

**2008 HUD ONAP Regional Summits
Eastern Woodlands**



Track One-Addressing Community & Housing Needs

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
Develop comprehensive community plans that solve the housing and other community needs of Tribes.	Cultural activities: preservation of nature, medicines and sacred burial areas, hunting and gathering	Community Study and Input Community meetings which include food and gifts.
Establish informed community input to make planning meaningful and positive.	Understanding existing resources.	Offsite meetings.
Have the capacity to create and implement comprehensive community plans on a long term basis.	Understanding available resources.	Convenient meeting times for Tribal members.
Assemble and maintain accurate Tribal data that can be used to support goals to address prioritized needs.	Having the technical expertise to conduct studies and understanding of Culture, Land and Demographics.	Element of traditions and culture in action plan and make sure that consultants are made aware
Establish a listing of planning resources to fund and/or assist with comprehensive planning.	Intergovernmental cooperation.	Dialogue with Tribe on land use
	Understanding the likely consequences to alternatives, rather than learning on the job.	Update community on activities/goals/actions.
	Making projections based on enrollment data.	Feedback survey after community meeting.

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	Informed community input.	Follow-up/publish results
	Implementing the plan.	Orient new staff/leaders on plan.
	Uncovering all the issues that must be addressed.	Disclosure on why gathering information.
	Honest discussion of community concerns.	Intent of non-disclosure- not for enforcement purposes.
	Community trust in process.	Encourage interdepartmental communication.
	Community trust in plan implementation.	Data Analysis Special queries, software, to make good projections.
	Budget to do studies, analysis of data, and to create strategic (action) plans	Existing community events as an opportunity to give feedback.
	Keeping the community involved.	Use variety of resources.
	Communicating with the community on plan process outcomes and action planning results on an on-going basis.	Use local resources- universities, municipalities, grants, share cost with other departments.
	Allowing community to participate in drawing	Sign in sheets as part of process for validity.

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	conclusions based on data/study.	
	Staff turnover: continually educating staff on the process and its outcomes, and having their involvement.	Technical assistance –consistent request of information.
	Procedure for data collection must be well-defined and professionally done, with clearly stated purpose for collecting the data.	Networking with other tribes to complete data study and study results.
	Understanding the cultural makeup of the tribe.	Strategic Planning No land base- get housing authority started.
	Community Study: Getting information from the community. Getting information from tribal departments. Accessing information from tribal members. Obtaining off-reservation information. Accuracy of information. Resources to cover the studies. Protecting confidentiality/doing anonymous	Lobby U.S. Government- Local service agreements.

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	<p>studies. Accuracy of census or other government data Type and condition of existing housing Reviewing and verifying the accuracy of data Availability and type of land (how much do we have, what is it like, and how much do we need) Environmental assessment.</p>	
	<p>Data Analysis: Look at patterns between groups of members and trends among age groups Bring community into the process from the beginning to look at data and the process. Compare data to other communities to implement communities in similar situations as your community. Ensure cases developed for goals are supported by data.</p>	<p>Strategic Plan Implementation Creating relationships. Write grant to get grant writer. Meetings to keep community involved. Newsletter of activities. Go to where the people are. Timeline of tasks. Communicate progress to community. Staff/leadership update meetings. Review timeline with staff.</p>

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	Inaccuracy of federal data, which influences level of resources for a tribe and potentially its planning assumptions. Lack of staff capacity Community/Tribal Council's lack of trust of the staff or process.	Additional capital. Economic development to enhance housing issues. Organization chart with tasks. Cross train staff. Task reports.

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Track Two-Supportive Housing Options

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
Definition: Providing affordable housing with tools necessary to take care of their business what ever that might be....over coming barriers to challenges to successful lives	Internal barriers	

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Track Two-Supportive Housing Options

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
<p>Address specific issues Paying Rent – financial management training Keep family together --- Social Service caseworker to assist family Tax issues --- tax preparation services Grant writer to increase services</p>	<p>Need to get Tribal Council to buy in, get them to make a priority</p>	<p>Tribal Council Buy In/Support/Priority Provide solid data to Tribal Council Identify non-tribal sources to do what want to do, financial benefits to Tribe, Point our leveraging potential Garner peer support and community support, mid & upper management Build trust within department and Tribal Council Identify Potential allies, do on one meeting with Tribal Council members Identify an advocate with in Council to support work Use real life stories/human face Ensure its merged into Tribes' strategic plan Use real situations as they come up to educate Tribal Council. Be prepared to pitch</p>

