



SQUAXIN ISLAND TRIBE

RESOLUTION NO. 99-56
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, 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 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 1999, and recommends the Plan's execution, certification, and submittal to the Department of Housing and Urban Development.

THEREFORE BE IT RESOLVED 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 1999 to the Department of Housing and Urban Development.

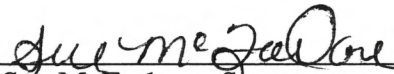
THEREFORE BE IT FINALLY RESOLVED that the Squaxin Island Tribal Council does hereby authorize the Tribal Chairman, the Executive Director, or the Deputy Executive Director to be the Tribe's signatory and representative in all future matters requiring Tribal authorization during implementation of the FY 1999 IHP, and that these authorities shall be for the duration of the FY 1999 IHP.

CERTIFICATION

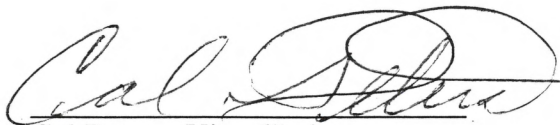
The Squaxin Island Tribal Council does hereby certify that the foregoing Resolution was adopted at the regular meeting of the Squaxin Island Tribal Council, held on this 24th day of June, 1999 at which time a quorum was present and was passed by a vote of 6 for and 0 against with 0 abstentions.



David Lopeman, Chairman

Attested by: 

Sue McFarlane, Secretary



Cal Peters, Vice Chairman

Squaxin Island Tribe

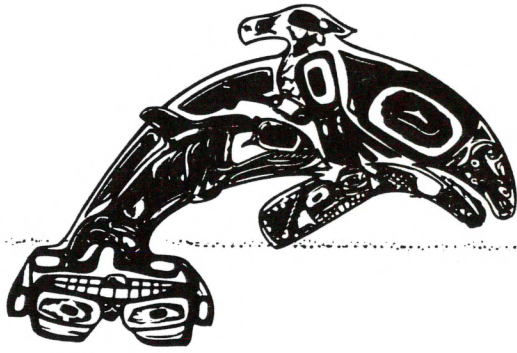
Housing and Utilities Commission

***Fiscal Year
1999
Indian Housing Plan***

October 1, 1998 – September 30, 1999

FINAL

June 24, 1999



SQUAXIN ISLAND TRIBE
Department of Community Development

June 28, 1999

Mr. Louis Townsend
Northwest Office of Native American Programs
U.S. Department of Housing and Urban Development
Seattle Federal Office Building
909 First Avenue; Suite 300
Seattle, WA 98104-1000

Dear Mr. Townsend:

Enclosed, please find a paper copy of the FY 1999 (October 1, 1998 to September 30, 1999) Indian Housing Plan for the Squaxin Island Tribe. A 3¼" disk containing one file for the plan is also submitted. All of the plan, excepting three Tribal Council Resolutions, is on the file "FY99 IHP - Squaxin.doc." The three Tribal Council Resolutions are submitted in hard copy only.

Please note that many non-NAHASDA funded activities are being rolled over from the FY98 IHP to the FY99 IHP for activities not initiated in 1998. These changes will be also addressed through a letter amendment to the Tribe's 1998 IHP and in the Tribe's 1999 Annual Performance Report for the FY98 IHP. NAHASDA IHBG funds do not rollover to subsequent years, but it is anticipated that 90% of the FY98 funding will be expended within two years of the grant award date (August 14, 1998).

Thank you for your prompt consideration of this matter. The Squaxin Island Tribe would hope to have approval of its plan at the earliest possible date to allow the Tribe to draw funds and to proceed with affordable housing activities in FY99 as proposed in its Indian Housing Plan.

Sincerely,

David G. Frey
Senior Planner

cc: Brian Thompson, Deputy Executive Director
Joanne Decicio, Housing Program Manager
Robert Whitener, Jr., Executive Director

RESOLUTION NUMBER 99-02
of the
Squaxin Island Tribal Housing and Utilities Commission

WHEREAS, the Squaxin Island Tribal Housing and Utilities Commission is authorized under the Tribal Commissions and Committees Policy Ordinance and created by the Squaxin Island Tribal Council under the Tribal Ordinance Establishing the Squaxin Island Housing and Utilities Commission adopted by Resolution of the Tribal Council on October 8, 1998; and

WHEREAS, under Squaxin Island Tribal Law, the Squaxin Island Tribal Housing and Utilities Commission is charged with the duty to serve as the advisory, decision-making, and policy authority for the Squaxin Island Tribal Housing Program and the Tribal Utilities Program; and

WHEREAS, the Squaxin Island Tribal Housing and Utilities Commission serves at the pleasure of the Squaxin Island Tribal Council with authority as delegated by the Tribal Council to create policies governing the Tribal Housing Program and the Tribal Utilities Program and to adjudicate interpretation of these policies; and

WHEREAS, the Native American Housing Assistance and Self-Determination Act of 1996 as amended, at Title I - Section 101, requires that the Secretary of Housing and Urban Development may make grants on behalf of an Indian tribe under NAHASDA only if the Indian tribe has submitted a compliant Indian Housing Plan to the Secretary for the fiscal year for which grant funds are provided; and,

WHEREAS, the Squaxin Island Tribal Housing and Utilities Commission has developed and reviewed the Fiscal Year 1999 Indian Housing Plan for the Squaxin Island Tribal Housing Program at regularly scheduled public meetings of the Housing and Utilities Commission and at a Public Hearing on June 11, 1999.

THEREFORE BE IT RESOLVED, that the Squaxin Island Tribal Housing and Utilities Commission does hereby recommend to the Squaxin Island Tribal Council adoption of the Fiscal Year 1999 Indian Housing Plan for the Squaxin Island Tribal Housing Program.

