



# NWIHA NEWS

A Periodic Publication of the  
**Northwest Indian Housing Association**  
Fall/Winter 2006 Edition

P. O. Box 3785, Seattle, WA 98124-3785 (206) 526-8630 FAX (206) 526-8662 Visit us at: [www.nwiha.org](http://www.nwiha.org)

## NWIHA Sets Its 2007-2008 Meeting Dates and Sites

Mark your NEW 2007 calendars with these future Quarterly meeting dates:

Jan. 17-18, 2007	Radisson Gateway Hotel Seatac, WA. <i>Topic: Sustainable Green Housing for Northwest Tribes</i>
May 9-10, 2007	Red Lion Hotel at the Park, Spokane, WA
Sept. 12-13, 2007	Chehalis Lucky Eagle Casino and Eagles Landing Hotel Rochester WA (contract pending)
Jan. 16-17, 2008	Radisson Gateway Hotel Seatac, WA
May 7-8, 2008	Red Lion Hotel Convention Center - Portland, OR
Sept. 10-11, 2008	Skagit Valley Casino Resort Bow, WA

## January's Quarterly Meeting Registration Mailing Scheduled for December 1<sup>st</sup>

NWIHA will be mailing its registration packet to all members for its January 17-18, 2007 meeting at the Radisson Gateway Hotel on December 1<sup>st</sup>. The materials are also scheduled to be posted on the web site that week as well.

This quarter's training will be entitled, Sustainable Green Housing for Northwest Tribes. Course instructors are:

- Callie A. Ridolfi, P.E., a LEED-accredited professional and environmental engineer who has provided technical support for numerous northwest Tribes for the past 20 years;

- Ann E. Brudno, an architect and licensed interior design professional with extensive experience in sustainable building and architectural training
- Jon Alexander, a residential contractor and founding member of the Northwest Ecobuilding Guild. Jon built the award-winning Sensible House in 2004, the first home to achieve a 5-star certification under BuiltGreen, the Master Builders Association certification system.

The opening segment will answer such questions as: "Why build green?" and "What's in it for me?" The technical aspects of a residential building as a living system will be presented, including topics covering building envelope, energy efficiency, HVAC, and indoor air quality.

Green rating and certification systems related to building methods, materials, and financing requirements will be presented. Sustainable housing and community development will be explored in a discussion that puts all the green elements together: sustainable materials, renewable energy, mechanical systems, water conservation, design innovations, healthy environments, and low-impact site development.

Two facilitated discussions will engage the participants in 1) identifying challenges and opportunities for building green in Indian Country, and 2) identifying remaining questions and issues to be resolved. The training will conclude with a panel-led discussion with time for questions and answers about how to incorporate what was learned during the into home-building and community development.

## Umatilla Program Wins National Award

Umatilla's Homeownership: Financial, Credit and Consumer Protection program received the Harvard Honors award in Sacramento, California this October 3, 2006. Harvard Honoring Nations Board of Governors selected 14 finalists out of 86 applicants by honoring 7 High Honors who receive \$10,000 and 7 Honors who receive \$2,000 for their respective programs.

“It was an honor to make it to the finalist position and be surrounded by some phenomenal people and programs,” said Umatilla.

Barbara Roloff, Housing Director implemented the program as a manager in August 2001 from the ground up. “It was a new concept and we are practicing self-reliance by helping people with financial education and assuming a 30-year mortgage,” said Roloff. Pamela Ranslam-Schofield joined the team March 2004 as the Mortgage Specialist and she puts together the loan package and the banks underwrite the loan.

“Pam does it all...she really is the bank,” said Roloff. She is a big asset to the organization and Pam also teaches the homebuyer series. Umatilla’s final addition was Marcus Luke II, enrolled Umatilla Tribal member and one of the program’s first time homebuyer. He joined the team to make a difference and to help other tribal members do the same. “We recruited Marcus and we are lucky to have him be a part of the team,” said Roloff. Marcus is now teaching the classes and administering the IDA’s.”

#### **Progress Made on NWIHA & HUD Records Management Project**

On August 7, 2006, NWIHA sent a letter to Barbara Dorf, Director, Office of Departmental Grants Management & Oversight, HUD, Washington DC Office, requesting her department’s support and assistance to expedite directives that will help to streamline tribal housing records management and retention processes. Over a year ago, NWIHA brought together the Department of Housing and Urban Development, the Northwest Office of Native American Programs, the Law Offices of Hobbs Straus Dean & Walker LLP, and industry consultants from Records Management Solutions, Inc. to address the current and future challenges and best practices in the area of records management and records retention for Tribally-Designated Housing Entities, housing authorities and tribal housing departments. David Uptegrove of Records Management Solutions has led the effort.

