



Coquille Indian Housing Authority

FY 2025 Master Projects List

September 25, 2025

Rank/ Class	Activity	Funding		Department	Assignment	Notes	
		Source	Year				
1	1	Landscaping					
		• 2025 Front Yard Makeover	IHBG	'25-'26	Admin Projects Maintenance	TM, SP, DD	Front yard makeover funds for one unit allocated in FY25 IHP. Drawing at 9/25/25 Board meeting.
2	2	Roofing Rehabilitation	Non-IHBG	'25	Admin Projects Maintenance	AC, SP, SF, DD, LM/CIT	Roofing replacement for 1937 Housing Act units completed in 2012. Owens Corning Duration shingles with 50-year warranty used. Product failure discovered 3/3/25. 57 units affected. Contacted Owens Corning 3/13/25. Claim information submitted 3/24/25. Current warranty level is 80% of purchase cost. Warranty payout may be replacement product or a refund. CIHA inspections 5/3-4/25; reports and priority list received 5/9/25. Owens Corning inspection conducted 6/10-11/25. Proof of ownership requested 7/9/25; submitted 7/11/25 and 7/16/25. Informed warranty review advanced to next review step 9/22/25. Work scheduled to begin in October.
3	3	Personnel	IHBG	'25-'26	Admin	AC, DD, TM, SP	Housing Programs Specialist and Facilities Maintenance Technician positions. Updated job descriptions and announcements in progress.
4	4	Brush Clearing/Vegetation Management	IHBG	'25	Admin Projects Maintenance	AC, SP	Brush clearing within CIHA lease area behind units around cranberry bogs, adjacent to Tarheel Lane, and adjacent to Fourth Creek Reservoir. Contractor engaged to begin brush clearing after 2024 fire season. Machine cutting began 11/13/24. Coos Forest Protective Association onsite assessment 4/16/25. Work meets recommended standards (50' from back of lawns, removal of ladder fuels, and 14' limbing on mature trees). Hand cutting began 5/27/25. Work paused for fire season. Additional machine and hand cutting scheduled after 2025 fire season. 65% complete.
5	5	Solar for Duplexes	Non-IHBG	'25	Admin Projects Maintenance	AC, SP, SF, LM/CIT	Installation of leased solar panels approved by Board 8/29/24. Will convey to CIHA after 5 years for \$1. Submitted for plan review 10/24/24; permits received 11/18/24. Lease preparation and Energy Trust applications in progress.
6	6	2025 IHP Amendment	IHBG	'25-'26	Admin Accounting	AC	Amendment to recombine maintenance activities separated to comply with BABA. Subsequent guidance issued 11/26/24 determined that BABA does not apply to single family housing projects, interpreted as buildings consisting of 1-4 dwelling units. Amendment will simplify FY25 APR reporting. Submitted to HUD 9/4/25. To Tribal Chair for approval 9/5/25; awaiting response.
7	7	2025 Self-Monitoring	IHBG	'26	All	All	Draft FY25 monitoring committee assignments to Board and staff 9/25/25. Proposed onsite review dates 10/22-29/25.

