

Section 1: Cover Page

- (1) Grant Number: 55IH5573180
- (2) Recipient Program Year: 1/1/2026 - 12/31/2026
- (3) Federal Fiscal Year: 2026
- (4) Initial Plan (Complete this Section then proceed to Section 2)
- (5) Amended Plan (Complete this Section and Section 8 if applicable)
- (6) Annual Performance Report (Complete items 27-30 and proceed to Section 3)
- (7) Tribe
- (8) TDHE
- (9) **Name of Recipient:** Ho-Chunk Housing and Community Development Agency
- (10) **Contact Person:** Pettibone, Lori
- (11) **Telephone Number with Area Code (999) 999-9999:** 608-374-1245
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- (13) **City:** Tomah
- (14) **State:** WI
- (15) **Zip Code (99999 or 99999-9999):** 54615
- (16) **Fax Number with Area Code (999) 999-9999:**
- (17) **Email Address** Lori.Pettibone@ho-chunk.com
- (18) **If TDHE, List Tribes Below:**
 Ho-Chunk Nation of Wisconsin
- (19) **Tax Identification Number:** 391979807
- (20) **UEI Number:** MMXJMXRF6QP5
- (21) **CCR/SAM Expiration Date (MM/DD/YYYY):** 02/06/2026
- (22) **IHBG Fiscal Year Formula Amount:** \$6,848,562
- (23) **Name of Authorized IHP Submitter:** Lori Pettibone
- (24) **Title of Authorized IHP Submitter:** HHCDA Executive Director
- (25) **Signature of Authorized IHP Submitter:**
- (26) **IHP Submission Date (MM/DD/YYYY):**
- (27) **Name of Authorized APR Submitter:**
- (28) **Title of Authorized APR Submitter:**
- (29) **Signature of Authorized APR Submitter:**
- (30) **APR Submission Date (MM/DD/YYYY):**

Certification: The information contained in this document is accurate and reflects the activities actually planned or accomplished during the program year. Activities planned and accomplished are eligible under applicable statutes and regulations.

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosure of information, including intentional disclosure, is subject to a civil money penalty not to exceed \$10,000 for each violation.

ONE YEAR PLAN ANNUAL PERFORMANCE REPORT

Section 2: Housing Needs

NAHASDA § 102(b)(2)(B)

(1) Type of Need: Check the appropriate box(es) below to describe the estimated types of housing needs and the need for other assistance for low-income Indian families (column B) and all Indian families (column C) inside and outside the jurisdiction.

(A) Type of Need	Check All That Apply	
	(B) Low-Income Indian Families	(C) All Indian Families
(1) Overcrowded Households	X	X
(2) Renters Who Wish to Become Owners	X	X
(3) Substandard Units Needing Rehabilitation	X	X
(4) Homeless Households	X	X
(5) Households Needing Affordable Rental Units	X	X
(6) College Student Housing	X	X
(7) Disabled Households Needing Accessibility	X	X
(8) Units Needing Energy Efficiency Upgrades	X	X
(9) Infrastructure to Support Housing	X	X
(10) Other (specify below)	X	X

(2) Other Needs. (Describe the “Other” needs below. Note: this text is optional for all needs except “Other.”):

N/A

(3) Planned Program Benefits. (Describe below how your planned programs and activities will address the needs of low income families identified above. Also describe how your planned programs will address the various types of housing assistance needs NAHASDA § 102(b)(2)(B)):

Ho-Chunk Housing and Community Development Agency (HHCDA) and the Ho-Chunk Nation have identified the housing needs of low-income families and developed the 2026 Indian Housing Plan, which includes the following:

1. Continued use of the Occupancy Standards and the expeditious handling of transfer requests to address overcrowded households.
2. Expansion of rental assistance programs to reach out further to low- and moderate-income American Indians and Alaska Natives within the Ho-Chunk Nation territory and jurisdiction to address both the need for affordable housing and the need to combat homelessness.
3. Continued provision by the HHCDA Operations Department of preventative maintenance, efficient rehabilitation of units for low-income families, and utilization of energy-efficient standards on all materials used (light bulbs, roofing, windows, weather stripping, etc.).

4. The continued access of low-income full-time Indian college students to the Post Secondary Rental Assistance Program addresses the need for college housing for low-income families and individuals.
5. HHCDCA will be vigilant in addressing the needs of low-income Indian families with disabilities and will provide any needed accommodations by our Operations Department—maintenance workers or the Tribal Repair and Improvement Program (TRIP).
6. Providing more supportive services for low-income Indian family tenants, such as tenant-driven community resource projects and community crime prevention programs, addresses safety and the need to become self-sufficient as they work together to improve their quality of life and make their community safer for their children and elders.

(4) Geographic Distribution. Describe below how the assistance will be distributed throughout the geographic area and how this geographic distribution is consistent with the needs of low income families. *NAHASDA § 102(b)(2)(B)(i)*:

Basic affordable housing services to AIAN households are provided in the following Ho-Chunk Nation formula-services-area counties (with HHCDCA communities in parentheses): Adams, Clark, Columbia, Crawford, Dane (Whispering Way and Horned Owl), Eau Claire, Jackson (Sandpillow Village, Indian Mission and HHCDCA Young Hocak Families Supportive Housing Facility), Juneau (Indian Heights green park space), La Crosse (West Salem and Onalaska apartments), Marathon, Monroe (Blue Wing Village), Sauk (Ho-Chunk Village and Winnebago Heights Village), Shawano (Potch Chee Nunk), Trempealeau, Vernon, and Wood (Cex Hah Chee Village). Under NAHASDA, HHCDCA serves and provides services to low-income Ho-Chunk families nationwide. HHCDCA attends in-person meetings and conducts needs surveys in the four Ho-Chunk Nation districts to gain knowledge and understanding of each district's low-income housing needs. Each HHCDCA program is designed to meet the Ho-Chunk Nation District's needs.

Section 3: Program Descriptions

[102(b)(2)(A)], [233(a)], [235(c)], [404(b)], 24 CFR §1000.512(b)(2)

Planning and Reporting Program Year Activities

In this section, the recipient must provide a description of its planned eligible activities, and intended outcomes and outputs for the One-Year IHP. The recipient can select any combination of activities eligible under NAHASDA and intended outcomes and outputs that are based on local needs and priorities. There is no maximum or minimum number of eligible activities or intended outcomes and outputs. Rather, the One-Year IHP should include a sufficient number of eligible activities and intended outcomes to fully describe any tasks that the recipient intends to fund in whole or in part with IHBG resources during the coming program year.