THEREFORE BE IT FURTHER RESOLVED, that the Squaxin Island Tribal Housing and Utilities Commission does hereby recommend that the Executive Director or other delegated authority execute, certify, and submit to the Department of Housing and Urban Development, the Fiscal Year 1999 Indian Housing Plan for the Squaxin Island Tribe.

CERTIFICATION

The Squaxin Island Tribal Housing and Utilities Commission does hereby certify that the foregoing Resolution was adopted at the regular meeting of the Squaxin Island Tribal Housing and Utilities Commission, held on this 18th day of June, 1998, at which time a quorum was present and was passed by a vote of _____ for, and _____ against, with _____ abstentions.

Julie Smith, Chairperson

Attested by: _____
Penni Giles, Secretary-Treasurer

Ruth Creekpaum, Vice-Chairperson

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.

Main Section	Sub-Section	Page	Go
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5-YEAR PLAN			
Mission Statement		3	<input type="button" value="Go"/>
Goals and Objectives		4	<input type="button" value="Go"/>
Activities Plan		5	<input type="button" value="Go"/>
1-YEAR PLAN			
Goals and Objectives		9	<input type="button" value="Go"/>
Statement of Needs			
	The estimated low-income family housing needs	11	<input type="button" value="Go"/>
	The estimated housing needs for all families	12	<input type="button" value="Go"/>
Financial Resources			
	Identification and description of financial resources	13	<input type="button" value="Go"/>
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Affordable Housing Resources:			
	The characteristics of the housing market	15	<input type="button" value="Go"/>
	The structure/coordination/cooperation with other entities	16	<input type="button" value="Go"/>
	The manner in which housing needs will be addressed	17	<input type="button" value="Go"/>
	The manner in which 1937 Act housing will be protected/maintained	18	<input type="button" value="Go"/>
	Existing/anticipated homeownership/rental programs	19	<input type="button" value="Go"/>
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Table 1 - Statement of Needs		26	<input type="button" value="Go"/>
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Standard Certification of Compliance			
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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: 70 SE Squaxin Lane

Tribal City: Shelton

Tribal State: WA

Tribal Zip: 98584

Tribal Fax # (if applicable): (360) 426-6577

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

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

TDHE Contact Person: First Name: N/A Last Name: N/A

TDHE Phone Number With Area Code: N/A

TDHE Street Address: N/A

TDHE City: N/A

TDHE State: N/A

TDHE Zip: N/A

TDHE Fax # (if applicable): N/A

Other Information:

Federal Fiscal Year: 1999

Recipient Fiscal Year End Date: 09/30/1999 (MM/DD/YYYY)

Grant Number: Estimated Grant Amount: Actual Grant Amount: \$804,733.00

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:

In regard to its 5-Year Indian Housing Plan for the period October 1, 1998 to September 30, 2003, it is the mission of the Squaxin Island Tribe 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.



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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:

GOAL I: Define Tribal/SPSITHA Relationship under NAHASDA

Objective 1: Equitably resolve IHA Comprehensive Grant Program funding and asset distribution issues by September 30, 1999.

Objective 2: Complete transition for housing management from IHA to Tribal Office of Housing by September 30, 1999.

Objective 3: Provide quality of service to tenants at a level initially comparable to that provided by SPSITHA and then steadily improving.

GOAL II: Preserve and Modernize Existing Housing Stock

Objective 1: Enable Tribal and community members to maintain safe, clean, healthy, and environmentally sustainable homes and community.

Objective 2: Encourage home buyers and renters to take pride in their homes.

Objective 3: Exercise Tribal Control of the Rehabilitation, Modernization, and Improvement (RMI) Program.

GOAL III: 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 in harmony with the natural site setting to the extent it is economically feasible.

Objective 2: Provide infrastructure, including water, sewer, storm water, roads, power, lighting, and other utilities sufficient to support Tribal housing and community service facilities and to support the reasonable growth of the community.

Objective 3: Expand culturally appropriate and sustainable housing alternatives that provide the opportunity for affordable housing to all segments of the Tribal community.

Objective 4: Integrate Tribal community service facilities within housing areas.



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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:

Goal I, Objective 1: Resolve SPSITHA Comprehensive Grant Program Issue

In order to secure separation from SPSITHA and maintain strong intertribal relations in the future, resolve the comp grant and asset distribution issues during FY99.

- **Participate in negotiations and exercise a lead role as necessary.**
- **Develop Tribal strategies in preparation for possible negotiation outcomes.**
- **Execute Memorandum of Agreement as negotiated by the tribes.**
- **Use litigation as a last resort to resolving the issue.**

Goal I, Objective 2: Complete Transition to Tribal Housing Management in FY99.

- **Implement transition agreement to full management by the Office of Housing**
- **Establish legal infrastructure to operate a Tribal Housing Program.**
- **Assess satisfaction of the Tribal community with services provided.**
- **Identify all services authorized under NAHASDA and the costs of those services to be provided.**
- **Evaluate how and by whom services could most effectively be provided.**

Goal I, Objective 3: Provide Level of Service to Community initially comparable to existing service and then improving.

- **Clarify roles, responsibilities, and accountability of staff to provide clear, consistent, and punctual services to tenants and the community.**
- **Combine prior RMI Program and Tribal HIP Program.**
- **Coordinate with BIA in the land assignment process.**
- **Develop policies and procedures to implement Tribal Housing Program.**
- **Develop policy, procedures, and strategy to convey MH units to home buyers.**
- **Develop policy, procedures, and strategy to lease Tribal land to home owners.**

Goal II, Objective 1: Enable Tribal and Community Members to Maintain Homes

Enablement will be encouraged by providing information to the community about available housing programs and providing forums where they can affect housing policy and planning

- Establish Office of Housing procedures to disseminate housing information.
- Establish strong public participation program for development of FY00 IHP.
- Assess, develop, and implement a Neighborhood Watch Program.
- Coordinate with Departments of Public Safety and Health and Human Services to develop policies and programs aimed at promoting a drug-free community.
- Develop a combined HIP-RMI application process.
- Establish and implement maintenance training program for tenants.

