

UNITED NATIVE AMERICAN HOUSING ASSOCIATION  
Heritage Inn Great Falls, MT  
AUGUST 19, 2019

Meeting called to order by Chairwoman Vogel at 8:48 a.m.

Gene Sorrell, Salish and Kootenai led meeting in prayer.  
Secretary Granger called roll: - 25 members present. Quorum established.

President Andy Werk – Fort Belknap Community Council welcomed everyone. He recognized his board members individually. He stated they have done many positive things. He supports UNAHA and the role they play in assisting housing programs.

Agenda – August 19, 2019- Santee Sioux made a motion to approve agenda for August 19, 2019 meeting, second by Northern Arapahoe. All in favor.

Minutes of Annual Meeting in Lakewood, CO - April 8, 2019 - Lower Brule made a motion to approve minutes of April 8, 2019. 2<sup>nd</sup> by Salish. All in favor.

Chairwoman's Report

Chairwoman Vogel welcomed everyone. I am looking forward to Dave's update. It's time for us to start thinking about the 2020 census. You need to be make a commitment to be involved and be aware of schedules and deadlines. There are some changes: You need to take advantage of the opportunity and get the message out.

I have concerns with the special needs IHBG. Some of the grant requirements are troubling even for experienced grant writers. It is challenging. I think UNAHA should be going there. Each puzzle can be difficult. This is good money, it is all grant money. I would like the officers and Bob to make a strong recommendation to ONAP.

Charmel does an excellent job with the newsletter. Thank you.

Chairwoman Vogel- More on 2020 Census. Tribal Chairmen should appoint a Liaison Officer. Go to Census website. We already have what Tribal people are married to Tribal members. Biggest challenges are people have a fear and don't want to be counted. We have come a long way with the Census. It is important that you plan for success.

I would like to acknowledge new Executive Directors in our Association who are present:

Cecelia Fire Thunder-Oglala Lakota Housing Authority  
Allen LaMere – Rocky Boy Housing Authority  
Michelle Martin – Turtle Mountain Housing Authority  
Jody Perez – Salish Kootenai Housing Authority  
Linda Simpson- - Northern Cheyenne interim- I have been with HA for 22 years.

Chairwoman Vogel- I always like to do this. I didn't know anybody when I first started.  
Honor of one is honor of all.

TREASURER'S REPORT

Treasurer Joey Nathan read Treasurer's Report.

Balance Sheet

Current Assets – Checking - \$10,492.62  
Savings - \$86,442.88

Total Assets \$ 96,935.50

Liabilities & Equity

Operating Balance Equity \$ 93,523.65

Unrestricted Net Assets - 41,288.04

Net Income \$ 44,699.89

Total Equity 96,935.50

Ordinary Income/Expense \$ 196,816.78

Total Contract Services 41,108.11

Grant Work 1,000.00

Operations Expense 277.48

Travel & Meeting Expense 1,875.00

Total Travel & Meetings 12,595.74

Website Expense 307.38

Total Expenses 152,116.89

Net Ordinary Expense \$ 44,699.89

Oglala made a motion to approve Treasurer’s Report. second by Santee Sioux. All in favor.

Administrators Report

Bob –When I talk to folks about the importance of this organization we discuss our helping one another find a better way to deliver housing to our members. It is a function of Self-Determination. We wouldn’t have NAHASDA if it wasn’t for Wayne D and Paul I C and Jack Sawyer. I continue to advocate for Section 703 of NAHASDA which mandates training funds going to NAIHC or local training agency instead of HUD.

We will get training out early.

We have an officers conference call once a month. We are not meeting, but we are talking.

Tribal Leaders.

On the meth and other drugs we are further ahead than other organizations. We are going to have a maintenance conference every year for 2 days.

Annual meeting for Maintenance Personnel and their issues will be in February of each year.

Occupancy Summit October 14 in Billings, we have an outstanding agenda. We will send it out as soon as we are through with it.

Last year Enterprise grant provided Homeownership capacity and readiness.

We want these nine Tribes to come to Denver in early October for additional training for participating housing authorities. Enterprise will pay their travel for a two day training focused on the Tribal Leaders Guidebook Titled ENHANCING AND IMPLEMENTING HOMEOWNERSHIP PROGRAMS IN TRIBAL COMMUNITIES developed by the Center for Indian Country Development of the Federal Reserve. The training will be provided by 7 Sisters consulting.

12 parts of building a great homeownership program.

Introduction of Associate members, including new Member Raven Consulting, which is a fee accounting firm with over 45 years of Tribal Accounting experience.

November 21<sup>st</sup> and December 4<sup>th</sup> – FDIC – Best Practices workshop ( tentatively)

November 1 – Oklahoma City

December 1 – Rapid City

Census Awareness is on the front page, to make sure your Tribe gets counted.

Indian Housing Boot Camp – Denver in October.

Resource guide

### NAIHC Report

Patrick Goggles –We are only two board members and we are in a minority. Right now we are out of step with other Regions. We will work to find common ground.

National Organization – Training and advocacy

We have Boots on the ground- People are following 2CFR

In my State of Wy- WE ARE #3

Infrastructure bill will affect housing. IHBG Competitive pf \$200,000,000 will be scored by third party.