Subtitle B of NAHASDA authorizes recipients to establish a program for self-determined housing activities involving construction, acquisition, rehabilitation, or infrastructure relating to housing activities or housing that will benefit the low-income households served by the Indian tribe. A recipient may use up to 20 percent of its annual allocation, but not more than \$2 Million, for this program. Section 233(a) of NAHASDA requires a recipient to include its planned self-determination program activities in the IHP, and Section 235(c) requires the recipient to report the expenditures, outputs, and outcomes for its self-determination program in the APR. For more information, see PIH Notice 2010-35 (Demonstration Program - Self-Determined Housing Activities for Tribal Governments) at https://www.hud.gov/sites/documents/DOC_8814.PDF.

The One-Year IHP is not required to include eligible activities or intended outcomes and outputs that will not receive IHBG resources. For example, the recipient may be planning to apply for Low Income Housing Tax Credits (LIHTC) from its state. If those tax credit projects will not receive IHBG resources, they are not required to be described in the IHP. However, the recipient may wish to include nonIHBG activities in the IHP to provide tribal members with a more complete picture of housing activities.

If an activity will receive partial funding from an IHBG resource, it must be described in the IHP.

For example, if the recipient uses IHBG-funded staff persons to manage, inspect, or maintain an LIHTC-funded rental project, that project would be considered an IHBG-assisted project and the related activities must be described in the IHP.

Planning and Administrative expenses and loan repayments should not be identified as programs in the IHP. That is why there are dedicated rows in the Uses of Funding budget for these expenses. Instead, describe anticipated planning and administrative expenses in Section 6, Line 4 of the IHP, and describe actual planning and administration expenses in Section 6, Line 5 of the APR. Report the planned and actual amount of planning and administrative expenses in the dedicated row of the Uses of Funding budget (Section 5, Line 2). Please note that Reserve Accounts to support planning and administration is an eligible activity and should be identified as a program in the IHP, and any planned or actual expenditure from the Reserve Account would be reported by its program name in the Uses of Funding table.

For the IHP, complete the **unshaded** sections to describe the planned activities, outcomes and outputs in the coming 12-month program year. The recipient must complete Lines 1.1 through 1.4, Lines 1.6 and 1.7, and Line 1.9 for each eligible activity or program planned for the One-Year IHP. For the APR, complete the shaded sections to describe actual accomplishments, outcomes, and outputs for the previous 12-month program year. In particular, complete Lines 1.5, 1.8, 1.9, and 1.10 for each program included in the IHP.

Eligible Activity May Include (citations below all reference sections in NAHASDA)

Eligible Activity	Output Measure	Output Completion
(1) Modernization of 1937 Act Housing [202(1)]	Units	All work completed and unit passed final inspection
(2) Operation of 1937 Act Housing [202(1)]	Units	Number of units in inventory at Program Year End (PYE)
(3) Acquisition of Rental Housing [202(2)]	Units	When recipient takes title to the unit
(4) Construction of Rental Housing [202(2)]	Units	All work completed and unit passed final inspection
(5) Rehabilitation of Rental Housing [202(2)]	Units	All work completed and unit passed final inspection
(6) Acquisition of Land for Rental Housing Development [202(2)]	Acres	When recipient takes title to the land
(7) Development of Emergency Shelters [202(2)]	Households	Number of households served at any one time, based on capacity of the shelter
(8) Conversion of Other Structures to Affordable Housing [202(2)]	Units	All work completed and unit passed final inspection
(9) Other Rental Housing Development [202(2)]	Units	All work completed and unit passed final inspection
(10) Acquisition of Land for Homebuyer Unit Development [202(2)]	Acres	When recipient takes title to the land
(11) New Construction of Homebuyer Units [202(2)]	Units	All work completed and unit passed final inspection
(12) Acquisition of Homebuyer Units [202(2)]	Units	When recipient takes title to the unit
(13) Down Payment/Closing Cost Assistance [202(2)]	Units	When binding commitment signed
(14) Lending Subsidies for Homebuyers (Loan) [202(2)]	Units	When binding commitment signed
(15) Other Homebuyer Assistance Activities [202(2)]	Units	When binding commitment signed
(16) Rehabilitation Assistance to Existing Homeowners [202(2)]	Units	All work completed and unit passed final inspection
(17) Tenant Based Rental Assistance [202(3)]	Households	Count each household once per year
(18) Other Housing Service [202(3)]	Households	Count each household once per year
(19) Housing Management Services [202(4)]	Households	Count each household once per year
(20) Operation and Maintenance of NAHASDA- Assisted Units [202(4)]	Units	Number of units in inventory at PYE
(21) Crime Prevention and Safety [202(5)]	Dollars	Dollars spent (report in Uses of Funding table only)
(22) Model Activities [202(6)]	Dollars	Dollars spent (report in Uses of Funding table only)
(23) Self-Determination Program [231-235]		
Acquisition	Units	When recipient takes title to the unit
Construction	Units	All work completed and unit passed final inspection

	Rehabilitation	Units	All work completed and unit passed final inspection
	Infrastructure	Dollars	Dollars spent (report in Uses of Funding table only)
(24) Infrastructure to Support Housing [202(2)]		Dollars	Dollars spent (report in Uses of Funding table only)
(25) Reserve Accounts [202(9)]		N/A	N/A

Outcome May Include

(1) Reduce over-crowding	(7) Create new affordable rental units
(2) Assist renters to become homeowners	(8) Assist affordable housing for college students
(3) Improve quality of substandard units	(9) Provide accessibility for disabled/elderly persons
(4) Improve quality of existing infrastructure	(10) Improve energy efficiency
(5) Address homelessness	(11) Reduction in crime reports
(6) Assist affordable housing for low income households	(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

IHP: PLANNED PROGRAM YEAR ACTIVITIES (NAHASDA § 102(b)(2)(A))

For each planned activity, complete all the non-shaded sections below. It is recommended that for each program name you assign a unique identifier to help distinguish individual programs. This unique number can be any number of your choosing, but it should be simple and clear so that you and HUD can track tasks and results under the program and collect appropriate file documentation tied to this program.

- One way to number your programs is chronologically. For example, you could number your programs 2011-1, 2011-2, 2011-3 etc.
- Or, you may wish to number the programs based on type. For example rental 1, rental 2, homebuyer1, homebuyer 2 etc. This type of numbering system might be appropriate if you have many programs that last over several years.
- Finally, you may wish to use an outline style of numbering. For example, all programs under your first eligible activity would start with the number 1 and then be consecutively numbered as 1.1, 1.2, 1.3 etc.

