



# SQUAXIN ISLAND TRIBE

RESOLUTION NO. 04-52  
OF THE  
SQUAXIN ISLAND TRIBAL COUNCIL

**WHEREAS**, the Squaxin Island Tribal Council is the Governing Body of the Squaxin Island Tribe, its members, its lands, its enterprises and its agencies by authority of the Constitution and Bylaws of the Squaxin Island Tribe, as approved and adopted by the General Body and the Secretary of the Interior on July 8, 1965; **and**,

**WHEREAS**, under the Constitution and the Bylaws and inherent sovereignty of the Tribe, the Squaxin Island Tribal Council is charged with the duty of protecting the health, security, education and general welfare of the tribal members, and with protecting and managing the lands and treaty resources and rights of the Tribe; **and**,

**WHEREAS**, the Squaxin Island Tribal Council has been entrusted with the creation of ordinances and resolutions in order to fulfill their duty of protecting the health, security, education, and general welfare of tribal members, and of protecting and managing the lands and treaty resources of the Tribe; **and**,

**WHEREAS**, the Squaxin Island Tribal Housing and Utilities Commission has developed an Indian Housing Plan for the Squaxin Island Tribal Housing Program for Fiscal Year 2005, and recommends the Plan's execution, certification, and submittal to the department of Housing and Urban Development.

**THEREFORE BE IT RESOVED** that the Squaxin Island Tribal Council does hereby certify that it had an opportunity to review the Indian Housing Plan for the Squaxin Island Tribal Housing Program.

**THEREFORE BE IT FURTHER RESOLVED**, that the Squaxin Island Tribal Council does hereby authorize the submission of the Indian Housing Plan for the Squaxin Island Tribal Housing Program for Fiscal Year 2005 to the Department of Housing and Urban Development.

**THEREFORE BE IT FINALLY RESOLVED** that the Squaxin Island Tribal Council does hereby authorize the Tribal Chairman, the Executive Director, the Deputy Executive Director, or the Director of Community Development to be the Tribe's signatory and representative in all future matters requiring Tribal authorization during implementation of the FY 2005 IHP, and that these authorities shall be for the duration of the FY 2005 IHP.

**CERTIFICATION**

The Squaxin Island Tribal Council does hereby certify that the foregoing Resolution was adopted at the regular meeting of the Squaxin Island Tribal Council, held on this 12<sup>th</sup> day of August, 2004, at which a quorum was present and was passed by a vote of 5 for, and 0 against with 0 abstentions.

Patte Puhn for  
David Lopeman, Chairman

Andy Whitener  
Andy Whitener, Vice-Chairman

Attested by: Vince Henry Sr.  
Vince Henry, Secretary



**INDIAN HOUSING PLAN**

*This form is for use by Tribes/TDHEs to identify the location of the required elements of the Indian Housing Plan*

Double-click the **Go** button to move to the section in order to enter data.

<b>Main Section</b>	<b>Sub-Section</b>	<b>Page</b>	<b>Go</b>
<b>Registration Information</b>		<b>2</b>	
<b>5-YEAR PLAN</b>			
Mission Statement		<b>3</b>	
Goals and Objectives		<b>4</b>	
Activities Plan		<b>6</b>	
<b>1-YEAR PLAN</b>			
Goals and Objectives		<b>9</b>	
Statement of Needs			
	The estimated low-income family housing needs	<b>10</b>	
	The estimated housing needs for all families	<b>11</b>	
Financial Resources			
	Identification and description of financial resources	<b>12</b>	
	Uses of such resources	<b>13</b>	
Affordable Housing Resources:			
	The characteristics of the housing market	<b>14</b>	
	The structure/coordination/cooperation with other entities	<b>15</b>	
	The manner in which housing needs will be addressed	<b>16</b>	
	The manner in which 1937 Act housing will be protected/maintained	<b>17</b>	
	Existing/anticipated homeownership/rental programs	<b>18</b>	
	Existing/anticipated housing rehabilitation programs	<b>19</b>	
	All other existing/anticipated housing assistance	<b>20</b>	
	Housing to be demolished or disposed of	<b>21</b>	
	Coordination with tribal and State welfare agencies	<b>22</b>	
	The manner in which safety and resident involvement will be promoted	<b>23</b>	
	Organizational capacity & key personnel that will carry out IHP activities	<b>24</b>	
Performance Objectives		<b>25</b>	
Table 1 - Statement of Needs		<b>26</b>	
Table 2 - Financial Resources		<b>28</b>	
Table 3 - Housing Profile		<b>30</b>	
<b>Other Submission Items</b>			
		<b>32</b>	
<b>Waiver Tracking</b>			
		<b>35</b>	
<b>Environmental Review</b>			
		<b>36</b>	
<b>Standard Certification of Compliance</b>			
		<b>37</b>	
<b>Tribal Certification</b>			
		<b>38</b>	

## INDIAN HOUSING PLAN

---

### **General Information:**

Name of Tribe: Squaxin Island Tribe

Tribal Chair: First Name: David Last Name: Lopeman

Telephone Number With Area Code: (360) 426-9781

Tribal Street Address: 10 SE Squaxin Lane

Tribal City: Shelton

Tribal State: WA

Tribal Zip: 98584

Tribal Fax # (if applicable): 360-427-2789

Tribal e-mail: pgiles@squaxin.nsn.us

Name of TDHE (if applicable):  
(Tribally Designated Housing Entity)

TDHE Contact Person: First Name: Last Name:

TDHE Phone Number With Area Code: ( ) -

TDHE Street Address:

TDHE City:

TDHE State:

TDHE Zip:

TDHE Fax # (if applicable): ( ) -

### **Other Information:**

Federal Fiscal Year: 2005

Recipient Fiscal Year End Date: 09/30/2005 (MM/DD/YYYY)

Grant Number: 05IT5315020 Estimated Grant Amount: \$704,200.00 Actual Grant Amount:



0

0

0

0

0

## 5-YEAR INDIAN HOUSING PLAN

---

The 5-Year Plan section of the Indian Housing Plan must contain, with respect to the 5-year period beginning with the fiscal year for which the plan is submitted, the following information:

1. **MISSION STATEMENT** - A general statement of the mission of the Indian tribe to serve the needs of the low-income families in the jurisdiction of the Indian tribe, and outside the jurisdiction where tribal needs require consideration, during the 5-year period.

**Please enter your Mission Statement here:**

To provide housing and housing services to low and moderate-income Indian families within the designated NAHASDA "Formula Area" of the Tribe, recognizing that the Squaxin Island Tribe grants a preference to its enrolled Tribal members in extending such housing services. The Tribal Housing Program will work toward achieving the Tribe's goal to develop and maintain a community that is a desirable place to live and raise a family.



(Double-Click button to return to top)

2. GOALS AND OBJECTIVES - A statement of the goals and objectives of the Indian tribe to enable the tribe to serve the needs identified in the mission statement.

Please enter your Goals and Objectives here:

<p><b>Goal I: MAINTAIN AND IMPROVE EXISTING HOUSES, COMMUNITY AND HOUSING SERVICES</b></p> <p>Objective 1.1: Enable Tribal and community members to maintain safe, clean and healthy homes and community.</p> <p>Objective 1.2: Encourage homebuyers and renters to take pride in homes.</p> <p>Objective 1.3: Continue improving tenant services and overall program management.</p> <p>Objective 1.4: Develop and implement a long-range modernization and rehabilitation program.</p> <p>Objective 1.5: Continue homebuyer self-help training programs.</p> <p>Objective 1.6: Continue mandatory garbage service on the Reservation.</p> <p>Objective 1.7: Continue repairs and modernization on existing homes.</p> <p><b>Goal II: DEVELOP NEW HOUSING TO MEET THE NEEDS OF THE TRIBAL COMMUNITY</b></p> <p>Objective 2.1: Provide affordable new housing of high quality and with a pleasing design.</p> <p>Objective 2.2: Provide infrastructure, including water, sewer, storm water, roads, power, lighting, and other utilities sufficient to support the reasonable growth of the community.</p> <p>Objective 2.3: Complete site master development plan for 99-acre parcel that was purchased during 2000 including preparation of all additional appropriate environmental documents.</p> <p>Objective 2.4: Continue working with USDA Rural Development and other Financial Institutions to secure mortgage financing for Tribal members to purchase or construct homes on Reservation.</p> <p><b>Goal III: DEVELOP, IMPLEMENT, AND IMPROVE HOUSING SERVICES FOR OFF-RESERVATION TRIBAL MEMBERS</b></p> <p>Objective 3.1: Implement the HUD 184 Loan Program and similar low and medium income loan programs.</p> <p><b>Goal IV: IMPROVE THE EFFECTIVENESS OF THE ADMINISTRATION OF THE TRIBAL HOUSING PROGRAMS</b></p> <p>Objective 4.1: Continue to facilitate semi-monthly meetings of the Housing and Utilities Commission (H.U.C), upgrade knowledge of Commissioners, and improve delivery of information to the commission on an on-going basis.</p>
--



Objective 4.2: Continue working with the Public Safety and Justice Department to improve communication between Departments to assure a safe living environment for tenants.

