

Introduction to Housing and Service Provider Survey

The Assessment of the Housing Needs of American Indians, Alaska Natives and Native Hawaiians in Washington State project is a year-long study being funded by the Washington State Department of Commerce and coordinated by Big Water Consulting in partnership with Akana and Nancy Pindus of the Urban Institute. In 2019, King County-based Native organizations and service providers requested that Washington State fund this effort to provide critical, comprehensive housing needs data concerning Native communities in Washington State, which had not been included in the previously conducted statewide 2015 Housing Needs Assessment for Washington State (updated in 2018). In addition to assessing Native housing needs, a core goal of this project is to identify the barriers to the management, development and rehabilitation of Native housing in Washington State and to provide recommendations for reducing or eliminating those barriers.

This survey is designed to gather information, perspectives and opinions from staff of organizations that provide housing to members of the Native community in Washington State. In addition to this survey, a separate Advisory Group Member survey will be administered to individuals, organizations and agencies that provide services which support housing providers.

The data collected via the following survey will be part of a larger, comprehensive data set that will include existing state, tribal and federal data; qualitative data from interviews and focus groups; and information extracted from other studies, plans and articles reviewed as part of the literature review process for this assessment. As you respond to certain survey questions, you may note that these questions ask for your perception, opinion or best estimates rather than seeking official data or statistics. We ask these questions this way because your perceptions are an important addition to the administrative and statistical data we are collecting. With this approach, we are trying to limit the data compilation burden on survey respondents. In some cases, your responses may be used to complement or compare with data from other sources. Please answer these questions to the best of your ability and consult with other staff members of your program or other programs if necessary.

Please respond to questions with pre-Covid-19 levels, needs, and capacities. There will be a separate survey addressing pandemic response and impacts. It is important that the data collected from this survey represents the ongoing state of Native housing needs rather than representing the unique issues and levels of need created by the current pandemic.

Not all questions will be relevant to all survey respondents, and, if you find that a particular question is not relevant to you or your organization or it would not be appropriate for you to answer the question (e.g., HUD ONAP staff members evaluating programs that they administer), please mark "N/A" to signify that the question is "Not Applicable."

This survey is part of a state-funded project and the results of this survey will be aggregated and made public, but project coordinators will carefully review all information submitted and reporting materials produced to ensure that any personally identifiable information is removed and legally-mandated data confidentiality is preserved.

If you have any other questions or concerns, please contact Kevin Klingbeil at kevin@bigwaterconsulting.net and/or Rachel Kramer at Rachel@bigwaterconsulting.net.

Assessment of Native Housing Needs in Washington State

Draft of Housing Provider Survey

1. Name of Entity:

2. Address/Location of Entity (or best location description if no street address is available):

3. Tribal Affiliation (if any - write "N/A" if none)

4. Contact Person (Name, Title, Email and Phone)

5. Type of Entity (select one)

TDHE

Tribal Department

Nonprofit

Local Housing Entity/Government Agency

6. Number of Employees:

7. Types of services provided by your organization and/or needed by your community (select all that apply):

a. Supportive Services

Supportive Services	Provided and <u>No</u> Need for More Resources	Partially Provided but Need More Resources	Not Provided and <u>Not</u> Needed	Not Provided and Needed
Emergency Shelter				
Long-Term Shelter				
Healthcare/ Screenings				
Mental Healthcare / Behavioral Health / Wellness Services				
Domestic Violence Services				
Cultural Healing/Healing Circles				
Meals/Food				
Hygiene/Showers				
Clothing				
Alcohol and Other Drug Abuse (AODA) Treatment/ Recovery				

Peer Navigator / Peer Specialist				
Workforce Training				
Case Management				
Other (please specify):				

b. Housing Services

Housing Services	Provided and No Need for More Resources	Partially Provided but Need More Resources	Not Provided and Not Needed	Not Provided and Needed
Rental Move-In Costs				
Section 8/Housing Choice Vouchers				
Supportive Housing				
Transitional Housing				
Low-income Rental Housing				
Fair Market Housing				
New Housing Development				
Housing Rehabilitation (TDHE-owned or private)				

Homeownership /Homebuyer Readiness/Financial Literacy				
Other (please specify):				

Local Economic Conditions (Prior to COVID-19 Pandemic)

Please answer each of the following questions with respect to your local economic conditions prior to the COVID-19 pandemic. We are interested in your perception of these conditions and will be considering your answers along with local data sources.

