



Inaugural ONAP National Best Practice Webinar

Featuring Lummi Nation Housing Authority

SEPTEMBER 18, 2018

ONAP UPDATE



Heidi Frechette

Deputy Assistant Secretary

HUD'S Office of Native American Programs

Office of Native American Programs homepage:

www.hud.gov/codetalk

Mailbox: Codetalk@hud.gov

NATIONAL WEBINAR

Quarterly Webinars

Featuring Best Practice from across the country in:

- Housing Development
- Leveraging
- Homeownership
- Youth
- Energy Efficiency and Weatherization

If you have a suggestion or recommendation, please email Codetalk@hud.gov



Sche'Lang'En Village

A gated community with 45 new units of housing for elders and families with high needs. 9 single-story 2-bedroom duplexes for elders, 24 two-story 3-bedroom units in pods of four; and 12 single-story 3- and 4-bedroom triplexes. Community club house, private counseling offices, community garden, playgrounds and picnic areas.

TODAY'S FEATURED GUEST



Diana Phair

Executive Director, Lummi Nation Housing Authority

dianap@lha-lummi.com

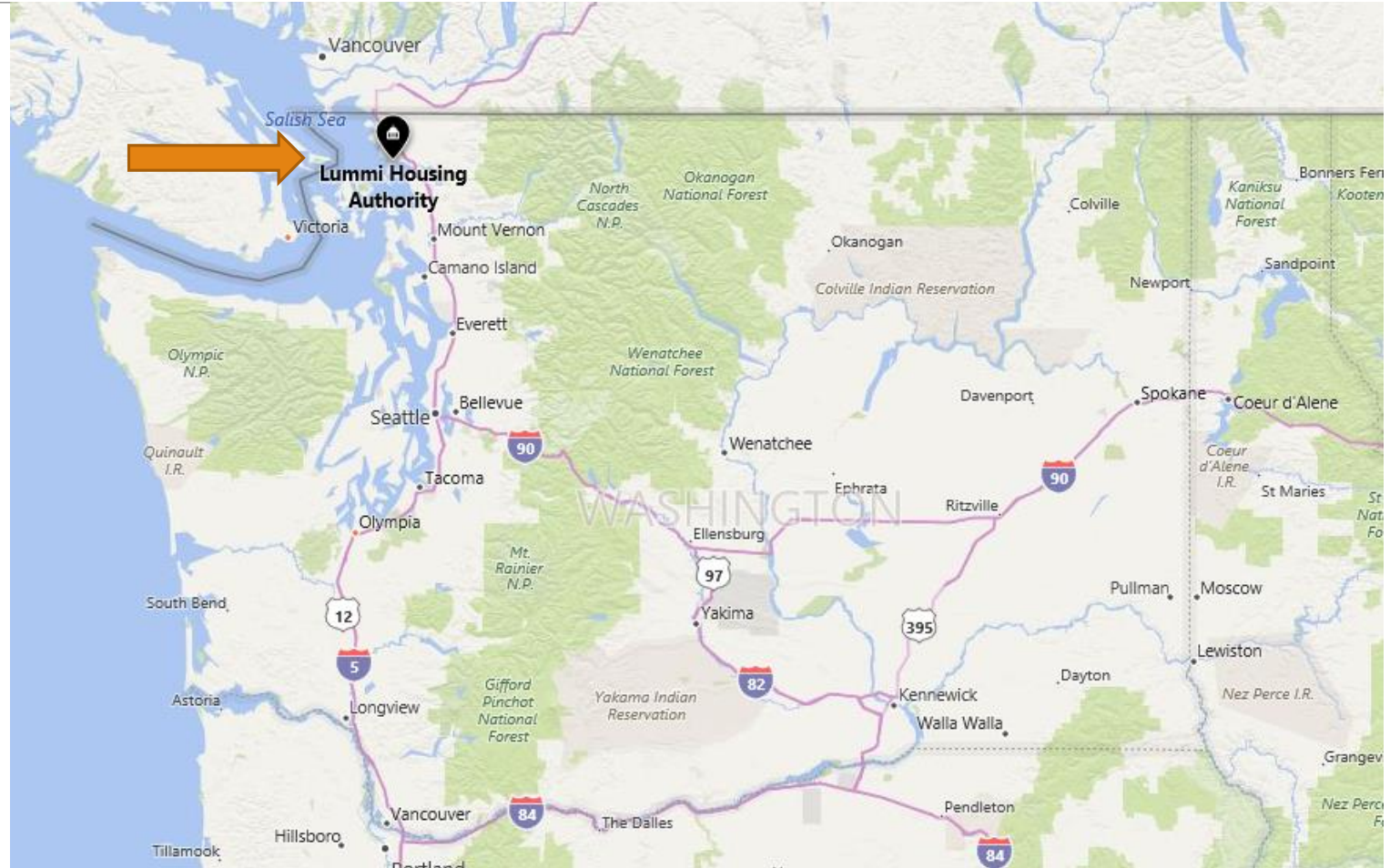
26 Housing Employees

\$4.6M ANNUAL BUDGET

\$3.2M FY2018 IHBG



LUMMI NATION





DEMOGRAPHICS

- Land base: 13,000 square acres checkerboard
- Tribal Enrollment: Approximately 5,000
- Native Population: 50%
- Low-income households: 50%
- Housing Units: 332 housing units
- Economy: Fishing, Tourism, & Northwest Indian College main campus



BACKGROUND

Under the NAHASDA Indian Housing Block Grant, the Housing Authority manages a range of programs to meet the housing needs of low-income tribal members, including:

- Low Income Rent
- Homeownership Assistance
- Elders Housing
- Student Rental Assistance
- Rehabilitation Assistance
- Transitional Living
- Emergency Housing Assistance

CHALLENGES

The Title VI Loan payment takes away from our IHBG funds that are stretched to cover existing programs, maintenance, rehab and administration.

Need for safe and secure housing for families in transformation to break the cycle of instability with wrap-around services





OPPORTUNITIES

Land donated by tribe with close proximity to tribal services and HA offices.

