



# ONAP National Best Practice Webinar

Featuring the Muckleshoot Housing Authority and Confederated Salish & Kootenai Tribes of the Flathead Reservation

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MAY 13, 2021

# OFFICE OF NATIVE AMERICAN PROGRAMS (ONAP)

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Deputy Assistant Secretary

Office of Native American Programs

Department of Housing and Urban Development

## **Office of Native American Programs**

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# Examples of CARES Act Projects

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Units for  
quarantine  
purposes

Technology  
upgrades to  
accommodate staff  
working from home

Internet access for  
Tribal members

Development of  
emergency policies  
& procedures

Rental, utility &  
food assistance

# TODAY'S FEATURED GUESTS

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# MUCKLESHOOT HOUSING AUTHORITY (MHA)



- Located in King County
- Specifically in Auburn, WA
- Suburban, checkerboard reservation
- Approximately 3,300 Tribal Members

- 471 homes under MHA Management
  - 111 HUD funded (104 IHBG, 2 ARRA, 5 CARES funded)
  - 215 Tribally funded (18 lifetime estate, 197 regular rental)
  - 145 Tribally funded Elder Homes
- 32 staff
- Tribally funded mortgage and consumer loan program
- Enrollment Growth of ~ 25% in the last 5 years
- Waiting List- 220 with a 2 year wait
  - 60% are very low income
- 27% of MHA units are considered “overcrowded”
- 62% of overcrowded units have at least 1 “high risk” occupant

# The Housing Struggle is Real!



ICDBG – CARES  
3 Units

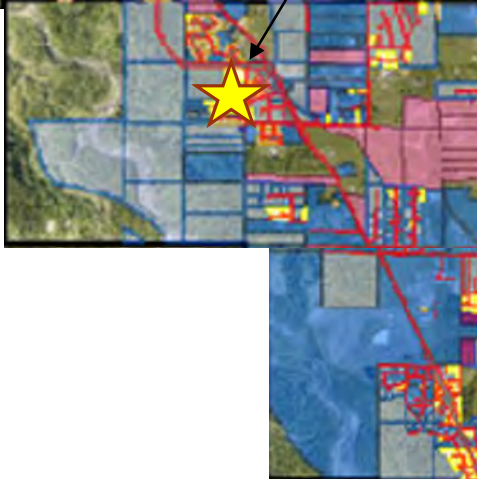


Muckleshoot Reservation =  
6 square miles

ADDRESSING  
HOUSING  
SHORTAGE



IHBG – CARES  
Duplex



OVERCROWING  
RELIEF

2021 FIRST  
QUARTER

# MHA CARES Act Projects

## \$483,362 IHBG CARES

- *duplex*
- *upgraded to cloud-based systems*
- *upgraded MHA financial systems*

## \$899,578 ICDBG CARES

- *3 single family homes*



# How did we do it?

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- ❑ BUILDABLE LOTS WERE ALREADY AVAILABLE
- ❑ CONSTRUCTION SPECIFICATION GUIDES WERE PROVIDED TO STAFF AND CONTRACTORS
- ❑ BID REQUEST LISTED ALTERNATES – IN THIS CASE TWO
  - List price for appliances
  - Discount to MHA if awarded more than one home
- ❑ ACCOUNTING SOFTWARE- PROJECT COST SET UP AND GL CODING
- ❑ PROPER COSTING OF LEVERAGED FUNDS



# IHBG CARES - \$483,362

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## ***New Home Construction***

- 2 Bedroom 1 Bath 1130 sq ft. duplex - 2260 total sq ft, \$216.12/sq ft.
- Appliances

## **Budget**

New Construction	\$465,813
Computer Upgrade	\$17,549

## ***MHA IT Improvements***

- Upgraded HDS to Doorways cloud-based system
- Upgraded MHA financial systems to cloud-based system

# IHBG CARES Act Project

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# ICDBG CARES

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## 3 Single Family Homes

Total 5,068 sq. ft.

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| ▪ 1275 sq ft. - 2-bedroom 2 bath ADA | \$265,826, \$208.49 per sq ft. cost |
| ▪ 1830 sq ft. - 3-bedroom 2 bath     | \$345,768, \$188.95 per sq ft. cost |
| ▪ 1963 sq ft. – 3-bedroom 2 bath     | \$349,466, \$178.03 per sq ft. cost |

## Budget

\$899,578 ICDBG-CARES Act funds

\$61,482 non-program income

\$961,060 or \$189.64 per sq ft. cost

# ICDBG-CARES

## *Application Readiness Timeline*

**2020**  
*May-July*

### **Grant Application / Award**

- 5/15 PIH-Notice
- 5/16-6/1 Locate Shovel Ready Site
- Resolutions to Use Site and to Apply
- 7/7 Received Award Letter
- Request for updated Build Specs
- Update Cost Analysis and Scope of Work
- Start Environmental