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8	Environmental Review					Attended HUD ER trainings 5/30/24, 6/4-6/24, 6/13/24, 8/23/24, 9/17/24, and 7/24/25. New floodplain management and other requirements.
	• IHBG-CG - New Construction	IHBG-CG IHBG Non-IHBG	'24- '26	Admin	AC	24 CFR 58.35(a) CEST 58.5 converting to exempt. New forms in progress.
9	Kilkich Accessible Housing Project					Met with Energy Trust to review construction plans and incentives 5/6/21. Potential improvements received 5/18/21. Met with Energy Trust to review alternatives 5/27/21. Revised options received 6/2/21. Extension request and revised implementation plan to address staffing, contractor, and materials availability and prices submitted to HUD 8/4/21; approved 10/25/21. Added second duplex in IHBG-ARP IHP approved 12/16/21. Drawings completed 1/10/22. RFQ documents completed 6/24/22. Application for permits completed 7/5/22. Submitted to CIT for plan review 7/7/22. Plan adjustments submitted as requested. Quotes for utilities in progress; sewer received 8/10/22, water received 8/16/22, electric pending. Lots surveyed 8/12/22. Second extension request and revised implementation plan to address continued staffing, contractor, and materials availability to HUD 9/27/23; approved 12/15/23. Procurement for new A&E completed 5/20/24. Plans and specs to HGE 5/30/24 for corrections and conversion to CAD. Preliminary duplex drawings received 7/17/24. Reviewed with HGE 8/15/24. Revised duplex and single family drafts received 10/9/24 and 10/28/24. Reviewed with HGE 12/18/24. Revised duplex and single family drawings, specs, and budget estimate received 2/20/25. Met to review plan corrections and building sites 3/11/25. SHN topographical survey of duplex area received 3/13/25. Received draft specs and 95% draft plans from HGE 4/30/25. Adjustments to specs to HGE 5/15/25; additional review in progress. Budget format and project manual materials to HGE 6/2/25. Received stamped blueprints 7/2/25. EG/HSDW review pending.
	• New Construction	IHBG-CG/ IHBG/ Non-IHBG	'20- '26	Admin Projects Maintenance	SP, HGE, AC, DD, LM/CIT	
	- 498/500					
	- 2665					
10	OHCS BAFI-NATO Homeless Services Grant	OHCS	'22- '26	Admin Board	AC, RM/BOC, LM/CIT, NR/CoCB, SC/AYA	CIT 21-23 allocation \$736,128. CIT 23-25+EO allocation \$844,268. Deadline to expend 6/30/25. Grant terms not suited to CIT needs. Met with OHCS 8/1/23 to discuss options and technical assistance. Proposed collaboration with the Salvation Army (TSA) preferred by OHCS to other local providers. Met with TA provider 8/14/23. Salvation Army site visit 8/21/23. Initial plan received from TSA 9/14/23. Revised guidance received from OHCS 9/15/23. TA contracts executed 11/9/23. 23-25 grant application due 11/1/23; Board approved 10/26/23; submitted 10/30/23. Draft grant agreement

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	OHCS BAFI-NATO Homeless Services Grant (cont.)					received 2/22/24. Plan approved by TSA HQ received 4/4/24; to OHCS 4/10/24; reviewed with OHCS 4/18/24. CIHA summary of TSA plan to OHCS 4/28/24; approved 5/10/24; to TSA with budget edits 5/31/24; notified TSA approved 7/21/24. Met with CB CM 7/22/24 regarding potential for Coordinated Homeless Response Office (CHRO) to administer OHCS BAFI-NATO funds for TSA project. TSA final to OHCS for grant amendment 8/7/24; progress checks with OHCS 9/11/24, 10/3/24, 11/25/24. Correspondence declining Wave II/EO to OHCS 10/15/24. Wave I grant amendment received 12/26/24; CIHA executed 1/23/25; OHCS executed 2/3/25. Board approved TSA/CHRO subgrant MOA 1/30/25. Met with TSA and City of Coos Bay to review 2/5/25. Grant administrator revised to City. To TSA for review process 2/10/25; signed agreement received 3/21/25. To City for signature 3/25/25; signed agreement received 3/28/25. TSA terminated project 4/7/25. OHCS visit with CIHA and Killich tour 4/9/25. Alternate project proposed by AYA 4/9/25. Toured former Belloni Girls Ranch with AYA, CoCB, NB/CCPHA, and OHCS 4/9/25. AYA proposal to OHCS 4/18/25; approved 5/27/25. Met with Governor to discuss project 6/11/25. Notified performance period extended to 6/30/26 on 6/12/26. Transfer of ownership to AYA confirmed 6/17/25. Draft MOA received from CoCB 6/23/25. OHCS authorized use of interest accrued on advance for AYA project 7/16/25. Met with CoCB and AYA to finalize BAFI-NATO/HB5019 budget 7/22/25. Met with OHCS to review budget 7/24/25; submitted 7/29/25. CIHA Board and staff toured Belloni Girls Ranch with AYA Board and staff 8/14/25. Draft amendment received 8/26/25 does not reflect AYA ownership; revision in progress. AYA tour with Senator Anderson and project partners 9/26/25.
11	2026 IHBG Formula Funding	IHBG	'25- '26	Admin	AC	FY25 final allocation was \$2,162,442. FY26 preliminary estimate received 5/30/25. Correction/challenge log shows Coquille FCAS action still pending. FRF due 8/1/25. O-link met 6/17/25. O-link MOA to TC 7/9/25, approved by resolution 7/11/25, and submitted to o-link 7/14/25. FRF submitted to IHBG Formula Center 7/22/25; acknowledged 7/22/25; accepted 8/12/25.
12	BIA ARP HIP (HARP)	BIA-ARP	'24- '27	Admin Projects	AC, DD, SP	BIA ARP HIP funds awarded to CIT 3/11/21 \$87,954. Board approved subaward 8/31/23; TC approved 9/1/23. Agreement received 10/2/23; CIHA executed 10/6/23; CIT executed 10/10/23. Funds received 10/20/23. Program launched 10/28/24. Published on MyTribe 10/30/24 and in K'wen Weekly 11/4/24. Quarterly reports submitted 2/14/25, 4/23/25, and 8/8/25. Deadline to expend 12/31/26.
13	Bus and Mailbox Shelters	IHBG	'22- '25	Maintenance Projects	SP, SF, AO	Two CCAT shelters donated to CIHA to replace mailbox shelters that are leaking. Will fit existing slabs. Parts from old shelters will be used to refurbish a third shelter. Began procurement for sandblasting and painting 6/23/22; completed 7/5/22. Work began 7/11/22; completed