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Track Two-Supportive Housing Options

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
<p>Basic needs: Needs Assessment --- identifying what to tackle (needs) Tribal Council & Board of Commissioners education and then subsequent support Outreach to community Empower community to help address needs</p>	<p>Remove the politics</p>	<p>Do orientation with new Tribal Government Have Council approve political separation of powers for Housing/ect. Be cognizant that they have a lot going on/pulled in many directions - Must be able to present issues must be able to present issues in a way that makes sense to them.</p>
<p>Definition: Providing affordable housing with tools necessary to take care of their business what ever that might be....over coming barriers to challenges to successful lives</p>	<p>Government lacking communication, capacity and relationships between programs to work together, establishing trust</p>	<p>All partner/agencies have to be well-educated on each others strengths. Focus on one common issue. Plan should be developed before approaching Tribal Council/Board.</p>

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Address specific issues Paying Rent – financial management training Keep family together --- Social Service caseworker to assist family Tax issues --- tax preparation services Grant writer to increase services	Community opposition...do we want that riff raff here	Get on Tribal meeting agendas Develop relationships Desktop/orientation manual Ensure everyone knows their duties/responsibilities. County agencies: ensure ability to work with them & ensure access to services MOU's between tribal agencies Incentive program for people to return Staff training – actually send staff not just board Invest in grant writer

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<p>Basic needs: Needs Assessment --- identifying what to tackle (needs) Tribal Council & Board of Commissioners education and then subsequent support Outreach to community Empower community to help address needs</p>	<p>External Barriers</p>	
<p>Definition: Providing affordable housing with tools necessary to take care of their business what ever that might be....over coming barriers to challenges to successful lives</p>	<p>Concrete documentation of what the need for housing is within a particular community, quantifiable and presentable</p>	<p>Develop Model needs assessment process for supportive housing Think it through: don't be afraid to hire experts, no leading questions, listen, consider who should ask, think about time, e.g. after election Look at existing sources Survey Focus groups Interviews</p>

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Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
Address specific issues Paying Rent – financial management training Keep family together --- Social Service caseworker to assist family Tax issues --- tax preparation services Grant writer to increase services	Funding complexities Capital needed to construct Nuances of operations subsidies Services funding No cookie cutter approach each community is different no one size fits all	Create tribal perspective among outside funders
Basic needs: Needs Assessment --- identifying what to tackle (needs) Tribal Council & Board of Commissioners education and then subsequent support Outreach to community Empower community to help address needs	Finding funders, where are the resources	Improve capacity, assessing professional who have the experience

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Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
	Cultural competency of new funders, investors, States, Counties, etc.	Provide orientation/getting across to outside agencies where we're going Start early in project planning Get realistic budgets: capital/operation/service Create checklist for needs required to develop projects Clearinghouse for supportive housing funders What each state is doing
	Urban/rural divide, supporting both, taking care of people where they live	
	Cost of things	

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Track Three-Leveraging and Financing for Infrastructure, Housing Community Facilities & Businesses

Creating the Vision & Sharing Success

Identifying Barriers & Impediments

Strategies and Action Plans

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Track Three-Leveraging and Financing for Infrastructure, Housing Community Facilities & Businesses

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
Long range planning	Political interference (Tribal Politics)	<ul style="list-style-type: none"> - Information - Numbers - validate - Data - validate - Establish Policies & Procedures - Enforce grievance procedure - Goal/expect political discussion - Establish inter-departmental relationships to solve problems - Execute Tribal resolution early in project - Utilize 3rd party experts - Just do it – stick to it - Develop Options - Proper planning: delegation & duties - Personal Commitment - Government Involvement - Community Involvement - Timing

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Track Three-Leveraging and Financing for Infrastructure, Housing Community Facilities & Businesses

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
<p>Responding to needs</p> <p>5/8/2008</p>	<p>Strategic Planning</p>	<p><u>Holistic Approach: Seven Generation Planning,</u></p> <ul style="list-style-type: none"> - 7 generations into the future/into the past - Government structure - Housing - Economic development & Job creation - Health care - Physical infrastructure - Education - Resources - Leaders with vision - Open Communication, brainstorm – all ideas ok - Needs assessment/research/\$\$\$ /Prioritize by Tribe/manpower - Bench - Elders/Youth, include them - Council - Membership - Tools - Facilitator-inclusive - Infrastructure/health/housing/business - Tribal planner-planning committee - Short/interim/long term goals/planning - Mission statement of community