APR: REPORTING ON PROGRAM YEAR PROGRESS

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month program year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month program year. (NAHASDA § 404(b))

1.1. Program Name and Unique Identifier: 2026-1:Housing Management Services

1.2. Program Description*(This should be the description of the planned program.):*

This program is designed to establish and maintain systems through grant writing, grant management, planning and development, inspection, and coordination of housing services such as counseling in renting, budgeting, and housing resources assistance. The inspector notifies Tenant Services when a unit is move-in ready. Assistance is also provided with establishing and supporting resident organizations, corporation establishment, and life skills and self-sufficiency training activities. The program also pays insurance, property taxes, and utility costs.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(19) Housing Management Services [202(4)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(6) Assist affordable housing for low income households

Describe Other Intended Outcome*(Only if you selected "Other" above):*

1.5 Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Low-income rental households with income level determined by NAHASDA income limits.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

Types of services include managing grants, house inspections, operation of NAHASDA units, provision of housing rental assistance to low-income families, and staff members provide home maintenance and repairs, home buying, housing administration, household budgeting, housing development, and grant writing.

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 278	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

1.1. Program Name and Unique Identifier: 2026-10:Post-Secondary Education Rental assistance

1.2. Program Description*(This should be the description of the planned program.):*

This rental assistance program provides fulltime students from low-income AIAN households with rental assistance, while they are enrolled in, attending, and making progress in a post-secondary school.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(18) Other Housing Services [202(3)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(8) Assist affordable housing for college students

Describe Other Intended Outcome*(Only if you selected "Other" above):*

1.5 Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Low-income AIAN student households. Program participants will be assisted as long as they are a full time student, including in areas outside HHCDa formula counties and Wisconsin.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

This program assists college students from low-income households pursuing post-secondary education. HHCDa supports low-income families to become self-sufficient and understands the financial difficulty of paying bills and meeting household expenses, while attending school full time. The assistance is up to \$500/month (max. of \$4,000/up to 4 years), and is on a case-by-case basis.

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 25	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

1.1. Program Name and Unique Identifier: 2026-11:Rental Assistance

1.2. Program Description*(This should be the description of the planned program.):*

This program assists low-income rural and urban AIAN households (e.g., households in, but not limited to, La Crosse, Eau Claire, Madison, Green Bay, Chicago, the Twin Cities, and Milwaukee) with one month's rent.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(18) Other Housing Services [202(3)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(5) Address homelessness

Describe Other Intended Outcome*(Only if you selected "Other" above):*

1.5 Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Low-income AIAN households.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

This Rental Assistance program provides low-income households in rural and urban areas with one month's rent up to \$800. Income-eligible households can apply once every 12 months (once per fiscal year).

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 56	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

1.1. Program Name and Unique Identifier: 2026-12:Urban Rent Subsidy Program

1.2. Program Description*(This should be the description of the planned program.):*

This Urban Rent Subsidy program provides rental assistance to households in the urban areas of the Twin Cities, MN; Chicago, IL; Milwaukee, WI; Madison, WI; Eau Claire, WI; Wausau, WI; and Green Bay, WI. Approximately 33 low-income and moderate-income households, one Ho-Chunk Veteran, one disabled Ho-Chunk member, and one Ho-Chunk elder will be assisted from each urban area. HHCDA will add additional family vouchers in Chicago and the Twin Cities to meet the needs of Tribal Members living outside HHCDA formula counties. Areas of focus are 18 general, five elders, five veterans, and five disabled/homeless.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(18) Other Housing Services [202(3)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(5) Address homelessness

Describe Other Intended Outcome*(Only if you selected "Other" above):*

1.5 Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Low to moderate-income AIAN households including focus area of Ho-Chunk Veterans, disabled/homeless Ho-Chunk members, and Ho-Chunk elders.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

The Urban Rental subsidy Program provides a subsidy of a minimum of \$600/month, up to \$1,200/month per household, less a to-be-determined amount to be paid by the tenant, establishing the time period to 24-60 months of assistance with recertification every 12 months. The program is similar to HUD's Section 8 Housing Choice Voucher Program, and participants pay a maximum of roughly 30% of their income. Household size and income of selected applicants determine how many families and individuals in each urban area can be assisted.

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 33	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

1.1. Program Name and Unique Identifier: 2026-13:Model Activities - Community/Family Centers

1.2. Program Description*(This should be the description of the planned program.):*

In 2026, HHCDCA will repair windows, gutters, and insulation in the HHCDCA administration building. The Indian Heights Community family center building repairs: sewer plumbing, roof repair, and insulation, as well as upgrading the outdated kitchen.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(22) Model Activities [202(6)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

Describe Other Intended Outcome*(Only if you selected "Other" above):*

Provide a safe facility for community gatherings, cultural activities, and a community training room. Energy-efficient facilities will reduce utility costs.

1.5 Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

The low-income tribal population in the HHCDCA rental units, the Ho-Chunk Nation residents, and the HHCDCA staff serve low-income families.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

In 2026, HHCDCA will replace drafty windows, insulation, and unsafe gutters in its public services buildings. It will also upgrade the Indian Heights kitchen to safety standards for community members' use during cultural events and repair the Indian Heights building's sewer, plumbing, and roof, improving energy efficiency in buildings.

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

1.1. Program Name and Unique Identifier: 2026-14:Community Resources and Training Center

1.2. Program Description*(This should be the description of the planned program.):*

The Community Resources and Training Center (CRTC) addresses the essential needs of low-income families in areas of food, personal hygiene, housing resources, and other basic needs critical to staying sheltered. CRTC utilizes community training workshops in the HHCDAs villages that cover gardening, food preservation, and life skills, and provide essential resources for low-income families. CRTC will continue to stockpile and distribute essential needs to Ho-Chunk tribal member households in 2026. and continue community outreach and with the organizations throughout the fiscal year to stay abreast of what the HHCDAs community needs and to share HHCDAs community resources.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(18) Other Housing Services [202(3)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

Describe Other Intended Outcome*(Only if you selected "Other" above):*

Assist low-income families with essential needs to stay sheltered and support resident-driven self-sufficiency organizations that strive for solutions to make villages safe and productive.

1.5 Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Low-income rental households with income levels determined by NAHASDA income limits.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

In 2026, HHCDAs funds the Community Resource Manager position at the Community Resource and Training Center (CRTC). CRTC Manager and Garden Manager will conduct community outreach in five HHCDAs low-income villages by scheduling yearly community meetings and holistic agriculture training that are culturally significant throughout 2026. Funding will also be used for essential needs supplies for community training available to HHCDAs tenants to learn gardening, harvesting, and preservation, including certification training for tribal members. The CRTC building will be renovated to create a commercial kitchen that meets health regulations, utilizing a Native American Agriculture Fund grant. The commercial kitchen offers a safe and healthy training space for tribal members to obtain certifications. Community gardens will be established in HHCDAs villages: Sandpillow/Indian Mission, Blue Wing, Cex Ha Cii, Ho-Chunk Village, and Winnebago Heights. CRTC will continue to stock basic essential needs for families facing hardships.