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14	Bus and Mailbox Shelters (cont.)					7/28/22. Retaining wall for new bus shelter at 2646 completed 5/27/25. Shelter set in place 5/28/25. Glass panels replaced with plexiglass 5/29/25; ready for use. Installation of mailbox shelter between duplexes and 2602 pending contractor availability.
15	Environmental Review					Attended HUD ER trainings 5/30/24, 6/4-6/24, 6/13/24, 8/23/24, 9/17/24, and 7/24/25. New floodplain management and other requirements.
16	• IHBG-ARP - Roofing Rehabilitation	IHBG-ARP	'25	Admin	AC	24 CFR 58.35(a) CEST 58.5 converting to exempt. Not required for duplexes roofing replacement and solar project funded by non-program funds (insurance proceeds). Project does not create new impermeable surface and avoids eagle disturbance. Will be required for single family and four plex roofing replacement project funded by IHBG-ARP.
17	Financial Wellness Training	IHBG	'25	Admin	AC, DD, TM	Training for Kilkich residents and others as space permits. Received draft SOW 1/22/25. Finalized SOW and executed contract 3/28/25. Training materials received 5/6/25. Postponed to January 2026 at CIHA's request. Planning in progress.
18	HUD Monitoring	IHBG	'26	All	All	Coquille selected for onsite monitoring in FY26. Scheduled week of 7/13/26.
19	ODLCD Housing Planning Assistance Grant	IHBG	'25	Admin	AC, DD, BOC, et al	Attended webinar 5/22/25. Application due 8/4/25. Board approved 7/31/25. Submitted to DLCD 8/1/25; awaiting response. To TC for resolution, if awarded.
20	OHCS HDIP Homeownership Development Grant - First Time Homebuyer Assistance	OHCS	'23-'25	Admin	AC, DD, TM	Downpayment assistance identified in CIHA FY18-22 Strategic Plan. Program development included in FY20 IHP. Discussed Tribal funding with TC 6/14/19. Tribal funding unavailable due to economic impact of COVID-19 on Tribal general funds. Program development included in FY23 IHP. Submitted OHCS HDIP pre-application 1/17/23. Board authorized application 3/2/23; submitted 3/16/23; funded 6/14/23. Draft grant agreement received from OHCS 6/23/23; to EG/HSDW for review 7/6/23. Revised draft received from EG 7/25/23; to OHCS 7/25/23; response received 9/12/23. Submitted additional required documents and information 8/29/23. CIHA executed agreement 9/28/23. OHCS executed agreement 10/2/23. Policy and forms development pending. Deadline to expend 5/31/26; may be extended.
21	OHCS Tribal Housing Grant Fund	OHCS	'23-'25	Admin	AC	State program similar to NAHASDA IHBG, combining multiple competitive grants and set asides into a single formula grant. Initial tribal housing workgroup meetings began 2/24/23; monthly thereafter. Included in Governor's budget priorities for 25-27 biennium. State legislature approved \$10M budget for program 6/17/25. Initial allocation ~\$750,000. Initial Tribal Housing Plan (THP) due January 2026. Tribal consultation on program guidance and forms pending.