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Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
<p>Communication and consultation -Consultation with leadership/community</p> <p>5/8/2008</p>	<p>Economic instability (Jobs, opportunity)</p>	<p>Organization/Structure:</p> <ul style="list-style-type: none"> - educate tribal members (return to community) - physical infrastructure (to support family) - requirements of strategic planning - Networking/economy/diversification - leverage Sovereignty - Keep dollars rotating in community - Incentive for higher education - Keep people and resources in community - Buy Native <p>Resource Challenges</p> <p>Location/people (build market case)</p> <p>Build Sound Support for Business</p> <p>Tax, legal, government, finance</p> <p>Resources</p> <ul style="list-style-type: none"> - Traditional ceremonies and gatherings - Community development corporations - Entrepreneurs - Government Resources: IHS, HUD, USDA, BIA, Home Corps, state housing groups

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Track Three-Leveraging and Financing for Infrastructure, Housing Community Facilities & Businesses

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
<p>Creativity</p> <p>5/8/2008</p>	<p>Risk (Fear of the unknown)</p>	<p><u>Resources-Internal:</u></p> <ul style="list-style-type: none"> - All staff/housing authority - Tribal staff - Community (at large) - Resources-External - State and Federal Agencies - Consultants - Internet - Universities - Other Tribal Organizations - Who Assist us - Tribal Government - Community - Other Departments - Tools - Qualified Staff - Community Meetings - Partners

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Track Three-Leveraging and Financing for Infrastructure, Housing Community Facilities & Businesses

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
Solutions -How -Who	Need for unity/networking -	<ul style="list-style-type: none"> - Hard to get information - Need vehicle for shared information: newsletter - Clearinghouse, best practice list, resource list, internet site - Organizations to gather & share information – national/regional - Wealthy Tribes to build foundation or pay for information gathering - Can't solve all problems with money
Creating a replicable model		
Utilization of programs		
Networking, Partnerships & Teamwork -Investors, banks, State & Federal Agencies		

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Track Three-Leveraging and Financing for Infrastructure, Housing Community Facilities & Businesses

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
Continuity of staff & capacity building within your organization - stick to the task - courage		

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Track Four-Sustainability in Design, Development, Construction and Operations

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
Vertical integration with energy efficient housing being key in community planning & development	<u>Design</u> education (lack of) appropriate affordable technology, Low community knowledge base of sustainable benefits. Current designs of homes needs to be rethought (moisture control/mold; other design problems)	Strategies that entail supporting infrastructure physical/institutional: land use plans; support for green infrastructure.
Increase use of Green building products	<u>Development</u> appropriate land for development and site designs site designs cost concerns: weigh front end costs against long term costs technical issues: retrofit opportunities for existing units	Evaluate wants & needs Roads Buildings (existent and future) Land use (potential/existing) demographic - Adaptive re-use (existing properties)

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Track Four-Sustainability in Design, Development, Construction and Operations

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
	demographic costs: forecast future needs	
General education—families and tribal leadership in energy efficiency	<u>Construction</u> specification of codes for energy efficiency knowledge of construction- detail processes cost cutting materials-offsets/savings lack of infrastructure	Communicate/ Obtain Buy-in Chain of command (Tribal) –upgrade codes/communicate to green Various agencies (Elders/Vets/Youth Services/Medical) Overall Tribal membership Tribal Governments
Project revitalization/weatherization projects	<u>Management</u> resident education –ongoing for green applications-scalability size of project review system & adjust tribal and community relationships maintenance of installed systems	Money = Education = Knowledge Cost savings Energy efficiency What Green means to the Tribal environment Green vs. conventional building /cost
Landscaping and Landscape management that support green building	Need to rethink siting & landscape to promote energy efficiencies	Strategies that utilize models, prototypes, technologies & their applications

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Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
Up to date building codes focusing on energy efficiency - Setting tribal standards	Need model codes, design, prototypes, product information, tax-benefits (states)	Alternative Building Materials First cost vs. long term cost Cost benefit analysis Comfort <u>Material Options</u> Flexcrete Straw bale Heating & cooling
Effective use of green wise - what is green (education) - how to use in a better way		Regional Center: GLIHA & HUD - Provide use of above - California Building Green in Indian Country Publication - Costing guidelines - Accessible for individuals
		Strategies That Impact Cost Consideration
		Funding -Grants