USDA – Rural Utilities have \$16 million in fresh waste and waste water funds that you have to apply for. This money is on a first come first served basis. Call Bob Gauthier if you would like more information.

I attended first meeting in D.C. We as Northern Plains Tribes are at a disadvantage. We have to have BIA value the land for us. We have to have a certified TSR in 90 days unless you are Salish and can do their own TSR.

There are many training opportunities. ACS went into survey last year.

It is going to continue to go down. It is important to take ownership of that.

Count Tribal members as Head of household in census.

That is going to fund you for the next 10 years.

NAIHC Board is a diverse group. Four members on finance. We have a strategic planning meeting in Albuquerque. My strength comes from my immediate family. Our focus is serving Tribal members who are first time homebuyers. Training them on how to be good renters.

I am on the side of the tenant and how they look at the world. There are 5 or 6 types of inspections.

There is training available.

I have been with the HA for 17 years, I don't know it all, but I have some pretty good experience.

Elderly and Veterans- At the same time they are under employed.

One of the areas I have been in is LIHTC. That is sort of the climate out there.

IHBG Competitive

Reauthorize NAHASDA

Fund \$200 million dollars

How far is it going to go, 200 million since 1996. We haven't been compensated for COLA.

Training put with NAIHC. There is some dynamics in Denver. 32 employees, now there is 10.

Grants evaluation, Grants management and labor. You should have already seen your preliminary #'S.

1937 Act units are your bread and butter. We have some units that have like 26 people in the unit. It is an ongoing struggle. MH units are poorly designed. Encourage you to look at the design of your homes.

Sharon Vogel

Guest ED speaker

My update- We are making ground with Rules committee. Stuart's on the Rules committee. Sharon – Training/Technical Assistance committee. At the end of the day we had a round table discussion. I play to win.

Break 11-10:30

AMERIND Report

Lafe – Welcomed new Directors.

You need to educate yourselves on AMERIND. This is my 4<sup>th</sup> term, I served 11 years. Six years ago a Native American CEO was hired.

Phil Bush is Chairman, we talked about 3.3 million dollars a year.

HDS or Great Plains, licensing insurance

Board talked about purchasing software. There were issues with Blackfeet. They have been taken care of. It was a 2014 issue.

Changed auditors, it is always good to change out auditors. AMERIND branched out on auto working w/company coverage for off reservation.

Fire Incentive

\$20,000-Region V – paid \$305,000 – paid out \$325,000 – 0 incentive

\$20,000 Region III – 0 paid out

We have a staff of 70. We just recently conveyed 104 units in Standing Rock. Community Shield Discussion on paid off unit.

We should look at a simple fire policy for paid off units. Lower premium. AMERIND write a policy for MH paid off units.

FOCUS program – We have two from one region and they are looking at going out.

If you are a HA, you have 6 months to file a claim. Because of a lot of pressure on the appeals process.

We self adjust. The Fall Institute is October 8-9 in Albuquerque. The deductibles increase and there is an increase in premiums.

Jody – Salish – W have inflated values. There is an increase in operating expense as we build more units.

Bob – We are finishing the count on how many conveyed MH units. Reserve is a self-funded pool. UNAHA has 9,000 conveyed units among its members.

Cecelia – Oglala – I have been meeting with staff to find out more regarding paid off units.

Bob – Break even pool operated by UNAHA. AMERIND could provide reinsurance.

Jody- Tell AMERIND who they are they lost their identity.

Jeannie – We had a strategic planning session, discussed history, board training quality and consistency. 2018 audit report. Reviewed accepted budget. Next annual meeting is in Seattle. One member per HA can vote.

Lafe – Don't buy the T-lock insurance. We discount for metal roofs. Sharon – We don't have meaningful discussions at AMERIND.

Sharon – One of the things- risk reduction, what is practical for us. We have unique issues. Encourage you to do annual safety inspections to identify life style risks. Over-crowding raises risks of fires.

### Special Training

Apply same standards as Tax Credit inspections.

Congress flatlined program. How much is need and how much is capacity.

Need 25-30% of weight. When you write HUD give them some information. UNAHA should send a letter along with the letter by NLIHC.

Cheyenne River made a motion for vote of confidence on proposed letter by NLIHC. 2<sup>nd</sup> by Lower Brule. All in favor.

New money out there and there is 3 weeks left of legislative year.

Hunter Kurtz – New Secretary, his position is a career position. There is a lot of Indian housing issues to watch. Senate confirmed his position. He will have to continue to tow the line. White House and Congress agreed on something. Program appropriations continue. We are looking at another CR. We will spend as much as last budget year.

Grant Award letters went out. Next project is 20-30 people running on Republican side.

Julian Castro and Elizabeth Warren

Looking at Section VIII Vouchers.

Dear Tribal Leader -Part 200 and what NAHASDA allows. Micro purchases apply to provision in NAHASDA up to \$10,000. \$5,000 still applies, depending on your policy. Indian preference to the greatest extent feasible. Small purchases up to \$250,000.

