

Assessment of Housing Needs of American Indians, Alaska Natives and Native Hawaiians in Washington State

Conference Call Notes:
Thursday, July 23, 2020;
10:00 a.m.-11:00 a.m. PT

Participants:

- Kevin Klingbeil, Big Water Consulting
- Rachel Kramer, Big Water Consulting
- Harry Maher, Big Water Consulting
- Nancy Pindus, Urban Institute
- Lonny Macy, Akana
- Claire Petersky, WA Housing Finance
- Doug Marconi, Colville Indian Housing
- Charles Anderson, NW Indian Housing
- Ashley H., Willapa Bay Enterprises (Shoalwater Bay Tribe)
- Adam Rose, Travois
- Corinna Stasso, Mother Nation
- Francesca Murnan, Seattle Indian Health Board
- Jacqueline Martin, Samish Indian Nation Housing Department
- James Gutierrez, Housing Data Systems
- Jessica Juarez-Wagner, United Indians of All Tribes
- Jody Olney, Seattle Indian Services Commission
- Joyce Niven, Tlingit-Haida Regional Housing Authority
- Kirsten Franklin-Temple, HUD ONAP
- Linda Brennor, Jamestown S'Klallam
- Larry Winders, Skokomish
- Rebekah Sutch, Kalispel Tribe of Indians Housing Office
- Johanna Donahoe, Seven Sisters

1. Surveys Available Online: Housing Provider Survey and Advisory Group Member

Survey (both also available on the left sidebar at nativehousingwa.org). **Please fill out before August 7.**

a. Housing Provider Survey:

<https://ourcommunitydata.com/limesurvey/index.php?lang=en&newtest=Y&r=survey%2Findex&sid=745884>

Advisory Group Member Survey:

<https://ourcommunitydata.com/limesurvey/index.php?lang=en&newtest=Y&r=survey%2Findex&sid=514163>

- b. We had a survey Q&A call/Zoom session on July 9, which resulted in a few changes to question instructions in order to increase clarity and specificity. Thank you to everyone who joined that call and gave input.
- **Johanna Donahoe of Seven Sisters** asked a few questions about the surveys:
 - **Q:** Can we invite other WA State housing providers to fill out the Housing Provider survey?
 - **A:** Yes, please have them fill out the survey! We would like as many Native housing providers as possible to fill out the survey, so doing outreach to your contacts is more than welcome. We do not want to extend to public housing authorities that happen to serve Native community members, however.
 - **Q:** Is there standard invitation language we can use to invite new Native housing providers to take the survey?
 - **A:** We will put together language for invitation to send to Native housing providers or potential advisory group members
 - **Q:** Can more than one person from an organization fill out the survey?
 - **A:** Yes. The org-level questions are meant to be filled out once per organization, but we welcome many perspectives on the open-ended questions. If more than one person fills out the survey, we can only use one set of answers for the org-level questions about services.
 - **Q:** Can you provide us with a PDF version of the survey?
 - **A:** Yes, we can make that available on the study website. Look for PDF versions at the bottom of the webpage in the “project materials” section.
 - **Kirsten of HUD ONAP** will mention surveys in the upcoming NW Indian Housing Association HUD call and will put link to surveys in notes
 - **Charles Anderson of NWIHA** asked for clarification on survey being expanded to other states
 - **A:** The focus groups will remain Washington-specific, but we asked the Department of Commerce if we could use surveys to gather data from Oregon, Idaho, and Alaska. We want to provide NWIHA with an overarching dataset for the region, and will do so “off the clock” so to speak.
 - Will connect with Charles to get through to membership to get

something out in the next few days.

- What is the deadline for the survey?
 - August 7th for Washington Tribes. (Oregon, Idaho, Alaska can take longer)

2. FOIA Request to HUD NWONAP for Tribal Housing Entity IHPs and APRs

- a. Big Water is still waiting to receive the documents from HUD. We got a message from them last week and the documents are coming in a few weeks.

2. Focus Group Scheduling

- **Kevin has reached out to the chairs of the study subgroups.** This project has 80+ stakeholders, so we have split the group up into manageable subgroups for the focus group calls.
 - TDHEs are split by region--please contact Kevin if you would like to switch subgroups
 - Separate subgroups for Native Hawaiians, Alaska Natives, and non-federally recognized tribes so they can communicate their specific needs and barriers
 - Will send out doodle polls to determine scheduling. Focus groups will be scheduled in August to allow time for the FOIA info to come in so we can process in September. The scheduling process will be facilitated by the subgroup chairs.

4. Upcoming Activities:

- a. Potential WA Senate Housing Stability & Affordability Committee Session in September to Discuss Housing and Homelessness Issues (Native/tribal housing portion=30-45 minutes; **session TBD**). Focus of session will be on Kitsap and the Olympic Peninsula. Kevin will work with those tribes to prepare for the meeting and pull together a briefing sheet representative of this state study group from what we've gathered so far from surveys, focus groups, and FOIA data.
- b. Discussion of preliminary study findings in conjunction with NWIHA virtual fall meeting on September 22-23 (2 hours-1 hr presentation and 1 hr discussion/feedback; **specific timing TBD**)
 - We will try to get on agenda, or plan a session in conjunction