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Track Four-Sustainability in Design, Development, Construction and Operations

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
		<ul style="list-style-type: none"> - Tax credits - Collective purchasing - Vocational training - Special incentive program
		Education <ul style="list-style-type: none"> - Learning curves - Ongoing residential training - Wind solar energy - Implementation of hands on
		Strategies Based on Education, Information, Training & Professional Development
		1. Start with how we perceive ourselves. Market ourselves through education, communication, Council, boards and groups
		2. Have trainings and forums on the different aspects and how it affects us and others.
		3. Make planning & maintaining housing units

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Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
		more than a job. Its part of us and its importance as a whole to everyone.
		4. Show the benefits of “greening the rez” to our tribal community and to everyone else.
		5. Identify through meetings, handouts, radio, TV, schools and other groups, i.e.: construction, etc.

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Track Five-Communications and Self-Determination in Housing: Examining the Nature of Changing Relationships between Tribes and the Public & Private Sector		
Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
Overcome our fear and build relationships with outside resources. Improvement of communication with all partners, internal/external.	Linking internal & external partners. Delivery capacity of tribal leaders, BOC, staff and external resources.	<ul style="list-style-type: none"> Join Regional, National organizations Share resources (don't reinvent the wheel) Identify strengths/weaknesses Mentor with experts Develop and implement training Establish positive working relationship with partners, phone calls, meetings, dinners, retreats, emails, cultural events, recognition (i.e. send them our Tribal/Housing newsletter) Establish relationships with outside community leaders, i.e. mayors/legislators, provide ongoing updated information Housing Authority Day – informal gathering for housing members/Tribal leaders: Dunk tank, games, food, i.e. resources,

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Track Five-Communications and Self-Determination in Housing: Examining the Nature of Changing Relationships between Tribes and the Public & Private Sector

Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
		Amerind Lenders Form boys & girls clubs Tutoring/afterschool programs Involve local police officers Meet with Tribal Council Involve Tribal Committees: child welfare, protective services, law enforcement Disseminate written notices Short term actions: Make phone calls to lenders/financial institutions; Call regional housing association members; Set up meeting with Tribal Council, BOC and staff
Developing housing products that meet all our communities' needs while strengthening our	Unrealistic expectations/financial literacy	Assessment Develop an assessment instrument

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Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
communities		Preparing tax returns for tribal members Using an outreach worker to go to homes to get information Cross reference other resources, i.e. fuel assistance Hold community meetings Newsletters Outside agencies Waiting list Establish goal for housing tenants Short term actions: 1. Assess current products/Tribal programs; i.e. commodities, boys/ & girls club, court system, energy assistance/fuel program 2. Develop a strategic plan, a housing newsletter

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Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
		3. Communicate with community members to let them know who you are and what you do Long term actions: Develop a time line Develop and strengthen your products Hire a grant writer Seek ways to break up the super NOFA
Explore land base options/explore new uses and or expanding	Availability of land	Purchase land Meet with Land Management Office or develop Utilize outside resources: Urban League, NAHASDA, CDBG, Tribal, RHED Review different housing plans Get on a mailing list hat have foreclosed homes: State, HUD, FHA, USDA, Fannie Mae, Large financial institutions Develop one stop shop for housing needs, land

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Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
		and infrastructure Developing sub-divisions: site assessment survey and site plan Hold community meetings Post alterations/improvements; tribal newspaper Private/Tribal enterprises Tribal/State Historical Preservation Officer Different type of Housing/price ranges needed: housing co-op, duplex, condos, town houses, multi-family, single family, home repairs/improvements/Elderly/supportive housing Develop policies to serve tribal members need Setting standards: a. New construction, b. rehabilitation

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Creating the Vision & Sharing Success	Identifying Barriers & Impediments	Strategies and Action Plans
		Evaluating and updating information plan: both group & 1 to 1 with Council & Financial Develop & implement financial, housing, credit & mortgage finance. Short term actions: Evaluate tribal assets in terms of land Get a copy of Title Status Report for all Tribal Land Long term action: 1. Update TSR for reservation area.
Learn how to access information on qualified census track when developing tax credit projects. Pay off is 30% increase in allocation amount		Meeting with Tribal Leaders Communicate in person, phone, meetings, letters & by internet with HUD, other Housing Authorities, NAIHC, Census Bureau, Fannie Mae Coordinate meetings with those agencies to aid

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		and educate the Tribes establishing a qualified census track