Goal II, Objective 2: Encourage Pride in Homes and in the Reservation.

- 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.
- Develop and execute new housing occupancy agreements with tenants aimed at encouraging pride in homes and the community.
- Direct Office of Housing staff to implement tenets of housing, plans, policies, procedures, and occupancy agreements.
- Promote and develop the Tu Ha'Buts Cultural Center as a focus of community pride in addition to a provider of community services.
- With the Utility Commission develop a solid waste program to promote community pride in a "clean" reservation.
- Promote tenants as role models for the community and recognize outstanding examples of community members as role models.

Goal II, Objective 3: Rehabilitate or modernize existing housing as necessary.

The Office of Housing will coordinate the RMI Program on the Reservation with the Tribal HIP program to improve the overall effectiveness of both programs.

- Define rehabilitation and modernization activities to be performed for home buyers, renters, and homeowners.
- Develop policies, procedures, occupancy agreement, and schedule for rehabilitation, modernization, and improvement work on and off of the Reservation.
- Develop plan for merging the rehabilitation and modernization component of the Tribe's Housing Improvement Program with NAHASDA program for maintenance of current assisted stock.
- Complete scheduled rehabilitation and modernization work and emergency work to the extent funding is allocated.

Goal III, Objective 1: Develop New Housing

With its mission to provide housing and housing services to low- and moderate-income Indian families, the Tribe's immediate and planned housing construction does not fully address the identified need on the Squaxin Island Reservation for new housing units. New housing is particularly challenging for the Tribe because all useable land on the Reservation is developed. The Tribe must include land acquisition as a development cost with construction and infrastructure.

- Review adopted building codes and recommend modifications as appropriate, including initiation of permit procedures.
- Complete acquisition of 40 acres of unimproved land for planned and funded housing development in FY1999.
- Establish a fund for future property acquisition for areas identified within the Tribal Land Consolidation Plan, including the 225-acre parcel owned by Simpson Timber Company adjacent to and east of the existing Reservation or other properties that may become available during the planning period.
- Design and complete construction of a new 14-unit development on the acquired property in FY 2000.
- Secure or commit funding to increase minimum house size for the 14-unit development to adequately meet community needs.
- Secure or commit funding for at least nine new units by September 30, 2000 to be located on 40 acres of unimproved land identified above.
- Design and complete construction of a new 9-unit development on the acquired property in FY 2002.

Goal III, Objective 2: Develop Infrastructure

The existing water, wastewater, and storm water systems are inadequate to meet the needs of developed housing and community facilities. Planned future housing and community facility development requires improvement, expansion, and new construction to meet this infrastructure deficit and avoid potential catastrophic failure of one or more of these systems.

- Complete comprehensive wastewater and drinking water plans.
- Complete facility plan for a new wastewater treatment system for the community including the planned housing development.
- Identify and secure funding for infrastructure development.
- Design and build a new wastewater treatment system for the community.
- Design and complete construction for improvements to the community drinking water system for the new planned development.
- Establish road network and power grid for 40-acre parcel acquired in 1999.

Goal III, Objective 3: Expand Housing Alternatives

NAHASDA provides the Tribe with the opportunity to develop alternative housing strategies and programs for which it has lacked resources in the past.

- **Continue to explore and develop housing alternatives for singles, elders, persons with disabilities, veterans, families with children, and homeless persons.**
- **Develop a Tribal mortgage assistance program coordinated with the federal Section 184 Program and similar mortgage guarantee programs.**
- **Establish the legal infrastructure necessary to support federally guaranteed loans, including foreclosure and eviction procedures, enabling enforcement legislation, and strengthening the Tribal Court System.**
- **Develop strategy for using Housing Improvement Program funding to assist home buyers and renters who live off the Reservation to develop housing.**
- **Address the need for housing by all socio-economic levels and offer safe, decent, and sanitary housing for Tribal members and other Native Americans needing housing.**
- **Explore the potential for establishing housing for moderate-income Tribal Members and other Native Americans with conventional mortgage financing.**
- **Explore the potential for the Tribe to engage in private housing development.**

Goal III, Objective 4: Integrate Community Facilities

- **Provide youth and cultural opportunities in the development of the Tu Ha'Buts Cultural Center.**
- **Develop a strategy to prevent crime and assure safe neighborhoods.**
- **Explore the potential for limited commercial development such as a bank, grocery store, or restaurant in the vicinity of housing development.**



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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: Define Tribal/SPSITHA Relationship under NAHASDA

- Objective 1: Equitably resolve SPSITHA FY97 Comprehensive Grant Program funding and asset distribution issues during FY 1999 through a Settlement Agreement between the SPSITHA consortium tribes.**
- Objective 2: Complete housing management transition from SPSITHA to Tribal Department of Community Development by September 30, 1999.**
- Objective 3: Establish Housing and Utilities Commission (H.U.C.) as the advisory, decision-making, and policy authority for the Squaxin Island Tribal Housing Program and the Tribal Utilities Program.**
- Objective 4: Adopt Tribal policies for Eligibility, Admission and Occupancy; Payments and Rents; Collections; and Maintenance by June 30, 1999.**