**2020**  
*August*

### **Applications and Advertisement**

- Utility Application – City of Auburn
- IFB Advertised in local papers

**2020**  
*September*

### **Environmental Permits and Bids**

- Environmental Permit signed
- Building Permit
- Bidding

**2020**  
*Oct-Nov*

### **Construction**

- Contract Awarded
- Pre-Construction Meeting
- Construction Started (Nov)

**2021**  
*Mar-April*

### **Completion And Move-in**

- Construction Completed
- Tenants Moved in



# ICDBG CARES Projects

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# Lessons Learned

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- Always be on the lookout for land for sale near or on the reservation
- Update construction specifications with input from maintenance department
- Review and update inventory of building plans
- Cost analysis and scope to match submittals
- Anticipate 20% increase due to relations with foreign exporters (China tariffs (25%) on plywood and anti-dumping fee on plywood (76%))
- If new plans and new contractor-allow for increase in time to complete –at least an extra month
- Take pictures throughout the project

# Confederated Salish & Kootenai Tribes of the Flathead Reservation

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- Approximately 8,078 enrolled members with 5,372 living on the reservation
- Located near the Flathead Lake on the Flathead Reservation in Northwest Montana
- Reservation covers 1,944 sq miles









# Salish and Kootenai Housing Authority

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- Jody Perez, Executive Director
- Total staff members      65
  - Maintenance      24
  - Water & Sewer      18
  - Housing Resource      10
  - Occupancy      8
  - Finance      9
  - Administration      6

# Rental Assistance Programs

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## **Pre-COVID Programs**

Low Rent Housing (465 units)

LIHTC/RD Rentals (12 units)

Transitional Living Center (19 units)

Tenant Based Assistance (36 vouchers)

Maggie Ashley Trailer Park I & II (60 lots)

## **New COVID-Related Programs**

CSKT Permanent Supportive Housing (14 vouchers)

CSKT CARES Housing (7 homes)

Emergency Rental Assistance Program

# 613 Assisted Rentals

# Homeowner Assistance Programs

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## **Flathead Finance Program**

- Homebuyer Education Classes
- Post Purchase Classes
- Down Payment & Closing Cost Assistance
- Foreclosure Prevention
- Credit Counseling

## **Home Improvement Programs**

- Weatherization (DOE & BPA thru ST of MT)
- Healthy Homes
- NAIHC Wells Fargo
- ICDBG Rehabs

## **Other Programs**

- IHS 121 Water and Sewer Services
- Homeowner Assistance Fund (coming soon)

**11 Homeowner  
Assistance Programs**

# SKHA Funding Sources

Federal Grant Program	Federal Grant Amount
HUD Indian Housing Block Grant FY2021	\$4,990,579
HUD Indian Community Development Block Grant FY2016	\$1,000,000
HUD Indian Community Development Block Grant FY2017	\$255,350
HUD Indian Community Development Block Grant FY2018	\$800,000
HUD Indian Community Development Block Grant FY2019	\$6,850
HUD Indian Community Development Block Grant FY2020	\$1,493,150
HUD IHBG CARES FY2020	\$1,497,446
HUD IHBG Competitive FY2020	\$3,912,500
HUD Resident Opportunity and Self-Sufficiency Grant FY2019	\$206,565
HUD Healthy Homes Production Grant	\$1,000,000
<b>Total</b>	<b>\$13,961,327</b>

# Confederated Salish & Kootenai Tribes CARES Act Project

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- Tribes received an allocation through the CARES Act from Department of Treasury
- Identified the need for a permanent supportive housing project
- Searched for a location that would work
- Identified a run-down hotel on the reservation formerly known as the Starlight Motel
- Converted the motel into 14 single-occupancy units



# CSKT CARES Permanent Supportive Housing Project Budget

Budget Amount	What used for?
\$500,786.50	Purchase Motel
10,189.40	Inspection, Appraisal & Site Costs
77,250.00	Demo Costs
856,482.00	Remodel Costs for Supportive Housing
109,000.00	Jackola Engineering and Architecture
123,279.00	Furniture
11,343.57	Misc. Bedding/Supplies
25,310.50	IT Equipment
103,000.00	Consulting
89,000.00	Fire suppression system
<b>\$1,905,640.97</b>	<b>Total Project Cost</b>

# TIPS FOR SUCCESS

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- Create strong partnerships
  - CSKT Tribal Public Defenders Office will operate the units
  - CSKT Tribal Health Department and CSKT Department of Human Resources will provide supportive services
  - SKHA will provide project-based vouchers to subsidize rents
- Rely on the expertise and experience of others
- Understand the community needs and develop a comprehensive plan to address them



# Project Team

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Unit Interiors



# CONVERSATION WITH HEIDI

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# QUESTIONS?

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The webinar recording and slides  
will be posted on the Office of Native American  
Programs Best Practices page:

[www.hud.gov/codetalk](https://www.hud.gov/codetalk)  
[https://www.hud.gov/program offices/public indi](https://www.hud.gov/program_offices/public_indian_housing/ih/bp)  
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and the COVID-19 Recovery  
page: [https://www.hud.gov/program offices/publ](https://www.hud.gov/program_offices/public_indian_housing/ih/COVID_Recovery)  
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