8. Evaluate the strength of your local economy

a. Assess the overall strength of your local economy (consider, for example, levels of employment, gain or loss of private businesses, expansion or contraction of major employers, average incomes of community members)

- Stronger than average
- About Average
- Weaker than average

b. Rate the improvement or decline of the strength of your local economy over the past five years (e.g., increase/decrease in employment, increase/ decrease in new businesses, etc.)

- Improving
- Staying About the Same
- Declining

c. OPTIONAL: Please provide specific reason(s), evidence or the basis for your assessment of the strength of your local economy

d. What are the major sources of employment in your service area? Please rank employment sources, with 1 being the top employer.

_____ Tribal government

- ___ Other government (county, state, or federal)
- ___ Private businesses
- ___ Informal economy (including crafts, food sales, fishing, or any employment paid "under the table")

Use the space below to describe any unique aspects to employment in your service area (such as dominance of any particular employer or industry, relative balance between various employment types, etc.)

f. Rating of average household incomes in your area

i. Please provide the estimated average annual household income for your tenants and waiting list members (numeric response - leave blank if you do not know):

ii. Does your entity establish rent payments based on 30% of household income?

- Yes
- No

If No, please describe the alternate calculation or scale it applies (open response):

g. Rating of local cost of living (high-low; increasing or decreasing, and estimated %)

i. Is the income of your tenants or residents enough to meet basic costs of living? (e.g., food, utilities, rent/mortgage, transportation)

- Yes
- No

ii. Has the cost of living increased or decreased in your area in the past five years?

- Housing Decreased Stayed the Same Increased

- Utilities Decreased Stayed the Same Increased
- Food Decreased Stayed the Same Increased
- Transport Decreased Stayed the Same Increased

h. Estimate the average rental cost of a 1-bedroom and 3-bedroom unit in your area. (numeric response - leave blank if you do not know)

	Housing Entity Rate	Fair Market Rate
1-Bedroom Unit:	<input type="text"/>	<input type="text"/>
3-Bedroom Unit:	<input type="text"/>	<input type="text"/>

i. Has the actual total development cost (not the number applied in the IHBG formula, if applicable) of housing units increased or decreased in the past five years? (select one - leave blank if you do not know or it does not apply)

- Increased \$ more
- Decreased \$ less
- No Change

Housing Availability and Unmet Needs

9. Waiting List

a. Does your entity maintain a waiting list for housing?

- Yes
- No

If Yes, please provide the number of families/individuals currently on your entity's waiting list for rental units and homeownership units as well as an estimate of the number of individuals on your entity's waiting lists five years ago and the average wait time for each type of unit:

Waiting List	Current Number on List	Number on List Five Years Ago	Average Wait Time (Months)
Low-Income Rental Units			
Homeownership Units			

b. Earliest application date of eligible person on your entity's rental waiting list (MM-DD-YYYY):

c. Earliest application date of eligible person on your entity's homeownership waiting list (MM-DD-YYYY):

10. Managed units currently out of service (numeric response - please write "0" if there are none)

Number out of service for repairs/renovation:

Number out of service for meth testing and remediation:

Number out of service for other reasons (please specify):

Reason(s):

11. Overcrowding

a. Which of the following best describes the prevalence of overcrowding in housing units in your area?

- More than 1 in 5 households
- Approximately 1 in 5 households
- Approximately 1 in 10 households
- Approximately 1 in 20 households
- Approximately 1 in 50 households
- Almost none

b. Sometimes families double or triple up and live in the same unit in order to have a roof over their heads. Which of the following best describes the prevalence of this circumstance in your community?