GOAL II: Preserve and Modernize Existing Housing Stock

- Objective 1: Enable Tribal and community members to maintain homes by: establishing Housing Office to disseminate information to tenants, promote public participation through the H.U.C., and establishing and implementing a maintenance training program for tenants.**
- Objective 2: Encourage Pride in Homes and Reservation by establishing a sense of partnership between tenants and Tribal Housing staff to promote desirable and well-planned community development. Initiate solid waste program to promote community pride in "clean" Reservation.**
- Objective 3: Begin construction of the Tu Ha'Buts Museum and promote it as a focus of community pride and provider of community services.**
- Objective 4: Develop and implement procedures for environmental review for housing rehabilitation and modernization.**
- Objective 5: Initiate Tribal housing rehabilitation and modernization program by establishing work schedule for backlogged activities, initiating most critical work, and preparing updated occupancy MHOs.**

GOAL III: Develop New Housing to Meet the Needs of the Tribal Community

- Objective 1: Complete purchase of 40 acres of unimproved land for housing and infrastructure development, and initiate negotiations to purchase the balance of 256 acre parcel or suitable alternative parcels sufficient to meet Tribe's land requirements for at least 10 years.**
- Objective 2: Develop site master development plan for 40-acre parcel including preparation of all appropriate environmental documents.**
- Objective 3: Develop Tribal procedures for providing tenant services, counseling, home care training, and housing management services.**
- Objective 4: Initiate development of comprehensive drinking water plan for the Reservation and initiate design of new wastewater treatment plant and sewer sytem for community and new housing development.**
- Objective 5: Initiate design and development of road network and power grid serving new 40-acre housing development project.**
- Objective 6: Initiate development of a Tribal mortgage assistance program based on the Section 184 model; form task force to begin preparation of the necessary legal infrastructure.**
- Objective 7: As a further step in integrating Tribal community services meet 1999 funding goals for capital campaign for Cultural Center development.**
- Objective 8: Continue to work with USDA Rural Development to secure mortgage financing for Tribal members to purchase homes on Reservation. Continue to exploreand develop alternative housing and financing.**



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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 mutual help 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 Tribal members and for the members of other tribes. The combined waiting lists in 1997 totaled 68 AIAN households representing more than 200 low-income AIAN persons in need of housing. The Tribe has identified 43 additional AIAN households living in substandard homes requiring rehabilitation or replacement. To meet this overwhelming need for housing, especially among elderly or disabled AIAN persons, the Squaxin Island Tribe has begun to investigate the feasibility of developing a 35-unit assisted living facility on the Reservation to serve AIAN persons from Thurston, Mason, and Grays Harbor Counties. The Tribe, through its Northwest Indian Treatment Center in Grays Harbor County, provides transitional housing (22 beds) to AIAN persons enrolled in its drug and alcohol rehabilitation program. The facility is maintains full occupancy. Planning efforts in FY 1999 will enable the Tribe to better address this substantial need.

The Tribe will build 23 rental and home ownership units on the Reservation within three years on 40 acres of land recently acquired. The Tribe accesses HUD, non-HUD federal, state, and private resources to the extent possible, to address the recognized housing shortage. NAHASDA funding is vital in meeting the requirements of the Tribe's housing program, accounting for 19% of the total FY 1999 housing budget .

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



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- 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 Tribe, the Confederated Tribes of the Chehalis Reservation, and the and the Shoalwater Bay Tribe provide 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 2,000 case files, and in 1997, there were more than 8,000 patient contacts through the Center. For FY99, the Tribe's formula area population is capped at 1,286 AIAN persons.



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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 1999 and the opportunities to leverage additional resources.

- 1a. **NAHASDA Block Grant: Amount announced by HUD in December 1998 for the FY 1999 IHBG Formula Allocation. Block grant awards are anticipated to attract substantial leverage for housing and infrastructure grant funding, private investment for mortgage financing, and private and public contributions to capital campaigns.**
- 1e. **ICDBG: FY95 award for \$320,000 for Cultural Center development. FY97 award for \$320,000 for land acquisition (\$155,000) and infrastructure development (\$165,000). FY98 award for \$335,000 for wastewater system, drinking water system, and roads for new housing development.**
- 1h. **Other: 1937 Act Mutual Help Unit administrative fees and rental unit income totalling \$86,222 collected during first six months by SPSITHA (\$42,000) and remainder of fiscal year by Tribe (\$44,222). While not directly providing leverage, these funds will offset having to draw NAHASDA funds to pay costs of housing services and management.**
- 2a. **1937 Housing Act: FY97 Development Program Reservation for Mutual Help (\$655,325) and rental units (\$204,680). Program Reservation awarded to SPSITHA on behalf of Squaxin Island Tribe will be fully assigned to Squaxin Island Tribe under terms of settlement agreement dated May 18, 1999.**
- 3a. **BIA Home Improvement Program totaling \$241,446: Tribe will merge HIP with NAHASDA funds for rehabilitation, modernization, and improvement; targeting appropriate funds to HUD and non-HUD projects. Both programs will be used to leverage funding from sources such as the WA Affordable Housing Program.**
- 3b. **Other: WA Housing Trust Fund award for low-income housing (\$500,000), WA State Capital Projects for Washington's Heritage award (\$225,000), IHS Sanitary System Development (\$140,000), EPA Drinking Water Planning, BIA Roads Construction (\$350,000) and Maintenance (\$25,170).**



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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 housing resources will be committed by Tribe in FY98.