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 120	Planned Number of Acres To Be Purchased in Year Under this Program:
APR: Actual Number of Units Completed in Program Year:	APR: Actual Number of Households Served in Program Year:	APR: Actual Number of Acres Purchased in Program Year:

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

1.1. Program Name and Unique Identifier: 2026-15:Community Engagement Program

1.2. Program Description*(This should be the description of the planned program.):*

This program is designed to establish and maintain a direct relationship with HHCDAs low-income families through the establishment of community focus group events, similar to a Residential Organization program. In 2026, HHCDAs staff will host quarterly "community engagement" roundtables in Jackson, Monroe, Wood, Shawano, and Sauk counties. This program aligns with the adopted FY2024-2027 HHCDAs Strategic Plan framework, which addresses quality, efficiency, and sustainability of housing and community development services. Strategic planning with each village will include individualized action plans for the next five years. Community engagement will improve and enhance HHCDAs community development and services.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(18) Other Housing Services [202(3)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(12) Other – must provide description in boxes 1.4 (IHP) and 1.5 (APR) below

Describe Other Intended Outcome*(Only if you selected "Other" above):*

HHCDAs will assist low-income tenants with identifying barriers and solutions for self-sufficiency, building stronger communities and relationships with HHCDAs staff to serve our low-income families.

1.5. Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Low-income rental households with income levels determined by NAHASDA income limits.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

These hybrid community gatherings will accommodate in-person and virtual options in 2026. Community action plans for each HHCDAs Village address individual families and community needs, including action items for the next five years. This program is modeled after the Residence Organizations.

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 80	Planned Number of Acres To Be Purchased in Year Under this Program:
APR: Actual Number of Units Completed in Program Year:	APR: Actual Number of Households Served in Program Year:	APR: Actual Number of Acres Purchased in Program Year:

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

1.1. Program Name and Unique Identifier: 2026-2:Maintenance

1.2. Program Description*(This should be the description of the planned program.):*

HHCDA's Maintenance program includes routine and nonroutine repairs of HHCDA low-income units to meet Housing Quality Standards. Any repairs required beyond normal wear and tear are referred to Tenant Services for lease violation. Maintenance notifies the Inspector when repairs are complete. All materials and work performed on a unit are documented via a work order utilizing the Salesforce software program. In 2026, the Maintenance goal is to be fully electronic with handling work orders and tracking repairs and maintenance work, which will assist with creating a comprehensive housing plan. Warehouses, community family centers, inventory, and AMERIND insurance are all managed by the Operations Division.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(2) Operation of 1937 Act Housing [202(1)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(3) Improve quality of substandard units

Describe Other Intended Outcome*(Only if you selected "Other" above):*

1.5 Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Low-income rental units, HHCDA family centers, HHCDA administration program building, and HHCDA warehouses with income level determined by NAHASDA income limits.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

HHCDA Maintenance crews and HHCDA subcontractors perform maintenance work. Charges apply for tenant damage, based upon the HHCDA Maintenance Policy Fee Schedule. All Maintenance services- including pest control, waste removal, septic services, and HVAC upgrade-are provided as needed. The Operations Division maintains HHCDA's warehouses and inventory. The department also maintains community/family centers for the social, cultural, and educational usage of the HHCDA community members.

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program: 278	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

1.1. Program Name and Unique Identifier: 2026-3:Parks & Park Revitalization

1.2. Program Description*(This should be the description of the planned program.):*

Maintain safe HHCDCA recreational areas, facilities, and playground areas for use by affordable housing residents. Maintenance includes grass cutting and constantly inspecting areas to ensure safe green spaces, parks, and bus stops.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(24) Infrastructure to Support Housing [202(2)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(4) Improve quality of existing infrastructure

Describe Other Intended Outcome*(Only if you selected "Other" above):*

1.5 Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Residents of Ho-Chunk Housing and Community Development Agency affordable housing communities.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

The types and levels of assistance are as follows: Constant on-site inspections and proper maintenance of seven HHCDCA playgrounds, walking trails, picnic shelters, bus stops, and their surrounding areas so they remain clean and safe; replace and repair unsafe equipment.

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

1.1. Program Name and Unique Identifier: 2026-4:Crime Prevention

1.2. Program Description*(This should be the description of the planned program.):*

Crime prevention funding aims to create a drug-crime-free environment and to provide for the safety and protection of residents in our communities of Blue Wing Village, Indian Heights community family center and park, Ho-Chunk Village, Winnebago Heights, Indian Mission, Sandpillow Village, Potch Chee Nunk Village, Cex Hah Chee Village, and Wazee sub-division (HHCDA Family Supportive Housing facility). HHCDA also assists the HHCDA villages with Community Safety events that encourage crime prevention and community safety. Security cameras cover all HHCDA public spaces within the villages, including parks.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(21) Crime Prevention and Safety [202(5)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(11) Reduction in crime reports

Describe Other Intended Outcome*(Only if you selected "Other" above):*

1.5 Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Residents of HHCDA low-income rental units and surrounding affordable housing in the villages.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

HHCDA communities will be safer, and cameras will deter vandalism, underage drinking, and other illicit activities. Cameras will be maintained to ensure reliable operation. Also, each community will be able to provide crime prevention projects or activities for their low-income communities. Furthermore, HHCDA will provide direct grant/funding assistance to community neighborhood watch initiatives to maintain a positive and safe environment within the HHCDA low-income resident communities. HHCDA will provide community organizations with support for crime prevention projects and activities.

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

1.1. Program Name and Unique Identifier: 2026-5:Tribal Repair and Improvement Program (TRIP)

1.2. Program Description*(This should be the description of the planned program.):*

This program provides AIAN homeowner repair grants to low-income families who meet Tribal Repair and Improvement Program (TRIP) eligibility requirements. The HHCD Development Department manages all TRIP rehab processes: the application process, initial inspection to identify needed repairs, lead inspection, and repair performance. Repairs and lead inspections are all performed by contractors and specialists certified to do specific work.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(16) Rehabilitation Assistance to Existing Homeowners [202(2)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(3) Improve quality of substandard units

Describe Other Intended Outcome*(Only if you selected "Other" above):*

1.5 Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Low-income AIAN homeowner households, with income level determined by NAHASDA income limits. This program is intended to be used by all Ho-Chunk Tribal Members.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

The following types of assistance are provided through TRIP: for conventional homes owned by low-income AIAN members, a maximum of up to \$20,000 home-rehab grant; for mobile homes (on a permanent foundation) owned by AIAN members, a maximum of up to \$7,500 home-rehab grant. TRIP also has emergency assistance for up to \$7,500.00. Grants are for necessary repairs and not cosmetic repairs of those needed due to homeowner neglect. These are conditional grants with no fees and are only repayable on a sliding scale if the homeowner moves within five years. Homeowners are required to have homeowner's insurance. Owing to the wide geographic area and distribution of TRIP projects, TRIP inspections are conducted by outside consultants. HCN Tribal Members are eligible for this program in all 50 states.