Objective 4.3: Hold yearly public meetings and encourage community participation.



(Double-Click button to return to top)

3. **ACTIVITIES PLAN** - An overview of the activities planned during the period including an analysis of the manner in which the activities will enable the tribe to meet its mission, goals, and objectives.

Please enter your Activities Plan here:

- |   |
|---|
| <p><b>1.1 ENABLE TRIBAL AND COMMUNITY MEMBERS TO MAINTAIN SAFE, CLEAN AND HEALTHY HOMES AND COMMUNITY</b></p> <ul style="list-style-type: none"><li>a) Coordinate with Departments of Public Safety and Health and Human Services to develop policies and programs aimed at promoting a drug-free community.</li><li>b) Develop a strategy to prevent crime and assure safe neighborhoods such as implementing a Neighborhood Watch Program.</li></ul> <p><b>1.2 ENCOURAGE HOMEBUYERS AND RENTERS TO TAKE PRIDE IN THEIR HOMES</b></p> <ul style="list-style-type: none"><li>a) Implement effective maintenance-training program for tenants.</li><li>b) Promote tenants as role models for the community and recognize outstanding examples of community members as role models (such as classes on home repairs taught by community members).</li></ul> <p><b>1.3 CONTINUE IMPROVING TENANT SERVICES AND OVERALL PROGRAM MANAGEMENT</b></p> <ul style="list-style-type: none"><li>a) Encourage and train home buyers to take pride in and care for their homes, including budgeting financial needs, implementing preventative maintenance, conserving resources, and hands-on self-help rehabilitation and repairs.</li><li>b) Continue long-term training program for the housing staff.</li><li>c) Improve form management and office automation.</li></ul> <p><b>1.4 DEVELOP AND IMPLEMENT A LONG-RANGE MODERNIZATION AND REHABILITATION PROGRAM</b></p> <ul style="list-style-type: none"><li>a) Define rehabilitation and modernization activities to be performed for renters and homeowners.</li><li>b) Complete scheduled rehabilitation and modernization work and emergency work to the extent funding is allocated.</li><li>c) Expand the annual inspection process to be an integral part of the rehabilitation program.</li></ul> <p><b>1.5 CONTINUE HOMEBUYER SELF-HELP TRAINING PROGRAMS</b></p> <ul style="list-style-type: none"><li>a) Encourage tenants to participate in the on-hands training sessions provided by the Office of Housing.</li><li>b) Continue monitoring annual inspections to determine training sessions needed.</li></ul> <p><b>1.6: CONTINUE MANDATORY GARBAGE SERVICE FOR THE RESERVATION</b></p> <ul style="list-style-type: none"><li>a) Provide unlimited garbage for tenants residing on the Reservation to discourage the collection of garbage.</li><li>b) Continue providing dumpster for spring clean-up.</li></ul> <p><b>1.7: CONTINUE REPAIRS OR MODERNIZATION ON EXISTING HOMES</b></p> |
|---|

- a) Continue monitoring annual inspections to determine areas of needed repairs and/or modernization.
- 2.1 **PROVIDE AFFORDABLE NEW HOUSING OF HIGH QUALITY AND WITH A PLEASING DESIGN**
- a) Hire an architect that will provide a unique design for new homes being built for low/moderate income families.
  - b) Provide homes that are energy efficient to help meet the needs for low/moderate income families.
- 2.2 **PROVIDE INFRASTRUCTURE, INCLUDING WATER, SEWER, STORM WATER, ROADS, POWER, LIGHTING, AND OTHER UTILITIES SUFFICIENT TO SUPPORT TO SUPPORT THE REASONABLE GROWTH OF THE COMMUNITY**
- a) Complete comprehensive wastewater and drinking water plans.
  - b) Complete infrastructure for 36-unit planned development consistent with March 2000 Site Master Plan for the Slocum Ridge Housing Development.
  - c) Enhance new wastewater treatment system for the community.
  - d) Identify and secure funding for infrastructure development for future development.
  - e) Design and build improvements for the community drinking water system for the planned development.
  - f) Establish road network and power grid for future development.
- 2.3 **COMPLETE SITE MASTER DEVELOPMENT PLAN FOR 99-ACRE PARCEL THAT WAS PURCHASED DURING 2000 INCLUDING PREPARATION OF ALL ADDITIONAL APPROPRIATE ENVIRONMENTAL DOCUMENTS.**
- a) Enter into a contract with an architectural firm for site master plan
- 2.4 **CONTINUE WORKING WITH USDA RURAL DEVELOPMENT AND OTHER FINANCIAL INSTITUTIONS TO SECURE MORTGAGE FINANCING FOR TRIBAL MEMBERS TO PURCHASE OR CONSTRUCT HOMES ON RESERVATION**
- a) Enhance knowledge of the Office of Housing employees regarding program available, to low/moderate income families, thru USDA, HUD, VA and other financial institutions.
  - b) Provide information to Tribal members through workshops, mail-outs and newsletters.
- 3.1: **IMPLEMENT THE HUD 184 LOAN PROGRAM AND SIMILAR LOW AND MEDIUM INCOME LOAN PROGRAMS**
- a) Develop policy, procedures, and strategy to lease Tribal land to homebuyers.
  - b) Establish and maintain the legal infrastructure necessary to support federally guaranteed loans, including foreclosure and eviction procedures, zoning ordinance, enabling enforcement legislation, and strengthening the Tribal Court System.
  - c) Develop a Tribal mortgage assistance program and coordinate with the federal Section 184 Program and a similar mortgage guarantee programs.
  - e) Develop strategy for obtaining Housing Improvement Program funding to assist homebuyers and renters who live off the Reservation to develop housing opportunities.
  - f) Explore the potential for establishing housing for moderate-income Tribal Members and other Native Americans with conventional mortgage financing.



4.1: CONTINUE TO FACILITATE SEMI-MONTHLY MEETING OF THE HOUSING AND UTILITIES COMMISSION, UPGRADE THE KNOWLEDGE OF COMMISSIONERS, AND IMPROVE DELIVERY OF INFORMATION TO THE COMMISSIONERS ON AN ON-GOING BASIS

- a) Continue meetings on the first and third Friday of the month.
- b) Continue upgrading knowledge of Commissioners
- c) Continue informing Commissioners of issues and necessary policy changes.

4.2: CONTINUE WORKING WITH THE PUBLIC SAFETY AND JUSTICE DEPARTMENT TO IMPROVE COMMUNICATION BETWEEN DEPARTMENTS TO ASSURE A SAFE LIVING ENVIRONMENT FOR TENANTS

- a) Develop and Implement an effective Boys and Girls Club.
- b) Provide wages for one Law Enforcement Officer that will provide services above base line.

4.3: HOLD YEARLY PUBLIC MEETINGS AND ENCOURAGE COMMUNITY PARTICIPATION

- a) Continue holding public meetings for input as needed from the community to foster the sense of ownership in programs.
- b) Encourage public participation by advertising in the Housing Newsletter and flyers.



(Double-Click button to return to top)

## 1-YEAR INDIAN HOUSING PLAN

The 1-Year Plan section of the Indian Housing Plan must contain information, relating to the upcoming fiscal year for which assistance is to be made available, including the following:

1. GOALS AND OBJECTIVES - A statement of the goals and objectives to be accomplished during the period that are measurable as determined by the Tribe/TDHE.

Please enter your Goals and Objectives here:

**Goal I: MAINTAIN AND IMPROVE EXISTING HOUSES, COMMUNITY AND HOUSING SERVICES**

- Objective 1: Enable Tribal and community members to maintain safe, clean and healthy homes and community.
- Objective 2: Continue homebuyer self-help training programs.
- Objective 3: Continue assisting homeowners in finding funds to upgrade their existing home to meet their family needs on an ongoing basis.
- Objective 4: Continue repairs and modernization on existing homes.