- 7a. Modernization: Estimate of repair and replacement work to be undertaken on the Squaxin Island Reservation in FY99 and FY00.**
- 8a1. Develop new Rental Units: FY97 HUD Development Program Reservation at \$204,680 less infrastructure cost of \$48,680 yielding construction cost of \$156,000 for two units.**
- 8b1. Develop new Homeownership Units: Funding to build seven low-income units from WA Housing Trust Fund (\$500,000); FY97 HUD Development Program Reservation at \$655,325 less infrastructure cost of \$119,950 yielding construction cost of \$535,375 to build five Mutual Help homes, Use \$100,000 of FY99 IHBG to increase number of bedrooms for homes funded by WA Housing Trust Fund to a minimum of three bedrooms.**
- 8b2. Homeownership Acquisition: Establish mortgage assistance/down payment assistance program based of Section 184 model with NAHASDA set aside.**
- 9. Housing Services: SPSITHA program income pays 1st 6 mos costs for FY99, Tribal program income pays Tribe's costs for second 6 months of FY99, NAHASDA funds used for Tribe's costs for first four months of FY00.**
- 10. Housing Management: SPSITHA program income pays 1st 6 mos costs for FY99, Tribal program income pays Tribe's costs for 2nd 6 months of FY99 including bad debts, NAHASDA funds pays Tribe's costs 1st 4 mos of FY00.**
- 12a. Cultural Center Development: Model Activity - \$325,000 FY95 HUD ICDBG funds and \$225,000 WA state funds with construction beginning in FY98.**
- 13. Planning/Admin: SPSITHA program income pays first 6 mos. costs for FY99, Tribal program income pays Tribe's costs for 2nd 6 months of FY99, NAHASDA funds used for Tribe's costs for first four months of FY00.**
- 14. Reserves: Unexpended HIP funds (\$241,446) and 10% of FY99 NAHASDA funds of \$80,473.**
- 15. Land Acquisition: FY97 ICDBG (\$155,000); NAHASDA set aside (\$250,000). Infrastructure: FY97 ICDBG (\$165,000); FY98 ICDBG (\$335,000); FY98 NAHASDA set aside (\$107,463): Reserve from Project 52-42 for water and sewer (\$48,680); Reserve from Project 52-52 for water/sewer (\$119,950). IHS commitment for \$140,000, EPA grant \$40,000, BIA commitments \$375,170.**



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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 71 Mutual Help units and 13 rental units under management on the Squaxin Island Reservation. Three units were conveyed or are in the process of conveyance to home owners. Development of five new homeownership units, two rental units, and seven Affordable Housing Program units will be completed by October 2000. There are 84 housing units privately held by Tribal members near the Reservation, of these, 27 are in sub-standard condition.

All housing on the Squaxin Island Reservation is fully occupied by 309 predominately low-income residents, of whom 270 are Native American. Occupancy of new rental units in 1998 pushed Reservation population over 300 persons. The waiting list of 68 applicant families requesting low-income housing will serve another 200 people. Income for Native Americans on the waiting list averages 30% of the median income for a family of 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.

The April 1996 Mason County Comprehensive Plan anticipates a need of 15,874 new housing units in the County by the year 2014. This is more than double the 1990 level of housing occupied year round in Mason County (14,565 housing units). Much of the growth in housing demand will result from people commuting to work outside of Mason County. In 1989, 22% of all income earned by Mason County residents was earned through jobs in surrounding counties, predominately from jobs in the State capital in Olympia. Competition for housing from commuters combined with very high unemployment and low wages for Indian people conspire to reduce the affordability of housing for Tribal members. At the same time, the rural location of the Reservation is not in direct proximity to any substantial housing inventory, and housing that exists is often beyond the affordability of most.



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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:

Coordination under NAHASDA is anticipated to be substantial. As a member of the SPSITHA from 1976 to 1999, the Squaxin Island Tribe has learned the value of cooperation in working with an inter-tribal housing consortium. The Squaxin Island Tribe intends to establish its own housing program in FY99, and beginning in April 1999, undertake full and independent management of its program.

Because the Tribe is the recipient of all NAHASDA funding, there is no TDHE. The Tribe will continue to coordinate with SPSITHA to negotiate and implement a separation agreement during FY99. Under the separation agreement, the Tribe shall also become the recipient of all FY97 Development Program reservation funding for projects 52-42 and 52-52.

The Tribe will establish a mortgage assistance program by the end of FY99. The Tribe's strategy for this program includes development of a 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 shall facilitate mortgage lending by the USDA Rural Development Program and other financial institutions on the Reservation.

In developing the necessary infrastructure to support the Tribes housing goals, theTribe will coordinate with the Bureau of Indian Affairs, HUD, the Department of Defense, Mason County, and several Tribal agencies for road development. Wastewater system and drinking water system improvements will require coordination with HUD, IHS, EPA, the Tribal Housing and Utilities Commission, and the Tribal Natural Resources Department.

The Tribe shall initiate a formal capital campaign aimed at private contributors and foundations for development of a Tribal Cultural Center at the heart of the Tribal residential community. The capital campaign presents new challeges and opportunities to bring Tribal officials face-to-face with private investors.

The coordination strategy for each of these unique Tribal programs will be developed during the first few years of management under NAHASDA.



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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 plan will address the need by continuing to emphasize homeownership. A modernization schedule shall be developed for homeownership and rental units. Priority will be given to substandard units and units with identified construction flaws. By joining the two modernization programs (HIP and RMI) in linked, but parallel and separate tracks, we hope to achieve efficiencies for both programs.

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 of more fully benefitting all socioeconomic strata.

For those unable to afford or unwilling to commit to homeownership, the Tribe will look at various rental alternatives, such as Section 8 assistance, assisted living facilities, and group homes

A community consists of more than houses. This is one cornerstone of NAHASDA; hence, the opportunity to undertake model activities. The Tribe's Cultural Center project will bring people back home to the Reservation. It will create a community in which people are proud to live. It will be a facility that will benefit Native Americans regionally.



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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 this program, low-income home buyers are responsible for maintenance costs. Tenant payments exceeding the administrative fee of \$70 per month accumulate in individual Maintenance Equity Payment Accounts (MEPAs). Funds from the MEPAs may be used to offset maintenance and improvement costs. Upon conveyance of a Mutual Help unit to the home buyer or vacation of the unit by the tenant, any MEPA balance remaining after assuring the home is in standard condition reverts to the homebuyer or tenant.