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program: 10	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

1.1. Program Name and Unique Identifier: 2026-6:Supportive Housing Program

1.2. Program Description*(This should be the description of the planned program.):*

HHCDA Family Supportive Housing Mission (**Hakikižu N###ž#**): Our mission is to help young Ho-Chunk families by providing and assisting them with stable housing and recommending supportive services that empower them to become self-sufficient and secure. We are rooted in the traditions of the Ho-Chunk Nation, creating a safe and caring community where families can thrive. We support healing, growth, and lasting stability by honoring our people's resilience and culture. **Hakikižu N###ž#** (We Stand Together) was the name presented and adopted by the HHCD Board of Commissioners because HHCD will provide support services to ten low-income families to keep families together and prevent families from experiencing hardships. The ten-unit Family Supportive Housing (FSH) new construction was funded by a grant from the State of Wisconsin Department of Administration Neighborhood Investment Fund.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(18) Other Housing Services [202(3)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(5) Address homelessness

Describe Other Intended Outcome*(Only if you selected "Other" above):*

1.5 Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Low-income rental households with income levels determined by NAHASDA income limits.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

In 2026, HHCD will fund six positions to provide supportive services to ten low-income families. **The objectives of Hakikižu N###ž# are as follows:**

- Assist families experiencing homelessness, mental health challenges, substance use disorders, or other circumstances that are hindering stable housing.
- To ensure a fair and transparent process for selecting eligible tenants who meet the Family's supportive housing standards and desired profile.

HHCD Operations Department will be the property manager of **Hakikižu N###ž# and work in partnership with supportive services staff.**

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 10	Planned Number of Acres To Be Purchased in Year Under this Program:
APR: Actual Number of Units Completed in Program Year:	APR: Actual Number of Households Served in Program Year:	APR: Actual Number of Acres Purchased in Program Year:

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

1.1. Program Name and Unique Identifier: 2026-7:Development

1.2. Program Description*(This should be the description of the planned program.):*

In 2026, the HHCDA Development Department will manage modernization and development activities, including renovating the Winnebago Heights 10-unit apartment building for a future supportive housing project, and ensuring ADA-affordable units. The Development Department will assist with carrying out the IHBG Competitive Fiscal Year 2023 and the IHBG Competitive FY2024. Development will do renovation updates and roof repair on the Indian Heights community family center. Finally, in 2026, Development will assess all HHCDA rental units with solar panels to evaluate the level of maintenance and repairs, and develop a maintenance repair plan.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(1) Modernization of 1937 Act Housing [202(1)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(3) Improve quality of substandard units

Describe Other Intended Outcome*(Only if you selected "Other" above):*

1.5 Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Low-income eligible families, with the income level determined by NAHASDA income limits.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

Management of HHCDA development and modernization activities for 2026. Coordinate repairs on projects: weatherization of HHCDA service buildings, Indian Heights community family center, Winnebago Heights renovation, and coordination and carrying out the IHBG Competitive FY23 and FY24, which will construct 23 new HHCDA rental units.

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program: 75	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

1.1. Program Name and Unique Identifier: 2026-8: Tenant Services

1.2. Program Description*(This should be the description of the planned program.):*

The Tenant Services Division provides affordable housing assistance to low-income AIAN families by managing all aspects of the rental process and the relationship between tenants and HHCDA. In 2026, an added partnership with the Ho-Chunk Nation Higher Education Division will streamline the Post-Secondary Rental Assistance Program to ensure that the most needy full-time students are served.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(2) Operation of 1937 Act Housing [202(1)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(6) Assist affordable housing for low income households

Describe Other Intended Outcome*(Only if you selected "Other" above):*

1.5 Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

Low-income rental households and Family Supportive Housing households, with income level determined by NAHASDA income limits.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

Tenant Service staff processes applications at intake, provides preoccupancy training, performs annual recertification, and collects rent from low-income tenants. The Tenant Services Department will administer programs that give program-based subsidies to the HHCDA Family Supportive Housing facility in Black River Falls, Wisconsin. Tenant Service staff will have more contact via face-to-face when possible to provide training/counseling in budgeting, credit repair, and life skills to the low-income families that utilize the HHCDA assistance programs: Urban Rental Assistance, Post-Secondary Education, Rental Assistance, and Rapid Re-Housing Assistance Program.

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program: 200	Planned Number of Households To Be Served in Year Under this Program: 0	Planned Number of Acres To Be Purchased in Year Under this Program: 0
APR: Actual Number of Units Completed in Program Year: 0	APR: Actual Number of Households Served in Program Year: 0	APR: Actual Number of Acres Purchased in Program Year: 0

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

1.1. Program Name and Unique Identifier: 2026-9:Rapid Re-Housing Rental Assistance Program

1.2. Program Description*(This should be the description of the planned program.):*

This program assists low-income rural and urban AIAN households (Wisconsin Counties: Eau Claire, Clark, Trempealeau, Adams, Vernon, Columbia, Crawford, Dane, Shawano, Marathon, Wood, Jackson, La Crosse, Monroe, Juneau, Sauk, Milwaukee, and Waukesha; including Houston County in Minnesota) with one-time rental assistance on a grander funding scale due to the increase in the rental market. This need-based program is a homelessness prevention program.

1.3. Eligible Activity Number*(Select one activity from the Eligible Activity list. For any activity involving housing units as the output measure (excluding operations and maintenance), do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(18) Other Housing Services [202(3)]

1.4. Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(5) Address homelessness

Describe Other Intended Outcome*(Only if you selected "Other" above):*

1.5 Actual Outcome Number*(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome*(Only if you selected "Other" above):*

1.6. Who Will Be Assisted*(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes fall within 80 to 100 percent of the median must be included as a separate program within this section.):*

This program will assist low-income AIAN households facing homelessness.

1.7. Types and Level of Assistance*(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

Rapid Re-Housing Rental Assistance is provided to eligible low-income households and mailed directly to the landlord. The security deposit, first month's rent, and last month's rent cannot exceed \$2,500.00. This program provides high-level assistance to address homelessness.