- More than 1 in 5 households
- Approximately 1 in 5 households
- Approximately 1 in 10 households
- Approximately 1 in 20 households
- Approximately 1 in 50 households
- Almost none

c. Please provide a further description of the nature or extent of the overcrowding problem in your area in terms of impacts, numbers of families or people in homes or an estimated percentage of overcrowded homes (open response)

12. Homelessness

Most recent point-in-time count total for your area—If conducted (numeric response):

Other tribal (or non-PIT count) estimate of number of people experiencing homelessness in your area (numeric response):

Source of tribal (or non-PIT count) estimate above (open response):

How many American Indian/Alaska Native or Native Hawaiian people are living in homeless shelters or emergency housing in your area? (Please give your best estimate, including off-reservation homeless shelters or emergency housing, if applicable)

Are people in your community living in uninhabitable abandoned homes or other places not meant for human habitation (for example, in cars or vans, the woods or open fields, or abandoned buildings, etc.)?

- Yes
- No

If yes, what types of places ?

13. Rate condition of existing housing stock

a. Rate the overall condition of housing stock in your area:

Rental housing stock:	Homeownership housing stock:
<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> N/A	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> N/A

b. What is the approximate % of housing units needing significant renovation or demolition (numeric response)

c. Please provide a description of conditions of units (open response)

14. Please complete the table with the approximate number of units (entity-managed or private) in your area that are available at any given time:

	Total Number of Available Units	Number of Available Units Affordable for Low Income Households
Rental Units		
Homeownership Units		

15. Estimated Housing Need

- a. Estimate how many units are needed to fully meet the tribe's/American Indian/Alaska Native or Native Hawaiian community's housing needs (due to a lack of available housing, dilapidated housing stock, doubling up, etc.)

- b. How did you arrive at this estimate? (open response)

16. Please provide any other evidence or specific examples demonstrating the housing shortage in your area (open response)

Housing Management and Development

17. How many units do you currently manage? (numeric response - please write "0" if there are none)

Unit Type	# of Units
Fair Market Rental	
Low-Income Rental	
Homeownership	

18. Units Planned for Development (Table):

How many projects do you expect to complete in the next five years (numeric response - Please write "0" if there are none)?

Name of Project	Expected Year of Project Completion	# of Units in Project (numeric response)	Unit Type(s) (dropdown with "other" option)	Funding Source(s) (dropdown with "other" option)	Total Cost (numeric response)

19. Barriers to new unit development in your area. Please describe the circumstances or nature of the barrier (e.g., legal or regulatory, geographic, administrative, political, land-related, financial) (open response)

20. Opportunities for new unit development in your area. Please describe the circumstances or nature of the opportunity (e.g., innovative partnerships, novel uses of programs of funding sources, new revenue streams or financing mechanisms) and the support you would need to fully take advantage of this opportunity (open response)

Housing Rehabilitation

21. Units Rehabilitated (Table):

Year(s) Units Completed (numeric response)	# of Units Completed (numeric response)	Unit Type(s) (dropdown with "other" option)	Funding Source(s) (dropdown with "other" option)	Total Cost (numeric response)
2015				
2016				
2017				
2018				
2019				

22. Units Planned for Rehabilitation (Table):

Year(s) Units Completed (numeric response)	# of Units Completed (numeric response)	Unit Type(s) (dropdown with "other" option)	Funding Source(s) (dropdown with "other" option)	Total Cost (numeric response)
2020				
2021				
2022				
2023				
2024				

23. Barriers to unit rehabilitation in your area. Please describe the circumstances or nature of the barrier (e.g., legal or regulatory, geographic, administrative, political, land-related, financial) (open response)

24. Opportunities for unit rehabilitation in your area. Please describe the circumstances or nature of the opportunity (e.g., innovative partnerships, novel uses of programs or funding sources, new revenue streams or financing mechanisms) and the support you would need to fully take advantage of this opportunity (open response)

Homeownership Program

If your entity has no homeownership programs, and does not work with people purchasing homes, please skip to the next section

25. How would you describe the level of demand for homeownership opportunities in the area you serve?

- High
- Moderate
- Low or None

26. Homeownership Programs

a. Homeownership classes/programs run by your entity (select all that apply - skip this question if your entity has no homeownership classes/programs)

- Financial Literacy Classes
- Homebuyer Readiness Classes
- Homebuyer Education Classes
- Credit Counseling/Credit Repair
- Down Payment Assistance
- Closing Cost Assistance
- Individual Development Account (IDA) Program
- Home Maintenance and Repair Classes
- Foreclosure Prevention
- Other (please specify):

b. Over the past three years, has the demand for your homeownership programs increased, decreased, or stayed the same?

