

UNITED AMERICAN HOUSING ASSOCIATION
ANNUAL MEETING LAKEWOOD, CO
HOLIDAY INN
APRIL 3, 2023

Meeting called to order @ 8:38 a.m. by Chairwoman Vogel.

Roll call taken by Secretary Zimmerman -23 members present-Quorum established.

Chairwoman Vogel welcomed elected Tribal officials, new Executive Directors, and Associate members to the UNAHA Annual meeting.

OPENING PRAYER- Opening prayer by Patrick Goggles. Honor song by Junior Johnson.

APPROVAL OF AGENDA -Lower Brule made a motion to approve the agenda of APRIL 4, 2023 meeting. 2nd by Sisseton Wahpeton. All in favor.

MEETING MINUTES -LAS VEGAS, NV – DECEMBER 5, 2022-Sisseton Wahpeton made a motion to approve minutes of December 5, 2022. 2nd by Lower Brule. All in favor.

CHAIRWOMAN’S REPORT- Good morning and welcome everyone! I would like to acknowledge any Tribal officials, new BOC members. UNAHA strives to provide a positive experience. Welcome all new Executive Directors. We have a full agenda. Condolences to Jody on her Gramma. Jason is going to be filling Bob’s shoes. Anticipated changes in Indian Housing and be ready to respond to whatever Officers ask. There are opportunities. Funding has been few and far between.

TREASURER’S REPORT-Joey Nathan

Profit/Loss

Jan 1-March 14, 2023

Ordinary Income/Expense

Income

Interest Income	4.63
Other Types of Income	

Program Income

Associate Members	\$ 2,000.00
Membership Dues	<u>\$38,000.00</u>
Total Program Income	<u>\$40,000.00</u>
Total Income	\$40,004.63

Expense

Consulting Service	\$ 2,898.65
Contract Services	
Accounting Fees	87.00
Legal Fees	2,010.00
Outside Contract Services	<u>13,250.00</u>

Total Contract Services	15,347.00
Operations	
Postage	60.00
Supplies	<u>25.00</u>
Total Operations	\$85.00
Professional Services	3,225.00
Website expense	<u>2,550.00</u>
Total Expenses	<u>\$ 24,106.17</u>
Net Ordinary Income	15,898.46
Net Income	15,898.46
ASSETS	
Checking	30,308.89
Community Bank Savings	<u>129,771.69</u>
TOTAL CHECKING/SAVINGS	\$160,080.58
TOTAL ASSETS	\$160,080.58
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	\$93,523.65
Unrestricted Net Assets	50,658.47
Net Income	<u>\$ 15,898.46</u>
Total Equity	\$160,080.58
TOTAL LIABILITIES & EQUITY	\$160,080.58

Northern Arapaho made a motion to approve Treasurer's Report. 2nd by Lower Brule. All in Favor.

Election of Officer's-Vice Chairman and Secretary.

Patrick discussed keeping the same officers.

Vice Chairman-Lower Brule made a motion to keep Jody Perez as Vice Chairman. 2nd by Sisseton Wahpeton. All in favor.

Secretary-Northern Arapaho made a motion to keep Iva Zimmerman as Secretary. 2nd by Lower Brule. Fort Peck made a motion for nominations to cease, 2nd Lower Brule. All in favor.

Election of AMERIND representative and alternate- Region III caucus.

9:30 HUD message-Deputy Assistant Secretary's office-Gary Cooper (virtual) Dominique Jackson. HUD Region VIII Administrator, Randy Akers, Administrator Northern Plains Office of Native American Programs and staff.

Randy Akers – HUD Report

Thank you for the leadership of UNAHA. We are your partners.

June, ICDBG program rating and ranking of those, hoping to announce in the next couple of weeks.

VASH renewal hasn't been published.

Polly Serrano was hired in March. Donna Hilton was hired as ARP Specialist last year.

Emma was hired in GE.

Amber Hunter – GE Director

Dominique Jackson

17 Grants Management

7 Competitive IHBG 2022, are in process of being reviewed this summer.

Formula IHBG – Next set of IHP due in GEMs-end of March, due in EPIC.

CARES Act Grants wrapping up. Really important to obligate funds as quickly as possible. When fully expended submit APR. ICDBG Grant funds, IHBG ARP funds, some of those grants wrapping up. Final APR submitted to Grants Evaluation.

ICDBG Grants – contact Polly Serrano. APR's need to be submitted for all open grants.

IH Programs, you can request extensions. IH formula APR submit in EPIC. We will be transitioning all APR's to GEMs.

CARES and ARP- 425 and APR. Final APR -Start of program year, aren't cumulative. Audits for grantees more than \$700,000- 9 months after program year.

