

Resources for Serving Homeless Families



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Native American Housing Assistance and Self-Determination Act NAHASDA

- Enacted in 1996
- Reauthorized in Oct. 2008 (until 2013)
- Indian Housing Block Grant (IHBG)
 - Funds allocated to tribes
- Tribe determines recipient
 - Tribe/Tribally Designated Housing Entity (TDHE)



Indian Housing Block Grant (IHBG)

Tribes have the flexibility to prioritize the funding to best meet their housing needs.

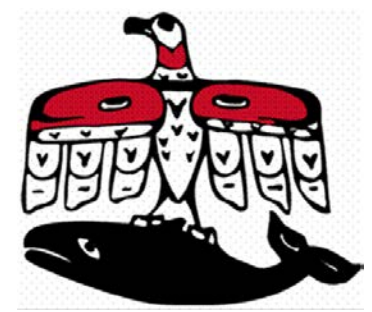
– Affordable Housing

- Administration
 - Planning
 - Needs Assessments
- Development
- Management
- Operating and Maintaining
- Crime Prevention Activities
- Services
 - Tenant Based Rental Assistance
 - Training



SAIL RIVER HEIGHTS

“MAKAH SELF-DETERMINATION AT WORK”



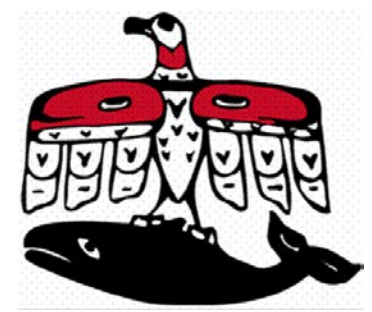
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21 UNITS OF PERMANENT SUPPORTIVE HOUSING



Tribal TANF Leadership Symposium – August 6th, 2014

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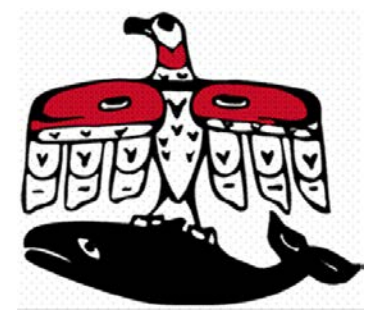
- Rental housing for very low-income families who are homeless or at risk of being homeless
- Second chance housing:
 - Criminal background - **ALLOWED** (Except sex offenders)
 - Evicted from a housing unit - **ALLOWED**
 - Owe housing money - **ALLOWED**
- On-site support staff to assist tenants to overcome their barriers to self-sufficiency

Rules

- Smoke free housing (designated smoking area in parking lot)
- No drugs or alcohol allowed on premises (including inside units)
- Tenants must agree to sign up for at least 2 services of their choice (budgeting, recovery services, GED/ABE, etc.)
- No outside visitors after 10 p.m. without prior arrangements



SAIL RIVER HEIGHTS LONGHOUSE



Project Financing

• WA STATE HOUSING TRUST FUND (HTF)	\$1,179,000
• WA STATE HOUSING FINANCE COMMISSION (WSHFC)	
• LOW-INCOME HOUSING TAX CREDIT (LIHTC)	
• ENTERPRISE COMMUNITY PARTNERS-LIHTC INVESTOR	\$3,392,000
• FEDERAL HOME LOAN BANK	
• WELLS FARGO – SPONSOR	\$ 500,000
• MAKAH TRIBAL COUNCIL	\$ 263,465
– TOTAL DEVELOPMENT BUDGET	<u>\$5,334,465</u>

NOTE: MTC PROVIDED AN ADDITIONAL \$500,000 IN BRIDGE FUNDS FOR CASHFLOW DURING CONSTRUCTION AND WILL BE REPAID AT CLOSE OF CONSTRUCTION.



Red Lake Supportive Housing



Red Lake Supportive Housing 1

This supportive housing includes 14 units in 7 duplexes, located in four communities on the Red Lake Reservation in northern Minnesota. The communities are: Little Rock (two 3BR), Red Lake (two 2BR and two 3BR), Redby (two 1BR and two 3BR), and Ponemah (two 1BR and two 2BR).

Owner: Red Lake Supportive Housing 1 (single purpose non-profit)

Sponsor/Developer: Red Lake Homeless Shelter & Jourdain/Perpich Extended Care Center

Property Management & Service Provider: Red Lake Homeless Shelter

Tenant Profile: Homeless families with very low incomes and with at least one adult who has a significant disability.

Service Approach: Case Managers will meet with tenants in the home to assess housing barriers, connect with services and teach living skills.



Red Lake Supportive Housing Budget

Financing Information

Capital

HUD Section 811 Supportive Housing for Persons with Disabilities	<u>\$1,990,500</u>
Total	\$1,990,500

Operating

HUD Section 811 Project Rental Assistance Contract (3 yrs. w/renewals)	\$241,380
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Services

Varied Sources



Fond du Lac Supportive Housing



Fond du Lac Supportive Housing

Twenty-four newly constructed units of permanent supportive housing for families and individuals.

Tenant Profile:

Very-low income individuals and families who are homeless, as well as those who are living in overcrowded conditions or in places unfit for habitation. Most would be unable to maintain housing without supportive services.