Uptegrove notes that records are retained on the basis of their value to an organization. They preserve rights, fulfill compliance obligations, document business processes, provide customer service and mitigate risk. “Ultimately, it doesn’t matter what medium is used to create, deliver or store information when determining if the content is a record and should be managed accordingly. However, the process needs to be documented in an approved policy manual and followed consistently,” explained Mr. Uptegrove.

The ways that business and society communicate, create, manage and store information have undergone tremendous changes during the past twenty years due to advances in computer technology, notes Uptegrove. Yet, laws and policies have been very slow to adapt to the new paradigm of electronic information that involves immense volumes, high volatility and great mobility. Moreover, without appropriate guidance, individual organizations have been slow to identify and implement management solutions to the problems associated with the undifferentiated and uncontrolled growth of transmitted and stored data. The present flood of information is overwhelming and is paralyzing. New guidelines need to be instituted now.

Uptegrove noted that an estimated 95 percent of the records being created today are electronic. How this electronic information is managed and retained has significant business, legal, regulatory and technological ramifications. Records management and records retention are of critical importance in the digital age. It is the subject of many recent treatises and publications.

Records management software applications are presently available that can significantly improve office productivity, ensure records retention compliance, and provide security for vital and sensitive information. Similar applications are being used by many other government departments and commercial operations. These applications would greatly reduce records maintenance costs freeing funds for the benefit of other important housing projects and services.

Providing HUD guidelines for replacing paper originals with electronic documents is the essential first step to assist NWIHA members in establishing more efficient, effective records management programs. Updated HUD guidelines are urgently needed to reflect current technologies that can provide NWIHA members with better strategies and methods for managing the rapid growth of their records.

Scanned paper records, computer-generated documents and digital images can be more easily stored, accessed, organized, managed, secured, backed up and audited by using electronic-filing applications. Imaging applications can be configured to ensure compliance with all tribal, legal and regulatory records retention requirements; to protect vital records that are essential to our members’ operations; and to secure their sensitive records. Most importantly, these applications will conserve NWIHA members’ valuable resources and will significantly assist them in providing better service to their residents and communities.

NWIHA has asked HUD to provide simple and straightforward guidelines 1) for replacing paper

originals with scanned electronic documents, 2) for electronically storing documents that originate in electronic document format and 3) for using electronic signatures.

Presently, HUD is reviewing NWIHA's request. The issue has been brought to them previously by other grantees, which gives our request additional weight. Pat Boydston, NwONAP, met with Barbara Dorf on September 14 in Washington DC to discuss these issues in more detail. Pat said the meeting went very well and she will be meeting again with Barbara in the near future. It is our understanding that HUD intends to move as quickly as possible providing a response to these issues. NWIHA will keep you posted on these issues as more information becomes available.

### **National American Indian Housing Council Records Management Update**

Because of the importance of records management, the National American Indian Housing Council (NAIHC) is providing free records management training twice a year. Additional free onsite training can be scheduled by contacting Bruce Kovarik by phone at (907) 696-7424 or emailing [bkovarik@naihc.net](mailto:bkovarik@naihc.net).

NAIHC's *Records and Information Management Training* concentrates on two important areas of records management: compliance and performance. The training provides essential guidelines 1) for developing an effective records management program complying with all legal and regulatory requirements, 2) for transitioning from paper systems to more efficient, secure electronic systems and 4) for disaster recovery.

An effective records management program is essential to an organization's ability to document compliance with statutory and regulatory requirements of funding sources and the statutory requirements of federal, state, and tribal governments. The structure of an organization's records management program can be an important part of its self-monitoring and compliance efforts with an emphasis on a policy-based approach to records.

The careful retention and protection of an organization's records are critical yet often overlooked management responsibilities. A well-developed records and information management (RIM) program offers significant benefits to any organization including Tribes, Tribally Designated Housing Entities (TDHE) and non-profit organizations.

An efficient, structured and well-run records management program contributes to good performance. By understanding the capital and operational costs

involved with records and the consequences of management decisions regarding access, creation, storage, retention, and disposition of records, substantial costs savings and improvements throughout the workplace are realized. Of course, prudent management requires consideration of vital records and preparedness to protect an organization in the event of a disaster.

With the established structure and commitment to sound principles of records and information management, an organization can optimally benefit from the opportunities afforded by electronic records and the substantial changes that new technologies afford.

### **NAIHC Records and Information Management Training 2007 Schedule:**

Anchorage	June	12-14
Chicago	November	6-8

### **RIDOLFI, Inc. Announces 2006 Tribal Housing Survey Results**

*by Callie Ridolfi, P.E. and LEED-Accredited Professional*

Earlier this year, we conducted a survey of the NWIHA housing authority representatives. Thanks go out to the 23 people who responded to the e-mail survey, most of who came from Tribes located in Washington State.

