

# **Tribal Housing: Status of Affordable Housing in Indian Country**

Presented by Joseph B. Diehl  
Former Executive Director - Northwest Indian Housing Association

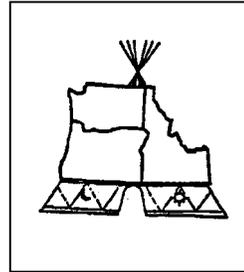
*With poverty twice that of average non-Indians, this talk will provide an overview, status and future of affordable housing in Indian country.*

**Housing Washington – Tacoma WA**  
**Thursday, October 6, 2016**  
**11:00 am to 11:30 am**

## **Outline**

- **How You can Connect to Tribal Housing Authorities, Tribally-Designated Housing Entities, and Tribal Housing Departments.**
- **Overview of Poverty and Housing Needs in Indian Country.**
- **Brief History of Housing Programs in Indian Country; NAHASDA Defined; Current Status of NAHASDA Reauthorization.**
- **How Federal Funding is Allocated; Negotiated Rulemaking - Defined.**
- **Federal Agencies, State Agencies, and Other Organizations Involved in Affordable Housing Programs in Indian Country.**
- **Low Income Housing Tax Credit (LIHTC) Financed Projects in Washington State.**
- **The Future of Housing Programs in Indian Country.**

## How You can Connect to Tribal Housing Authorities, Tribally-Designated Housing Entities, and Tribal Housing Departments

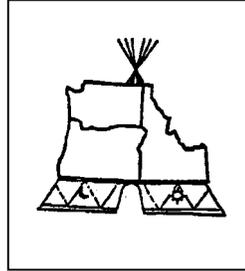


Northwest Indian Housing Association (NWIHA): <http://www.nwiha.org>



National American Indian Housing Council (NAIHC): <http://www.naihc.net>

## How You can Connect to Tribal Housing Authorities, Tribally-Designated Housing Entities, and Tribal Housing Departments



Northwest Indian Housing Association (NWIHA): <http://www.nwiha.org>

- Membership – 4 States. 38 Voting Members. 25 Associate Members.
- Quarterly Meetings.
- Newsletter (Online).
- Youth Scholarship Program.
- Information Dissemination.
- Advocacy.
- Networking.
- Policy Development.

***NWIHA's Youth Scholarship Program has distributed over \$208,000 to Native American Youth since inception.***



*“Cheyanne Fasana, a junior at Oregon State University, wants to teach and further develop an elementary school curriculum about her tribe, the Confederated Tribes of Grande Ronde, that she created when she was a high school senior. Fasana is realizing her dream with the help of her tribe, the Northwest Indian Housing Association and New Mexico-based insurance company, AMERIND Risk.”* **Indian Country Today** 10/4/16

*NWIHA's Quarterly meetings provide opportunities for networking, housing updates and recognitions.*



**Above**  
Executive Director of the Year, Joanne Gutierrez of Puyallup (left) with NWIHA Chair, Laurie Ann Cloud

## How You can Connect to Tribal Housing Authorities, Tribally-Designated Housing Entities, and Tribal Housing Departments



National American Indian Housing Council (NAIHC): <http://www.naihc.net>

- Membership – Voting Members throughout Indian Country; Associate Members
- Advocacy – at the National Level.
- Annual Convention (over 800 attendees).
- Legislative Conference – in Washington DC.
- Legal Symposium (December 2016) – in Las Vegas, NV.
- Training and Technical Assistance to Tribes throughout the US.
- Strong Liaisons at the National Level.

## NWHLA Recommendations to NAIHC for Legislative Priorities

- 1** NAHASDA reauthorization
- 2** Increase IHBG annual appropriations
- 3** Better federal consultation processes and practices
- 4** Put Training and Technical Assistance funds back with NAIHC, and keep HUD's Training and TA in ONAP
- 5** Have a single agency source of funding for infrastructure and site development
- 6** More support for "supportive services" for housing (to enable more "wraparound services" provided through housing) and should include, but not be limited to, relaxing restrictions on eligible activities
- 7** Extend time for rebuilding demolished buildings
- 8** Extend/expand the BIA HIP program and make the application and evaluation process more transparent
- 9** Funding for homeless population programs