Fond du Lac provides an intensive service package utilizing existing services through the Band's Human Services Division. The services are provided with little additional cost and are located either on-site or within walking distance of the supportive housing.



Fond du Lac Supportive Housing Budget

Capital Financing Sources:

Minnesota Housing – Housing Trust Fund	\$1,400,000
Minnesota Housing – Tribal Indian Housing Program	\$807,306
Fond du Lac Band – NAHASDA	\$700,000
Federal Home Loan Bank of Des Moines – Affordable Housing Program	\$440,000
Fond du Lac Band – Roads Funds	\$415,457
HUD - Rural Housing and Economic Development	\$300,000
Minnesota Housing – Ending Long-Term Homelessness Investment Fund	\$204,239
Greater Minnesota Housing Fund	\$204,000
Fond du Lac Band Land Donation	\$112,000
Corporation for Supportive Housing – Predevelopment Loan	\$50,000
Minnesota Green Communities	\$15,000
Fond du Lac Band – Furnishings Donation	\$10,000
Enterprise	\$10,000
HUD – Supportive Housing Program (partnering with AICHO)	\$4,368
Total	\$4,672,370

Operating Budget (Annual): **\$407,568**

Supportive Services Budget (Annual): **\$395,844**



Puyallup Tribal Housing Authority NE Longhouse Project



- 10 townhome units
- Community Building and Longhouse
- Traditional Coast Salish design
 - Open roof of the courtyard promotes ventilation and illumination. Central, linear common area for gathering



Puyallup Tribal Housing Authority NE Longhouse Phase I

Sources of Funds

ARRA Formula	\$ 883,573
ARRA Competitive	\$3,000,000
IHBG	\$ 384,317
TOTAL	\$4,217,317



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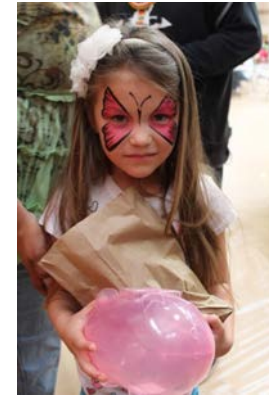
Utah Paiute Tribal Housing Authority

Back 2 School Financial Literacy Program

- The pictures depict our Back 2 School Financial Literacy Program. For the past two years we have been offering a Back 2 School to help the parents purchase school supplies, along with teaching children how to budget their money. We give each child \$50.00 (fake money) to purchase any supplies, participate in personal hygiene, play various games. We also have National Park Representatives, FEMA, VISTA, Head Start, Dental Offices, Pediatrician Offices, Health Department, Behavior Care Department, Social Services Department, Administrative Department, and Education Department provide information booths for the parents to understand what programs are offered that their child can participate in and for older high school students to gain interest in any programs offered. Once checked out the children received a piggy bank to try and save money or make better financial decisions.
- Our goal is to try and make it fun, but for them to understand the value of a dollar and to budget to make sure they get all the supplies they might need, but still have fun with anything else the fair has to offer. We have 217 participants attend this program and benefit from financial literacy. The 2014 Back 2 School Financial Literacy Program will implement a bank aspect to allow children to learn how to deposit and withdraw



Utah Paiute Tribal Housing Authority Back 2 School Financial Literacy Program



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Zuni Housing Authority ~ Financial Literacy Class

Building Native Communities Class



Michael R. Chavez,
ZHA Executive
Director pays a visit
to Financial Literacy
Class



Invited
guest
presenter:
Dale Detric,
Financial
Coach,
First
Financial
Credit Union



Wishing Collages



Veterans Affairs Supportive Housing (VASH)

- The nation's largest supported permanent housing initiative combines: HUD Housing Choice Vouchers with VA case management services that promote and maintain recovery and housing stability
- Over 58,000 Housing Choice vouchers awarded as of September 30, 2013
- Approximately, 483 participating PHAs
- VA has funded 1,543 case managers/other staff across the country
- In 2010, added 101 Substance Use Disorder Specialists to VA case management and supportive services
- Tribes are not eligible



NAHASDA Reauthorization

VASH

- FY 2015 each year thereafter 5% of appropriation
 - (5%of \$75,000,000)
- Model – Exceptions
- Eligibility – IHBG Recipients
- Funding Criteria
 - Need
 - Capacity
 - Other
- Administration - NAHASDA
- Comment/Consultation



Opportunities

- Tenant based scattered site project
- Project based Veterans Supportive Housing Project
- Using tenant or project based vouchers in your current non-NAHASDA operationally subsidized stock
- Agreement with VA to contract services to the Tribe
- **Right now:** talk to your local PHA about setting up referral process to make sure your veterans have access to current VASH vouchers.



Getting Ready for the Vouchers

- Identify, outreach and solidify relationship with local VA person who will be your partner in VASH
- You will need to quantify your need, start to document veterans who are homeless or at risk
- Start to plan for how many and what kind of vouchers you need (how many of your units can you use them in-with no NAHASDA operating subsidies)
- Do you need to build housing specifically for this population: 184, LIHTC



Questions?
Comments.....
Miigwetch!

