

IHP/APR Activity Categories and Example Eligible Activities by NAHASDA Section		
<u>Indian Housing Assistance- Section 202 (1):</u> Modernization and Operation and Maintenance of Formula Current Assisted Stock (FCAS) housing (i.e., 1937 Act housing units).		
	(1) Modernization of 1937 Act Housing Units	Minor or substantial housing rehabilitation or modernization of 1937 Act housing units such as new roofs, new siding, new windows, new furnaces, plumbing, electrical systems or mechanical systems and improvements related to the health and safety of residents.
	(2) Operation of 1937 Act Housing Units	Operating and maintaining 1937 Act housing units such as routine and non-routine maintenance, unit inspections, grounds maintenance, leasing and occupancy functions, program oversight, financial management/rent collection, insurance coverage and records maintenance.
<u>Development - Section 202 (2):</u> Acquisition, new construction, reconstruction, or moderate or substantial rehabilitation of affordable housing, which may include real property acquisition, site improvement, development and rehabilitation of utilities, necessary infrastructure, and utility services, conversion, demolition, financing, administration and planning, improvement to achieve greater energy efficiency, mold remediation and other related activities. This does not include Modernization of 1937 Act housing units, as that is addressed in Category (1), above.		
	(3) Acquisition of Rental Housing	Includes costs associated with the acquisition of rental housing such as the purchase of real property, site improvements, utilities, rehabilitation or modernization, project financing and demolition.
	(4) Construction of Rental Housing	Includes costs associated with the construction of new rental housing including materials, supplies, appliances, labor and service contracts, permitting, Architecture and Engineering, site preparation, community streets, playgrounds, electrification, lighting, fencing, water and sewer and other utilities.
	(5) Rehabilitation of Rental Housing	Includes minor or substantial housing rehabilitation or modernization of non-1937 Act rental housing units such as new roofs, new siding, new windows, new furnaces, plumbing, heat pumps, solar panels, electrification projects, electrical systems or mechanical systems and improvements related to the health and safety of residents.

(6) Acquisition of Land for Rental Housing Development	Includes costs associated with the acquisition of land for rental housing development such as the purchase of real property, site improvements, utilities, infrastructure, project financing and demolition/clean-up.
(7) Development of Emergency Shelters	Includes costs associated with the development of emergency shelters such as construction costs, purchase of real property, rehabilitation or modernization, site improvements, utilities, infrastructure, project financing and demolition.
(8) Conversion of Other Structures to Affordable Housing	Includes costs associated with the conversion of other structures to affordable housing such as purchase of real property, rehabilitation or modernization, site improvements, utilities, infrastructure, project financing and demolition.
(9) Other Rental Housing Development	Includes costs associated with the development of rental housing not identified above, including but not limited to student housing, elder housing, transitional housing, halfway homes, youth aging out of foster care, supportive housing, workforce housing, essential families housing, domestic violence shelters, and law enforcement housing.
(10) Acquisition of Land for Homebuyer Unit Development	Includes costs associated with the acquisition of land for homeownership housing development such as the purchase of real property, site improvements, utilities, infrastructure, project financing and demolition/clean-up.
(11) New Construction of Homebuyer Units	Includes costs associated with the construction of homebuyer housing including materials, supplies, appliances, labor and service contracts, permitting, Architecture and Engineering, site preparation, infrastructure, road work and electrification, lighting, landscaping, utility connection.
(12) Acquisition of Homebuyer Units	Includes costs associated with the acquisition of Homebuyer housing such as the purchase of real property, site improvements, utilities, rehabilitation or modernization, project financing and demolition.
(13) Down Payment/Closing Cost Assistance	Includes assistance with down payment and closing costs commonly associated with a home mortgage.