## **Overview of Poverty and Housing Needs in Indian Country.**

- **HUD Needs Assessments, and Reports.**
- **Census Statistics, Employment, Poverty Rates.**
- **Research Studies.**
- **The Myth about Casinos.**



- **Example from our Region.**

## YAKAMA NATION UNMET HOUSING NEEDS & UNSANITARY HOUSING SITES

COLUMBIA RIVER HOUSING SITES:



UNDERWOOD: Chief Johnny Jackson near charred remains of his home & entering trailer



CASCADE LOCKS: covered RV & shed



MARYHILL: dog protecting his area

## YAKAMA NATION UNMET HOUSING NEEDS & UNSANITARY HOUSING SITES



LONE PINE: considered most crowded



WYETH: Cold, humble conditions



TYPICAL: multiple electrical connections & extension cords

# YAKAMA NATION UNMET HOUSING NEEDS & UNSANITARY HOUSING SITES



Yakama Nation opens RV Park to residents displaced from YNHA housing park undergoing renovations

**Brief History of Housing Programs in Indian Country;  
NAHASDA Defined; Current Status of NAHASDA Reauthorization.**

- **Pre-NAHASDA.**
- **NAHASDA.**
- **NAHASDA Reauthorization.**
- **Why NAHASDA Isn't Working.**
- **Shouldn't Funding Follow the Need?**

<b>Fiscal Year</b>	<b>Unadjusted NAHASDA Appropriation</b>	<b>Cost of Living Adjustment</b>	<b>Appropriation necessary to account for inflation</b>	<b>NAHASDA Shortfall</b>
1998	\$ 589,995,973.00	102.1%	\$ 589,995,973.00	\$ -
1999	\$ 613,910,985.00	101.3%	\$ 597,665,920.65	\$ (16,245,064.35)
2000	\$ 611,197,404.00	102.5%	\$ 612,607,568.67	\$ 1,410,164.67
2001	\$ 641,406,705.00	103.5%	\$ 634,048,833.57	\$ (7,357,871.43)
2002	\$ 641,122,938.00	102.6%	\$ 650,534,103.24	\$ 9,411,165.24
2003	\$ 646,338,634.00	101.4%	\$ 659,641,580.69	\$ 13,302,946.69
2004	\$ 650,681,949.00	102.1%	\$ 673,494,053.88	\$ 22,812,104.88
2005	\$ 628,340,700.00	102.7%	\$ 691,678,393.34	\$ 63,337,693.34
2006	\$ 625,665,112.00	104.1%	\$ 720,037,207.46	\$ 94,372,095.46
2007	\$ 633,440,427.00	103.3%	\$ 743,798,435.31	\$ 110,358,008.31
2008	\$ 594,234,590.00	102.3%	\$ 760,905,799.32	\$ 166,671,209.32
2009	\$ 620,750,000.00	105.8%	\$ 805,038,335.68	\$ 184,288,335.68
2010	\$ 701,472,052.00	100%	\$ 805,038,335.68	\$ 103,566,283.68
2011	\$ 663,897,135.00	100%	\$ 805,038,335.68	\$ 141,141,200.68
2012	\$ 661,047,668.00	103.6%	\$ 834,019,715.77	\$ 172,972,047.77
2013	\$ 620,192,899.00	101.7%	\$ 848,198,050.93	\$ 228,005,151.93
2014	\$ 657,087,013.00	101.5%	\$ 860,921,021.70	\$ 203,834,008.70
	<b>\$10,800,782,184.00</b>		<b>\$12,292,661,664.56</b>	<b>\$1,491,879,480.56</b>

Additional Stimulus Allocations:

2009 - \$255,000,000, Formula Recovery Act

2009 - \$10,000,000 Competitive ICDBG (Indian community Development Block Grant)

2009 - \$242,250,000 Competitive NAHBG (Native American Housing Block Grant)

## **How Federal Funding is Allocated; Negotiated Rulemaking - Defined.**

- **Self-Determination Concept: Let the Tribes Decide on the Methodology to Allocate Federal Funding.**
- **This Round – a Short History.**
- **Current Situation.**
- **How Federal Funding will be Determined.**

**Federal Agencies, State Agencies, and Other Organizations Involved  
In Affordable Housing Programs in Indian Country.**