5. Discussion of Housing Topics: Key Trends, Barriers, Opportunities and Issues

- **Rental Housing (incl. funding types and levels, subsidies, current supply and demand, unit design features, single-family vs. multi-family and subdivision development, etc.).** Question to lead discussion: For low-income rental development, how are organizations funding? Is there desirability for new low-income rental development?
 - **Doug Marconi, Colville Indian Housing:** Times have changed. We're trying to keep up with need and have been looking at 184 a lot and to develop pathways to get people certified. Workforce housing is a priority for us. The tribal government just issued 200 hard layoffs this past month, which has created new housing need (often single parents in non-housing authority units).
 - Perhaps there will be a shift toward low-income rental, which is a new dimension to the housing discussion. Indian housing plans did not include provisions for COVID-related consequences.
 - New development of 17 units in progress, funded through IHBG competitive and not tax credits.
- Does anyone plan to use new CAREs Act funding to build low-income housing?
 - **Larry Winders, Skokomish:** As a small tribe, didn't get enough CAREs Act funding to build new low-income housing units. Hoping to get the next round of IHBG competitive for new development.
 - Using 184 program to grant homesite leases to members
- What about urban Native providers? What sources of funding are you using?
 - **Corrina Stasso, Mother Nation:** we help with rental assistance and deposit or storage or utility assistance. Case management. Try to keep a fund just in case nobody fits within specific funding mechanisms, because different types of households qualify for different funding sources. Women's transitional housing--Spirit Journey House.
 - **Linda Brenner, Jamestown S'Klallam Tribe:** applied for HUD CARES grant, did not receive it. (HUD said submission wasn't complete, but thought it was). Tribe did a housing study that was completed in December. Workforce housing is a concern, because they won't have housing for resort workers when the resort opens after COVID.
 - Have land to build on, but haven't broken ground. Trying to figure out low-income tax credits can be sustainable because workforce will be minimum wage.
 - Current housing is full and there is a waiting list. Definitely have a housing shortage

- In terms of need, is there greater need for low income affordable housing or more in workforce and fair market side of things?
 - More low income, affordable. But also want to build homes that are sustainable, and “how do you build affordable housing and have it be nice housing?”
- Oregon will have 10% set-aside for LIHTC; WA has point system with poverty standard. Have people thought about pushing for a Tribal set-aside?
 - **Adam Rose, Travois:** Not all tribes are on list eligible for points. But there is an opportunity to appeal to WA Housing Finance using local data. Hopefully this study will be an opportunity for tribes to get on the list and become eligible for points.
 - **Francesca Murnan, Seattle Indian Health Board:** In our experience, UIOs are not included in the tribal set asides of housing provisions in federal legislation. As a result, we often are competing with non-Indigenous orgs in the larger and more competitive pool of funds from HUD. That is often not practical or feasible for our org or many other UIOs. At this time, our housing related services are isolated to city and county funded programs to prevent homelessness. These are very limited and restrictive funds.
- Paul Lumlee with Naya as potential model: (20 units set-aside for Siletz tribal members) as an example of tribes partnering with urban Native housing providers. In Seattle, Tulalip provided funding for Eagle Village through Chief Seattle Club. Are there other opportunities for pairing tribal funding with an urban Native housing provider?
 - **Francesca Murnan, Seattle Indian Health Board:** interested in pursuing a model like that, but comes with challenges. Indian housing services already underfunded, hard to ask a tribe to give up funding for UIO. Looking at more systemic policy changes to include urban indian orgs in federal funding. Hard to find right number of tribal members to even include a tribe in funding. Trying to find creative ways to make programs more sustainable, but looking more at policy changes at a federal level.
 - Don't want to impede on tribal nation funding, but advocate for urban indian inclusion. Looking at healthcare model. UIOs part of indian healthcare system. Looking at creating parallels to other programs. Over 70% of native people now live in urban areas, so trying to utilize federal trust dollars.
 - **Jessica Juarez-Wagner, United Indians of All Tribes:** Trying to build affordable housing in discovery park. Need to avoid racial profiling--cant discriminate based on race with federal funding. What's the difference

between preferencing and racial discrimination? With large public funders, difficult to toe that line. Becomes about targeted marketing.

- **Johanna Donahoe, Seven Sisters:** Tribal HUD VASH
 - Prohibitions against tribes accessing state continuum of care funds
 - CAREs act funding for homelessness were not accessible to tribes (didn't have infrastructure and have restrictions)
 - General tone: providers say "we don't need to worry about Tribes b/c have their own money (NAHASDA)", but NAHASDA has been flatlined, so many restrictions, pandemic has broader impacts than just what housing funding can be used for.
 - Fact that Tribal HUD VASH has not been extended is another disconnect with negative impact and people not being served by funds set up to help that population
 - VASH as only voucher program assistance that can go to Native organizations
- How to navigate assistance Engagement w/ public housing on Section 8?
 - **Francesca Murnan, Seattle Indian Health Board:** advocating for policy change, making the case with local homelessness data
 - **Kirsten, HUD ONAP:** an expansion will be announced in the near future. It will be a competitive grant. To clarify - it'll be open for Tribes to apply, not tribal organizations/non-profits.

Final comments for rental housing discussion?

- **Adam Rose, Travois:** general challenge is need for Tribes to charge rents needed to pay for housing vs. political appetite to charge rent (hard to operate with rent at \$150). Not a lot of funding for new low income development. Difficult to keep rents low but also operationally sustainable with no maintenance or operation subsidy.
- **Jacqueline Martin, Samish Indian Nation Housing Department:** public health learning collaborative to address "COVID-19 housing apocalypse" and can share those links and recordings
- **Kevin:** solutions that people came up with for imminent threat grant are quite telling. Changes need to be made in the long run. COVID not a new problem, just exacerbates existing problems.