Over the next 5 years, respondents plan to collectively develop over 500 new housing units! Most of these will be single-family units, 33% will be multi-family, and 9% will be elder housing. Clients of the housing authorities are generally requesting homes larger than 1200 square feet. There is a large price range respondents are paying for construction of housing: from \$90 to 165 per square foot. Costs in Alaska may skew this result a bit. Funding for most of the housing units comes from HUD/NAHASDA.

The three most important considerations for new housing are: incorporation of healthy, non-toxic materials; durability over time; and energy efficiency. Other important considerations are purchase price, privacy, quality of construction materials, and plumbing fixtures. Many expressed the need for more space in common living and dining areas and for storage. It is desirable to allow conversion for accessibility, so that people can grow old in their own homes. A fair number of respondents have considered "green building" features such as solar hot water, collection of rainwater, and panelized construction.

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Community Frameworks is a non-profit organization providing a full range of affordable housing Technical Assistance and Development Services to non-profit organizations, housing authorities, tribal TDHEs and local communities in the four Northwest states for over 30 years. Services available to entities listed above include:

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- Self-Help – SHOP lending and USDA

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- New construction rental or shelter projects
- Homeownership Project Development

Contact: Sandra Wood,  
Technical Assistance Programs Manager  
[sandraw@communityframeworks.org](mailto:sandraw@communityframeworks.org)  
Or (360) 377-7738

Website: [www.communityframeworks.org](http://www.communityframeworks.org)

Some 30% of respondents expressed that self-help or work-force training programs would make sense. Just as many have force-account crews that assist with construction of the homes. There is concern about escalating construction costs and affordability.

Clearly, all care deeply about their work, as expressed in HOPES and DREAMS for their housing program:

“That we keep growing and maintain healthy mixed-income communities.”

“Provide opportunities for all families in need.”


“To have built in economic development through the use of qualified crews to build affordable, sustainable housing for our people.”

“To apply Indian Housing Force Account programs to work together with other tribal housing programs as one sovereign to another sovereign.”

“To build affordable homes that members can have pride in.”

In the coming months, I will be facilitating collaborative design workshops to share knowledge between and among Tribal members on homeowner desires, proven methods, and new techniques to achieve affordable and healthy housing. Please contact me at 1-888-RIDOLFI if you would like to host a workshop on your reservation.

*Callie Ridolfi has agreed to present a training on Building Green at our upcoming Quarterly meeting in January, 2007!*



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## Grand Ronde Tribal Housing Authority Update

*By Carina Kistler Ginter*

It has been a really busy year here at the Grand Ronde Tribal Housing Authority, and my thanks to all of the hardworking GRTHA staff, and to the Housing Board and Tribal Council who have contributed to our successful programs and projects. We had so many “firsts” this year, programs like the Student Rental Assistance program where college kids get help with their rent, to expanding our existing Home Repair program from Oregon only to Tribal families in Washington and California.



The biggest news has been the completion of the construction on our 72 new rental homes on Raven Loop! There are new Tribal families moving in every week, and the community is growing more diverse and healthier every day. We are in the process of constructing a covered Recreation and Gathering Court in the center park area at this project, too. The court will offer a place for basketball, volleyball and gatherings in good weather or bad. There will be lights and drinking fountains so after hours events can take place. This will be an exciting new edition to the community and a healthy alternative when the Tribal Gym is closed so Tribal youth can play sports outdoors without getting soaked.



Our Housing Services programs have also expanded as the year has progressed. We are now offering Financial Literacy, Credit Counseling and other special customized workshops to assist families in most all areas of their lives. One-on-one counseling sessions are available, evening and weekend meetings are available to assist those Tribal members who are working or have other scheduling challenges.

Next year should be equally exciting with the Elder Activity Center construction beginning by summer. Due to spiraling construction costs, the Elder Activity Center project had to go back to the Architects for a redesign earlier this year. The project will go out to bid again in February 2007 when the final design is ready. GRTHA is also investigating options for childcare and additional recreational opportunities.

### **Skokomish Tribe Technical Assistance Team: One Year Later**

In conjunction with the Tribal Housing Conference sponsored by USDA Rural Development in June 2005, a Technical Assistance Team was assembled for the Skokomish Tribe proposed housing project. The Tribe is implementing a plan for a housing project consisting of 139 new homes to be built on Trust Land. This project is important because much of the Skokomish Reservation is in a flood plain and the new housing project is newly acquired land outside the floodplain. Due to many of the existing homes being located in floodplain near the Hood Canal watershed, there is a dissolved oxygen problem in the Hood Canal waters caused in part by sewage leaching from malfunctioning septic systems. It is very important to the Tribe, surrounding communities and the State of Washington to resolve the dissolved oxygen problem. By developing a housing project outside the floodplain, there will be alternatives for Tribal members to move from the homes with failing septic.

