

Assessment of Native Housing Needs in Washington State
Draft of Housing Provider Survey

1. Name of Entity:

2. Address/Location of Entity:

3. Tribal Affiliation (if any)

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 (select all that apply):

- Services for Those Experiencing Homelessness
 - Emergency Shelter

- Long-Term Shelter
- Healthcare/Screenings
- Meals/Food
- Hygiene/Showers
- Clothing
- Alcohol and Other Drug Abuse (AODA) Treatment/Recovery
- Other (please specify):
- Rental Move-In Costs
- Section 8/Housing Choice Vouchers
- Supportive Housing
- Transitional Housing
- Low-Income Rental Housing
- Fair Market Rental Housing
- New Housing Development
- Housing Rehabilitation (TDHE-owned or private)
- Homeownership/Homebuyer Readiness/Financial Literacy
- Other (please specify):

Local Conditions (Prior to COVID-19 Pandemic)

Please answer each of the following questions with respect to your local conditions prior to the COVID-19 pandemic.

8. Evaluate the Strength of Your Local Economy

a. Strength of Local Economy

- Strong

- About Average
- Weak

b. 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. Perception of Private Employment vs. Tribal/Government Employment in Your Area

i. Private Enterprise (approximate %):

Percentage of Private Enterprises that are Owned by a Tribal Member:

 (approximate %)

ii. Tribal/Other Government (approximate %):

e. Description of Balance between Private Enterprise vs. Tribal/Government Employment in Your Area:

f. Rating of Average Household Incomes in Your Area

i. Estimated Average Annual Household Income for Your Tenants and Waiting List Members (numeric response):

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. Relative to the rest of Washington State, how would you rate the cost of living in your area?

- High
- About Average
- Low

ii. Is the cost of living increasing or decreasing in your area (e.g., based on housing, food, land, supplies or other costs)?

Increasing estimated %

Decreasing estimated %

h. Estimate the average rental cost of a 1-bedroom and 3-bedroom unit in your area. (numeric response)

1-Bedroom Unit:

3-Bedroom Unit:

i. Has the total cost to develop housing units increased or decreased in the past five years? (select one)

Increase \$ more

Decrease \$ 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, How Many Families/Individuals are Currently on Your Entity's Waiting List:

b. Has the Number of Individuals and Families on the Waiting List been Increasing or Decreasing over the Past Five Years?

Increasing more than five years ago

Decrease less than five years ago

c. Earliest Application Date of Person on Your Entity's Waiting List (MM-DD-YYYY):

10. Managed Units Currently Out of Service (numeric response)

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. Rate the Significance of Overcrowding in Housing Units in Your Area

- Very Significant (More than 15% of households)
- Significant (10-15% of households)
- Moderately Significant (5-10% of households)
- Insignificant (0-5% of households)
- Not a Problem

b. Sometimes families double or triple up and live in the same unit in order to have a roof over their heads. Does this occur in your community?

- Yes
- No
- Don't Know

c. If yes, how serious a problem is doubling up?

- Very Significant
- Significant
- Moderately Significant
- Insignificant
- Not a Problem

d. 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 Homeless in Your Area (numeric response):

Source of Tribal (or Non-PIT Count) Estimate Above (open response):

How many people are living in homeless shelters or emergency housing?

Are homeless people in your community living in places not meant for human habitation?

- Yes
- No

If yes, what types of places (for example, cars, abandoned buildings, etc.)?

13. Rate Condition of Existing Housing Stock

a. Rate Overall Condition of Housing Stock

- Excellent
- Good
- Fair
- Poor

b. Approximate % of Housing Units Needing Significant Renovation or Demolition (numeric response)

c. Description of Unit Condition (open response)

14. Approximate Number of Units (Entity-Managed or Private) in Your Area that are Available at Any Given Time for...

Rent (numeric response):

Purchase (numeric response):

15. Please Provide Any Other Evidence or Specific Examples Demonstrating the Housing Shortage in Your Area (open response)

Housing Management and Development

16. Units Managed (Table):

Complex/Project Name	# of Units (numeric response)	Unit Type(s) (dropdown with "other" option)	Year(s) Built (numeric response)	Funding Source(s) (dropdown with "other" option)

New Housing Development

17. New Units Developed (Table):

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

2019				
2020				

18. Units Planned for Development (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				

19. Barriers to New Unit Development (open response)

20. Opportunities for New Unit Development (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 (open response)

24. Opportunities for Unit Rehabilitation (open response)

Homeownership Program

25. How strong would you say is the demand for homeownership opportunities in the area you serve?

- High
- Moderate
- Low or None

26. Homeownership Classes/Programs Run by Entity (open response)

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

- Increased
- Decreased
- Stayed the same

27. Homeownership Loan Sources/Programs Used by Entity to Facilitate Homeownership in Your Area

- 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)

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)

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?

- 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 3 most important barriers to getting tribal members living on Indian land to apply for a mortgage?

- Potential borrowers wary of institutional lenders
- Language issues
- Paperwork issues
- Limited demand—minimal interest or familiarity with homeownership
- Lack enough savings for downpayment
- No or blemished credit history
- Insufficient income
- Other (please specify):

34. Barriers to New Homeownership in Your Area (open response)

35. Opportunities for New Homeownership in Your Area (open response)

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

Unit Type	Owner/Operator	# of Units/Facility Capacity
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. Other Types of Housing Needed in Community (Table):

Unit Type	Owner/Operator	# of Units/Facility Capacity Needed
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)		

38. 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

39. Describe Any Unique Housing-related Challenges Faced By Your Entity and/or Your Community (including geography, cost, environmental, available/buildable land, etc.)(open response)

40. Describe Any Housing-related Success Stories (or Lessons Learned) for Your Entity or Community (open response)

41. Evaluation of Experience with Housing Programs and Recommended Changes (incl. rating or 'no experience' and narrative section for short recommendations)

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	

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	
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	
Other (Write-In)	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

42. Recommendations for New Housing Programs or Sources of Funding (open response)