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22	Policy					
23	• Admissions and Occupancy	IHBG		Admin Resident Services	AC, TM, DD, EG/HSDW	HOTMA revision and FY23 SMA recommendations.
24	• First Time Homebuyer Assistance	OHCS IHBG	'25	Admin Resident Services	AC, EG/HSDW, DD, TM	New policy to provide guidelines for the use of OHCS, IHBG, and Tribal funds for downpayment assistance and related costs.
25	• Homeowner Assistance Repair Program (HARP)	BIA CIT	'24- '26	Admin Resident Services Projects	AC, EG/HSDW, DD, SP, TM	Program formally transferred from CIT to CIHA 7/16/21. \$35,000 received 7/26/21. UST HAF and BIA ARP funds will be exhausted prior to accessing Tribal funds. Board approved policy to transition activity from UST HAF to BIA ARP and Tribal funds 7/25/24. Transition to CIT occupancy tax funds planned 10/1/25. Potential CIT subgrant for OHA Healthy Homes funds pending.
26	• MHAP	IHBG		Admin Resident Services	AC, TM, DD, EG/HSDW	HOTMA revision.
27	Roads					
28	• Sealing	IHBG BIA	'24- '25	Admin Projects	SP, LM/CIT	Sufficient BIA road funds remaining after KTSP per MJ/CIT 5/15/23. Procurement for sealing and striping completed 11/12/24. To CIT for inclusion in BIA roads funding priority list 12/16/24. TC approved 2/21/25. Estimate to correct sidewalk trip hazards to CIT 4/17/25. CIT added to project 4/21/25. Received draft subgrant agreement from CIT 5/7/25; declined 8/12/25. Discussed CIT project implementation and provided procurement materials to Tribal Planner 8/12/25.
29	Roofing Rehabilitation Project					
30	• IHBG-ARP Amendment	IHBG-Comp IHBG Non-Program	'21- '26	Admin	AC	Discussed amendment to convert duplex construction to roofing rehabilitation with HUD 5/20/25. Eligible activity. Funds sufficient to replace duplex roofs with metal roofing and ~20 single-family units with composite. Reviewed with HUD 7/15/25. IHP amendment and written request in progress.
31	Signs					
32	• Welcome	IHBG		Admin Projects	SP, AC	Met with contractor 4/20/21. Sign removed 4/12/24; repainted lettering and reinstalled 5/13/24. New design draft received 12/11/24.
33	USDOE Energy Efficiency and Conservation Block Grant (EECBG)	USDOE	'23- '25	Admin Projects	DD, SP	CIT allocation \$10,400. CIHA pre-award for electric lawn equipment rebate voucher submitted 9/14/23. Application submitted and acknowledged 5/21/25; awaiting response.
34	Commissioner Appointments	IHBG		Admin	AC, BOC	
35	• Position 1		'25			Paul Doyle appointed 4/11/25; term expires 4/30/28.
36	• Position 2		'27			Denise Hunter appointed 4/12/24; term expires 4/30/27.
37	• Position 3		'25			Shawn Chase appointed 4/11/25; term expires 4/30/28.
38	• Position 4		'27			Judy Rocha appointed 4/12/24; term expires 4/30/27.