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Since the first Technical Assistance Team meeting was held in June 2005, meetings have been held at the Tribe every 60 days for purposes of making sure the project stays on track, to bring funders to the table, and for coordination of all components of the project. Rural Development staff has taken the lead on facilitation of the tech team meetings and sends notes out to all team members after each meeting.

The project is basically broken down into three components consisting of roads and infrastructure, utilities, and housing. There are now 44 team members including Tribal Council members, Tribal Staff members, and many representatives from State, Federal and private organizations. Congressional staff has also participated in team meetings. The team meetings have proven to be very beneficial to the Tribe to keep their project planning on track. The meetings are beneficial for funders and supporters of the project to keep them in the loop on what progress is being made, timeframes and next steps. One of the key factors to the success of this technical assistance team and this project is the commitment and participation by Tribal Council. Not all 44 team members attend all of the meetings; however the notes from meetings go out to all team members to keep them in the loop on progress being made and next steps.

As a result of the Technical Assistance Team, many creative and alternative funding solutions have been considered. The latest option the Tribe is considering, along with many other funding sources, is New Market Tax Credits.

One of the most recent accomplishments for this project is the development of a Housing Policy Work Group consisting of Tribal Council members and members of the Tribe. Trish Roberts of Common Ground, a non profit housing provider, is providing technical assistance to the work group. The technical assistance being provided by Common Ground is being funded by a grant from HUD. The work group is developing policies for the following:

- Who the homebuyers will be and what type of homebuyer education program will be required.
- What type of homes will be built and the cost
- Types of financing that will be offered and what the policy will be if homeowners default

- Community Rules and CCRs
- Community Awareness and support for the project

Another major accomplishment is the application for Sewer and Water funding for this housing project has been submitted to Rural Development. Rural Development funding will be announced in the very near future and is a significant part of the funding for the infrastructure of this project.

**Facts on USDA’s Mutual Self Help Program**

In the USDA’s method of mutual Self Help housing, the participants must perform 65% of the labor necessary to complete all the homes in their building group. Building groups can consist of six to ten families of homebuilders, each acting as their own contractor. These participants will perform that labor on all the homes in their group, under the direction of a construction supervisor. This labor, called “sweat equity” takes the place of down payments, and once the homes are completed each participant will realize a certain amount of wealth they already have in their homes on the day they take occupancy.

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Contact: Molly Morris  
 Housing Relationship Manager  
 601 108<sup>th</sup> Avenue NE  
 Bellevue, WA 98004  
 TEL (425) 709-4566  
[Molly T Morris@KeyBank.com](mailto:Molly_T_Morris@KeyBank.com)

They will have saved money by using their own labor instead of hiring all the work out to subcontractors. This will get the participants into their own homes at a lower cost, yet that home will have all the value of a contractor-built home.

It is held that for every dollar invested in a major purchase in the community, that that dollar recycles eight times. As a home is built, for instance, there is an investment in materials and services which means that products and services are purchased earning the salary for the vendor of those products or services; or, sometimes creating a need for greater business capacity for that vendor. Many such vendors or subcontractors of labor will need to hire additional staff to meet the increased demand, especially if there are eight or more homes needing those services at one time. Those employees of such vendors then spend and invest their money primarily in their local markets and the cycle repeats throughout those businesses with their employees recycling those same dollars through the largely local businesses they frequent.

Many participants in this type of learning/building experience feel that the process is so satisfying that they go on to take jobs in the building industry often increasing their family’s income. Even those who might volunteer to help these “Self Helpers” will have enough opportunity to learn valuable skills that could easily translate to better jobs for themselves, too.

**Our First Remodel Project at Coos Head Gets Underway**

*By Laurie Voshell*

The Coos Head Quonset Hut will be receiving a face lift before next summer. Currently the building is in a remodel design phase to create a meeting space and activity center for Tribal families. We expect the design phase to be completed by fall 2006 and construction to begin immediately afterwards.





We have already replaced the street lights out at Coos Head and they are lighting up the entire property. Tribal police are also working on securing the property. Tribal Council is to be congratulated for making so much progress in only the short time that Coos Head was returned to the Tribes. Expect great things!

The Quonset hut just got hooked up with power, and we are now seeing the inside under bright lights for the first time. Well, let's just say that 13 years of neglect doesn't look so pretty! But we can make this building functional and attractive. The building funds have been transferred from the Gregory Point project, and we are utilizing these funds to create a presence out at Coos Head.

