

**RESOLUTION OF THE GOVERNING BODY
OF THE
THREE AFFILIATED TRIBES
OF THE
FORT BERTHOLD RESERVATION**

- WHEREAS,** This Nation, having accepted the Indian Reorganization Act of June 18, 1934, and the authority under said Act; and
- WHEREAS,** The Constitution of the Three Affiliated Tribes generally authorizes and empowers the Tribal Business Council to engage in activities on behalf of and in the interest of the welfare and benefit of the Tribes and of the enrolled members; and
- WHEREAS,** The Fort Berthold Housing Authority has developed a One- and Five-Year plan pursuant to the requirements of NAHASDA, and
- WHEREAS,** This Plan was approved by the Tribal Business Council and was submitted to and accepted by HUD as appropriate under federal regulation, and
- WHEREAS,** The FBHA has now entered into year two of the Plan and has detailed its goals and objectives which are in line with the overall Five-Year Plan, and
- WHEREAS,** The Fort Berthold Housing Authority Board of Commissioners has reviewed the Year Two Plan and finds it in keeping with the approved Five-Year plan as evidenced by the attached FBHA Resolution, and so
- NOW THEREFORE BE IT RESOLVED THAT,** The Tribal Business Council hereby concurs with the Fort Berthold Housing Authority's Year Two Plan for submittal to HUD which will ensure continued funding to this vital tribal program and hereby directs the FBHA to submit said Plan to HUD.

**THREE AFFILIATED TRIBES
FORT BERTHOLD HOUSING AUTHORITY**

**YEAR TWO
INDIAN HOUSING PLAN
October 1, 1998 - September 30, 1999**

Fort Berthold Housing Authority will carry out its Second Year Plan, October 1, 1998 through September 30, 1999, by accomplishment of the following Goals and Objectives.

Goal #1. FBHA will reduce the level of overcrowding and housing shortage by 5%.

Objectives	Performance Objectives
#1. Continue completion of renovation of Grand Forks units by completion of all interior work.	<ol style="list-style-type: none"> 1. FBHA will contract the project keeping in mind all asbestos, lead-based paint, lead pipe, and electrical assessments and testing required to bring the interior of the units up to standard. 2. FBHA will ensure the safety of the units by periodic on-site inspections during renovation and by final inspection.
#2. Increase the number of affordable homes for low income tribal families through restoration of ten (10) abandoned Mutual Help homes.	<ol style="list-style-type: none"> 1. FBHA will identify the units. 2. The units will be assessed and contracted for the necessary renovations. 3. The waiting list will be reviewed to identify tribal families in need of homes. 4. HUD income guidelines will be followed in determining housing needs of low income tribal families in order to prioritize housing needs. 5. The homes will be marketed to tribal families for sale or will be converted to rentals.
#3. Construct fifty (50) rental units of new development.	<ol style="list-style-type: none"> 1. Locate housing sites taking into consideration housing need for each area and the availability of services such as water and sewer. 2. Determine cost of development. 3. Identify funding source(s). 4. Contract development of units. 5. Place residents/tenants from the waiting list.

FBHA IHP Year Two Plan

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Goal #2: FBHA will reduce the number of substandard units by 5% in six (6) tribal communities.

Objectives	Performance Objectives
#1. Continue completion of any outstanding Comprehensive, Disaster, and Emergency grants, and begin	<ol style="list-style-type: none"> 1. Conduct field inspections on units as necessary. 2. Put out for bid. 3. Select contractors and finalize bid process. 4. Provide maintenance on units.
#2. Convert to rentals, six (6) Mutual Project ND 5-19 units and accomplish necessary renovations.	<ol style="list-style-type: none"> 1. Identify units and conduct on site inspections. 2. Put out to bid. 3. Select contractors and finalize bid process. 4. Provide maintenance on units.
#3. Replace five (5) rental unit basements.	<ol style="list-style-type: none"> 1. Identify units and conduct on site inspections. 2. Put out to bid. 3. Select contractors and finalize bid process. 4. Provide maintenance on units.
#4. Continue review and modifications as necessary on the comprehensive maintenance plan to maintain current and future housing stock.	<ol style="list-style-type: none"> 1. With the assistance of the Planning Committee, the Facilities Maintenance staff shall review current practices/policies for effectiveness and shall make any necessary changes on an ongoing basis. 2. Complete 20% of all identified major renovations annually to ensure that rental stock service life is maximized.
#5. Develop a Service Center to provide cost-basis repairs for existing Mutual Help units.	<ol style="list-style-type: none"> 3. Reaffirm and train the staff and the Board of Commissioners annually on the existing Mutual Help and rental policies concerning a client's responsibility for the cost of repairs. 2. Advertise the policy and the Housing Authority's intention to enforcement. 3. Continue implementation of services. 4. Conduct workshops on home maintenance throughout the community. 5. Review progress with the Planning Committee and staff on a regular basis to accommodate an ongoing review and updating process.

Goal #3: To promote new opportunities for home ownership by merging public sector and private sector programs to create affordable housing for low income tribal families.