In the past, major rehabilitation and modernization has been undertaken with funding assistance from HUD's Comprehensive Grant Program. With termination of that program under NAHASDA, rehabilitation, modernization, and improvements (RMI) will be supported by NAHASDA funds or the HUD Indian Community Development Block Grant. Washington State's Affordable Housing Program may also provide support.

Under NAHASDA, the Squaxin Island Tribe has take over management and direction of the RMI Program. Because of the similarities between the Tribe's BIA-funded Housing Improvement Program (HIP) and the RMI Program, the two programs will be merged. Due to the regulatory and statutory requirements of the two programs, while activities will be merged, funds will not. NAHASDA funding will be directed at 1937 Act or NAHASDA units and HIP funding will be directed at private residences. Potential funding to overlap both programs would include ICDBG and the State Affordable Housing Program.

During FY99 the Tribe will plan the activities to be accomplished under the Tribe's RMI-HIP Program in FY00. Project work will be addressed separately under the Tribe's Maintenance Program or through contracts with RMI vendors.



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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:

In the near term, the Tribe's Homeownership Program and Rental Program will continue as previously managed by SPSITHA. SPSITHA will manage the two programs in the first half of FY99 during the transition to Tribal management under the terms of a separation agreement be negotiated between SPSITHA and the Tribe in FY99.

Two rental units are in the development pipeline for the Reservation with construction and move-in to be completed by October 2000. New Housing Policies to be developed by the Tribal Housing and Utilities Commission will slow the trend of "automatically" converting rental units into homeownership units. In the future, conversions will be assessed to best match up tenants with homeownership or rental opportunities.

There are five Mutual Help units in the HUD development pipeline for the Reservation with construction and move-in to be completed by October 2000. The Washington State Affordable Housing Program is providing funding for seven homeownership units under a contract that was executed in FY98. All 14 units from the three programs (Low Rent, Homeownership, Affordable Housing) will be developed as a single project. Land will be purchased for the project in 1999, and site planning, infrastructure planning, and design will be initiated.



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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:

In FY99, the Tribe will draft policies and procedures for the Tribal Maintenance Program and begin work on policies for the HIP Program. A work plan and schedule will be developed per the separation agreement between the Tribe and SPSITHA to identify homes in need of rehabilitation or modernization on the Reservation and in need of improvement off of the Reservation. Off-Reservation planning will include an inventory of non-HUD homes and rehabilitation requirements. No project work is anticipated for FY99 under the HIP Program.

One vacated home requires substantial modernization to become habitable, and another six homes were identified in a 1998 Census challenge and re-survey as lacking complete kitchen or plumbing facilities. These homes will be brought to standard condition in FY99. Additional modernization will be scheduled in FY99 and FY00 as needed. Nine homes were identified in the survey as over-crowded; the feasibility of rehabilitating these homes by adding on bedrooms will be assessed.

As part of the separation agreement between SPSITHA and the Tribe, a substantial amount of modernization will be undertaken during FY99 by SPSITHA as a sub-recipient of the Tribe's FY98 IHBG funds. The project work will be more fully described through an amendment to the Tribe's FY98 Indian Housing Plan.



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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:

The Tribe continues to explore the feasibility of developing a 35-unit assisted living facility serving elderly Native Americans on the Reservation. The venture is being considered as a for-profit housing activity by the Tribe under the auspices of Island Enterprises, a private sector subsidiary of the Tribe.

The Tribe owns and operates the Northwest Indian Treatment Center in Elma, Washington. The facility provides transitional housing continuously to clients recovering from drug or alcohol dependencies. The current capacity is 22 beds. Tribes from throughout the Pacific Northwest Region send patients to the facility for treatment. No new capacity is planned for FY99.

The Tribe does not have a good handle on the level of homelessness among Native Americans within its service area. The evident symptoms suggest that it is a serious and growing problem. During FY99 the Tribe will initiate an effort to better identify and characterize the homeless problem that exists.

No college housing is scheduled or planned at this time.



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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:

The Tribe does not anticipate any demolition of units on the Squaxin Island Reservation now or in the near future.

Once a new Tribal application process is initiated for the HIP Program, applicants whose homes are beyond rehabilitation may be identified within the Tribe's service area. Such structures may require demolitions before being replaced with a new home.



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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 Tribe's Health and Social Services Department 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. Both agencies are planning for service delivering to be provided through the Tu Ha'Buts Cultural Center.

These agencies deal directly with Native American homelessness, especially among Tribal youth, for which they have identified a need for transitional housing. In developing the Tribe's FY00 Indian Housing Plan, these agencies will be asked to develop a strategy to identify the need for transitional housing to serve homeless Native American persons.

Tribal employment assistance coordinated through the Learning Center includes:

Vocational Rehabilitation Services assists 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 which provides job training, work experience, and class-room training with a goal of ongoing unsubsidized employment.

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



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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 Mason County Sherrifs Department officers. A goal of the Police Department is to “protect human life and to maintain peace, also to protect the property and resources of the Tribe and its members.”

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, excepting 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.

In FY99 the Tribe anticipates seeking funding through the Department of Justice Community Oriented Policing Grant Program and the HUD Drug Elimination Program. If awarded NAHASDA IHBG funds would be used as match for a COPS grant award (This would likely involve FY00 IHBG funds).



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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 Tribe is very experienced in managing HUD block grants. Under the Indian Community Development Block Grant Program, the Tribe successfully completed projects with FY92, FY93, and FY94 ICDBG funding. FY95, FY97, and FY98 projects are ongoing. Grant funding is administered through the Finance Department with grant project management occurring in other Tribal departments.