- **HUD (Office of Native American Programs)**
- **USDA/RD**
- **EPA**
- **BIA**
- **IHS**
- **Veterans Administration**
- **AMERIND Risk Management Corp., Inc.**
- **ATNI**
- **NCAI**
- **State Housing Trust Fund (Departments)**
- **State LIHTC Allocation Agencies**
- *The Struggle: Brining Economic Development to Rural America*

## **Low Income Housing Tax Credit (LIHTC) Financed Projects in Washington State**

- **Summary of all LIHTC Allocations in Washington State.**
- **Case Study – Sail River Heights (Makah): 2007-2015**

## Low-Income Housing Tax Credit—Tribal Projects by Organization

775 tribal units = \$101,814,904 in total credit

Organization	Project	Year	City	County	Units	Total Credit
Colville Indian Housing Authority	Colville Homes I	2007	Nespelem	Okanogan	25	\$3,499,596
	Colville Homes II	2009	Inchelium	Ferry	20	\$2,771,663
	Eagle Nest Homes	2014	Omak	Okanogan	20	\$3,486,352
	Colville Homes IV	2016	Nespelem	Okanogan	47	\$8,568,465
Lower Elwha Housing Authority	Lower Elwha Homes I & II	2009, 2012	Port Angeles	Clallam	45	\$6,980,792
Lummi Tribal Housing	Lummi Homes I	2000	Bellingham	Whatcom	24	\$2,092,531
Makah Tribal Housing Department	Sail River Longhouse	2013	Neah Bay	Clallam	21	\$3,371,424
Nooksack Indian Tribe Housing Department	Nooksack Homes I	2005	Everson	Whatcom	24	\$2,296,044
	Nooksack Homes III & IV	2006	Deming	Whatcom	37	\$4,794,912
Nooksack Tribal Housing Authority	Nooksack Homes II	2005	Nooksack	Whatcom	24	\$2,104,390
Quinault Housing Authority	Qui Nai Elt Homes I	2008	Taholah	Grays Harbor	35	\$4,667,078
Spokane Indian Housing Authority	Spokane Homes I	2002	Ford	Stevens	25	\$2,339,760
	Spokane Tribal Homes II	2011	Multiple cities	Stevens	40	\$6,582,857
Suquamish Tribe	Totten Housing Development	2005	Suquamish	Kitsap	12	\$1,612,255
Tulalip Tribes Housing Department	Tulalip Homes I, II & III	2006, 2007, 2008	Tulalip	Snohomish	116	\$11,617,393
Yakama Nation Housing Authority	Adams View	2011	Wapato	Yakima	68	\$12,173,388
	YNHA Tax Credit 1R & 2R	2003, 2005	Wapato	Yakima	50	\$3,318,744
	Wanity Park Apartments - Phase I & II	2008, 2009	Toppenish	Yakima	54	\$6,368,215
	YNHA Tax Credit 6	2016	Wapato	Yakima	88	\$13,169,047