Monitoring- There will be some remote, we are resuming on site monitoring. May- T & TA Training.

Katie is happy, but she is working with Health and Human Services. Providers to sponsor training opportunities, we can work with you. HUD/Community Compass, Affordable Housing or HUD Programs, Debra Richards will be our go to person along with Cheryl Cozad.

Environmental Review Updates-HEROES

HUD environmental review on on-line environmental site. HUD exchange site- Training Module WISER.

Other things GEMS replaces EPIC. GM -Register users in system in the EOM. We do so many great things, HQ is requesting photos from you on your accomplishments with the grants.

Spread the word, we need to obligate the funds. We are going to a paperless work environment.

Microsoft teams for meetings. Last thing, we are boxing up paper files and sending them off to the paper Center.

Faster and more efficiently by e-mails.

Dominique Jackson- Administrator-Happy to be here with HUD family.

Eric, Angelo, Matthew, Tracey, Raquel, and Marcia Fudge.

At HUD we take Federal Trust and Treaty seriously. You have my personal commitment to build generalization and take proactive steps to Fair Housing Act.

Susan Rice- HUD working tirelessly for everyone to have a stable home.

VA Rental Assistance

Public Housing -Safe inspections for safe and habitable Housing.

I walked into this job with personal commitments-Climate change
Meaningful work-kindness and hospitality

We are all connected to what's going on in DC. Critical piece-Intergovernmental Advisory Committee-Ist meeting April 12th. Scott Herman – Rosebud, Lee Spoon Hunter, Tyler Yellow Boy-Pine Ridge

Jason Dom-Thank you for being here. One of the things passed in 1992- HUD totally missed the boat. Lenders have not come to the table yet.
Sharon during consultation-Regs didn't promise answers, they said it will be in the Handbook. Closed March 17th.

Basketball tournament – 38th year Dom Nessi and Mike Boyd were here. Felix McGowan shared his story with the kids. He played for Gonzaga.

Dave -111 teams, the biggest issue was what do we do with the waiting list. UNAHA lasted 38 years. Oldest, continuous and largest. We had teams from Oklahoma, Florida and Arizona.
Great partnership, kids had a great time.

Jason- We have so much on the ground.
We have Melissa West from HUD.
Dom Nessi, Mike Boyd and Bill Hanzelik- Ex NBA player for the Nuggets.
286 games in 3 days- 6 courts.
Dave gave winners of the tournament. Gold Crown is expanding to 8 courts.

USDA-Ted Buelow
Ingrid Ripley and Lori Moore
502 Home Repair
Ingrid Ripley – 502 Home Repair
New Guarantee Program challenges
Appraisers- Texas and NM – Why can't we use our own cost estimate-Need appraisal.
Appraisals, pictures of room put in the system.
2nd challenge – Guarantee Loan Program
Use our purchase program for repairs.
3rd – Lack of capital-Lenders don't want to do business.
Lender will be able to use our program
MOU
Tribe's Lender & USDA
30-90 days is too far out. PILOT -test programs coming out in summer. Ted- When they come out, how will they know? It will be announced in government. In another year market will start stabilizing.
Housing stability is an issue.
There is an income calculation. We are looking at making a change in income.
Our program is for lower income. There will be announcements and changes. There is a lot of CDFI's.
This was all done because of you. We need to know what we can do better. Lori is my technical person.
We will be at AMERIND in May.

We are trying in some places; it is hard if they aren't trained for it. I am not inviting anyone today, but we will be reaching out. June is Homeowner month. Dollars and cents stuff. For the last 3 years it has been focused on SD. 20 million Dollars from Congress. 7.5 million from Congress.

70 or so CDFI's. Native CDFI Network, Cooperative Agreement in place. OTR specifically on Rural Development Programs, Last thing, 504 loan & grant program. New funding in emergencies. Grant for \$40,000. 2022 income limits based on County Statistics
Neighborworks - Cindy Coleman & Katheen Williams – Montana

AMERIND Report

Felix McGowan – 1st year working for AMERIND. My mission has been dictated by my grandmother. I am going to give you a quick break even. AMERIND – 95%
NAHASDA – 84% without reinsurance
AMERIND decided to set up their own. -4.00 underwater
HO- 97%
Gov business – 63%
Spread risk and spread loss
Workers comp – 73%
We are here as long as Tribe's need us
Benefit- 72%
Market is in the tank
12 Million Dollar loss. Market starting to come back slowly.
Claims going down
57% Native employment

Rod Trahan & Jeannie Thompson

AGRIT – We suffer from some of the biggest reinsurance. What are the proper levels? Reinsurance changes every year. We have to find someone to accept the risk. It looks like there will be a rate increase in 2024. This Region will be experiencing the lowest rate increase. Housing Authorities made some good decisions on what they were going to claim. Region III and V. Fire may not be an issue, but flooding may be. All effects of COVID. Contractors dictate their pricing, finding outrageous pricing, supply chain issues. Price to rebuild has changed dramatically. AMERIND has relied on investments to soften the blow. Should we consider starting our own Risk pool. Claims are at all time high. We do invite you to price shop. AGRIT training was a good thing.
Jeannie – It's a tough market out there. Pools nationwide are struggling with the same issues we are. We find that there isn't a clear issue. A lot has to do with weather.
Eric Shepherd – Maintenance guys, inspectors work with them, support them.
Rod -Training is important to AMERIND/NAIHC Increase the training.