Financial support from tribe to repay the Title VI loan.

In-house mental health counselor.



Why Transformational?

“Transformational housing is intended for individuals and families making transformational life changes and/or recovering from homelessness, domestic violence, substance use disorders, and looking to reunify with their children.”

MOVING FORWARD

Planning and building partnerships (buy-in) from tribal departments for wrap around services:

- Behavioral Health
- Lummi Tribal Clinic
- Lummi Tribal Courts
- Employment Training Center
- Indian Child Welfare Office
- Lummi Counseling Services
- Victims of Crime

Securing Title VI Loan and other financing

Managing contractors

Preparing families



2015

Weekly meetings with:

- Architect and project manager
- Tribal departments for wrap around services
- Tribal attorney to develop polices

Begin process to secure Title VI funding

Tribal Resolution authorizes \$500,000 per year in tribal general funds for Title VI loan repayment.



July 2017

Complete construction and first residents move in.

- Referral from tribal dept.
- Self-assessment
- Drug test
- Attend 6 weekly meetings to show commitment



“The gate defines the community’s promise of safety”



“Front doors face each other to encourage community and social support”



“Low maintenance units with painted cement floors and radiant ceiling heat”



“Elder duplex units located at the front gate can see everything that goes on”



Community center hosts

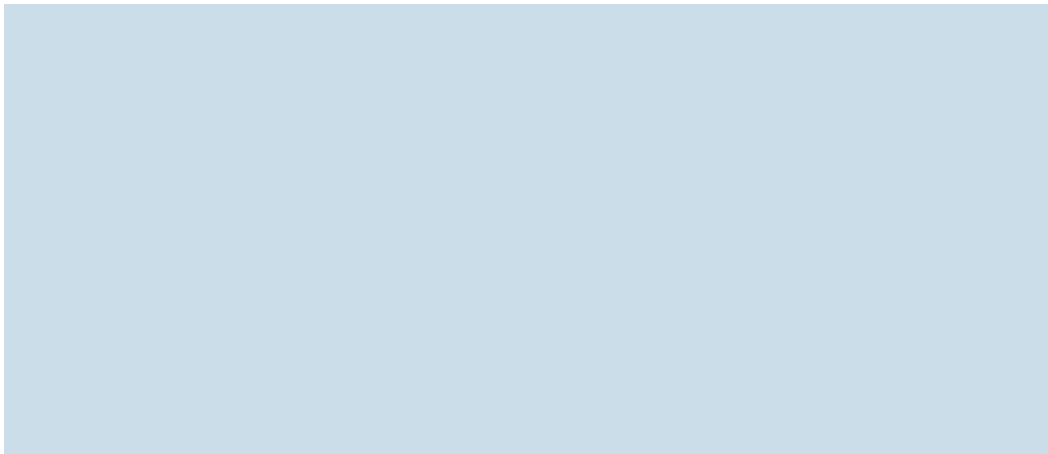
- monthly birthday celebration
- weekly facilitated resident meetings
- clothing closet
- parenting classes, financial literacy
- children's afterschool educational programs



“Wireless internet to allow teenagers space to hang out”



“Counseling offices with a window on to the playground”



“Age appropriate playgrounds”



“Paved path offers safe walking and biking around the perimeter”



“A shared community garden feeds the residents fresh and healthy food”



“Residents share responsibility to mow the property’s lawns”

Transformational not transitional

Housing is both an incentive for change and provides a base where change is made possible.