# **SAIL RIVER HEIGHTS**

**“MAKAH SELF-DETERMINATION AT WORK”**



**MAKAH TRIBE**

Presented by Wendy Lawrence, Housing Director

December 8, 2015

# KEYS TO A SUCCESSFUL DEVELOPMENT

- DON'T BE AFRAID TO DREAM
- STRATEGIC-LONG RANGE PLANNING IS CRITICAL
- BE INCLUSIVE



- DEVELOPMENT TEAM



- **FUNDRAISING**



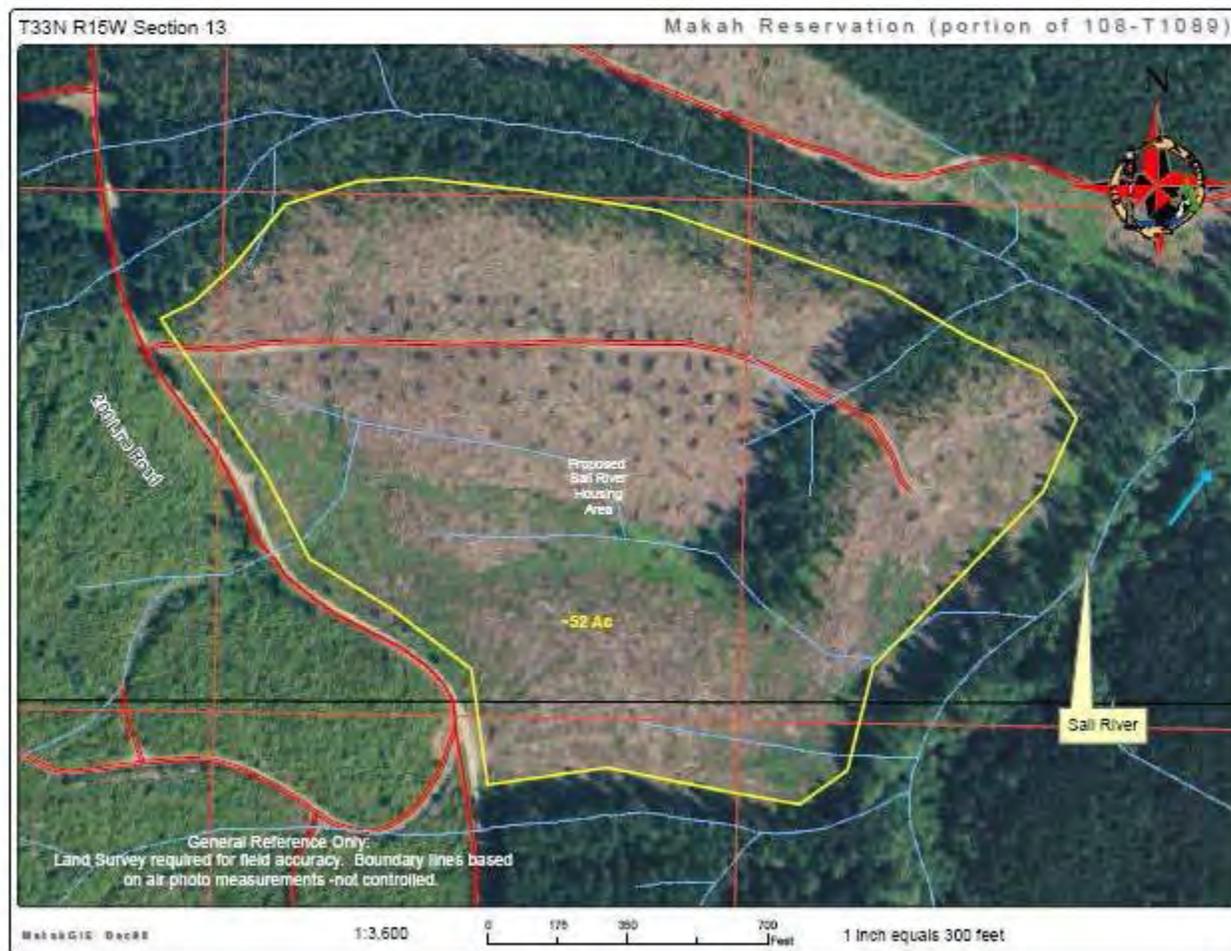
- **BE THE EXPERT ON YOUR PROJECT**



# PLAN, PLAN, PLAN

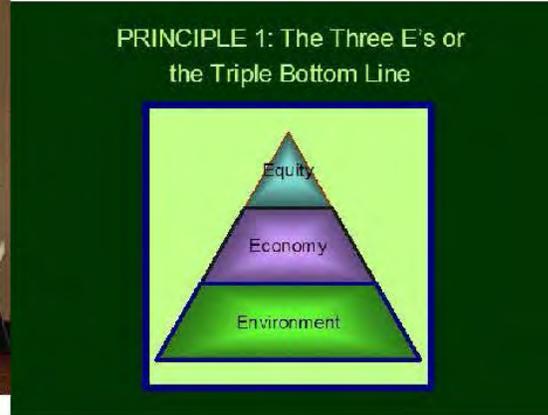
- 2005 – MAKAH TRIBE BECOMES AN AUTHORIZED HUD-184 GUARANTEED LOAN PARTICIPANT
- 2007 – TRIBAL COUNCIL REMOVES 51 ACRES FROM THE TIMBER INVENTORY FOR THE SAIL RIVER HEIGHTS SUBDIVISION.
- 2007 – COUNCIL ADOPTS THE AFFORDABLE HOUSING ASSISTANCE PROGRAM
  - ESSENTIAL REPAIR, REHAB AND WEATHERIZATION TO PRIVATELY OWNED HOMES TO ENSURE SUSTAINABILITY OF EXISTING HOUSING STOCK
  - DOWN PAYMENT ASSISTANCE
  - FORECLOSURE PREVENTION AND ASSISTANCE