Objectives	Performance Objectives
#1. Continue to develop legal infrastructure for internal and external residential financing.	<ol style="list-style-type: none"> 1. Continue review of Tribal Housing Leasehold Ordinance and initiate revisions, if needed. 2. Review and, if necessary, revise internal mortgage program. 3. Develop and present home buyers legal education and tenant rights workshops. 4. Provide counseling on evictions and foreclosures.
#2. Continue development of partnerships with federal, state, and private lending institutions to increase home buyer opportunities.	<ol style="list-style-type: none"> 1. Refine existing partnerships with the private sector. 2. Identify new private and public financial resources. 3. Refine and market the partnerships by holding at least one meeting with each potential lender.
#3. Continue provision of a Housing Resource Center to guide tribal families through home purchase.	<ol style="list-style-type: none"> 1. Provide copies of floor plans used in previous IHA projects. 2. Provide a bulletin board for information on housing construction and homes for sale. 3. Develop a library of information on available home loan products and loan providers.
#4. Continue the Home buyers Education Program to provide financial and home purchase counseling.	<ol style="list-style-type: none"> 1. Review current home buyer educational curriculum. 2. Implement the revised curriculum by conducting seminars as identified.
#5. Continue to review and disseminate HUD Section 184 Loan Guarantee Program information on an ongoing basis.	<ol style="list-style-type: none"> 1. Disseminate loan information and loan provider listing to tribal members. 2. FBHA Board of Commissioners will continually review Section 184 for possible use as a borrower in order to leverage funds.

Goal #4: To improve the physical infrastructure for future home sites for low income tribal families.

Objectives	Performance Objectives
#1. Continue to provide technical assistance to Tribe for development of a housing zoning ordinance and other infrastructure development.	1. Research zoning ordinance. 2. Appoint a committee to work with Tribal Natural Resources Department and Legal Department to research zoning ordinance. 3. Coordinate on-going services with the tribal utilities program, local cooperatives to review plans on infrastructure development.

Goal #5: Develop long-term asset and property management.

Objectives	Activities
#1. Continue to develop organizational structure that will effectively and efficiently accommodate the administration of the FBHA as the tribal TDHE.	1. Orient staff as to the changes in administrative processes needed and seek their input as to how the FBHA can best revise the current structure. 2. Draft an organizational structure which best addresses housing concerns/issues. 3. Present to the FBHA Board of Commissioners for adoption. 4. Evaluate success of reorganization on a regular basis and make any necessary changes as needed utilizing the above process.
#2. Continue to review and revise policies on an ongoing basis.	1. Review financial, maintenance, administrative, mutual help and low rent policies and procedures. 2. Hold weekly departmental and staff meetings to provide input into the policy revisions. 3. Identify changes and additions.
#3. Continue to provide training in property management and asset management to housing staff.	1. Train staff in NAHASDA rules and regulations. 2. Provide additional outside training if needed. 3. Review and revise job descriptions.

<p>#4. Develop animal/pet policy which ensures the safety of tenants and community and is in compliance with all applicable tribal laws and regulations.</p>	<ol style="list-style-type: none"> 1. Research existing policies and governing laws. 2. Seek the input of community members in the development of workable policies governing pet control. 3. Develop policies and achieve adoption by the FBHA Board of Commissioners with concurrence by the Tribal Business Council 4. Construct a dog shelter/pound in compliance with all applicable laws and regulations as part of the implementation of the policy.
<p>#5. The FBHA will continue to enforce the National Median Income guidelines.</p>	<ol style="list-style-type: none"> 1. The FBHA Board of Commissioners will periodically review admissions to ensure compliance with the guidelines.
<p>#6. Conduct on-going review and planning for possible model activities.</p>	<ol style="list-style-type: none"> 1. The FBHA Board of Commissioners will continually review and plan for possible model activities.

Goal #6: To have the housing entity responsible for housing activities that meet the socio-economic and housing needs of tribal families.

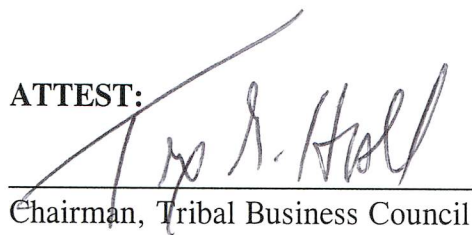
Objectives	Performance Objectives
<p>#1. Conduct annual NAHASDA planning, evaluations and plan submission.</p>	<ol style="list-style-type: none"> 1. Hold monthly planning session with Board of Commissioners and staff to review the Five Year and One Year Goals and Objectives.
<p>#2. Annually review NAHASDA rules and regulations implementation and compliance for both HUD and the Three Affiliated Tribes.</p>	<ol style="list-style-type: none"> 1. Implement any NAHASDA rule and/or regulations changes. 2. Schedule the annual audit of housing finances.

CERTIFICATION

I, the undersigned, as Secretary of the Tribal Business Council of the Three Affiliated Tribes of the Fort Berthold Reservation, hereby certify that the Tribal Business Council is composed of 7 members of whom 5 constitute a quorum, 6 were present at a **Special** Meeting thereof duly called, noticed, convened, and held on the 19th day of **February**, 1999; that the foregoing Resolution was duly adopted at such Meeting by the Affirmative vote of 5 members, 0 members opposed, 0 members abstained, 1 members not voting, and said Resolution has not been rescinded or amended in any way.

Dated the 19th day of **February**, 1999.

ATTEST:



Chairman, Tribal Business Council



Secretary, Tribal Business Council