Board member or WHA employee or agent involved in making the award;

ii) His/her relative (including father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in- law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, hart brother, and half-sister);

iii) His/her partner; or,

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iv) An organization which employees, is negotiating to employ, or has an arrangement concerning prospective employment of any of the above.

4) Required Absence in the Event of Conflict of Interest

a) In the event there is a business topic to be discussed and a Commissioner or Alternate Representative is associated with the business topic and any conflict of interest is real or apparent, the Commissioner or Alternate Representative shall be required to leave the meeting until the topic discussion ends. The purpose for said action is to prevent any real or apparent conflict of interest from occurring that would have an adverse effect on the business of the Board.

5) Instances Where Provisions Do Not APPLY

a) The conflict of interest provisions do not apply in instances where a member of the Board or WHA staff who might otherwise be included under the conflict of interest provisions is low income and is selected for assistance in accordance with the WHA's adopted Eligibility, Admission and Occupancy policies.

b) If a member of the Board or WHA staff is selected for assistance, the WHA must make a public disclosure of the nature of assistance to be provided and the specific basis for the selection of the person. The WHA shall provide HUD's Southwest Office of Native American Programs with a copy of the disclosure before the assistance is provided to the person.

6) Violations of Code of Conduct/Conflict of Interest

a) To the extent permitted by Tribal Laws or regulations, such standards or conducts will provide for penalties, sanctions, or other disciplinary actions for violations of such standards by WHA Board, employees, or agents, or by contractors or their agents.

b) Violations shall be documented in writing and submitted to the Board Chairperson and shall be addressed in executive session at the next regular Board meeting. If the Board member is determined to be in violation of this Code of Conduct/Conflict of Interest by the Board, the Board member shall be reported to the Tribal Chairperson for possible administrative or disciplinary action, which may include removal from the Board. Violations shall be submitted in writing by the Board Chairperson to the Tribal Chairperson. Violations by the Board Chairperson shall be submitted in writing to the Tribal Chairperson by the Board Vice- Chairperson.

c) WHA employees who are determined to be in violation of the Code of Conduct/Conflict of Interest shall be disciplined in accordance with the WHA Personnel Policy.

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7) Notification

a) This Code of Conduct/Conflict of Interest Policy shall be printed on WHA letterhead, signed by the Board Chairperson, and distributed to all WHA Board members, employees, and agents.

b) Each Board member shall sign a statement that they have read and understand the policy and agree to comply with the provisions of the adopted Code of Conduct/Conflict of Interest.

c) If a Board member refuses to sign, it constitutes a violation of conduct. He or she will be reported to his or her respective Community Council and Tribal Council for further action. Such a Board member will not be recognized as an officiated member of the Board. Unrecognized Board members will not have voting rights or be afforded compensation or privileges.

_____ _____

Name: Date:

PREVIEW Date: Dec 04, 2025 Workspace ID: WS01596482 Funding Opportunity Number: FR-6900-N-23

WASHOE HOUSING AUTHORITY
Code of Conduct/Conflict of Interest Policy
EMPLOYEES

This Policy was adopted by the Board of Commissioners by Resolution No [redacted] on June 9th, 2022

Policy Statement

The Washoe Housing Authority (WHA) Board of Commissioners (BOC) recognizes the need to adopt a Code of Conduct that provides a powerful framework for ensuring that WHA employees act and perform their duties with integrity and honesty. Within the past eight years, they must not have any current or previous litigations against WHA and must not have been terminated for cause as an employee of WHA. Any employee with debt to WHA shall have a Pay Back Agreement in place and the payments shall be made via payroll deductions. Any employee with debt to WHA who refuses to enter a payback agreement and payroll deductions is subject to immediate termination.

The BOC also wishes to prohibit any conflict of interest in the procurement of supplies, equipment, other property, construction and related services and the provision of housing services to families served by the Washoe Housing Authority (WHA).

1) Employees' Code of Conduct

a) Duty of Diligence. The responsibility of WHA employees is to serve Washoe tribal members within the policies and procedures enacted by the BOC. WHA employees shall perform their duties in an ethical, businesslike, and lawful conduct. This includes proper use of authority and appropriate decorum when acting as employees of the WHA

b) Duty of Loyalty. WHA employees must represent loyalty to the interests of the WHA and its program participants. This accountability supersedes any conflicting loyalty such as personal advocacy for any employee or employee's family member participating in WHA's programs. WHA employees must not do anything that would cause damage to the WHA. They must not make profits or unfair gains from information they are privy to as WHA employees.

c) Duty of Obedience. WHA employees will act within the policies and procedures set forth by BOC and federal agencies providing funding to WHA.
d) A WHA employee will disclose his/her involvement with other organizations, vendors and/or any other associations that might produce a conflict.
e) WHA employees shall only speak to the public and other entities regarding WHA business as it pertains to the performance of their duties and as directed by the Executive Director. (obtaining equipment quotes, soliciting services and disseminating information on programs within the boundaries of established WHA policies. WHA employees shall not interact with the media. Interactions with individual clients of WHA are considered confidential and will not be discussed outside the work environment or with other tribal members.
f) WHA employees must respect the confidentiality appropriate to issues of a sensitive nature and act honestly and openly at all times and keep confidential all privileged information.