We don't have any hard fast plans yet as to how the building will look, but we do want to make sure that the building will serve Tribal families as a community space meant for activities both indoors and out. As we progress we will keep the general council informed of Council approved decisions regarding this building. If you have any question, please feel free to contact Laurie Voshell in the Housing Department.

**Cowlitz Closes its Title VI Loan**

*By Larry Coyle, Cowlitz Indian Tribal Housing*

On October 13, 2006, Cowlitz Indian Tribal Housing officially signed its Title VI loan - after two and a half years of work. Cowlitz began working with RCAC as the prime lender; but RCAC's requirements and HUD's regulations were too hard to achieve. Instead, Cowlitz went to Venture Bank - a local bank that Cowlitz has been using since they were recognized. Cowlitz set up two loans. In addition to different start dates, the loans are combination construction and full term loans. The construction part of the loan will run for eighteen months from start of construction. St Mary's is set up in five sections and at present Cowlitz is using one section for tribal housing offices, and one section will be remodeled and turned into 18 lease purchase units on the same idea of MH or condo type housing; while the other section will be set up as 18 low rent type units with limited cooking facilities.



Both of these units will be for senior living only and will have all the conveniences for retired living. If all goes by schedule, Cowlitz should be getting out the call for bids on the first unit within the next two months.

**Muckleshoot Housing Authority Update**

*By Chuck Bean, Muckleshoot Housing Authority*

The Muckleshoot Housing Authority has a 40 unit subdivision of 3, 4 and 5 bedroom rental houses under construction. The first 15 have just received certificates of occupancy and six families have moved in so far. The final 25 are scheduled for completion by the end of January.

This project was originally funded by a 1937 Act HUD grant which the Tribe has supplemented to be able to complete at today's construction costs. Our contractor is

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## HUD Closes All Housing Findings at Tulalip

*By Charles Anderson, Director, Tulalip Tribes Housing Department*

In a recent letter to Tribal Chairman Stanley Jones, Sr., HUD officials announced that it is closing all remaining findings related to the former Tulalip Housing Authority.

It has been almost exactly two years since HUD began the sanction process, leading to an Agreement between HUD and Tulalip Tribes in October of 2005 that required several tasks be completed according to strict deadlines. HUD's letter stated that "Tulalip has resolved all of the findings outlined in the ... Settlement Agreement." HUD went further to say that NwONAP commends Tulalip for its commitment to resolving these issues and complements the accountant and the Executive Director for completing the corrective actions required by the Settlement Agreement in a timely manner."

Most importantly, all funds previously under restriction are now available to begin providing housing opportunities for Tulalip tribal members. Nearly \$3 million in Housing Authority and \$4 million in Housing Department funds have been under restriction, and now the Tribes can begin accessing these funds without further documentation required by HUD.

Immediate plans call for the development of the Three Sisters, or Mission Highlands, site located on Turk Road one mile north of the Housing Department. The construction of twenty-five rental homes will begin next year – the property is now being surveyed and undergoing environmental review. Discussions are also under way with Housing Hope, a non-profit housing provider, to begin a joint venture to develop sixteen self-help homes.

Finally, ten spec homes will be built and sold to families, using HUD funds as subsidy for those needing down payment assistance. All development of this site is contingent upon the availability of water and being able to connect to the existing tribal waste water system.

Other programs include the acquisition of homes to be used as rentals or to be sold to low-income tribal members; and a home improvement program whereby low-income families, with a preference for the elderly, could receive up to \$20,000 (the exact amount to be determined) to be used for renovations of their privately owned homes. A rental assistance program may also be developed for families living on the reservation or in surrounding communities to help them pay their rent. Specific information about these, and other programs, will be going out to tribal members in the near future.

## Common Ground's Executive Director Honored

Lynn Davison, Executive Director of Common Ground, was honored with a "Friends of Housing" award at the 2006 Housing Washington Conference in September. This year, the Washington State Housing Finance Commission presented eight Friend of Housing awards. Recipients were nominated by their colleagues in the affordable housing industry, and selected based on their outstanding contributions and leadership in providing safe, decent and affordable housing in Washington state.

In addition to her work at Common Ground, Lynn was recognized for her advocacy and coalition building work, including work on the Affordable Housing Advisory Board, her leadership on the Washington Low Income Housing Alliance, and her personal efforts in support of recent housing legislation. Congratulations, Lynn!



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Common Ground's presence at the Conference did not end there. Common Ground was a Silver Sponsor of Housing Washington, and many of our staff attended. Senior Housing Developer Julie Brunner presented, with Lisa Byers of the OPAL Community Land Trust, a focus session on "Permanently Affordable Homeownership Through Community Land Trusts", an introduction to the workings of the community land trust model.

