

# THE LONG VIEW

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BUILDING OCCUPANCY AND MAINTENANCE TEAMS  
TO ASSURE PROGRAM SUSTAINABILITY

# THE ISSUES

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- TRIBES HAVE NOT KICKED THE “HUD HABIT”
- SELF- DETERMINATION ASSUMES FINANCIAL INDEPENDENCE
- INADEQUATE PLANNING TO EDUCATE MEMBERSHIP/LEADERSHIP AS TO RESPONSIBILITIES AND OPPORTUNITIES OF NAHASDA
- 25 YEARS AFTER NAHASDA AND WE STILL HAVE NOT CAPTURED THE PROMISE OF THE ACT

# RENT STRUCTURES

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- COMPLETE CURRENT AEL (ALLOWABLE EXPENSE LEVEL) IDENTIFYING COST PER MONTH OF LOW RENT OPERATIONS (BOTH CAS AND NAHASDA UNITS)
- RECONSIDER PROVIDING UTILITY ALLOWANCE
- PROVIDE HOMEOWNERSHIP/RENTAL OPPORTUNITIES FOR OVERINCOME FAMILIES
- CHARGE/COLLECT FOR TENANT DAMAGE

# REVAMP ADMISSIONS PROCEDURE

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- AT APPLICATION SEEK:
  - CREDIT REPORT
  - NCIC (CRIMINAL BACKGROUND) REPORT
  - 10 YEARS OF REFERENCES (CHECK THEM OUT)
  - INTERVIEW FOR FUTURE PLANS, JOBS, KIDS FUTURE WITH TRIBE
  - CREATION OF A PARTNERSHIP PLAN TO ACHIEVE FAMILY'S GOALS

# CONDITIONAL ADMISSION

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- PROBLEMS IDENTIFIED AND NEGOTIATED WITH NEW TENANT, COULD INCLUDE:
- INCREASED FREQUENCY OF INSPECTIONS
- POTENTIAL WAIVER OF GREIVANCE IF LEASE VIOLATED
- ADMISSION AND OCCUPANCY POLICY MODIFIED TO ALLOW FOR CONDITIONAL ADMISSION
- SELF EVICTING CONDITION

# FUTURE MAINTENANCE CRITERIA

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- CHARGING FOR TENANT DAMAGE; COUNSELING
- INSPECTIONS FOLLOW OCCUPANCY RECOMMENDATIONS
- MONITOR UNIT CONDITION BASED ON REPAIRS
- DETERMINE TENANT TRAINING OPPORTUNITIES TO REDUCE MAINTENANCE CALLS
- AVERAGE PER UNIT MAINTENANCE COSTS AT YOUR TDHE. IS TENANT ABOVE OR BELOW AVERAGE?

# ADDITIONAL SERVICES FOR CONDITIONAL LEASE

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- COUNSELING WITH FAMILY SELF SUFFICIENCY STAFF
- SHARED CONTRACT WITH TRIBAL TANF
- EVALUATION FOR OTHER ASSISTANCE/FAMILY COUNSELING
  - VOCATIONAL REHAB
  - COLLEGE ASSISTANCE
  - HOUSEKEEPING TRAINING AND TRACKING

# BUDGET CONSIDERATIONS

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- CONCEPT MUST BE ADOPTED BY TRIBE, RELATED POLICIES BY BOARD OF COMMISSIONERS.
- FUNDING LOCATED – RENTS, OTHER TDHE INCOME (INVESTMENTS) CONGRESSIONAL APPROPRIATION, REALIZED SAVINGS, INDIAN HEALTH SERVICES, MEDICAID.
- MAKE IT LOCAL – COMMUNITY MEETINGS, TENANT ORGANIZATIONS, SCHOOLS, FAMILY SOCIAL SERVICES, CULTURAL LEADERS.