2) Gratuities Gifts

a) WHA employees or agents will neither solicit nor accept gratuities, favors or anything of monetary value (more than $50.00) from contractors, potential contractors, or parties to sub-agreements or subcontracts.

3) Conflicts Prohibited

a) No member of the WHA staff who participates in the decision making process or who gains inside information with regard to WHA assisted activities with any form of funding including all federal funds, may obtain a personal or financial interest or benefit from such activities except for the use of funds that are paid in accordance with WHA policies to eligible participants.
b) No member of the WHA staff may openly discuss WHA tenants' or program participants' privileged or personal information.
c) No member of the WHA staff shall participate directly or indirectly in the selection or in the award, administration or payment process of any contract if a conflict, real or apparent, would be involved. Such conflict would arise when a financial or other interest in a firm selected for award is held by:
    i) A WHA employee or agent involved in making the award;
    ii) His/her relative (including father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in- law, daughter-in-law, brother-in-law, sister-in-law,

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stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, hart brother, and half-sister);

iii) His/her partner; or,

iv) An organization which employs, is negotiating to employ, or has an arrangement concerning prospective employment of any of the above.

4) Instances Where Provisions Do Not APPLY

a) The conflict of interest provisions do not apply in instances where a member of the WHA staff who might otherwise be included under the conflict of interest provisions is low income and is selected for assistance in accordance with the WHA's adopted Eligibility, Admission and Occupancy policies.

b) If a member of the WHA staff is selected for assistance, the WHA must make a public disclosure of the nature of assistance to be provided and the specific basis for the selection of the person. The WHA shall provide HUD's Southwest Office of Native American Programs with a copy of the disclosure before the assistance is provided to the person.

5) Violations of Code of Conduct/Conflict of Interest

a) WHA employees who are determined to be in violation of the Code of Conduct/Conflict of Interest shall be disciplined in accordance with the WHA Personnel Policy.

6) Notification

a) Each WHA employee shall sign a statement that they have read and understand the policy and agree to comply with the provisions of the adopted Code of Conduct/Conflict of Interest.

If a WHA employee refuses to sign, it constitutes a violation of conduct and is grounds for immediate dismissal.

By my signature, I acknowledge that I have ready and understand this policy and will abide by it.

Signature of employee Date

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Washoe Housing Authority

1588 WATASHEAMU RD
GARDNERVILLE, NEVADA 89460

DRESSLERVILLE COMMUNITY
[redacted]

Resolution No. [redacted]

RESOLUTION

OF THE

WASHOE HOUSING AUTHORITY

WHEREAS, The Washoe Tribe of Nevada and California, through Title 29 of the Law and Order Code, created and designated the Washoe Housing Authority as the Tribally Designated Housing Entity (TDHE) for the Washoe Tribe of Nevada and California; and

WHEREAS, The Federal Government enacted Public Law 104-330, which may be cited as "Native American Housing Assistance and Self-Determination Act" (NAHASDA) allows Tribes and TDHEs to receive grant funding to provide assistance under the Act for affordable housing programs for low-income Native Americans; and

WHEREAS, The Native American Housing Assistance and Self-Determination Act (NAHASDA) requires the creation of a yearly Indian Housing Plan; and

WHEREAS, The Washoe Housing Authority, as the TDHE, approved the federal fiscal year 2026 Indian Housing Plan with Resolution [redacted] in accordance with NAHASDA; and

WHEREAS, With the Indian Housing Plan, the Washoe Housing Authority approved a grant leverage amount of $105,000 in the 2026 Indian Housing Plan for the 2026 Indian Community Development Block Grant (ICDBG).

NOW, THEREFORE BE IT RESOLVED THAT, the Washoe Housing Authority Board of Commissioners approves and reaffirms the ICDBG grant leverage amount of $105,000 in the Indian Housing Plan for federal fiscal year 2026.

CERTIFICATION

I, the undersigned BOC Chairperson of the Washoe Housing Authority hereby certify that the above Resolution was considered at a meeting duly called and held on the 18th day of November, 2025, of the Washoe Housing Authority, and that __4__ members were present constituting a quorum and that the Resolution was adopted by an affirmative vote of __4_ for, __0__ opposed, and __0__ abstentions, and that said Resolution has not been rescinded or amended in any way.

[redacted]

Sadie Jo Smokey-Crews, Secretary/Treasurer