The Tribe's audit record is solid. Operating budgets have increased from \$6 million in FY94 to more than \$11 million in FY99. Deborah Stoehr is the Finance Department Director and Tribal Comtroller. Ms. Stoehr has a BA in Business Administration from Pacific Lutheran University. She has worked in increasingly responsible accounting positions for tribal governments for the past 17 years.

Overall program management is provided by Tribal Deputy Executive Director, Brian Thompson. Following a military career, Mr. Thompson came to the Squaxin Island Tribe in 1995. As Public Works Director, he is responsible for infrastructure and community development on the Reservation. Since 1995, he has directed completion of three HUD ICDBG projects and is progressing on two current projects. Mr. Thompson holds a BA in Economics from Whitman College.

The Tribal Housing Program, initiated in FY99 with the appointment of Joanne Decicio, a Tribal Member, as Housing Program Manager. Ms. Decicio has substantial experience in managing Indian Housing Programs, having served for over ten years on the SPSITHA Board of Commissioners including several terms as Chairperson.

The Tribal Utilities Program includes maintenance of Tribal facilities. The Program will be expanded in FY99 to incorporate Housing Program maintenance. Jeff Peters, a Tribal member, began managing the Utilities Program in 1995 and has developed substantial expertise in wastewater and drinking water systems.

Ongoing planning for the Tribal Housing Program will be provided by Community Development Planner, David Frey. Mr. Frey has worked for the Tribe since 1993 and has been assigned to housing issues since 1996. He has worked primarily for tribes in Washington and Alaska for the past 15 years excepting a three-year stint with a Regional Council of Governments and a state regulatory agency. Mr. Frey holds a BS in Forestry from the University of California.

In October 1998, the Squaxin Island Tribal Council adopted an ordinance establishing a Tribal Housing and Utilities Commission. The Commission is the advisory, decision-making, and policy authority for the Squaxin Island Tribal Housing and Tribal Utilities Programs. Members are appointed by the Tribal Council to the seven-member Commission to staggered three-year terms.



**TABLE 1
STATEMENT OF NEEDS**

Name of Tribe: Squaxin Island Tribe
 Name of TDHE (if applicable): N/A
 Federal Fiscal Year: 1999

Tribal/TDHE Program Year: 1999
 Indian Area: Squaxin

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PART I: INDIAN AREA/TRIBAL PROFILE				
Person and Family Categories	All Indians in the Indian Area		Preference for Tribal Members	
	All Income Levels	Low-Income	All Income Levels	Low-Income
column a	column b	column c	column d	column e
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	110		
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. Squaxin Is.	a. 85	85	66	
	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	15	60	44
	b. Number of Units Needing Rehabilitation	1		
9. Homeowner Housing	a. Number of Units	154	95	80
	b. Number of Units Needing Rehabilitation	43		
10. Supportive Service Housing (# of units)			35	27
11. College Housing (# of units)		0	0	0
12. Transitional Housing (# of units)		22	8	6
13. Homeless Housing (# of beds)		0	8	6
PART IV: OTHER CURRENT STATUS AND FUTURE NEEDS (OPTIONAL)				
14.	a.			
	b.			
	c.			
	d.			
	e.			

Data Source 1990 US Census; 1990 Washington OFM; 1999 BIA Labor Force; 1998 Squaxin Census.

**TABLE 2
FINANCIAL RESOURCES**

Name of Tribe: **Squaxin Island Tribe**
 Name of TDHE (if applicable): **N/A**
 Federal Fiscal Year: **1999**
 Tribal/TDHE Program Year: **October 1, 1998**



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PART I: SOURCES OF FUNDS FOR NAHASDA ACTIVITIES	
Sources of Funds	Planned Amount
column a	column b
1. HUD Resources	
a. NAHASDA Block Grant	\$804,733.00
b. NAHASDA Program Income	\$0.00
c. NAHASDA Title VI	\$0.00
d. Section 184 Loan Guarantee	\$0.00
e. Indian Community Development Block Grant	\$975,000.00
f. Drug Elimination Grants and Drug Technical Assistance	\$0.00
g. Prior Year Funds	\$0.00
h. Other	\$86,222.00
2. Existing Program Resources	
a. 1937 Housing Act Programs	\$860,005.00
b. Other HUD Programs	\$0.00
3. Other Federal or State Resources	
a. BIA Home Improvement Program	\$241,446.00
b. Other	\$1,280,170.00
4. Private Resources	
a. Tribal Contributions for affordable housing	\$0.00
b. Financial Institution	\$0.00
c. Other	\$0.00
5. Other	\$0.00
6. Total Resources	\$4,247,576.00

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)		\$150,000.00	25	25
b. Operating (1937 Housing Act)		\$0.00	0	0
8. Development				
a. Rental	1. Construction of new units	\$156,000.00	2	2
	2. Acquisition	\$0.00	0	0
	3. Rehabilitation	\$0.00	0	0
b. Homeownership	1. Construction of new units	\$1,135,375.00	12	12
	2. Acquisition	\$50,000.00	2	2
	3. Rehabilitation	\$0.00	0	0
9. Housing Services		\$46,171.00		82
10. Housing Management Services		\$47,181.00		82
11. Crime Prevention and Safety		\$0.00		0
12. Model Activities (specify below)				
a. Cultural Center Development		\$545,000.00	2	327
13. Planning and Administration		\$59,667.00		
14. Replacement Reserves		\$321,919.00		
15. Other		\$1,736,263.00	100	327
16. Total		\$4,247,576.00		

**TABLE 3
HOUSING PROFILE**

Name of Tribe: Squaxin Island Tribe
 Name of TDHE (if applicable): N/A
 Federal Fiscal Year: 1999
 Tribal/TDHE Program Year: 1999