	(14) Lending Subsidies for Homebuyers Loan	Includes other costs associated with obtaining or maintaining a mortgage.
	(15) Other Homebuyer Assistance Activities	Includes homebuyer assistance not identified in (13) or (14).
	(16) Rehabilitation Assistance to Existing Homeowners	Includes minor or substantial housing rehabilitation or modernization of privately owned units such as new roofs, new siding, new windows, new furnaces, new heat pumps, solar panels, plumbing, electrical systems or mechanical systems, energy efficiency upgrades, and improvements related to the health and safety of residents.
	(24) Infrastructure to Support Housing	Includes costs for site improvements, streets, playgrounds, lighting, fencing, electricity, water, sewer, and other utilities, including broadband.

Housing Services - Section 202 (3):

Housing-related services for affordable housing, such as housing counseling in connection with rental or homeownership assistance, establishment and support of resident organizations and resident management corporations, energy auditing, activities related to the provision of self-sufficiency and other services related to assisting Tribal homebuyers, tenants, contractors, and other entities, participating or seeking to participate in housing-related activities funded with NAHASDA.

	(17) Tenant Based Rental Assistance	Includes costs associated with the provision of housing assistance to lease residents of privately owned units, including student housing.
	(18) Other Housing Services	Includes costs associated with self-sufficiency activities, childcare costs, homeless prevention, security deposits, first or last month's rent, mortgage payments (to avoid foreclosure), housing counseling/resident training, project-based rental assistance, student housing assistance, college tuition & fee assistance, housing fairs and other community outreach, and sports and recreation equipment and travel for purposes of residents participating in community sporting events.

Housing Management Services - Section 202 (4):

Operating, maintaining, and managing NAHASDA-assisted (non-1937 Act) housing or affordable housing projects funded with other Federal or State funds for the benefit of low-income Indian families. This does not include Operation of 1937 Act Housing Units, as that is addressed in Category (2), above.

	(19) Housing Management Services	Includes costs of managing non-NAHASDA funded assisted affordable housing units like Low Income Housing Tax Credit projects and units constructed and maintained with United States Department of Agriculture or Housing Improvement Program (HIP) funds.
	(20) Operation and Maintenance of NAHASDA-Assisted Units	Includes operating and maintenance costs for NAHASDA-assisted, non-1937 Act, housing units such as routine and non-routine maintenance, unit inspections, grounds maintenance, tenant selection, leasing and occupancy functions, program oversight, financial management/rent collection, insurance coverage and records maintenance.
<u>Crime Prevention and Safety Activities- Section 202 (5):</u> Providing safety, drug elimination, security, and law enforcement measures and activities appropriate safety measures.		
	(21) Crime Prevention and Safety	Includes costs associated with the employment of security personnel, security fences, speed bumps, security monitoring equipment, fencing, street and yard lighting, storm shelters, and providing crime prevention information and training/events for affordable housing residents.
<u>Model Activities- Section 202 (6):</u> Housing activities under model programs that carry out the purposes of NAHASDA. These model activities are affordable housing activities not explicitly listed elsewhere in Section 202 of the statute. Model activities must be approved by HUD prior to being carried out by the recipient. See ONAP Program Guidance 2013-09 (Indian Housing Block Grant Model Activities).		
	(22) Model Activities	Includes costs of approved model activities such as development of housing offices, warehouses, day care centers, community buildings, job training centers, home loan revolving funds, community generator systems, and water treatment systems.
<u>Reserve Accounts - Section 202 (9):</u> Recipients may hold up to 25% of a 5-year award average in a separate reserve account for planning and administration of affordable housing activities.		

(25) Reserve Accounts	Amount of funds set aside in a separate account ensure operating funds are available throughout the program year.
<i>Note that IHP category (23) is not listed because it is expired and (24) is listed in this chart under Section 202 (2) Development.</i>	

While NAHASDA does not authorize the use of IHBG funds for economic development activities, program income may be used for such activities if such activities qualify as “housing related activities”. See [PIH Notice 2022-28](#) (Determining and Using Program Income Under NAHASDA) for more information on the eligible uses of IHBG program income. Please review the Notice in its entirety to learn about the many flexibilities and options available for the use of program income.

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If you have questions about the eligibility of an activity, contact your Area ONAP for technical assistance.



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