**Goal II: DEVELOP NEW HOUSING TO MEET THE NEEDS OF THE TRIBAL COMMUNITY**

- Objective 1: Provide affordable new housing of high quality and with a pleasing design.
- Objective 2: Provide infrastructure, including water, sewer, storm water, roads, power, lighting, and other utilities to new housing.
- Objective 3: Complete site master development plan for 99-acre parcel that was purchase during 2000 including preparation of all additional appropriate environmental documents.
- Objective 4: Continue to work with USDA Rural Development and other Financial Institutions to secure mortgage financing for Tribal members to purchase or construct homes on Reservation.

**Goal III: DEVELOP, IMPLEMENT, AND IMPROVE HOUSING SERVICES FOR OFF-RESERVATION TRIBAL MEMBERS**

- Objective 1: Implement the HUD 184 loan program and similar low and medium income loan programs.

**Goal IV: IMPROVE THE EFFECTIVENESS OF THE ADMINISTRATION OF THE TRIBAL HOUSING PROGRAMS**

- Objective 1: Continue to facilitate semi-monthly meetings of the Housing and Utilities Commission (H.U.C), upgrade knowledge of Commissioners, and improve delivery of information to Commission on an on-going basis.
- Objective 2: Continue working with the Public Safety and Justice Department to improve communication between departments to assure a safe living environment for tenants.
- Objective 3: Hold yearly public meeting and encourage community participation.



(Double-Click button to return to top)

0

0

0

0

0



2. STATEMENT OF NEEDS - A statement of the housing needs of the low-income Indian families residing in the jurisdiction of the Indian tribe, and outside the jurisdiction where tribal needs require consideration, and the means by which such needs will be addressed during the 1-year period, including a description of:

a. the estimated housing needs and the need for assistance for the low-income Indian families in the jurisdiction, and outside the jurisdiction where tribal needs require consideration, including a description of the manner in which the geographical distribution of assistance is consistent with the geographical needs and needs for various categories of housing assistance; and

**Please enter your Low-income Housing Needs here:**

The Squaxin Island Office of Housing maintains waiting lists by number of bedrooms for homeownership and rental housing on the Squaxin Island Reservation. The Tribe exercises a preference in extending housing services to Tribal members, but it maintains separate applicant lists for Non-Tribal members. The Tribe has identified 43 additional AIAN household living in substandard homes requiring rehabilitation or replacement. The Tribe, through its Northwest Indian Treatments Center in Grays Harbor County, provides transitional housing (22 beds) to AIAN persons enrolled in its drug and alcohol rehabilitation program. The facility maintains full occupancy.

New Tribal initiatives planned under NAHASDA include: developing a mortgage assistance program to encourage private investment both on and off the Reservation, providing adequate infrastructure for existing and future residential development, developing new programs for housing services and management, and acquiring sufficient land base to enable expanded provision of housing services to AIAN persons.



(Double-Click button to return to top)

0

0

0

0

0

- b. the estimated housing needs for all Indian families in the jurisdiction.

**Please enter your Overall Housing Needs here:**

The Indian Area (formula area) served by the Squaxin Island Tribe includes the Squaxin Island Reservation and Trust Lands in Mason County, Washington and the balance of three counties. In Mason County, the Squaxin Island Tribe and the Skokomish Tribe provide housing services to low-and moderate-income Native American families. In Thurston County, the Squaxin Island Tribe and the Nisqually Tribe provide housing services to low-and moderate-income Native American families. In Grays Harbor County, the Squaxin Island Tribe, Quinault Bay Tribe provides housing services to low-and moderate-income Native American families.

Within the three counties served by the Squaxin Island Tribe reside 8,568 Native Americans in 2,626 households. Of these, 76% (1,993) are considered to be low-income households. There are more than 400 low-income elderly or near-elderly families, and 240 families live in overcrowded conditions or substandard housing. The Tribe's November 1998 Labor Force Report identified an Indian Service Population of 2,082 people living on or near the Squaxin Island Reservation. The Sally Selvidge Health Center maintains approximately 2500 case files, and from January thru July 29, 2003, there have been 3,000 patient contacts through the Center. For FY04, the Tribe's formula area population is capped at 1,364 AIAN persons.



(Double-Click button to return to top)



0

0

0

0

0

3. FINANCIAL RESOURCES- An operating budget for the recipient, in a form prescribed by the Secretary, including:

- a. an identification and a description of the financial resources reasonably available to the recipient to carry out the purposes of NAHASDA, including an explanation of the manner in which amounts made available will leverage additional resources; and

**Please enter your Identification and Description here:**

The following explanatory notes to Table 2: Financial Resources identify and describe the housing resources available to the Tribe for FY 2005.

- 1a. NAHASDA Block Grant (\$704,200)
- 1b. Other: 1937 Act Mutual Help administrative fees and rental unit income totaling \$110,100.00. (48 MHO units @ \$70.00, 9 Elders rentals at an average of \$125.00 per month and 27 rentals at an average of \$174.00 per month)



(Double-Click button to return to top)

b. the uses to which such resources will be committed, including eligible and required affordable housing activities under title II of NAHASDA and administrative expenses.

**Please enter the Uses of Such Resources here:**

The following explanatory notes to Table 2: Financial Resources identify and describe uses to which the Tribe will commit housing resources in FY 05.		
7a.	Modernization to 1937 act houses	\$ 19,500
	Maintenance and/or rehab of 1937 act homes (19,500.00)	
7b.	Operation of 1937 act Housing	\$111,300
	Operating Assistance (\$111,300.00)	
8a.	Construction of new units	\$136,150
	Rehabilitation (\$6,750.00)	
	Sewage Treatment Debt Service (\$2,000.00)	
	Upgraded energy packages in homes (\$127,400.00)	
8a3.	Rental Rehabilitation	\$ 11,050
	Rehabilitation (\$6,050.00)	
	NWITC center (5,000.00)	
8b1.	Homeownership Rehabilitation	\$193,000
	Title VI loan (estimate) (190,000.00)	
	Sewage Treatment Debt Service (\$3,000.00)	
9.	Housing Services	\$110,100
	Revenues from rent	
	Housing Counseling (\$45,000.00)	
	Activities related to self sufficiency (\$10,000.00)	
	Work for Credit (\$2,000.00)	
	Indirect (\$29,062.00)	
	Boys and Girls Club (\$8,090.00)	
	College Housing Vouchers (\$15,948.00)	
10.	Housing Management Services	\$ 40,000
	Inspections of affordable housing (\$6,400.00)	
	Management of tenant-based rental assistance (\$33,600.00)	
11.	Crime Prevention and Safety	\$ 41,150
	Law Enforcement Officer (\$39,150.00)	
	Resident Screening (\$500.00)	
	Street Lights (\$1,500.00)	
12a.	Model Activity	\$ 11,210
	Rehab of NAHASDA Units (\$11,210.00)	
13.	Planning and Administration	\$140,840
	Tribal Planner (\$17,550.00)	
	Indirect Cost (\$123,290.00)	



(Double-Click button to return to top)

4. AFFORDABLE HOUSING RESOURCES- A statement of the affordable housing resources currently available and to be made available during the period, including a description of:

- a. the significant characteristics of the housing market in the jurisdiction, including the availability of housing from other public sources, private market housing, and the manner in which such characteristics influence the decision of the recipient to use grant amounts to be provided under this Act for rental assistance, production of new units, acquisition of existing units, or rehabilitation of units;

**Please enter the characteristics of the housing market here:**

There are 47 Mutual Help units and 38 rental units under management on the Squaxin Island Reservation.

All housing on the Squaxin Island Reservation is occupied by 281 predominately low-income residents, of whom 270 are Native American. The waiting list of 47 applicant families requesting low-income housing will serve another 139 people. Income for Native Americans on the waiting list averages 80% of the median income for a family for four in Mason County.

Approximately 100 Squaxin Island Tribal families have inadequate housing. A goal of the Tribe is to secure the resources to provide housing for these families as soon as possible. Until this immediate need is addressed, it is anticipated that all Reservation housing will remain fully occupied.