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PART I: 1937 HOUSING ACT INVENTORY UNDER MANAGEMENT		
Housing Inventory	Number of Units (Subtotal)	Number of Units (Total)
column a	column b	column c
1. Mutual Help Units Under Management as of September 30	69	
2. Low Rent Units Under Management as of September 30	15	
3. Turnkey III Units Under Management as of September 30	0	
4. Total Beginning 1937 Housing Act Inventory		84
5. Units Planned to be Demolished or Disposed of During Plan Period	a. Mutual Help	0
	b. Low Rent	0
	c. Turnkey III	0
	d. Total	
6. Units Planned to be Conveyed During Plan Period	a. Mutual Help	1
	b. Low Rent	0
	c. Turnkey III	0
	d. Total	
7. Total Planned Ending 1937 Housing Act Inventory as of September 30		83
PART II: 1937 HOUSING ACT INVENTORY IN THE DEVELOPMENT PIPELINE		

8. Mutual Help Units in the Pipeline as of September 30	12	
9. Low Rent Units in the Pipeline as of September 30	2	
10. Total Units in Pipeline as of September 30		14
PART III: SECTION 8 VOUCHERS AND CERTIFICATES		
11. Section 8 Vouchers and Certificates as of September 30		0
PART IV: NAHASDA UNITS		
12. Total NAHASDA Units as of September 30	0	
13. NAHASDA Units Planned to be Completed During Plan Period	0	
14. Total Planned NAHASDA Ending Inventory as of September 30		0

OTHER SUBMISSION ITEMS

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 FY99 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. Performance Objectives

The regulation at _____ requires that performance objectives be developed by each recipient. Performance objectives are criteria by which the recipient will monitor and evaluate its performance. 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. Performance objectives may be described here or in the goals and objectives section of the 1-year plan.

Please enter your performance objectives here:

Specific performance objectives by Tribe for the FY98 October 1, 1998 to September 30, 1999:

- 1. Establish Tribal Housing and Utilities Commission by December 31, 1998.**
- 2. Adopt required Housing Policies by June 30, 1999 including: Admissions, Eligibility, and Occupancy Policy; Payments and Rents Policy; Maintenance Policy; and Collections Policy.**
- 3. Negotiate and implement Separation Agreement with SPSITHA by September 30, 1999.**
- 4. Complete modernization of unit at S. 260 T'Peeksin Lane and units lacking complete kitchen or plumbing facilities by September 30, 1999.**
- 5. Develop modernization work plan for FY00 by September 30, 1999.**
- 6. Close on purchase of property for new housing development, complete environmental review, develop site master plan, and complete fee-to-trust transaction by September 30, 1999.**
- 7. Initiate mandatory universal garbage service for Reservation during fiscal year.**
- 8. Complete conveyance of unit at SE 21 Skalapin Lane and facilitate mortgage financing in sale of unit to another Tribal member.**

3. 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:

Developing the Tu Ha'Buts Cultural Center is integral to the long-term development plans for the residential community located on the Squaxin Island Reservation. This program, begun in 1993, provides direct socioeconomic benefits to the low-income residents of the Reservation. Development of the Cultural Center will continue under the direct management of the Squaxin Island Tribe. The Squaxin Island Tribal Council is committing no FY99 NAHASDA funds to its ongoing development of the Cultural Center at this time, although \$89,452 is anticipated to be raised from private sources through the Tribe's ongoing capital campaign in FY99.

Construction is scheduled to begin during FY99.

4. Demolition/Disposition of Indian housing

If demolition/disposition of Indian housing units owned or operated pursuant to an ACC is planned, a financial analysis regarding the proposed demolition/disposition must be provided. This information may be provided here, in the affordable housing resources section of the 1-year plan, or as a separate submission.

Please enter your Demolition/Disposition plan here:

For FY 1999, there are no Demolition/Disposition plans for the Squaxin Island Reservation.

5. 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. Draft Housing Policies extend preferences to spouses of or descendants of Tribal members in regard to successorship.



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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:

No waivers are requested.



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<u>Main Section</u>	<u>Sub-Section</u>	<u>Waiver Request?</u>
5-YEAR PLAN		
Mission Statement		No
Goals and Objectives		No
Activities Plan		No
1-YEAR PLAN		
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
Table 1 - Statement of Needs		No
Table 2 - Financial Resources		No
Table 3 - Housing Profile		No

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:

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.

The following certifications relate to environmental requirements:

Yes The chief executive officer or other official of the Indian tribe approved by HUD:

(1) Consents to assume the status of a responsible 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.

(2) Is authorized and consents on behalf of the Indian tribe and him/her self to accept the jurisdiction of the Federal courts for the purpose of enforcement of his/her responsibilities as such an official.

No HUD has approved a claim of legal incapacity to accept the responsibilities of the Federal government for purposes of complying with the environmental review requirements of 24 CFR part 58.

No Not applicable, tribe is providing separate certification.

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

Date: 06/24/1999

Authorized Official's Title: Tribal Chairman, Executive Director, or Deputy Executive Director per Resolution No. 99-56 of the Squaxin Island Tribal Council.



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. The 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 on behalf of the tribe without prior review by the tribe.

The following certifications relate to environmental requirements:

N/A The chief executive officer or other official of the Indian tribe approved by HUD:

(1) Consents to assume the status of a responsible 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.

(2) Is authorized and consents on behalf of the Indian tribe and him/her self to accept the jurisdiction of the Federal courts for the purpose of enforcement of his/her responsibilities as such an official.

N/A HUD has approved a claim of legal incapacity to accept the responsibilities of the Federal government for purposes of complying with the environmental review requirements of 24 CFR part 58.

N/A Authorized Official Certification To Above Information
(MM/DD/YYYY)

Date: 06/24/1999

Authorized Official's Title: Authorization submitted through Resolution No. 99-56, 99-57, and 99-58 of the Squaxin Island Tribal Council.