1.8. APR*(Describe the accomplishments for the APR in the 12-month program year. In accordance with 24 CFR § 1000.512(b)(3), provide an analysis and explanation of cost overruns or high unit costs.):*

1.9. Planned and Actual Outputs for 12-Month Program Year:

Planned Number of Units to be Completed in Year Under this Program:	Planned Number of Households To Be Served in Year Under this Program: 40	Planned Number of Acres To Be Purchased in Year Under this Program:
APR: Actual Number of Units Completed in Program Year:	APR: Actual Number of Households Served in Program Year:	APR: Actual Number of Acres Purchased in Program Year:

1.10. APR*(If the program is behind schedule, explain why. (24 CFR § 1000.512(b)(2))):*

Section 4: Maintaining 1937 Act Units, Demolition, and Disposition

NAHASDA §§ 102(b)(2)(A)(v), 102(b)(2)(A)(iv)(I-III)

(1) Maintaining 1937 Act Units(NAHASDA § 102(b)(2)(A)(v))(Describe specifically how you will maintain and operate your 1937 Act housing units in order to ensure that these units will remain viable.)

HHCDA's response to tenants' day-to-day maintenance and other housing-related needs has continued to improve. Staff do an even better job serving six of our 12 HHCDA housing communities that hold our 1937 Act units. Our housing software allows us to track the units. HHCDA has worked diligently to establish a comprehensive housing plan for all HHCDA rental units; this software assists staff in monitoring the physical condition of each unit, any updates on the units, tracking any warranties, scheduling inspections, and enabling a forecasting tracking system. This whole system also allows HHCDA staff to plan better and improve communication with tenants when scheduling any needed repairs.

(2) Demolition and Disposition(NAHASDA § 102(b)(2)(A)(iv)(I-III), 24 CFR 1000.134)Describe any planned demolition or sale of 1937 Act or NAHASDA-assisted housing units. If the recipient is planning on demolition or disposition of 1937 Act or NAHASDA-assisted housing units, be certain to include the timetable for any planned demolition or disposition and any other information that is required by HUD with respect to the demolition or disposition:

N/A

Section 5: Budgets

NAHASDA §§ 102(b)(2)(C), 404(b)

(1) Sources of Funding NAHASDA § 102(b)(2)(C)(i), (404(b)) (Complete the **non-shaded** portions of the chart below to describe your estimated or anticipated sources of funding for the 12-month program year. **APR Actual Sources of Funding -- Please complete the shaded portions of the chart below to describe your actual funds received. Only report on funds actually received and under a grant agreement or other binding commitment during the 12-month program year.**)

SOURCE	IHP					
	(A) Estimated amount on hand at beginning of program year	(B) Estimated amount to be received during 12-month program year	(C) Estimated total sources of funds (A+B)	(D) Estimated funds to be expended during 12-month program year	(E) Estimated unexpended funds remaining at end of program year (C-D)	
1. IHBG Funds	\$7,210,403.00	\$6,848,562.00	\$14,058,965.00	\$8,840,107.00	\$5,218,858.00	
2. IHBG Program Income	\$0.00	\$645,522.00	\$645,522.00	\$645,522.00	\$0.00	
3. Title VI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
4. Title VI Program Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
5. 1937 Act Operating Reserves	\$0.00		\$0.00	\$0.00	\$0.00	
6. Carry Over 1937 Act Funds	\$0.00		\$0.00	\$0.00	\$0.00	
7. ICDBG Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
8. Other Federal Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
9. LIHTC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
10. Non-Federal Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total	\$7,210,403.00	\$7,494,084.00	\$14,704,487.00	\$9,485,629.00	\$5,218,858.00	
TOTAL Columns C and H(2 through 10)			\$645,522.00			
SOURCE	APR					
	(F) Actual amount on hand at beginning of program year	(G) Actual amount received during 12-month program year	(H) Actual total sources of funding (F+G)	(I) Actual funds to be expended during 12-month program year	(J) Actual unexpended funds remaining at end of program year (H-I)	(K) Actual unexpended funds obligated but not expended at end of 12-month program year
1. IHBG Funds			\$0.00		\$0.00	
2. IHBG Program Income			\$0.00		\$0.00	
3. Title VI			\$0.00		\$0.00	
4. Title VI Program Income			\$0.00		\$0.00	
5. 1937 Act Operating Reserves			\$0.00		\$0.00	
6. Carry Over 1937 Act Funds			\$0.00		\$0.00	
7. ICDBG Funds			\$0.00		\$0.00	
8. Other Federal Funds			\$0.00		\$0.00	
9. LIHTC			\$0.00		\$0.00	
10. Non-Federal Funds			\$0.00		\$0.00	
Total			\$0.00		\$0.00	
TOTAL Columns C and H(2 through 10)			\$0.00			

Notes:

- a. For the IHP, fill in columns A, B, C, D, and E (non-shaded columns). For the APR, fill in columns F, G, H, I, J, and K (shaded columns).
- b. Total of Column D should match the total of Column N from the **Uses of Funding** table below.
- c. Total of Column I should match the Total of Column Q from the **Uses of Funding** table below.

d. For the IHP, describe any estimated leverage in Line 3 below (Estimated Sources or Uses of Funding). For the APR, describe actual leverage in Line 4 below **Uses of Funding table below.**

(2) Uses of Funding (NAHASDA § 102(b)(2)(C)(ii) (Note that the budget should not exceed the total funds on hand (Column C) and insert as many rows as needed to include all the programs identified in Section 3.

Actual expenditures in the APR section are for the 12-month program year.)