- Increased
- Decreased
- Stayed the same

27. Homeownership loan sources/programs used by your entity to facilitate homeownership in your area (select all that apply - skip this question if your entity does not use homeownership loan sources/programs)

- HUD Section 184 Indian Home Loan Guarantee Program
- USDA Section 502 Direct Loan Program
- Veterans Affairs (VA) Native Direct Home Loan
- Traditional Individual Home Loan (Local Bank or Other Private Lender)
- Native CDFI/Other CDFI

Other (please specify):

28. Number of new homeowners/home loans closed in past five years (numeric response - skip this question if your entity does not close or assist in the closing of home loans for homeownership)

29. Number of people currently participating in the entity's homeownership classes/program (numeric response)

30. Names of lenders engaging in mortgage lending for Native borrowers in your area (open response - write "none" if there are none)

For each listed lender, additional question:

Does this lender engage in mortgage lending for homes developed or purchased on trust land?

- Yes
 No

31. Do you have a Native CDFI/Other CDFI serving your area?

- Yes
 No

If yes:

Name	Types of Loans (dropdown with "other" option)

32. What are the 3 most important barriers to attracting private lending opportunities for households interested in homeownership? (Please select up to 3 answers - skip this question if your entity does not close or assist in closing of home loans for homeownership)

- Trust land status
 Fractional ownership of land available for units

- Uncertainty about recovering mortgaged properties in the event of a foreclosure
- Other land/title issue
- Lender discrimination
- Lack of mortgage institutions in your area
- Other (please specify):

33. What are the 4 most important barriers to homeownership for tribal members or members of the Native community?

- Need assistance for down payment and closing costs
- No credit history
- Low credit score
- High existing debts
- Not enough income/ability to make monthly mortgage payments
- Language issues
- Wary of institutional lenders
- Need for assistance in completing the paperwork and navigating the process (i.e. , a homebuyer counselor or case manager)
- Costs/time required for maintenance and repairs
- Lack of understanding of maintenance and repairs
- Lack of information and understanding about the home buying process
- Lack of available housing
- Lack of builder/contractors
- Inability to get a land lease/lot in desired location
- Lack of infrastructure (roads, water, sewer, electricity)
- Cost of infrastructure (roads, water, sewer, electricity)
- Limited demand—minimal interest or familiarity with homeownership
- Other (please specify):

34. Barriers to new homeownership in your area (open response)

35. Opportunities for new homeownership in your area (open response)

36. Types of Housing Provided/Needed in Community (Table):

Unit Type	Owner/Operator (leave blank if no current capacity/units provided)	Current Capacity/ # of Units (write '0' if no current capacity/units)	Additional Needed Capacity/# of Units (write '0' if no additional needed capacity/units)
Supportive Housing			
Transitional Housing			
Emergency Shelter			
Drug and Alcohol Recovery Housing			
Domestic Violence Shelter			
Elderly Complex			
Nursing Home			
Workforce Housing			
Farmworker Housing			
Other (Write-In)			

37. Valuable External Partners (Table):

Please list the tribal and non-tribal partners who have helped your entity succeed in completing its projects or better serve your community members, list the projects or programs that you worked on together, and briefly explain the nature of your partnership and why it was valuable or important to your entity and your community.