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39	Commissioner Appointments (cont.)					
40	• Position 5		'26			Don Garrett appointed 8/11/23; term expires 4/30/26.
41	• Position 6		'26			Bob More appointed 8/11/23; term expires 4/30/26.
42	• Position 7		'27			Jackie Chambers appointed 4/12/24; term expires 4/30/27.
43	Contracts and Agreements					
44	• County PILOT LCA	IHBG		Admin	AC, EG/HSDW, BK/CIT	Fee increase requested by CFD 11/25/08; revised agreement approved by Board 1/27/09. May wish to reconsider CIHA agreement with County and/or alternate service providers per FY12 SMA. HUD NWONAP offered to assist 4/24/13.
45	Electronic Billing and Payments	IHBG		Admin Accounting Resident Services	DD, MC, AC, TM	Began offering paperless billing 7/1/20. Began offering direct deposit to MHAP recipients 7/1/20. Exploring options to accept electronic payments. Met with bank reps 9/1/20, 9/23/20, and 7/9/24.
46	Emergency Preparedness					
47	• Agency Emergency Response Plan					
48	• Agency Evacuation Kit					
49	• Staff Training - Incident Command Structure (ICS)					
49						Online ICS100 for all. Online/classroom ICS200+ depending on assignment. TAB, AC, and LM attended ICS100 1/24/17.
50	Tribally Determined Wage Rates	IHBG	'24- '25	Admin Projects	AC, EG/HSDW	Recommended by HUD NWONAP Administrator 3/21/24. Attended HUD webinar 5/21/24. Ordinance development pending.
51	Landscaping					
52	• Four-Plexes					
53	• Fruit trees					
53						Placement in community garden and bogs declined. Apple trees planted by CIHA office 12/14/21.
54	• Rain Garden					
54						To reduce stormwater run off. Discussed with Mike Vaughn 2/28/13. Site selected between Health Center and 2601. Mike Vaughn engaged 6/10/13 to assist with design work; reviewed draft 6/17/13. Alternate site selection pending.
55	Signs	IHBG		Projects	SP, AC	
56	• Playground					
56						Colt Signs engaged to build non-smoking area signs 9/24/19. Met to review progress 9/17/20.
57	• Street Signs					
57						Colt Signs engaged to repair street signs 9/24/19. Met to review progress 9/17/20. Installed all except duplexes 10/29/20.
58	Dala'liiya Court Cottages	IHBG Non-IHBG				Mixed income, market rate rentals, and private residential leasing. Zoning ordinance revision required. Area identified for development. Preliminary site plan and design to Board 8/20/20. AC and LM attended infrastructure financing and development training 9/22-24/20. Proposed for CIT ARP funds; not funded.

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59	Development	Market Rate Rentals	Non-IHBG			Began researching conversion of existing HUD units and evaluation of suitable units in July 2018. FCAS value requested 8/8/18; received 8/22/18. Attended training 9/12-13/18. Discussed with Nwonap 9/12/18 and 9/17/18. Clarified useful life considerations. Updated FCAS value requested 4/8/19; received 4/9/19. Financial analysis, Ch. 130 amendment, IHP program and policy revision/development, accounting requirements, and other tasks pending.	
60		North Parcel	Non-IHBG			Private residential leasing and market rate rentals.	
61		Private Purchase Storage Lot	Non-IHBG			Proposed location past Pole Building.	
62		Tarheel Private Lots	Non-IHBG			Proposed project for CIT ARP funds; not funded.	
63		Tv-ma'-xwe Court	IHBG Non-IHBG			Mixed income. Area identified for development. AC and LM attended infrastructure financing and development training 9/22-24/20. Preliminary site plan and design to Board 6/17/21. Proposed project for CIT ARP funds; not funded.	
64	Policies and Programs	Adverse Action Appeals	IHBG	Admin Resident Services	AC, DD, TM	Revision to improve formatting and flow.	
65		Common Scheme Enforcement	IHBG Non-IHBG	Admin Resident Services	AC, TM, BOC	Draft correspondence initiating enforcement activity received from EG 3/22-28/19. Policy updates required. Board appointed ad hoc committee 6/6/19. HUD affirmed fines for non-compliance permissible 6/11/19. DH reviewed associated agreements, policies, and ordinances with committee 12/5/19.	
66		Cybersecurity	OHCS IHBG	'23- '25	Admin	AC, DD	Formal policy and insurance increase required by OHCS BAFI-NATO Homeless Services Grant program. Sample policy requested from OHCS 4/12/23 and 5/23/23. Staff completed training 5/8/23. Insurance increased to \$1M effective 6/1/23.
67		Decks	IHBG		Admin Projects	AC, SP	Revision to update specifications.
68		HomeGO	IHBG		Admin Resident Services	AC, TM, DD	Update agreement to expand on insurance, useful life, and conversion in place.
69		Improvements	IHBG		Admin Projects	AC, SP, DD, TM	New policy to accompany improvements request.
70		Payback Agreements	IHBG		Admin Resident Services	AC, TM, DD	Revision to update and add provisions.
71		Personnel	IHBG		Admin	AC, EG/HSDW	Changes to conform to 2 CFR 200. Revisions to add FY23 SMA recommendations.
72		Pets and Assistance Animals	IHBG		Admin Resident Services	AC, TM, DD, EG/HSDW	Board discussed 8/18/11.
73		Private Residential Leasing (PRL)	Non-IHBG		Admin Resident Services		"How To Build On Tribal Lands" brochure.
74		Self-Monitoring	IHBG		Admin	AC, SM/CIT	Tribal policy update.
75		Travel	IHBG		Admin	AC, DD	Revision to update and add provisions.