(Double-Click button to return to top)



b. the structure, coordination, and means of cooperation between the recipient and any other governmental entities in the development, submission, or implementation of housing plans, including a description of the involvement of private, public, and nonprofit organizations and institutions, and the use of loan guarantees under section 184 of the Housing and Community Development Act of 1992, and other housing assistance provided by the Federal Government for Indian tribes, including loans, grants, and mortgage insurance;

**Please enter the structure/coordination/cooperation with other entities here:**

The Tribe's strategy for a mortgage assistance program includes development of Section 184 loan guarantee program and may include direct lending to Tribal members. The Tribe will act as an intermediary between financial institutions and Native Americans wanting to buy homes. The Tribe will facilitate mortgage lending by the USDA Rural Development Program and other financial institutions on the Reservation.



(Double-Click button to return to top)

0

0

0

0

0

c. the manner in which the plan will address the needs identified pursuant to the Statement of Needs Section in paragraph 2;

**Please enter the manner in which housing needs will be addressed here:**

The Tribe's overall strategy and long term goal is to develop a mixed income community that invites and encourages Tribal member to live "on the rez" and return home. Development of such a model reservation community will require a mix of housing types and funding sources. NAHASDA funds, private lending agencies, VA, FHA, State funds and Tribal funds will all be used to achieve the realization of the plan.

Alternative housing strategies will be investigated and initiated to broaden the service population receiving benefits from the Tribe. A variety of mortgage assistance models will be examined with the objective to more fully benefit all members regardless of income.



(Double-Click button to return to top)

d. the manner in which the recipient will protect and maintain the viability of housing owned and operated by the recipient that was developed under a contract between the Secretary and an Indian housing authority pursuant to the United States Housing Act of 1937;

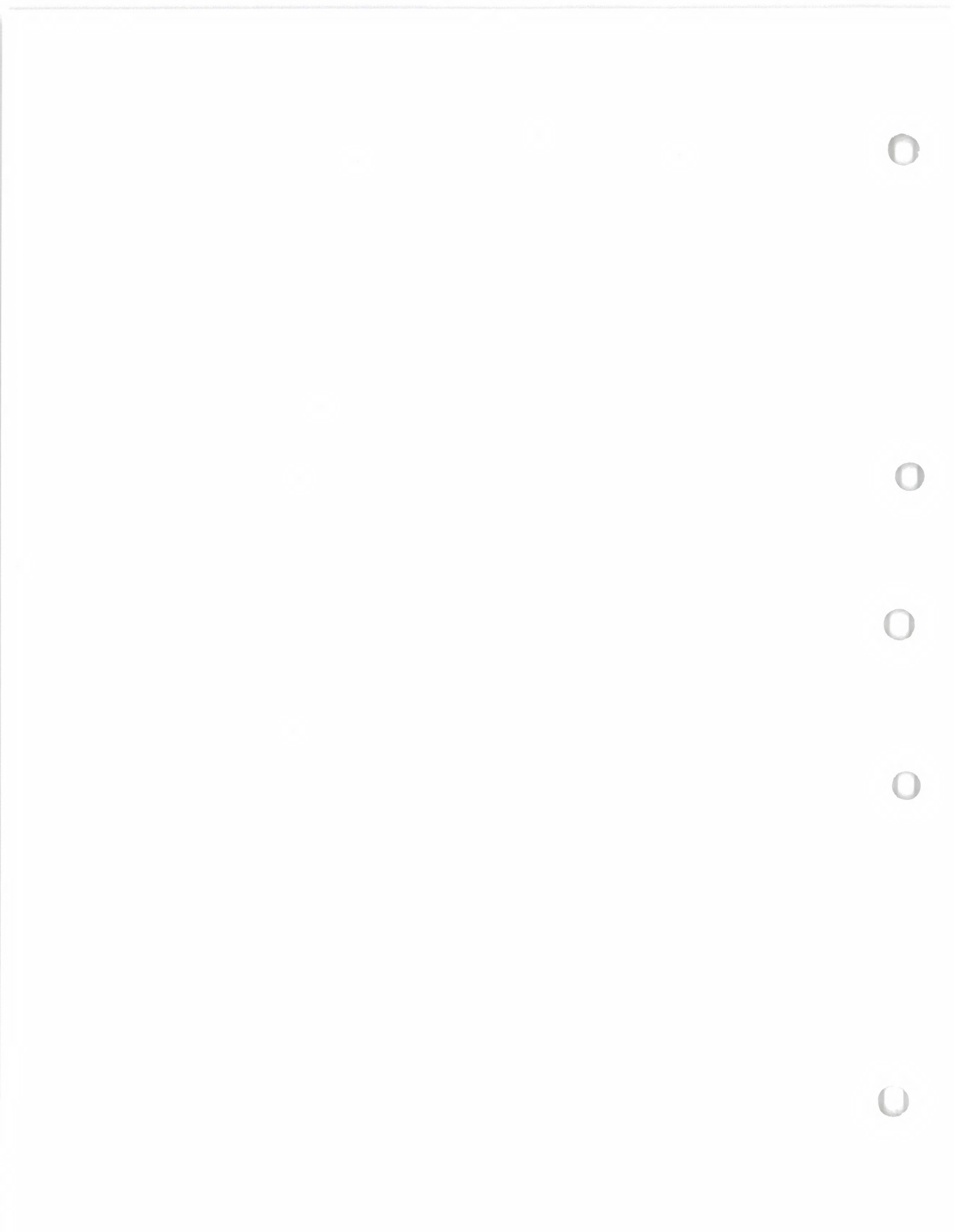
**Please enter the manner in which 1937 Act housing will be protected/maintained here:**

Existing housing stock will be protected and maintained through operation of an ongoing Homeownership Program. Under our program, low-income homebuyers are responsible for maintenance costs. Tenant payments exceeding the administrative fee of \$70 per month accumulate in individual Maintenance Equity Payment Accounts (MEPA's). The Tribe's aggressive inspection program will ensure effectiveness of the maintenance concept for Homebuyers. If Homebuyers do not make necessary repairs the Office of Housing, under our policies, can have the repairs completed and charge the homeowners.



(Double-Click button to return to top)





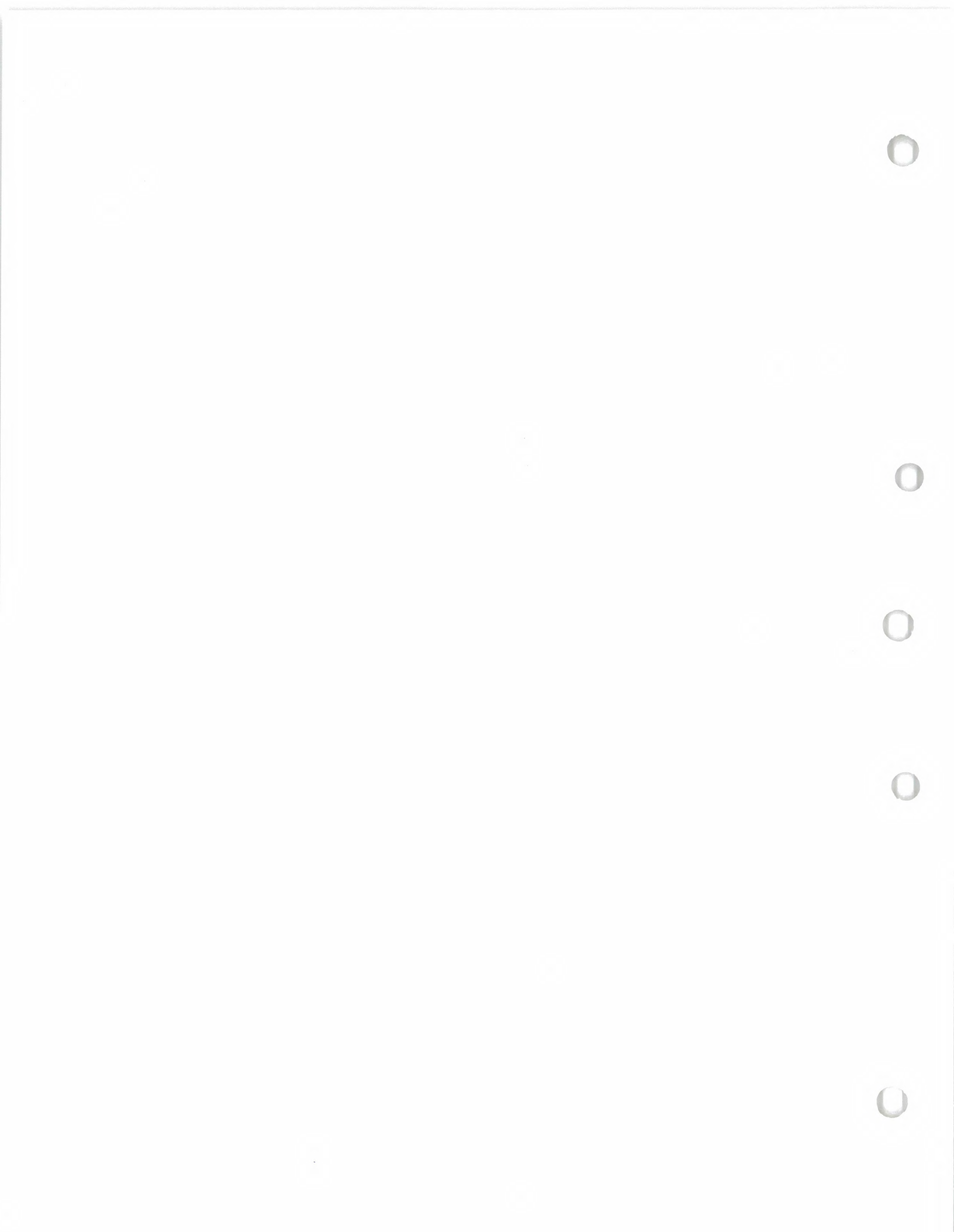
e. any existing and anticipated homeownership programs and rental programs to be carried out during the period, and the requirements and assistance available under such programs;