Residency is open-ended: as long as participating families are fulfilling their contracts.

Contracts, rather than a lease, include home visits to check housekeeping and mental health services, form the roadmap that residents need to follow to keep their housing.

SOURCES AND USES

INFRASTRUCTURE

| | |
|---------------------|-----------|
| 1. PROCEEDS OF SALE | \$400,000 |
| 2. ICDG | \$500,000 |
| 3. NAHASDA | \$900,000 |

CONSTRUCTION

| | |
|------------------|-------------|
| 1. TITLE VI LOAN | \$5,800,000 |
|------------------|-------------|

| | |
|---------------------------------|---------------|
| TOTAL DEVELOPMENT BUDGET | \$7.6M |
|---------------------------------|---------------|

Creating a Culture of Transformation

- A community facility is used for **weekly meetings with tenants** to guide them in accomplishing their sobriety and family goals.
- An elder's arts and crafts center allows elders to share their cultural knowledge with families through cedar bark weaving, carving, harvesting and preparing subsistence foods, and language classes.
- Detached homes are clustered in pods of four with a shared covered alcove to encourage families to get to know one another
- Walking paths and community garden encourage a healthy lifestyle
- Restricted access to property and security cameras are monitored by HA
- Shared lawn/green space care

Current Status

- July 2018 celebrated one-year of operation
- The development is currently half full
- The program is not reliant on resident rent to operate and the number of families allows for intensive work with families and time to further test policies and procedures.
- Three families have been asked to leave for breaking contracts.
- No law enforcement service calls since it opened.

Lessons Learned

Family Contracts:

Include home visits to check housekeeping and mental health services form the roadmap that residents need to follow to keep their housing. Families are strongly encouraged to share their interactions with all agencies. Requirements for one program can fulfill same at Sche'lang'en

Evictions:

The stability of the entire Sche'lang'en community rests on all residents sticking to the rules. If residents are drinking or breaking rules and not facing consequences, the safety and sobriety of the other residents is at risk.

Eviction Decisions are generally not made by a single person or organization; this provides accountability and support. Sche'lang'en policies allow the removal residents within 24 hours once the decision to evict is made.

“We tell them, come back when you are ready”

Diana's Tips for Success

Strategic thinking. Weekly meetings with the architect increased the cost more than a traditional design process, but decreased the number of change orders during construction to ensure that the property was well-laid out and met the needs of its tenants.

Hire wise. In-house mental health counselor to work with families in housing. Professional planner to help perform environmental reviews and write grants.

Communication with Tribal Council. Housing Authority Commission always includes a member of the Lummi Indian Business Council.

Anticipate the needs of your community. Residents moving toward goals to strengthen their new sobriety by creating methods to allow them to say “no” to family, friends, and partners who were not on the same path to wellness.

Create Policies in Advance. The policies would be tested by the residents and they also needed to remain compliant with tribal law and NAHASDA regulations.

Takeaways

- **Housing is the hub to successful wrap-around services** The desire to keep housing and housing's ability to allow clients the mental and physical space to experience positive change are cited by program staff as an important benefit of this program.
- **Partnership Outreach is Ongoing.** Partners can provide a range of supportive services decreasing the number of services that Housing would feel compelled to provide.
- **Shared Responsibility.** Providing case management through a group can be a slow and contentious process, but partners have found that it also provides checks and balances that ensure the family's interests are best met.
- **Consistency Is Caring.** The rules are consistent, they are enforced with consistency. Meetings that are scheduled weekly, take place weekly. If a staff member who is responsible for a meeting is away, someone else needs to fill in.

CONVERSATION WITH HEIDI

QUESTIONS?

Webinar and case study will be posted shortly on the
Office of Native American Programs homepage:

www.hud.gov/codetalk

Email comments to: Codetalk@hud.gov

HELPFUL LINKS

[About Lummi Nation](#)

[Title VI](#)

[Indian Community Development Block Grant
Grants.gov](#)