PROGRAM NAME	IHP			APR		
	(L) Prior and current year IHBG (only) funds to be expended in 12-month program year	(M) Total all other funds to be expended in 12-month program year	(N) Total funds to be expended in 12-month program year (L+M)	(O) Total IHBG (only) funds expended in 12-month program year	(P) Total all other funds expended in 12-month program year	(Q) Total funds expended in 12-month program year (O+P)
2026-1: Housing Management Services	\$316,931.00		\$316,931.00	\$0.00	\$0.00	\$0.00
2026-10: Post-Secondary Education Rental assistance	\$100,000.00		\$100,000.00	\$0.00	\$0.00	\$0.00
2026-11: Rental Assistance	\$44,800.00		\$44,800.00	\$0.00	\$0.00	\$0.00
2026-12: Urban Rent Subsidy Program	\$475,200.00		\$475,200.00	\$0.00	\$0.00	\$0.00
2026-13: Model Activities - Community/Family Centers	\$650,000.00		\$650,000.00	\$0.00	\$0.00	\$0.00
2026-14: Community Resources and Training Center	\$303,826.00		\$303,826.00	\$0.00	\$0.00	\$0.00
2026-15: Community Engagement Program	\$170,926.00	\$0.00	\$170,926.00	\$0.00	\$0.00	\$0.00
2026-2: Maintenance	\$2,686,549.00	\$645,522.00	\$3,332,071.00	\$0.00	\$0.00	\$0.00
2026-3: Parks & Park Revitalization	\$20,000.00		\$20,000.00	\$0.00	\$0.00	\$0.00
2026-4: Crime Prevention	\$37,560.00		\$37,560.00	\$0.00	\$0.00	\$0.00
2026-5: Tribal Repair and Improvement Program (TRIP)	\$205,000.00		\$205,000.00	\$0.00	\$0.00	\$0.00
2026-6: Supportive Housing Program	\$630,149.00		\$630,149.00	\$0.00	\$0.00	\$0.00
2026-7: Development	\$667,705.00		\$667,705.00	\$0.00	\$0.00	\$0.00
2026-8: Tenant Services	\$1,225,569.00		\$1,225,569.00	\$0.00	\$0.00	\$0.00
2026-9: Rapid Re-Housing Rental Assistance Program	\$100,000.00	\$0.00	\$100,000.00	\$0.00	\$0.00	\$0.00
Loan repayment - describe in 3 & 4 below	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Planning and Administration	\$1,205,892.00	\$0.00	\$1,205,892.00	\$0.00	\$0.00	\$0.00
TOTAL	\$8,840,107.00	\$645,522.00	\$9,485,629.00	\$0.00	\$0.00	\$0.00

Notes:

- a. Total of Column L cannot exceed the IHBG funds from Column C, Row 1 from the Sources of Funding table in Line 1 above.
- b. Total of Column M cannot exceed the total from Column C, Rows 2-10 from the Sources of Funding table in Line 1 above.
- c. Total of Column O cannot exceed total IHBG funds received in Column H, Row 1 from the Sources of Funding table in Line 1 above.
- d. Total of Column P cannot exceed total of Column H, Rows 2-10 of the Sources of Funding table in Line 1 above.
- e. Total of Column Q should equal total of Column I of the Sources of Funding table in Line 1 above.

(3) Estimated Sources or Uses of Funding NAHASDA § 102(b)(2)(C) (Provide any additional information about the estimated sources or uses of funding, including leverage (if any). You must provide the relevant information for any planned loan repayment listed in the Uses of Funding table on the previous page. This planned loan repayment can be associated with Title VI or with private or tribal funding that is used for an eligible activity described in an IHP that has been determined to be in compliance by HUD. The text must describe which specific loan is planned to be repaid and the NAHASDA-eligible activity and program associated with this loan): **We do not have any planned loan repayments for FY 2026.**

(4) APR (NAHASDA § 404(b)) (Enter any additional information about the actual sources or uses of funding, including leverage (if any). You must provide the relevant information for any actual loan repayment listed in the Uses of Funding table on the previous page. The text must describe which loan was repaid and the NAHASDA-eligible activity and program associated with this loan.):
Approval Completed

Section 6: Other Submission Items

[102(b)(2)(C)(ii)], [201(b)(5)], [202(6)], [205(a)(2)], [209], 24 CFR §§ 1000.108, 1000.120, 1000.142, 1000.238, 1000.302

(1) Useful Life/Affordability Period(s) (NAHASDA § 205, 24 CFR § 1000.142) (Describe your plan or system for determining the useful life/affordability period of the housing it assists with IHBG and/or Title VI funds must be provided in the IHP. A record of the current, specific useful life/affordability period for housing units assisted with IHBG and/or Title VI funds (excluding Mutual Help) must be maintained in the recipient's files and available for review for the useful life/affordability period.):

Through 2026, HHCDA will service all 1937 Act and NAHASDA rental units to keep up to Housing Quality Standards through inspections, day-to-day /preventative maintenance, and required replacements. All rehabilitations/modernizations shall have an affordability period of 6 months. On a sliding scale, this affordability period increases to 15 years for accrued IHBG rehab expenditure of \$50,000 and 20 years for new construction. The full scale is as follows: IHBG Funds - Affordability Period: Under \$5,000/6 months; \$5,000-%25,000/5 years; \$25,000-\$50,000/10 years; over \$50,000/15 years; New construction or acquisition of newly constructed building/20 years. In addition, private, low-income homeowners who receive NAHASDA rehab assistance through HHCDA's TRIP(Tribal Rehab and Improvement Program)funds contractually must remain in their assisted homes for 5 years (period of affordability)to not incur a pay-back penalty. This same limit pertains to HHCDA's Down Payment Assistance Program grant recipients.

2) Model Housing and Over-Income Activities(NAHASDA § 202(6), 24 CFR § 1000.108) (If you wish to undertake a model housing activity or wish to serve non-low-income households during the 12-month program year, those activities may be described here, in the program description section of the 1-year plan, or as a separate submission.):

Any tenant household whose income has increased during tenancy so that the household is over 80% of HHCDA's NAHASDA median income(such tenants are grandfathered in) is required to attend financial-literacy training and homeownership classes, with the recognition that they are ready to progress from affordable rental housing to homeownership. In the meantime, while still renting from HHCDA, their monthly rental payment is proportionately adjusted according to how much they exceed 80% of the median, though it is capped at the county Fair Market Rent value.

(3) Tribal and Other Indian Preference(NAHASDA § 201(b)(5), 24 CFR § 1000.120) If preference will be given to tribal members or other Indian families, the preference policy must be described. This information may be provided here or in the program description section of the 1-year plan.

Does the Tribe have a preference policy?: Yes

If yes, describe the policy. **The principle responsibility of Ho-Chunk Housing and Community development Agency is to provide affordable housing for low-income Native Americans. Accordingly, HHCDA gives preference in the selection of tenants to Native American households. Native American Preference. New and existing available housing units shall be given to low-income families, with the following order of preference: a) Enrolled members of the Ho-Chunk Nation; b) Enrolled members of other federally or state recognized Native American tribes.**

(4) Anticipated Planning and Administration Expenses (NAHASDA § 102(b)(2)(C)(ii), 24 CFR § 1000.238)

Do you intend to exceed your allowable spending cap for Planning and Administration? No

If yes, describe why the additional funds are needed for Planning and Administration. For a recipient administering funds from multiple grant beneficiaries with a mix of grant or expenditure amounts, for each beneficiary state the grant amount or expenditure amount, the cap percentage applied, and the actual dollar amount of the cap.

(5) Actual Planning and Administration Expenses(NAHASDA § 102(b)(2)(C)(ii), 24 CFR § 1000.238)

Did you exceed your spending cap for Planning and Administration?