**Please enter your Existing/anticipated homeownership/rental programs here:**

Policies developed by the Tribe's Housing and Utilities Commission are shifting the Tribe's housing stock toward a greater proportion of rental units. It is the Housing and Utilities Commission objective to best match up tenants with homeownership or rental opportunities.



(Double-Click button to return to top)



f. any existing and anticipated housing rehabilitation programs necessary to ensure the long-term viability of the housing to be carried out during the period, and the requirements and assistance available under such programs;

**Please enter your Existing/anticipated housing rehabilitation programs here:**

The Tribe's Department of Community Development oversees maintenance of its assisted stock using a four-tier maintenance managed approach and a traditional work order type system. Office of Housing Staff conducts inspections, and the Public Works Division conducts repairs and minor rehabilitations. The Tribes' Construction Manager will handle major rehabilitations and construction.

FY 05 INITIATIVES: The Department of Community Development plans to install whole house fans to improve air circulation in homes as a means of preventing mold. At the same time the Office of Housing will be providing educational classes to all tenants regarding mold prevention.



(Double-Click button to return to top)



g. all other existing or anticipated housing assistance provided by the recipient during the period, including transitional housing, homeless housing, college housing, supportive services housing, and the requirements and assistance available under such programs;

**Please enter other existing/anticipated housing assistance here:**

Supportive Services Housing: The Tribe owns and operates the Northwest Indian Treatment Center in Elma, Washington. The facility provides transitional housing continuously to clients recovering from drug and/or alcohol dependencies. The current capacity is 22 beds. Tribes from throughout the Pacific Northwest Region send patients to the facility for treatment.



(Double-Click button to return to top)

h. any housing to be demolished or disposed of, a timetable for such demolition or disposition, and any other information required by the Secretary with respect to such demolition or disposition;

**Please enter the Housing to be demolished or disposed of here:**

There are no Demolition/Dispositions planned in FY 05.



(Double-Click button to return to top)

- i. the manner in which the recipient will coordinate with tribal and State welfare agencies to ensure that residents of such housing will be provided with access to resources to assist in obtaining employment and achieving self-sufficiency;

**Please enter your Coordination with tribal and State welfare agencies here:**

The Tribes' Health and Human Services Department, Department of Human Resources, and the TU Ha'Buts Learning Center coordinate with each other and with the Washington State department of Health and Human Services in providing services to Native Americans dependent upon public assistance.

These agencies deal directly with Native American homelessness, especially among Tribal youth, for which they have identified a need for transitional housing. The Housing and Utilities Commission has requested these agencies to develop a strategy to identify the need for transitional housing to serve homeless Native American persons. The Commission would be prepared to use NAHADA funds for these purposes.

Tribal employment assistance coordinated through the Department of Human Resources includes:

Vocational Rehabilitation Services assist Tribal members who qualify with employment training, educational needs, and job placement helping them achieve their goals for self-sufficiency.

The Western Washington Indian Employment Training Program is the tribal equivalent of JPTA, and it provides job training, work experience, and classroom training with a goal of ongoing subsidized employment.

The Native Employment Work allocations provide federal assistance for tribal welfare-to-work programs.

General Assistance Program provides information and services which benefits Tribal Members in seeking jobs.

FY05 INITIATIVES: The Department of Community Development will assume responsibility to assist Community members that qualify to participate in the REACH program, Qwest Low-Income Telephone Assistance, and various weatherization programs.



(Double-Click button to return to top)

j. the requirements established by the recipient to promote the safety of residents of such housing, facilitate the undertaking of crime prevention measures, allow resident input and involvement, including the establishment of resident organizations, and allow for the coordination of crime prevention activities between the recipient and tribal and local law enforcement officials; and

**Please enter the manner in which safety and resident involvement will be promoted here:**

The Tribal Public Safety and Justice department enforces Tribal laws and regulations and the laws of the United States on the Reservation. Tribal police officers are cross-deputized with the Mason County Sheriff.

Violations are prosecuted in Tribal Court consisting of a trial court and an appeals court. The purpose of the Court "is to ensure peace and order on the Squaxin Island Reservation, to promote the welfare of members of the Squaxin Island community, to safeguard individual rights, and to secure rights and powers which are both inherent to the Squaxin Island tribe's sovereign status and guaranteed to the Tribe by treaty and by the laws of the United States".

Additionally all residents, except owners of two conveyed units, have signed MUTUAL Help Occupancy or Rental Agreements requiring that they abide by established policies regarding the terms of occupancy. The Tribe and local law enforcement agencies and resident organizations cooperate to assure a safe living environment.

**FY05 INITIATIVES:**

NAHADA funds will be used to continue screening applicants prior to being placed into a home as well as wages for a Law Enforcement Officer that will provide above baseline and to replace any street lights in need of repair and additional lights to increase safety.



(Double-Click button to return to top)



k. the entity that will carry out the activities under the plan, including the organizational capacity and key personnel of the entity.

**Please enter your Organizational capacity & key personnel that will carry out IHP activities here:**

The Tribal government administers housing programs funded by NAHASDA. A seven member Housing and Utilities Commission provides policy oversight to the programs. Commission members are appointed by the tribal Council for a staggered three-year term.

**Tribal Administration:**

Tribal Executive Director - Raymond Peters  
Deputy Executive Director - David Whitener, Sr.  
Director, Department of Finance - Deborah Stoehr

**Department of Community Development:**

Director - Mike Poier  
Manger Office of Housing - Penni Giles  
Office Assistant - Liz Kuntz  
Housing Financial Counselor - Lisa Peters  
Manager, Public Works Division - Jeff Peters  
Director, Planning - Brian Thompson  
Construction Manager - Dan Neelands  
Facilities Planner - Lynn Scroggins  
Land Use Planner - Brian Thompson



(Double-Click button to return to top)

5. **PERFORMANCE OBJECTIVES** In accordance with 24 CFR 1000.504, performance objectives are to be developed by each recipient and included in this 1-year plan. Performance objectives are criteria by which the recipient will monitor and evaluate its performance; provide quantitative measurements by which the recipient will gauge its performance; and determine the impact and benefit the grant beneficiary derives from the accomplishments obtained under the plan. For example, if in the IHP, the recipient indicates it will build new houses, the performance objective may be the completion of the homes within a certain time period and within a certain budgeted amount, and measure the number of tribal members and families served.

**Please enter your Performance Objectives here:**

Specific performance objectives by Tribe for FY 2005:	
<u>FY 2000 IHP</u>	Execute new Occupancy agreements and leases by December 15, 2004.
<u>FY 2002 IHP</u>	Complete site master plan for Taylor Estate Housing Development by December 2004.
<u>FY 2003 IHP</u>	Complete environmental assessment of 99 acres purchased by September 31, 2005.
<u>FY 2004 IHP</u>	Complete construction of 18 additional homes and 4 multi-family units in Slocum Ridge Phase II in FY05. Review all existing housing policies and update as needed in FY05. Develop a neighborhood watch program in FY05.
<u>FY 2005 IHP</u>	Develop a boys and girls club by September 30, 2005. Continue mandatory garbage pick-up in FY05. Enhance energy efficiency package in new homes built in FY05.