Lynn Davison co-presented, with Donald Chamberlain of AIDS Housing of Washington and Tedd Kelleher of the Washington State Department of Community, Trade and Economic Development, a session entitled "What's Up with 2163?", reviewing the Homelessness Housing and Assistance Act and the State's plans to implement the 2163 legislation.

Housing Washington is a valuable networking and educational resource for affordable housing advocates and developers, and Common Ground is proud to have played a significant role in the conference again this year.




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## NWIHA Welcomes:

The logo for White Shield, Inc. features the company name in a stylized, cursive font with a white-to-gold gradient, set against a dark red rectangular background.

**White Shield, Inc.** is a Native American owned professional services firm that provides technical services to the design and construction industry. The firm, established in 1978, is owned and managed by Stuart Fricke, a member of the Arikara Tribe from Fort Berthold, North Dakota. White Shield is active in providing surveying, environmental and construction quality control services to a diverse client base of government and commercial interests. The firm employs a staff over thirty-five personnel located throughout the Pacific Northwest within two office locations. The company is SBA certified, 8(a).

**Contact: Stuart Fricke, White Shield, Inc.**  
2525 W. Falls Avenue  
Kennewick, WA 99336  
Phone (509) 734-0789 - Fax (509) 734-0878  
[sfricke@whiteshield.com](mailto:sfricke@whiteshield.com)



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*We are a publicly accountable, self-supporting team dedicated to increasing housing access and affordability and to expanding the availability of quality community services for the people of Washington.*

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## PIH Notices from the Office of Public and Indian Housing Published Since Our Last Newsletter

Go to this web site to download the related Adobe PDF file:

<http://www.hud.gov/pih/publications/notices/notices.html>

### 2006 Notices (all notices since the date of the last NWIHA Newsletter)

Notice	Issued/Expires	Purpose
<a href="#">PIH 2006-40 (ONAP)</a>	Issued: Oct. 18, 2006 Expires: Oct. 31, 2007	This Notice reissues <a href="#">Notice PIH 2003-13</a> , <i>Line of Credit Control System (LOCCS/VRS) for the Indian Housing Block Grant Program</i> , and provides specific guidance on the use of the Line of Credit Control System (LOCCS) and the Voice Response System (VRS) for the Indian Housing Block Grant (IHBG) program. The Notice includes guidance for both the grant recipient and the Office of Native American Programs (ONAP) staff. This Notice includes minor changes to the previous notice to bring the information current.
<a href="#">PIH 2006-39 (TDHEs)</a>	Issued: Oct. 19, 2006 Expires: Oct. 31, 2007	This Notice and its attachment provide guidance on the fixed asset depreciation requirements and related issues for recipients of Indian Housing Block Grant (IHBG) Program funds administered by the Office of Native American Programs (ONAP). Specifically this Notice will clarify the differences between depreciation and capitalization requirements of Generally Accepted Accounting Principles (GAAP) and costs allowed under Federal grants by Office of Management and Budget (OMB) Circular A-87. The attachment provides information on depreciation and related issues in a question and answer format.
<a href="#">PIH 2006-38 (TDHEs)</a>	Issued: Oct. 16, 2006 Expires: Oct. 31, 2007	The purpose of this Notice is to remind tribes and tribally designated housing entities (TDHEs) who are recipients of federal funds of their obligation to comply with pertinent laws and implementing regulations that provide for non-discrimination and accessibility in federally funded housing and non-housing programs for people with disabilities. [...]
<a href="#">PIH 2006-37 (HA)</a>	Issued: Sep. 28, 2006 Expires: Sep. 30, 2007	This Notice revises the DVP Operating Requirements set forth in HUD Notice <a href="#">PIH 2006-12</a> , issued February 3, 2006. These revisions result from Section 7028 of the Emergency Supplemental Appropriations Act for Defense, the Global War on Terror, and Hurricane Recovery, Public Law 109-234, enacted June 15, 2006 (hereafter referred to as the "June 2006 Supplemental"[...])
<a href="#">PIH 2006-36 (HA)</a>	Issued: Sep. 26, 2006 Expires: Sep. 30, 2007	This Notice explains and provides guidance to PHAs on how to use the unit status categories, and their respective sub-categories, that were included in the PIC September 2005 release for the Development Sub-module [...]
<a href="#">PIH 2006-35 (HA)</a>	Issued: Sep. 25, 2006 Expires: Sep. 30, 2007	This notice amends PIH notice, <a href="#">PIH 2006-14 (HA)</a> , issued, March 22, 2006, to extend the application submission deadline to qualify for the first stop-loss deadline to April 15, 2007. As provided in PIH 2006-14, stop-loss applies only to PHAs that: (1) lose funding under the new Operating Fund formula; and (2) wish to submit documentation in accordance with the requirements for the first stop-loss deadline of October 1, 2006, so they may limit their losses to 5 percent.
<a href="#">PIH 2006-34 (TDHEs)</a>	Issued: Sep. 25, 2006 Expires: Sep. 30, 2007	This Notice reissues Notice <a href="#">PIH-2005-19 (TDHEs)</a> and explains when tribes or tribally designated housing entities (TDHEs) (referred to in this Notice as 'Tribe') may limit housing assistance to Indian families or tribal members. This