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76	Property Management	Community Security System	IHBG		Admin	CITPD working with Tribal IT on additional cameras. Notified CIT grant application not funded 10/3/13. Incremental expansion of system by CIT IT.	
77		Four-Plex Soundproofing	IHBG		Projects		
78		Kilkich HVAC Rehabilitation Project	IHBG Non-IHBG	'23- '26	Admin Projects	AC, SP, DD	LM cost analysis to Board 9/27/18. Funding requested in CIT OHA CARES grant application submitted 8/31/20 to replace radiant and recirculating heating systems in units with heat pumps. Funds to be expended by 12/30/20. Resolution to Board 9/24/20. Coquille award announced by OHA 10/25/20 insufficient to fund project. CIT confirmed project not funded 10/31/20.
79		Roads					
80		• Improvements	IHBG BIA	'24- '25	Admin Projects	AC, SP	Drainage near 2660.
81	Complete	2024 Annual Performance Reports	IHBG	'25	Admin Accounting	AC, MC, DD	Due 12/29/24. Public notice published on CIHA webpage and in The World 12/3/24. Available online on Tribal website and at local libraries 12/3/24. Presented to TC 12/11/24. Comments due by noon, 12/18/24; none received. Board approved 12/19/24. Submitted to HUD 12/26/24.
82		• IHBG					HUD acknowledged receipt 1/3/25; review completed 1/30/25.
83		• IHBG-ARP					HUD acknowledged receipt 1/6/25; review completed 1/21/25.
84		• IHBG-Competitive					HUD acknowledged receipt 12/30/24; review completed 1/24/25.
85		2024 Audit	IHBG	'25	Admin Accounting	AC, MC, DD, TM	Due to Banner Bank 3/31/25. FAC submission due within 30 days of audit report date. Began uploading documents 1/6/25. Fieldwork conducted 2/18-19/25. Board approved 3/27/25. Posted on Board Resources and CIHA webpages 3/27/25. To Banner Bank 3/27/25, CIT 3/28/25, Isler 4/4/25, and HUD 4/23/25. Isler submitted to FAC 4/23/25.
86	2024 Self-Monitoring	IHBG	'25	All	All	FY24 monitoring committee assignments to Board and staff week 10/24/24. Onsite reviews 10/28/24-11/7/24. To Board 12/19/24.	
87	2025 Board and Staff Event	IHBG		Admin	AC, DD, TH, LM/CIT	Onsite financial planning training and individual sessions with fiduciary planner at KCR CB Willow-Beargrass suite 8/19-22/25.	
88	2025 IHBG Formula Funding	IHBG	'24- '25	Admin	AC	FY24 final allocation was \$2,020,140. FY25 preliminary estimate \$1,630,257 received 5/30/24. Correction/challenge log shows Coquille FCAS action still pending. O-link met 6/20/24. O-link MOA to TC 7/18/24; approved by resolution 7/19/24. Informed Klamath TC declined to participate 7/19/24. FRF due 8/1/24. FRF submitted to IHBG Formula Center 7/30/24; acknowledged 7/30/24. Additional info requested, submitted, and accepted 8/9/24. Approved 9/18/24. Final allocation \$2,162,442 published 5/23/25. Funding agreement received and returned 5/23/25. Alternate submission method requested by HUD 5/28/25. Resubmitted via GEMS 6/2/25. Funds released 6/4/25. First LOCCS draw entered 6/12/25.	

