National Best Practices

IHBG - CARES IN ACTION
Heidi Frechette
Deputy Assistant Secretary
Office of Native American Programs
Featured Guests

- Loren Bair, Executive Director, Spokane Indian Housing Authority, Wellpinit, Washington
- Melissa Henschied, Executive Director, Omaha Tribal Housing Authority, Macy, Nebraska
- Chris James, President, National Center for American Indian Enterprise Development
TODAY’S FEATURED GUEST

Loren Bair
Executive Director,
Spokane Indian Housing Authority
loren@spokaneiha.com

33 Employees
$2.4M ANNUAL IHBG BUDGET
Spokane Tribe
Background

- Land Base: Approx. 160,000 acres
- Tribal Enrollment: Approximately 2,900
- Housing Units: 200 units
- Unemployment Rate: 39.1%
- Housing: 900-950 Homes
  - 350 HUD Homes
    - 159 Rentals
    - 191 Homebuyers (41 current, 150 paid off)
COVID-19 Impacts on Community

- How has your tribe responded to COVID-19
  - 3/16/20 - 5/31/20 – Emergency declared & Stay at Home Order - the Tribe shut down to essential workers only
  - June 1, 2020 - Phase 2 – Low risk construction can resume with approved safety plan
  - July 2, 2020 – Phase 3
  - August 6, 2020 – Modified Phase 3 – decreased gathering group size

- Biggest Challenges
  - Community Action Plan didn’t address a pandemic
  - Resolutions, Policies (Remote work, Personnel Policy, etc.)
  - Coordination between all tribal entities
  - Lack of Internet infrastructure – Remote work, telehealth, and student education
  - Adapting to limited federal & state guidance
  - Procurement of PPE
COVID-19 Impacts on Community

- How are you managing staffing – have you had to close down?
  - Initially – “Essential Workers”
  - Mid-June – Low Risk Construction could resume
  - Work Closely with the David C. Wynecoop Memorial I.H.S. Clinic
    - Testing (anyone from the community)
    - Safe to return to work
- How do you continue to provide needed services?
  - Acrylic Glass around work stations
  - Wash Hands
  - Sign-In
  - Emergency Work orders Only
  - Remote Work
IHBG-CARES

- Emergency Temporary Internet – 159 rental units
- Rehab Powwow Grounds for Quarantine
- Acquisition of PPE and Cleaning Supplies for residents – 200 families
- Emergency Rental and Mortgage Assistance – 20 vouchers
- Internal COVID-19 Related Costs
LESSONS LEARNED/FUTURE PLANS

• Important to have a plan for the various situations
• Cross Training of Employees
• Employee work safety procedures in place
TODAY’S FEATURED GUEST

Melissa Henscheid
Executive Director
Omaha Tribal Housing Authority

https://youtu.be/9WTRj8ZOpfU
YouthBuild for Veterans

OMAHA TRIBAL HOUSING AUTHORITY

MACY, NE
## Partners

<table>
<thead>
<tr>
<th>US Dept of Housing and Urban Development</th>
<th>Cares Act</th>
</tr>
</thead>
<tbody>
<tr>
<td>Omaha Tribal Council</td>
<td>Leases</td>
</tr>
<tr>
<td>Village of Walthall</td>
<td>Donated Lots</td>
</tr>
<tr>
<td>Nebraska Indian Community College</td>
<td>Classes/Cert</td>
</tr>
<tr>
<td>Indian Health Service</td>
<td>Technical</td>
</tr>
<tr>
<td>Premier Buildings - Red Oak Iowa</td>
<td>Building</td>
</tr>
<tr>
<td>US Dept of Veterans Affairs</td>
<td>Direct Loan</td>
</tr>
<tr>
<td>USDA 502 Program</td>
<td>Direct Loan</td>
</tr>
<tr>
<td>HUD Section 184</td>
<td>If outside Trust Land</td>
</tr>
<tr>
<td>Omaha Tribal Housing Authority</td>
<td>Guarantee</td>
</tr>
<tr>
<td></td>
<td>Soft 2\textsuperscript{nd} Mortgage</td>
</tr>
</tbody>
</table>
THE PANDEMIC and the RESERVATION

MARCH 27th, 2020 to Present  Omaha Tribe
STATE OF EMERGENCY ISSUED
April 2020

Check Points
Shelter in Place
No Entry
YOUTHBUILD ADVERTISEMENT

100 Applications handed out
17 applications returned

[Youthbuild Video]
500 Sq Ft Cabin

NOTES:
- EXTERIOR DIMENSIONS ARE FROM SHEATHING TO SHEATHING
- SWITCH OUTLETS, MECHANICAL, AND OTHER UTILITY LOCATIONS ARE APPROXIMATE
- ANY DRYWALL WRAPPED MATING WALL OPENINGS ARE TO BE FINISHED BY ON-SITE CONTRACTOR
- PRELIMINARY PLAN ONLY
- FINAL PLANS MAY VARY
- WOOD VAPES & CABING WINDOW TRIM
### Veteran Mortgage

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>BASE PRICE</td>
<td>24,000</td>
</tr>
<tr>
<td>SOFT SECOND MORTGAGE</td>
<td>7,500</td>
</tr>
<tr>
<td>FINAL SALE PRICE</td>
<td>16,500</td>
</tr>
<tr>
<td>30 YR FIXED 5%</td>
<td>91.11</td>
</tr>
</tbody>
</table>
**USDA 502 MORTGAGE**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>BASE PRICE</td>
<td>24,000</td>
</tr>
<tr>
<td>SOFT SECOND MORTGAGE</td>
<td>7,500</td>
</tr>
<tr>
<td>FINAL SALE PRICE</td>
<td>16,500</td>
</tr>
<tr>
<td>33 YR. 1%</td>
<td>48.94</td>
</tr>
</tbody>
</table>
TODAY’S FEATURED GUEST

Chris James
President/CEO
National Center for American Indian Enterprise Development
www.ncaied.org
Q & A

VIA THE CHAT FEATURE
Thank you for joining us!

Visit Hud.gov/coronavirus or hud.gov/Codetalk for the latest resources