		notice outlines how the requirements are different if only IHBG funds are used or if IHBG funds are leveraged or combined with funds from other sources.
<a href="#">PIH 2006-33 (HA)</a>  ▶ <a href="#">Related Supplement</a>	Issued: Sep. 6, 2006 Expires: Sep. 30, 2007	This notice transmits changes in financial management and reporting requirements for public housing agencies (PHAs) pursuant to the <a href="#">Revisions to the Public Housing Operating Fund Program, Final Rule</a> (hereafter referred to as the "final rule") published in the Federal Register on September 19, 2005 (79 FR 54983). The final rule replaces the interim rule that was published on March 29, 2001.
<a href="#">PIH 2006-32 (HA)</a>	Issued: August 21, 2006 Expires: August 31, 2007	This Notice reinstates applicable sections of <a href="#">PIH Notice 2005-9</a> in regard to cost-savings measures and provides additional guidance on prudent financial management in the HCV program. The applicable sections of PIH Notice 2005-9 are 3.a., 3.b., 3.c., 3.e., 3.f and 4.a. through 4.e. with the exception of references to calendar year 2005.
<a href="#">PIH 2006-31 (HA)</a>	Issued: August 18, 2006 Expires: August 31, 2007	This Notice extends Notice <a href="#">PIH 2005-32 (HA)</a> , same subject, which will expire on August 31, 2006 for another year until August 31, 2007.
<a href="#">PIH 2006-30 (HA)</a>	Issued: August 17, 2006 Expires: August 31, 2007	This notice provides public housing agencies (PHAs) with instructions for submitting their Federal Fiscal Year (FFY) 2007 operating subsidy forms under the new operating fund formula pursuant to the <a href="#">Revisions to the Public Housing Operating Fund Program, Final Rule</a> (hereafter referred to as the "final rule") published in the Federal Register on September 19, 2005 (79 FR 54983). The final rule replaces the interim rule that was published on March 29, 2001.
<a href="#">PIH 2006-29 (HA)</a>  ▶ <a href="#">Related FR Notice</a>	Issued: July 28, 2006 Expires: July 31, 2007	On February 2, 2006, HUD issued <a href="#">PIH 2006-12</a> , Disaster Voucher Program (DVP) Operating Requirements – Rental Assistance for HUD-Assisted Families and Special Needs Families Displaced by Hurricanes Katrina and Rita. <a href="#">Notice PIH 2006-12</a> specifies that in addition to authorizing funding for the DVP, the Department of Defense Appropriations Act, 2006, (Public Law No. 109-148) provides that HUD may authorize certain PHAs in Louisiana and Mississippi to combine voucher funding under section 8(o) with public housing funding under sections 9(d) and 9(e) of the United States Housing Act of 1937 during calendar year 2006. [...]
<a href="#">PIH 2006-28 (TDHEs)</a>	Issued: July 26, 2006 Expires: July 31, 2007	This Notice extends Notice <a href="#">PIH 2005-23 (TDHEs)</a> , same subject, which will expire on July 31, 2006, for another year until July 31, 2007. Notice PIH 2005-23 transmitted the current depository agreements forms to be used when investing IHBG funds; form <a href="#">HUD-52736A</a> (10/2004) for banking accounts and form <a href="#">HUD-52736B</a> (10/2004) for brokers/dealers. Also, the Notice clarified when to use depository forms and when tribes or tribally designated housing entities may utilize brokers in the investment of IHBG funds under 24 CFR 1000.58.
<a href="#">PIH 2006-27 (HA)</a>	Issued: July 07, 2006 Expires: July 31, 2007	This Notice reinstates Notice <a href="#">PIH 2003-25 (HA)</a> , which expired October 3, 2004.

### One Remaining NAIHC Course for 2006

Under a contract with the U.S. Department of Housing and Urban Development, the National American Indian Housing Council (NAIHC) is offering Special Projects classes through the end of 2006.