If yes, did you receive HUD approval to exceed the cap on Planning and Administration costs?

If you did not receive approval for exceeding your spending cap on planning and administration costs, describe the reason(s) for exceeding the cap. (See Section 6, Line 5 of the Guidance for information on carry-over of unspent planning and administration expenses.)

(6) Expanded Formula Area - Verification of Substantial Housing Services (24 CFR § 1200.302(3))If your tribe has an expanded formula area (i.e., an area that was justified based on housing services provided rather than the list of areas defined in 24 CFR § 1200.302 Formula Area (1)), the tribe must demonstrate that it is continuing to provide substantial housing services to that expanded formula area. Does the tribe have an expanded formula area? Yes

If no, proceed to Section 7.

If yes, list each separate geographic area that has been added to the Tribe's formula area and the documented number of Tribal members residing there.

For each separate formula area expansion, list the budgeted amount of IHBG and other funds to be provided to all American Indian and Alaska Native (AIAN) households and to only those AIAN households with incomes 80% of median income or lower during the recipient's 12-month program year:

Expanded Formula Area:

Geographic area that has been added to the Tribe's formula area and the documented number of Tribal members residing there : **Under NAHASDA, HHDA provides services to eligible low-income Ho-Chunk Nation families nationwide. HHDA attends meetings in person in the four Ho-Chunk Nation districts to gain knowledge and understanding of each district's low-income housing needs. HHDA provides some programs designed to meet all district's needs.**

All AIAN Households - IHBG Funds : **\$6,848,562.00**

AIAN Households with Incomes 80% or Less of Median Income - IHBG Funds : **\$0.00**

All AIAN Households - Funds from Other Sources : **\$0.00**

AIAN Households with Incomes 80% or Less of Median Income - Funds from Other Sources : **\$0.00**

Section 7: Indian Housing Plan Certification of Compliance

NAHASDA § 102(b)(2)(D)

By signing the IHP, the recipient certifies its compliance with Title II of the Civil Rights Act of 1968 (25 USC Part 1301 et seq.), and ensures that the recipient has all appropriate policies and procedures in place to operate its planned programs. The recipient should not assert that it has the appropriate policies and procedures in place if these documents do not exist in its files, as this will be one of the items verified during any HUD monitoring review.

(1) In accordance with applicable statutes, the recipient certifies that:

It will comply with Title II of the Civil Rights Act of 1968 in carrying out this Act, to the extent that such title is applicable, and other applicable federal statutes: **Yes**

(2) In accordance with 24 CFR 1000.328, the recipient receiving less than \$200,000 under FCAS certifies that:

There are households within its jurisdiction at or below 80 percent of median income: **Not Applicable**

(3) The following certifications will only apply where applicable based on program activities.

a. It will maintain adequate insurance coverage for housing units that are owned and operated or assisted with grant amounts provided under NAHASDA, in compliance with such requirements as may be established by HUD: **Yes**

b. Policies are in effect and are available for review by HUD and the public governing the eligibility, admission, and occupancy of families for housing assisted with grant amounts provided under NAHASDA: **Yes**

c. Policies are in effect and are available for review by HUD and the public governing rents charged, including the methods by which such rents or homebuyer payments are determined, for housing assisted with grant amounts provided under NAHASDA: **Yes**

d. Policies are in effect and are available for review by HUD and the public governing the management and maintenance of housing assisted with grant amounts provided under NAHASDA: **Yes**

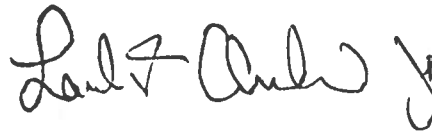
Section 8: IHP Tribal Certification

NAHASDA § 102(c)

This certification is used when a Tribally Designated Housing Entity (TDHE) prepares the IHP or IHP amendment on behalf of a tribe.

This certification must be executed by the recognized tribal government covered under the IHP.

- (1) The recognized tribal government of the grant beneficiary certifies that: **Melanie R Stacy**
- (2) It had an opportunity to review the IHP or IHP amendment and has authorized the submission of the IHP by the TDHE
- (3) It has delegated to such TDHE the authority to submit an IHP or IHP amendment on behalf of the Tribe without prior review by the Tribe
- (4) Tribe: **Ho-Chunk Nation**
- (5) Authorized Official's Name and Title: **Lambert Cleveland, Ho-Chunk Nation Vice President**
- (6) Authorized Official's Signature:
- (7) Date (MM/DD/YYYY): **2025-10-02**

A handwritten signature in black ink, appearing to read "Lambert Cleveland", written over the signature line of the form.

Section 9: Tribal Wage Rate Certification

NAHASDA §§ 102(b)(2)(D)(vi), 104(b)

By signing the IHP, you certify whether you will use tribally determined wages, Davis-Bacon wages, or HUD determined wages. Check only the applicable box below.

- (1) You will use tribally determined wage rates when required for IHBG-assisted construction or maintenance activities. The Tribe has appropriate laws and regulations in place in order for it to determine and distribute prevailing wages.
- (2) You will use Davis-Bacon or HUD determined wage rates when required for IHBG-assisted construction or maintenance activities.
- (3) You will use Davis-Bacon and/or HUD determined wage rates when required for IHBG-assisted construction except for the activities described below.
- (4) If you checked the box in Line 3, list the other activities that will be using tribally determined wage rates:
N/A



HO-CHUNK NATION LEGISLATIVE BRANCH

Legislative and Commission Meeting Agenda Item Request | **Executive Branch**

Please mark the meeting that you would like your item reviewed at.



Legislative Meeting

Was this agenda item reviewed at its respective commission before requesting to be on the Legislative agenda? Yes No If "No" please explain:

Legislative Housing Commission is scheduled after regular Legislative Session; I just obtained HHCDA Board of Commissioners' review and approval on October 9, 2025.



Government Administration Commission



Development Commission



Finance Commission



Housing Commission



Health, Insurance, Education, and Social Services Commission

Legislative Sponsor: Rep. Sarah Lemieux-White Eagle

Date of meeting: 10/20/25

Please indicate unfinished business, new business, presentation, or request for executive session.



New Business



Presentation



Unfinished Business



Executive Session

Please give a brief description of the item

This the Annual Indian Housing Plan for FY2026; the amount of grant is \$6,848,562.00. This IHP describes programs that HHCDA will carry out in 2026.

Contact Person for Agenda Item: Melanie Stacy

Phone or Extension: 18805

Please submit completed form and one digital copy of your agenda item along with any supporting documentation. This request will not be accepted if this form is incomplete.

Signatures will act as approval for presentations

Executive Director

10.16.2025

Date

President's Office

Date

Last Modified
10.09.25