Hopefully Randy will say something about it. Final Confirmation for basketball tournament -April 3, 2020. Denver Nuggets will be playing the Chicago Bulls.

\$650 million has gotten fierce. Need and Capacity grants

Smaller Tribes get like \$45,000 versus \$18,000.]

AEL is the culprit for ACS. Alaska AEL - \$3000 versus \$130. What is our strategy going to be?

### Randy Akers

Lori Roget – Grants Management Director – Gets money out.

Hottest topic – Competitive IHBG – Deadline August 8, 2019. Hoping everyone is submitting application.

NPONAP will be involved in reviewing process along with the contractors. Awards should be by end of December. Depends on a lot of good coordination.

Formula 2020 are available on Codetalk. \$90 million in our Region for 2020. They will be due October 18, 2019. EPIC on line system for submitting plans and APR. 425's on EPIC.

ICDBG NOFA is in clearance. Notice will be published before the end of this calendar year. Implementation training, we are have to juggle things around to provide the training y Skype.

Annual IPA Audits June 30, 2019, due by end of September.

IHBG Competitive NOFA

We will be doing some on-site monitoring. We haven't decided who is going to be receiving the on-site monitoring.

T/TA – Katie G sets up training.

Training for NAHASDA Boot Camp is October 19

NPONAP is working on a 3 part Seminar for New Housing Development by the end of the year.

HUD expanded training – Section 184, Title VI and ICDBG.

On-site Technical Assistance Section 184 Loan Guarantee Program.

New Maximum Limits came out July 23, 2019.

Staffing Updates – Amber Hunter

Kevin Turner

Alex is an intern working on meth

Week before last Secretary Carson and Senator Hogan were out at Spirit Lake.

2 more things

Electronic HUD VASH Renewal – September 23, 2019.

ROSS NOFA out applications due October 15, 2019. Grants.gov

Patrick Goggles

Final Formula Budget

Dave – Dear Tribal Leader letter – Part 200 raised the NAHASDA statutory level guidance - \$10,000.

Telephone solicitations for \$250,000.

Jody Perez – Salish – Meth Remediation – I want to know HUD's stance on it. Since 2014, we have spent \$3 million dollars on it. We can't afford to continue addressing it.

What are the studies on exposure to meth. HUD is the only one that has financial resources that is appropriated to deal with it.

What are the standards?

Cecelia – Oglala – We have 96 houses boarded up.

The victims are the children.

Rodney Jarvis – Blackfeet Tribal Councilman – 100 babies were born meth addicted. 1 out of every 4 babies are born meth addicted.

New Associate Member – Vern and Jason Clairmont DBA Raven Consulting– Consulting Firm – Financial Director of Salish and Kootenai Tribes 45 Years– Prepare people for upcoming audits, assists with Internal Controls

Bob – They are certified through NAIHC

Break 2:45 – 3:00

Cecelia – Oglala – We need to have a strategy for fixing the formula.

Sharon- If we are going to do anything we have to get the formula off the table. We have to come to the table with a new formula.

Dave – Rulemaking in October – Tribes were enthusiastic.

Consensus is one of the several different methods. Consensus is a way to control the process. We need to at least keep up with inflation.

Transportation monies is tied to NAHASDA. NAHASDA money dropped, road money dropped more. Keep in mind Indians versus HUD. Whatever benefits most Tribes, illustrate how bad ACS is. I think we should get a sponsor and go back.

Capacity

IHS counts for service area.

37 Act COLA, paid off units are still eligible for NAHASDA.

There are 14 Senators and 40 Congressman in our Region. Dave – There is a legal way to do it.

Cecelia – Oglala- What do they have or what have they done? You have to be heard. Tribal Officials need to be trained. People who need to be there are not there.

Senator from NJ has a vote.

We can create a template that is easy to understand. Science based evidence on all issues.

Dave – Largest land based Tribe. Parroting themselves in your image. 3 groups. NP and SW are big and poor.

Cecelia – Oglala – Change the data – Tribal data set.

Dave – Amendments reauthorizing NAHASDA are 5 years overdue.

Bob – We need to go to war. 75% of IHS funding is going to Alaska. There is 160 Rancherias in CA.

Cecelia – We need volunteers to meet regularly. Sharon we could do this by conference call. We need a draft to bring back in December. Changing formula is no easy task. We all have need. Change the formula in little steps. It has been a deliberate strategy.

3 ideas- Bring ideas and recommendations.

Patrick – Can Myrna send out a mailing?

Cecelia – Oglala – Rewrite the language in NAHASDA.

Dave – We can create steps. Everybody needs to step up.

Bob – We are approaching \$100,000.

Recommendations on next NOFA – Capture

In kind Services

Grant is based on need and capacity – Matching leverage

IHBG grant money to operate the units

Add rental units to formula – Any new rental units would go on formula. Dave – NAHASDA assisted units.

Cecelia- Oglala – We have a working class handbook for implementing.

Patrick – Many of my people have Treaty mentality. Housing is a federal expense solution.

Next meeting December 2019.

Santee Sioux made a motion to adjourn. 2<sup>nd</sup> by Salish. Meeting adjourned at 4:00 p.m.