ONAP National Best Practice Webinar

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

MAY 13, 2021

For Audio Dial: 1-888-251-2949; Access Code: 3951266#
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Deputy Assistant Secretary
Office of Native American Programs
Department of Housing and Urban Development

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Examples of CARES Act Projects

- 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

Ama Tuato’o
Executive Director, Muckleshoot Housing Authority
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Jody Perez
Executive Director, Salish & Kootenai Housing Authority
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MUCKLESHOOT HOUSING AUTHORITY (MHA)

- 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

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

Located in Auburn, WA on a map.
The Housing Struggle is Real!

Muckleshoot Reservation = 6 square miles

ADDRESSING HOUSING SHORTAGE

ICDBG – CARES
3 Units

OVERCROWNING RELIEF

IHBG – CARES
Duplex

2021 FIRST QUARTER

The Housing Struggle is Real!
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?

- 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

**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
ICDBG CARES

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 PH 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
Lessons Learned

- 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

- 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

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

**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

<table>
<thead>
<tr>
<th>Federal Grant Program</th>
<th>Federal Grant Amount</th>
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<tbody>
<tr>
<td>HUD Indian Housing Block Grant FY2021</td>
<td>$4,990,579</td>
</tr>
<tr>
<td>HUD Indian Community Development Block Grant FY2016</td>
<td>$1,000,000</td>
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<tr>
<td>HUD Indian Community Development Block Grant FY2017</td>
<td>$255,350</td>
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<tr>
<td>HUD Indian Community Development Block Grant FY2018</td>
<td>$800,000</td>
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<td>HUD Indian Community Development Block Grant FY2019</td>
<td>$6,850</td>
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<td>HUD Indian Community Development Block Grant FY2020</td>
<td>$1,493,150</td>
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<td>HUD IHBG CARES FY2020</td>
<td>$1,497,446</td>
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<td>HUD IHBG Competitive FY2020</td>
<td>$3,912,500</td>
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<tr>
<td>HUD Resident Opportunity and Self-Sufficiency Grant FY2019</td>
<td>$206,565</td>
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<tr>
<td>HUD Healthy Homes Production Grant</td>
<td>$1,000,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$13,961,327</strong></td>
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Confederated Salish & Kootenai Tribes CARES Act Project

- 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

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

- 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
CONVERSATION WITH HEIDI
QUESTIONS?
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/program_offices/public_indian_housing/ih/bp


Email comments to: Codetalk@hud.gov