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89	2025 IHP	IHBG	'24- '25	Admin Accounting	AC, MC, DD	Due 7/18/24. Requested extension 6/6/24 to accommodate TC meeting dates; approved 6/10/24. Revised due date 10/16/24. Board approved 9/25/24. Presented to TC 10/2/24; approved by resolution 10/4/24. Submitted via GEMS 10/11/24. Additional information requested 10/16/24; submitted by email 10/18/24 and in GEMS 10/22/24. Additional information requested 10/31/24; submitted by email and in GEMS 11/4/24. HUD approved 11/12/24.
90	2026 IHP	IHBG	'25	Admin Accounting	AC, MC	Due 7/18/25. Board approved 6/12/25. Presented to TC 7/9/25; approved by resolution 7/11/25. Discussed useful life update with HUD 7/15/25. Edited useful life table and submitted IHP via GEMS 7/15/25. Emailed backup for useful life update to HUD 7/16/25. HUD approved 8/13/25.
91	AI Integration	IHBG	'24- '25	Admin	AC, MC, DD	Workflow assessment conducted 7/29-8/1/24. Individual implementation training sessions conducted 9/9-12/24. Follow up group and individual sessions began 10/28/24. Ongoing activity.
92	Build America, Buy America (BABA) Implementation	IHBG	'24- '25	Admin Maintenance Projects	AC, DD, LM, SF, SP, MC	Tribal HUD BABA waiver expired 9/30/24. HSDW engaged by NWIHA to prepare and present compliance training 9/18-19/24 in Auburn, WA. Staff responsible for procurement activity and compliance attended. Applies to all infrastructure, including buildings. Affects steel and iron, construction materials, and manufactured products, and includes all items affixed to buildings. "Made in USA" labeled products may not comply. Certifications from vendors/ contractors required. Limited general exemptions for de minimis projects totaling <\$250,000, exigent circumstances (30 days or less), and 5% of total project material costs. Application for waiver must be approved by HUD CFO, AG, and ONAP, and OMB, culminating in publication in Federal Register for 15 days. Staff attended 1.5 hour HUD ONAP BABA training 9/23/24. Staff attended HUD ONAP BABA training 11/7/24. New guidance announced 12/3/24 exempting structures with 1-4 units. Multi-agency waiver published 1/10/25 exempts awards of \$2.5 million or less for 5 years and manufactured products through 9/30/26. Ongoing issue.
93	CIHA Office Repairs	IHBG	'25	Projects Maintenance	LM, SP, DD, SF, AO	Water damage to office interior discovered 12/26/24. Contractor and CIHA staff assessed damage, tarped roof, and removed wet drywall 1/2/25. Closed office and staff transitioned to other locations and remote work due to mold 1/6/25. Insurance claim filed 1/7/25; adjuster onsite 1/8/25. Contractor ordered roofing materials 1/8/25. Mold abatement contractor assessed interior damage 1/8/25; began remediation 1/13/25; completed 1/15/25. Began roof repairs 1/15/25; completed 1/23/25. Insurance claim denied 1/22/25. Roof installed Aug. 2023; within 2-year warranty period. Began interior repairs 1/23/25; completed 1/30/25. Reopened office 1/27/25. Invoiced original roofer for warranty repairs 1/30/25. Completed staff relocation to front office 2/10/25. Additional modifications to HPM office completed 2/27/25.