# SAIL RIVER HEIGHTS 2007



# TECHNICAL CHARRETTE

## JULY 2008



*A meeting in which all stakeholders in a project attempt to resolve conflicts and map solutions*

# COMMUNITY CHARRETTE-SITE DESIGN

## NOVEMBER 2008



# NEAH BAY HIGH SCHOOL PRESENTATION



# PRESENTATION TO MAKAH TRIBAL COUNCIL DECEMBER 2008



# COMMUNITY CHARRETTE-HOUSING JANUARY 2009



# 1<sup>ST</sup> HOMEBUYER EDUCATION CLASS

## FEBRUARY 2009



# GROUNDBREAKING CEREMONY 2010



# SAIL RIVER HEIGHTS SITE WORK

APRIL 2010



# SAIL RIVER HEIGHTS NOVEMBER 2010



# SAIL RIVER HEIGHTS OCTOBER 2011



# SAIL RIVER HEIGHTS OCTOBER 2012





# SAIL RIVER HEIGHTS COMMUNITY BLOCK PARTY AUGUST 2012



# SAIL RIVER HEIGHTS

## PHASE 1-INFRASTRUCTURE



# SAIL RIVER HEIGHTS

PROPOSED PHASE 2-HOUSING

(10-year Buildout)

- SUPPORTIVE HOUSING 21 UNITS
- M/R TOWNHOME APARTMENTS 16 UNITS
- HOMEOWNERSHIP 72 LOTS
- COMMUNITY CLUB HOUSE
- COMMUNITY GARDEN & ORCHARD
- PLAYGROUNDS AND PICNIC AREAS

**UPON BUILD-OUT THERE WILL BE AN INCREASE  
IN HOUSING STOCK OF 25% (109 units)**

# SAIL RIVER HEIGHTS LONGHOUSE

**21 UNITS OF PERMANENT SUPPORTIVE HOUSING**  
**Completed in August 2014**



# SAIL RIVER HEIGHTS-HOMEOWNERSHIP

72 LOTS FOR MORTGAGED BASED HOMEOWNERSHIP



# SAIL RIVER HEIGHTS

## WORKFORCE HOUSING

16 (2 & 3-BEDROOM) UNITS OF MARKET RATE TOWNHOME  
APARTMENTS

**PLANNING AND DEVELOPMENT 2015**



# SAIL RIVER HEIGHTS COMMUNITY CLUB HOUSE

**PROJECT ON HOLD PER MTC**



# SAIL RIVER HEIGHTS (SRH) DEMOGRAPHICS

- BY THE END OF 2015 THERE WILL BE AT LEAST 42 FAMILIES LIVING ON THE SRH SUBDIVISION
- APPROXIMATELY 90% OF THOSE 42 FAMILIES ARE LOW-INCOME
- AVERAGE MORTGAGE PAYMENT IS \$700/MONTH
- AVERAGE RENTAL PAYMENT FOR LONGHOUSE APARTMENTS IS \$100/MONTH (INCLUDES UTILITIES)

## Closing Remarks

- **What Does the Future Hold? My Views:**

- National debt crisis likely requires a decreasing level of Federal funding and services at all levels
- Tribes are shifting funding priorities towards economic development and workforce development
- Tribes will focus more on preserving cultural traditions in their housing and communities
- New and innovative ways will be sought to increase access to capital
- Entrepreneurs in Native communities will expand into the development of new energy projects, expand access to technology (including bringing high speed internet in rural areas), and other emerging industries
- More aggressive exercise of Tribal sovereignty: *“Tribes have sovereignty that is obviously older than the US Constitution. Tribes had their own form of government, their own stories, their own practices, and their own memories. Tribal sovereignty is derived from the people, the land, and their relationships. Tribal sovereignty is not a gift from any external government.”*

- **Thank You for Your Interest and Support!**

**EFFECTIVE - September 15, 2016**

**NWIHA's New Address and Contact Information:**

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*Staff: Joe Anderson*

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*Go to [www.nwiha.org](http://www.nwiha.org) for more information about the Northwest  
Indian Housing Association!*