(Double-Click button to return to top)

**TABLE 1  
STATEMENT OF NEEDS**

Name of Tribe: **Squaxin** Island Tribe  
 Name of TDHE (if applicable):  
 Federal Fiscal Year: 2005

Tribal/TDHE Program Year: FY05  
 Indian Area



(Double-Click button to return to top)

PART I: INDIAN AREA/TRIBAL PROFILE			
Person and Family Categories		All Indians in the Indian Area	
		All Income Levels	Low-Income
column a		column b	column c
1. Total Indian Population		8568	
2. Number of Indian Families		2626	1993
3. Number of Elderly Indian Families		339	295
4. Number of Near-Elderly Indian Families		166	10
5. Number of Indian Families Living in Substandard Housing		136	136
6. Number of Indian Families Living in Over-Crowded Conditions		203	203
PART II: OTHER INDIAN AREA/TRIBAL PROFILE (OPTIONAL)			
Person and Family Categories		All Income Levels	Low-Income
7.	a.		
	b.		
	c.		
	d.		
	e.		





Table 1 Statement of Needs continued

PART III: CURRENT STATUS AND FUTURE NEEDS					
Type of Housing		Existing Housing	Unmet Needs for All Indian Families	Unmet Needs for Low-Income Indian Families	
column a		column b	column c	column d	
8. Rental Housing	a. Number of Units	38	47	47	
	b. Number of Units Needing Rehabilitation	2			
9. Homeowner Housing	a. Number of Units	47			
	b. Number of Units Needing Rehabilitation				
10. Supportive Service Housing (# of units)		22			
11. College Housing (# of units)					
12. Transitional Housing (# of units)					
13. Homeless Housing (# of beds)					
PART IV: OTHER CURRENT STATUS AND FUTURE NEEDS (OPTIONAL)					
14.	a.				
	b.				
	c.				
	d.				
	e.				

Data Source:

**TABLE 2  
FINANCIAL RESOURCES**

Name of Tribe: **Squaxin** Island Tribe  
 Name of TDHE (if applicable):  
 Federal Fiscal Year: 2005  
 Tribal/TDHE Program Year: FY05



(Double-Click button to return to top)

PART I: SOURCES OF FUNDS FOR NAHASDA ACTIVITIES	
Sources of Funds	Planned Amount
column a	column b
1. HUD Resources	
a. NAHASDA Block Grant	\$704,500.00
b. NAHASDA Program Income	\$110,100.00
c. NAHASDA Title VI	
d. Section 184 Loan Guarantee	
e. Indian Community Development Block Grant	
f. Drug Elimination Grants and Drug Technical Assistance	
g. Prior Year Funds	
h. Other	
2. Existing Program Resources	
a. 1937 Housing Act Programs	
b. Other HUD Programs	
3. Other Federal or State Resources	
a. BIA Home Improvement Program	
b. Other	
4. Private Resources	
a. Tribal Contributions for affordable housing	
b. Financial Institution	
c. Other	
5. Other	
6. Total Resources	\$804,300.00



Table 2 Financial Resources Continued

PART II: ALLOCATION OF FUNDS FOR NAHASDA ACTIVITIES				
Activity		Planned		
		Budgeted Amount	Number of Units	Number of Families
column a		column b	column c	column d
7. Indian Housing Assistance				
a. Modernization (1937 Housing Act)		\$19,500.00	3	3
b. Operating (1937 Housing Act)		\$111,300.00	85	85
8. Development				
a. Rental	1. Construction of new units	\$136,150.00	22	26
	2. Acquisition			
	3. Rehabilitation	\$11,050.00	5	5
b. Homeownership	1. Construction of new units	\$193,000.00	22	26
	2. Acquisition			
	3. Rehabilitation			
9. Housing Services		\$110,100.00		
10. Housing Management Services		\$40,000.00		
11. Crime Prevention and Safety		\$41,150.00		
12. Model Activities (specify below)				
a. Reha of NAHASDA Units		\$11,210.00		
13. Planning and Administration		\$140,840.00		
14. Reserves				
15. Other				
16. Total		814,300.00	137	145



**TABLE 3  
HOUSING PROFILE**

Name of Tribe: Squaxin Island Tribe  
 Name of TDHE (if applicable):  
 Federal Fiscal Year: 2005  
 Tribal/TDHE Program Year: FY05



(Double-Click button to return to top)

<b>PART I: 1937 HOUSING ACT INVENTORY UNDER MANAGEMENT</b>		
<b>Housing Inventory</b>	<b>Number of Units (Subtotal)</b>	<b>Number of Units (Total)</b>
column a	column b	column c
1. Mutual Help Units Under Management as of September 30	47	
2. Low Rent Units Under Management as of September 30	38	
3. Turnkey III Units Under Management as of September 30		
4. Total Beginning 1937 Housing Act Inventory		85
5. Units Planned to be Demolished or Disposed of During Plan Period	a. Mutual Help	0
	b. Low Rent	0
	c. Turnkey III	
	d. Total	
6. Units Planned to be Conveyed During Plan Period	a. Mutual Help	0
	b. Low Rent	0
	c. Turnkey III	
	d. Total	
7. Total Planned Ending 1937 Housing Act Inventory as of September 30		
<b>PART II: 1937 HOUSING ACT INVENTORY IN THE DEVELOPMENT PIPELINE</b>		

8. Mutual Help Units in the Pipeline as of September 30		
9. Low Rent Units in the Pipeline as of September 30		
10. Total Units in Pipeline as of September 30		
<b>PART III: SECTION 8 VOUCHERS AND CERTIFICATES</b>		
11. Section 8 Vouchers and Certificates as of September 30		
<b>PART IV: NAHASDA UNITS</b>		
12. Total NAHASDA Units as of September 30		85



## OTHER SUBMISSIONS

---

Recipients of NAHASDA funds are required to prepare and submit the following information:

### 1. Useful Life

Sections 205(a)(2) and 209 of NAHASDA requires that housing remain affordable. Each recipient will determine the "useful life" period for its units. The useful life of each assisted housing unit in each development must be described. This information may be described here or in the affordable housing resources section of the 1-year plan.

#### **Please enter your Useful Life Information:**

The useful life of all housing units is expected to be no less than 50 years. It is believed that if houses are well maintained, they can be used indefinitely. The tribe will continue Homeownership housing for FY05 and will continue to use a 25-year amortization period. Once a home is conveyed and owned, it is out of our system, and the real remaining useful life will be up to the "homeowner". For rentals, the useful life is to be no less than 50 years.

### 2. Model Housing Activities

Recipients are required to submit proposals to operate model housing activities or other housing programs as defined in NAHASDA sections 201(b)(2) and 202(6) for non low-income families. If a model housing activity is to be undertaken during the 1-year plan period, proposals may be included here, in the affordable housing resources section of the 1-year plan, or as a separate submission. All proposals must be approved by the Secretary prior to beginning any model housing activity.

