

# Best Case Scenarios: Huckleberry Street Rentals

Developed by  
The Confederated Tribes of the  
Umatilla Indian Reservation

Presented by Northwest Office of  
Native American Programs



# The What



## New Rentals developed by Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Housing Department



2 One-bedroom Elder units  
6 Three-bedroom units



Duplex Style  
1 bedrooms, 800 sq ft.  
3 bedrooms, 1600 sq ft.



Cost: \$2 Million  
Sources:  
Indian Housing Block Grant Funds (IHBG)  
Proceeds of Sale

The Tribes' Comprehensive Plan has a Housing Strategy; development of units is a priority.

# The Plan



Land Acquired

An old grange hall purchased for \$43k



Amenities

Land is near small store, 1 mile from I-84, near tribal police and fire and 6 miles from Pendleton



New Construction

Last new construction was in 1999



Department of Economic Community Development leads all development at CTUIR. Development is coordinated through the Capital Improvements Program, which ensures compliance with all departments of the Tribes, including Public Works, Cultural Resources, Natural Resources, Finance, Office of Legal Counsel, etc. It's a departmental team effort to build the community.



# Tenant Engagement



" We held an open house about the development. We put pictures of designs and rooms on our housing web page and got feedback. We also reached out to folks trying to move home to let them know that we are and will continue to develop housing."

*Marcus Luke, Housing Director*

# Construction

1-Year  
Construction  
Phase

All Homes  
come with a  
warranty

Radiant  
heating;  
Ductless  
AC/Heating

Monthly  
Maintenance  
tips in  
housing  
newsletter

Radiant Heat: not  
just for the floor.  
Still energy  
efficient

Elder units have  
emergency flashing  
light in-case of 911  
call from phone

Cul de Sacs  
Encourage  
Community

ADA compliant  
design at the start  
makes aging in  
place easier



# Best Practices



## Communicate

Have Discussions with Tenants about What Works and What can be Improved

Host Community Forums with Elders.

Provide Updates to General Council



## Using Feedback to Improve Design:

More Closet Space

More Storage Space

ADA Compliant Design Upgrades for Aging in Place

Larger Space for Family Gathering

# Get in Touch with Us

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