Partner Name	Related Program/Project	Nature/Type of Partnership	Importance of Partnership

38. Describe any unique housing-related challenges faced by your organization, partners, and the Native Communities served. The nature of these challenges might be geographical, financial, political, regulatory, environmental, or might relate to the availability of buildable land, etc. (open response)

39. Describe any housing-related success stories (or lessons learned) for your entity or community (open response)

40. Evaluation of experience with specific housing programs and recommended changes (incl. rating or 'no experience' and narrative section for short recommendations). Note: Agency staff members are not required to evaluate the programs that their agency administers.

Program	Rating	Recommended Changes or Improvements
Indian Housing Block Grant (IHBG)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
Indian Community Development Block Grant/Community Development Block Grant	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
Low Income Housing Tax Credits (LIHTC)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
HUD Title VI Loan Guarantee Program	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
USDA Section 502 Direct Loan Program	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	

Reference Copy Only - Please Take Survey Online

HUD Section 184 Indian Home Loan Guarantee Program	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
Veterans Affairs (VA) Native Direct Home Loan Program	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
Tribal HUD-VA Supportive Housing (HUD-VASH)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
State Housing Trust Fund	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
Tribal Funding	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
Private (Non-Government) Funding	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
Housing Choice Vouchers (HCV)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
Other (Write-In)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

Washington State-Specific Programs:

Program	Rating	Recommended Changes or Improvements
Home Advantage	<input type="checkbox"/> Excellent	

Reference Copy Only - Please Take Survey Online

	<input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
Home Choice	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
House Key Opportunity Program	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
EnergySpark Program	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
9% Housing Tax Credit	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
Bond/Tax Credit Program	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
501(c)(3) Nonprofit Housing	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
80/20 Housing Bonds	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
Land Acquisition Program	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	

CapitalPlus	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	
Other (Write-In)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> No Experience	

40. Please rate your entity's ability to leverage different different funding sources for the management, rehabilitation or development of housing?

- Very Strong
- Slightly Above Average
- Average
- Slightly Below Average
- Weak/Unable to Leverage Different Funding Sources
- Not Relevant/Not Applicable

41. If your entity has been able to successfully leverage multiple funding sources, please provide an example of leveraging that worked well for your entity (e.g., we combined x with y on a project to build z)?

42. Please describe barriers to leveraging multiple funding sources, if any, that your entity has experienced.

43. Recommendations or ideas for new housing or homeownership programs or sources of funding (open response, please feel free to get creative!)

44. Please choose up to 4 features that you would like to see prioritized in new housing development:

- Culturally-responsive planning and design
- Culturally-responsive programs and services
- Multi-generational housing
- Environmentally sustainable building materials
- Energy-efficiency
- ADA accessibility
- Digital accessibility
- Walkability to amenities or access to public transportation (i.e., no need for car)
- Access to nature/naturalized areas
- Long-term cost-effectiveness
- Short-term cost-effectiveness
- Other (write-in):

45. Is your entity interested in discussing potential partnerships between urban Native housing and service providers and tribes or tribal housing entities for the purpose of providing housing and other support to tribal members living in urban areas?

- Yes
- No

Sample Lists of Answer Choices for Dropdowns

Unit Types (for question #s 16, 17, 18, 21 and 22):

One-family House, not attached to any other house

One-family House, attached to one or more houses (such as townhouses and duplexes)

Apartment-style Building

Tiny Home

Mobile Home

Funding Sources (for question #s 16, 17, 18, 21 and 22):

Indian Housing Block Grant (IHBG)

Indian Community Development Block Grant/Community Development Block Grant

Low Income Housing Tax Credits (LIHTC)

HUD Title VI Loan Guarantee Program

USDA Section 502 Direct Loan Program

HUD Section 184 Indian Home Loan Guarantee Program

Veterans Affairs (VA) Native Direct Home Loan Program

State Housing Trust Fund

Tribal Funding

Private (Non-Government) Funding

Other (Write-In)

Tribal Homeownership Program Activities (to be included as listed examples for question #26):

Financial Literacy Classes

Homebuyer Readiness Classes

Homebuyer Education Classes

Credit Counseling/Credit Repair

Down Payment Assistance

Closing Cost Assistance

Individual Development Account (IDA) Program

Home Maintenance and Repair Classes

Foreclosure Prevention