#### **Please enter your Model Housing Activities here:**

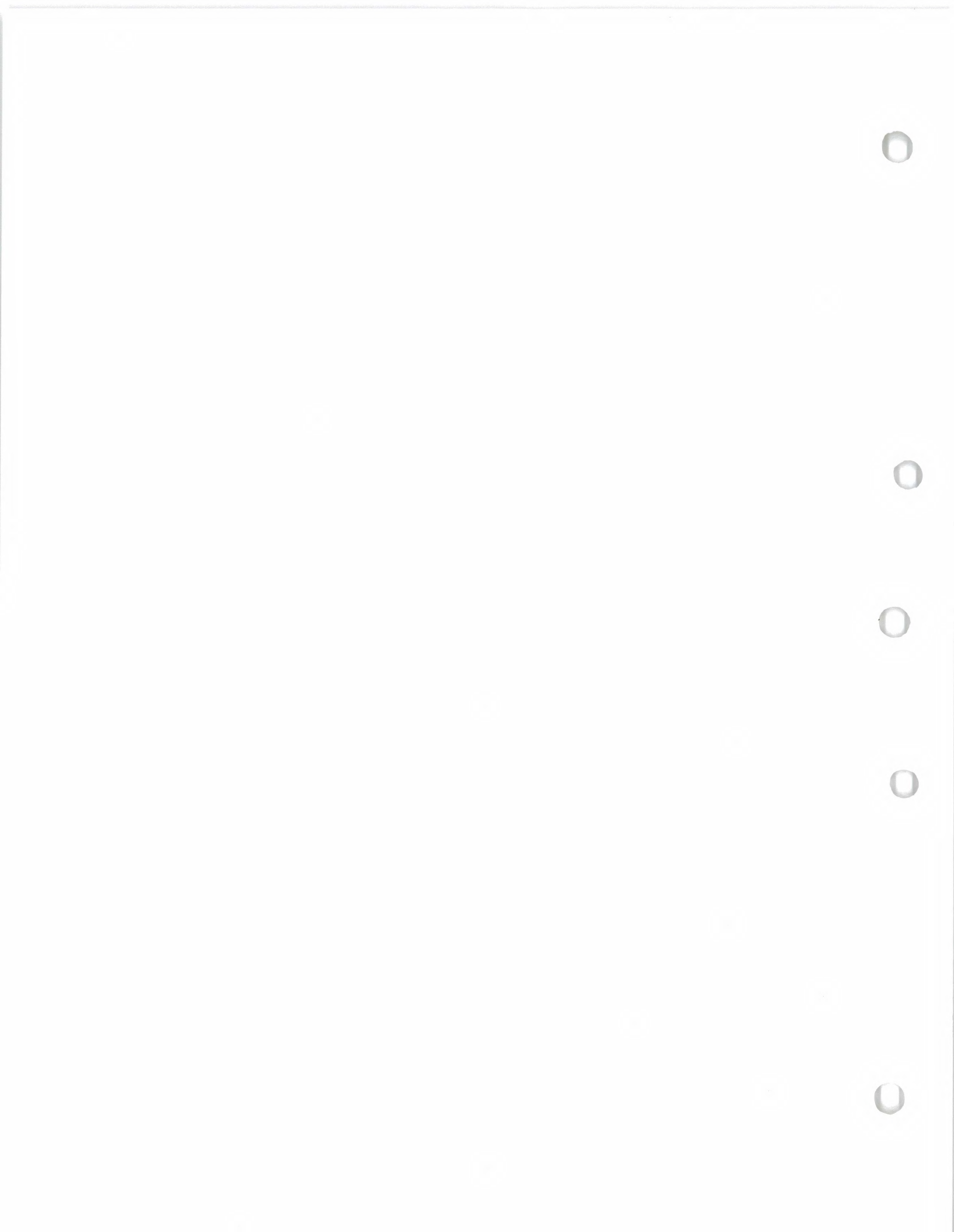
The only Model activity planned for FY05 is for any needed rehabilitation of NAHASDA units.

### 3. Tribal and other Indian Preference

Section 201(b)(4) of NAHASDA allows preference for tribal members and other Indian families. If preference will be given to tribal members or other Indian families, the preference policy must be described. This information may be provided here or in the affordable housing resources section of the 1-year plan.

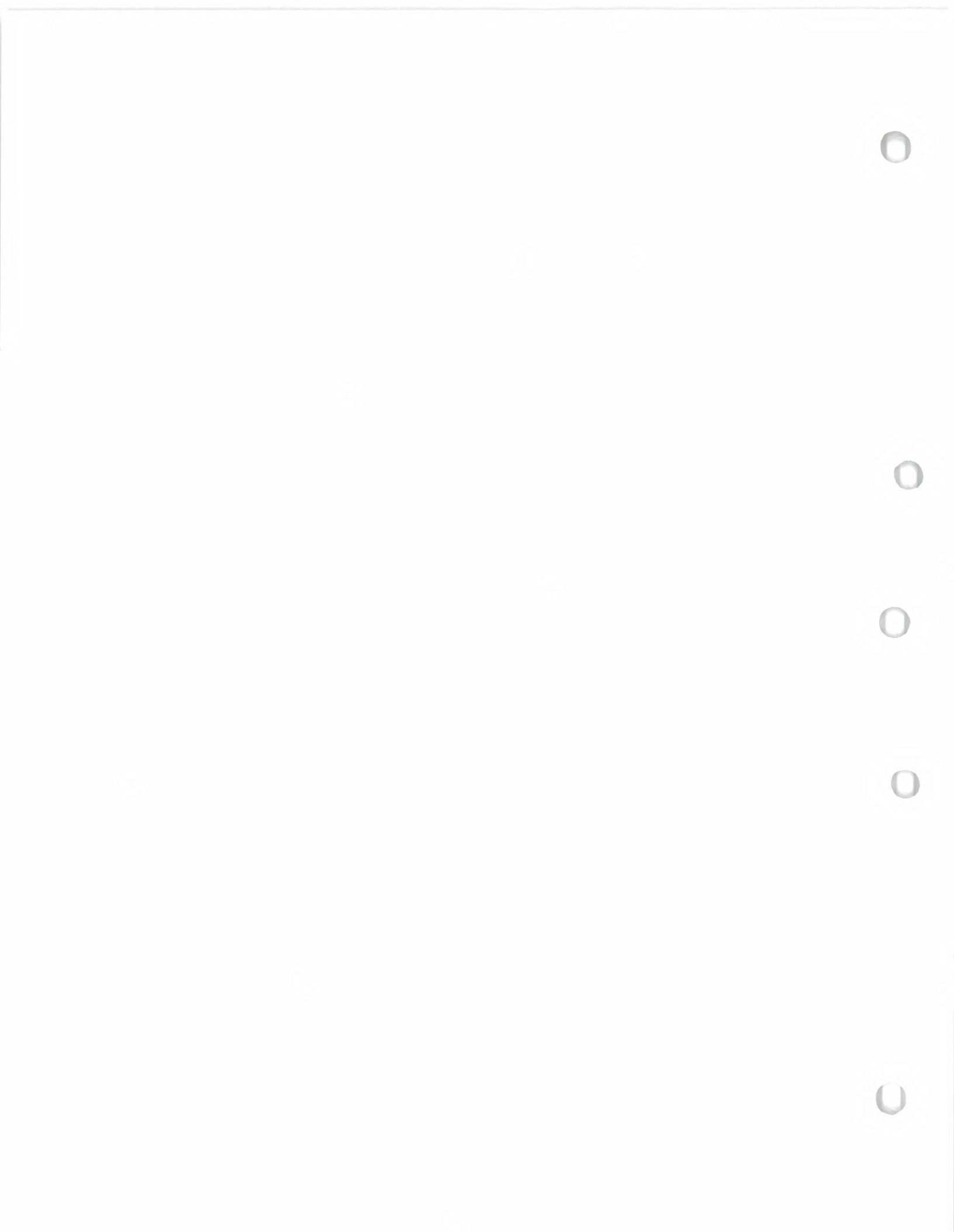
#### **Please enter your preference policy here:**

The Squaxin Island Tribe exercises "preference" in providing housing services and housing to Tribal members. At this time, all other Tribes located within the formula area of the Squaxin Island Tribe extend similar preference to their tribal members on the housing "waiting" lists. In the event, either by appointment, successorship, or some other legitimate means, non tribal





families live in homes, and are approved residents by the Tribe, then the TDHE will provide equality in services to such members. The Squaxin Island Tribal Housing Policies extend preferences to spouses of or descendants of Tribal members in regard to succession.



**4. Planning and Administration**

In accordance with the Final Rule, state the percentage of annual grant funds which will be used for planning and administrative purposes. If the amount is over 20 percent of the annual grant amount, HUD approval is required.

**Please enter your planning and administration here:**

\$140,840 planning and Admin is 20% of funding to be used in FY05.

**5. Minimal Funding**

As stated in the Final Rule, the first year of NAHASDA participation, a tribe whose allocation is less than \$50,000 under the need component of the formula shall have its need component of the grant adjusted to \$50,000. Certify here that there is a need for funding.

**Please enter your minimal funding here:**

**6. Method of Payment**

In accordance with the Final Rule, state the method of payment the tribe/THDE will use to request its grant funds.

**Please enter your method of payment here:**

LOCCS payment system



(Double-Click button to return to top)

## WAIVER REQUESTS

Please indicate here if you have met the regulatory requirements for a waiver of a section and request a waiver for that section.