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		Source	Year			
94	Commissioner Appointments	IHBG		Admin	AC, BOC	Advertised in K'wen Weekly 3/10/25 and 3/17/25, and on CIHA webpage 3/10-26/25. Closing date 3/26/25. 3 applications received. To Board 3/27/25. To TC 4/8/25.
95	• Position 1		'25			Paul Doyle appointed 4/11/25; term expires 4/30/28.
96	• Position 3		'25			Shawn Chase appointed 4/11/25; term expires 4/30/28.
97	Fire Extinguishers for Units	IHBG	'24- '25	Admin Maintenance Projects	DD, SP, SF	By exit doors and in kitchens. Completed procurement 1/22/24; receipt complete 3/27/24. Began installing 3/26/24. 64 of 64 units complete as of 7/30/25.
98	Kilkich Accessible Housing Project					
99	• IHBG-Competitive Amendment	IHBG-Comp IHBG Non-Program	'21- '25	Admin	AC, LM	Extension request and revised implementation plan to address staffing, contractor, and material availability and cost submitted to HUD 8/4/21; approved 10/25/21. Second extension submitted 9/27/23; acknowledged receipt 9/28/23; approved 12/15/23. Third extension submitted 11/14/24; acknowledged 11/14/24. Additional information and revisions requested 12/3/24, 12/6/24, 1/2/25, 2/13/25, 2/20/25, and 3/5/25. NWONAP and ONAP HQ review completed and approved 4/4/25. Deadline to expend 12/31/26.
100	Landscaping					
101	• 2024 Front Yard Makeover	IHBG	'24- '25	Admin Resident Services Projects	TM, SP, DD	Front yard makeover funds for one unit allocated in FY24 IHP. Drawing at Board meeting 8/22/24. Met with resident to begin design 9/16/24. Final design and cost estimate received 10/21/24. Began installation 1/27/25; completed 1/29/25.
102	ODOE Community Heat Pump Deployment Program	ODOE	'23- '26	Admin Resident Services Projects	AC, DD, SP	Heat pump incentive program for Tribal member owner-occupied homes in Oregon. CIT allocation \$128,739. Board approved 1/25/24. Application submitted 1/26/24. ODOE notice of intent to award received 3/26/24. Draft grant agreement received 5/2/24; signed 6/10/24; fully executed agreement received 6/20/24. Program launched 8/1/24. 29 qualified applications received; 15 installations completed, 14 on waiting list referred to other resources. Fully expended as of 6/30/25. Final report submitted 8/28/25.
103	Policy					
104	• Financial Management	IHBG	'25	Admin	AC, EG/HSDW	Revision for 2 CFR 200 updates, BABA compliance, and KRA debit card use. Discussed with EG/HSDW 1/27/25. To EG 4/23/25; received 5/5/25. Board approved 5/29/25.
105	• MHAP	IHBG	'25	Admin Resident Services	AC, TM	Revision to make housekeeping changes and index subsidy rates to FMR. Board approved 10/24/24.
106	• Procurement	IHBG	'25	Admin	AC, EG/HSDW	Revision for 2 CFR 200 updates, BABA compliance, and to minimize administrative burden. Discussed with EG/HSDW 1/27/25. To EG 2/21/25; received 3/20/25. Board approved 3/27/25.

Rank/ Class	Activity	Funding		Department	Assignment	Notes
		Source	Year			
107	Tribal Events					
108	• 2025 Winter Gathering	IHBG Non-IHBG	'25	All	All	Outreach during MWG activities 1/10/25.
109	• 2025 Tribal Restoration Celebration	IHBG Non-IHBG	'25	All	All	Information for Tribal Chair's report submitted 5/14/25. Conducted outreach at information carnival 6:00 p.m.-8:00 p.m., 6/26/25. 208 raffle tickets distributed.
110	USDOE Tribal Home Electrification & Appliance Rebates	USDOE	'23- '25	Admin Projects	AC, LM, DD, SP	CIT allocation \$392,764. Program comment period ended 9/15/23. Assistance capped at \$14,000 for various eligible upgrades. Full rebate for LI; half for MI. Applications accepted through 5/31/25. Closed incomplete to accommodate higher priority activities. Same or similar assistance available from other sources.
111	Warehouse Solar IRS Elective Pay	IHBG-ARP	'23- '25	Admin Projects	LM, SP, AC	Met with tax advisor 8/9/23. Final IRS elective pay refund amount \$121,295. Return filed 7/11/24. Payment received 10/29/24.

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