While there is NO REGISTRATION FEE for any of these classes, registration is required since class sizes are limited. You may **register for any course ONLINE** by **clicking the course at the NAIHC web site ([www.naihc.net](http://www.naihc.net))**. Hotel information will then be available for courses chosen. (Click [More Information](#) on that web site to get hotel contact information.). Hotel registration is your responsibility but you may apply for a course scholarship to cover room/board and transportation.

These courses are not to be confused with our regular Leadership Institute Offerings or the customized on-site training programs tailored to your tribe's specific needs. NAIHC can develop efficient, economically viable training programs to meet your specifications and timelines.

**To register for any course just go to [www.naihc.net](http://www.naihc.net) web site under training and related services, and click on the course (and fill out the resulting forms).**

There is only one more course remaining for 2006. The 2007 training schedule will be announced soon at [www.naihc.net](http://www.naihc.net).

12/12-12/13

Warehouse Management Training (NEW)  
- Phoenix, AZ

The importance of inventory controls and efficient warehouse operations as part of a well-run asset management program is becoming more well known. A tribe's or TDHE's investment in tools and equipment can be a significant part of its balance sheet, and losses arising from inadequate inventory systems and controls can be devastating. Knowledge of the fundamental practices necessary to manage the housing warehouse is critical in establishing and maintaining high standards of accountability and performance. The results of the application of such procedures and controls are both measurable and desirable at several important levels of any organization.

The 2-day training includes careful consideration of the consistent and effective establishment and maintenance of the warehouse and inventory control functions of housing organizations. A course workbook, text, and references for further professional and career development are provided.

**UP CLOSE AND PERSONAL: Rodger Boyd**

*With thanks to NAIHC for the content of this article*

Spurring economic development in Indian Country has been the passion of Rodger Boyd throughout his long ascendant career. For the past 4 years, as Deputy Assistant Secretary for the Office of Native American Programs in the Department of Housing and Urban Development (HUD), he has promoted awareness of the economic development aspects of Indian housing. And his parents had emphasized to young Rodger and siblings the importance of education: not just for oneself, but moreover the greater benefit of giving back to the community. "I have never forgotten that," says Boyd, who is a member of the Navajo Nation. "In my position, I feel fortunate—and I feel an obligation to give back through housing and economic development."

***Keeping Money on the Rez***

A former Director of Economic Development in Navajo's southwestern realm of dry vastness (Arizona, New Mexico, Utah), Boyd remembers seeing money stream away from the reservation: on payday, literally, cars streaming toward border towns where Indians would spend their earnings, even buy homes. "How do we keep that money on the reservation?" Boyd proposes. Housing is a key ingredient in creating sustainable economies, he asserts—and sustainable nowadays means determined by tribes themselves, as envisioned under the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA), the federal program that defines the current era of Indian housing, which has progressed a bit since earlier times. Both the federal and the tribal parties have been transitioning into the new mode, comments Boyd.

***Tools Are Critical***

"NAHASDA has been a great tool for tribes to exercise their sovereignty while housing their people, tying in with HUD's mission as well. The tribes have learned a lot, not only how to use their basic funding as a grant, but also—through self-determination—the art of leveraging, with state agencies, private entities, and others... We have to invite all of the stakeholders to the table. It's not just us and the tribes." Tools are critical, he says, because while a shortage of capital may be a problem, tribes most certainly help themselves by creating economic infrastructure that empowers their people to bring capital into the community. One great financial tool, he notes, relating to his prior employment at the Treasury Department, is Native CDFIs (Community Development Financial Institutions), of which there are now approximately 40. Another expansive idea is to convert housing authorities into community development entities—for profit or not. "So instead of building 2 to 5 houses, they can do 20, 30... 50."

***Adapting to Own, To Thrive***

For tribes to make productive use of the nontraditional (to them) economic tools at hand requires not that they assimilate (as some would assume), but that they adapt, incorporating traditional culture into modern economy to craft opportunities



for their people and make them their own, Boyd explains. "So future generations naturally take ownership, which engenders pride and helps tribes attain their goal of sustaining economic development." Traveling throughout Indian Country over the years, Boyd has developed a fine appreciation for "the endurance of our people, taking what we have and not just surviving but prospering," which helps make the case for investing in Native communities. "Our money is doing something," Boyd proclaims. "Not just maintaining a situation, but creating new opportunities. Tribes have evolved into this. They are not just talking about their need, but actually doing something about it. Which is not to say we don't have a long road ahead. But I'm very encouraged by folks at ground level."

*Rodger Boyd has attended several NWIHA Quarterly Meetings since his becoming Deputy Assistant Secretary for the Office of Native American Programs for HUD.*

**This newsletter is just another member service of...NWIHA!**

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