Please enter your Waiver Request Comments here:



(Double-Click button to return to top)

<u>Main Section</u>	<u>Sub-Section</u>	<u>Waiver Request?</u>
<b>5-YEAR PLAN</b>		
Mission Statement		No
Goals and Objectives		No
Activities Plan		No
<b>1-YEAR PLAN</b>		
Goals and Objectives		No
Statement of Needs		
	The estimated low-income family housing needs	No
	The estimated housing needs for all families	No
Financial Resources		
	Identification and description of financial resources	No
	Uses of such resources	No
Affordable Housing Resources:		
	The characteristics of the housing market	No
	The structure/coordination/cooperation with other entities	No
	The manner in which housing needs will be addressed	No
	The manner in which 1937 Act housing will be protected/maintained	No
	Existing/anticipated homeownership/rental programs	No
	Existing/anticipated housing rehabilitation programs	No
	All other existing/anticipated housing assistance	No
	Housing to be demolished or disposed of	No
	Coordination with tribal and State welfare agencies	No
	The manner in which safety and resident involvement will be promoted	No
	Organizational capacity & key personnel that will carry out IHP activities	No
Performance Objectives		No
Table 1 - Statement of Needs		No
Table 2 - Financial Resources		No
Table 3 - Housing Profile		No

**NATIVE AMERICAN HOUSING ASSISTANCE AND SELF-DETERMINATION ACT**  
**ENVIRONMENTAL REVIEW - EXPRESSION OF INTENT**

---

*To facilitate the completion of environmental review responsibilities under the Indian Housing Block Grant program, this Expression of Intent will provide HUD with information needed to assist the tribe in completion of these activities and to schedule resources needed to complete environmental review responsibilities. Environmental reviews are completed for individual activities included in the Indian Housing Plan. The tribe can choose to complete the environmental review for some or all activities and can decide at a later date to change its decision.*

**Yes** The tribe plans to assume the status of a Federal official under the National Environmental Policy Act of 1969 and the other provisions of law listed in 24 CFR 58.5 insofar as the provisions of the Act and such other provisions of law apply to the Indian tribe's proposed program pursuant to 24 CFR part 58.

**No** The tribe plans to request HUD to fulfill environmental review responsibilities stated above pursuant to 24 CFR part 50.

**No** The tribe plans to work with HUD and provide information and studies to HUD to allow HUD to fulfill environmental review responsibilities stated above pursuant to 24 CFR part 50.

**No** The tribe plans to assume the responsibilities stated above except for the following listed activities for which it will request HUD to fulfill the environmental review responsibilities.



**NATIVE AMERICAN HOUSING ASSISTANCE AND SELF-DETERMINATION ACT**  
**INDIAN HOUSING PLAN CERTIFICATION OF COMPLIANCE**

---

*This certification is for use with the Indian Housing Plan (IHP). If the IHP is prepared and submitted by a Tribally Designated Housing Entity on behalf of a tribe, it must be accompanied by a tribal certification from the recognized tribal government covered under the IHP. In accordance with the applicable statutes, the recipient certifies that:*

In accordance with the applicable statutes, the recipient certifies that:

**Yes** (A) it will comply with title II of the Civil Rights Act of 1968 in carrying out this Act, to the extent that such title is applicable, and other applicable Federal statutes;

The following certifications will only apply where applicable based on program activities

**Yes** (B) it will maintain adequate insurance coverage for housing units that are owned and operated or assisted with grant amounts provided under the Native American Housing and Self-Determination Act of 1996 (the Act), in compliance with such requirements as may be established by the Secretary;

**Yes** (C) policies are in effect and are available for review by the Secretary and the public governing the eligibility, admission, and occupancy of families for housing assisted with grant amounts provided under the Act;

**Yes** (D) policies are in effect and are available for review by the Secretary and the public governing rents charged, including the methods by which such rents or homebuyer payments are determined, for housing assisted with grant amounts provided under the Act; and

**Yes** (E) policies are in effect and are available for review by the Secretary and the public governing the management and maintenance of housing assisted with grant amounts provided under the Act.

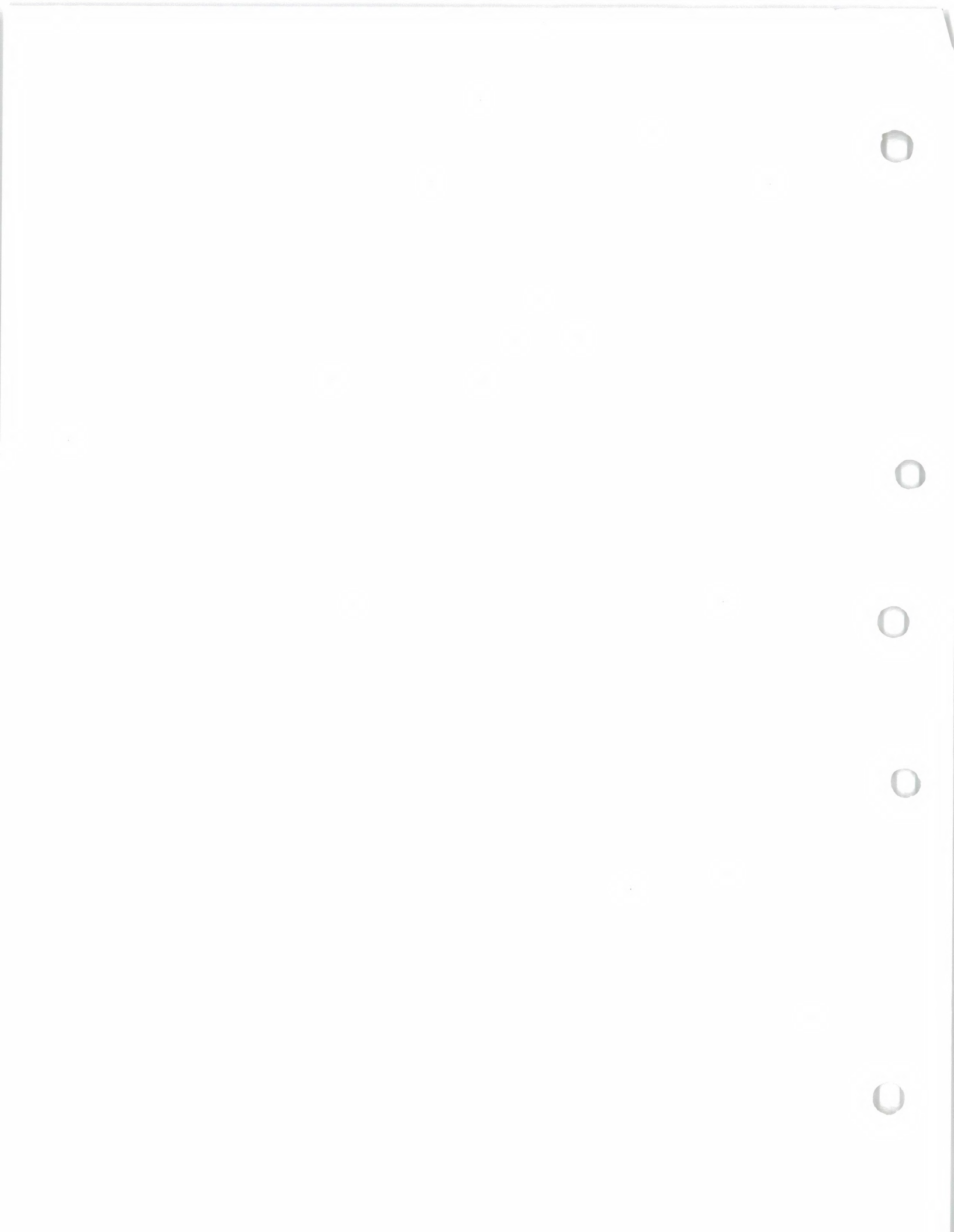
Yes Authorized Official Certification To Above Information

Date: (MM/DD/YYYY)

Authorized Official's Title:







NATIVE AMERICAN HOUSING ASSISTANCE AND SELF-DETERMINATION ACT

INDIAN HOUSING PLAN TRIBAL CERTIFICATION

---

*This certification is for use with the Indian Housing Plan (IHP) when a Tribally Designated Housing Entity (TDHE) prepares the IHP on behalf of an Indian tribe. This certification must be executed by the recognized tribal government covered under the IHP.*

The recognized tribal government of the grant beneficiary certifies that:

**N/A** (1) it had an opportunity to review the IHP and has authorized the submission of the IHP by the housing entity; or

**N/A** (2) it has delegated to such TDHE the authority to submit an IHP and amendments on behalf of the tribe without prior review by the tribe.

No Authorized Official Certification To Above Information  
(MM/DD/YYYY)

Date: 08/12/2004

Authorized Official's Title: Chairman