Sharon -Associate members

RT Hawk – Wilbur Red Tomahawk-Worked in Housing for 5 years. 18 Tax credit projects. Compliance, finance and development.
Robin Thorne – Compliance work

NAIHC Report- Sharon/Patrick

Patrick- NAIHC is 5 weeks away- May 7-12. Host hotel full. Good breakout sessions. Legislative conference – Pay attention to the agenda. Round Table -US Treasury – ERA Round table discussion. 3rd Biden 24 budget has been released. Reality check, we have a split Congress. We need to work hard with advocacy. Last thing, selection committee.-Chelsea Fish -Seminole from Oklahoma was selected for NAIHC Director She will start April 10, 2023. We need to send letter of appreciation to Tony. Next Board meeting April 10, 2023.

Patrick – 20th year at Northern Arapahoe. You need to know what FCAS is. When I started 20 years ago. Randy challenged me on ICDBG application. You need to get with Bob or ONAP. Need a good basis of experience.

Out of HUD budgets-76 Billion \$. Indian Housing less than 1% of that budget. 780 Million -IHBG. 100 Million -Competitive, 75 Million ICDBG. T/TA – 5 Million. We are using money to maintain shovel ready. USDA- Community facilities. We learn how to administer these funds. Sovereign immunity is one of them. Primary goal -Reauthorize NAHASDA. When they come to your state, they want to hear it from you.

Tiny houses-Development from the ground up. Allocation is on Code talk. Erna Reeves is Secretary, Jody Perez is Treasurer. Section VIII could replace ERA. NAHASDA #1 priority. HIP Funding 23 Million should be 50 Million. HIP program allows for down payment.

Jason – New ED for NAIHC. Before there used to be an ED and a Legislative Coordinator.

Sharon – Trying new approach with Thomas.

Patrick- We do receive a donation from AMERIND, we use it for Advocacy.

Heidi F -IH less than 1%, she suggested increase from within the budget. 703 of NAHASDA, receiving end of T/TA. NAIHC to fulfill. NAIHC is just the contractor. September board meeting -Appt, a work group to discuss the T/TA.

Patrick – 703 says National Organization. There are only 3 other organizations.

Sharon – The fix is in the Secretary's office.

Jason- We will come back to this issue tomorrow.

Consolidation process on EA's started 7 years ago.

Dave – Kayla Laywell-MSW-Hosing Policy Analyst NLIHC-Racially and socially suitable public policy. NLIHC has 1300 members. UNAHA has been a member since 2016. GAP shortage. US has shortage of 168,752 units.

Kayla -Former Senate staffer. Disaster Housing Recovery – Tribes are eligible, but never used it. State and Tribal Coalition-nonprofit.

STP- Convening – March 20-21, 2023. 3rd-where are we going together? NLIHC – 118th Congress- Emergency Rental Assistance-Eviction Crisis Act-this Congress has 500,000 Choice Vouchers under Section VIII.

Heidi position under NAHASDA reauthorization.

IHBG Competitive -Top priority. We want 6 things, create permanent rental Assistance, IHBG Competitive funding, Farm Bill, Push for IHS funding, USDA application.

NLIHC has not had any connection to IHS. ERA and HAF.

Communicating with IHS is a Housing issue.

Jason - host hotel is full for NAIHC.

Associate members

Jeff Clairmont-Raven Consulting

Indian Preference – Fee Accountants

Records Mgmt-Nick Ediger

Software that helps manage paper documents. E cabinets, reports and access documents.

HDS James
HoChunk Capital
Seven Sisters

Conso-Is a DBA HDS – We have a presentation at Rocky Stadium August 8 & 9
Ace Housing Development – Jason Adams
Capacity building

April 4, 2023

Administrative Report- Jason Adams

Discussion on 703 training funds issue. 703 was intentionally put into law. 1st time there was government to government. History of NAHASDA- Take care of Tribe's needing T/TA. 703 describes an organization into law. Focused on Indian Housing issues. The language is germane to the work I do. I look at ONAP level today. There was 65 to 70 employees in ONAP, today, there is 9. 500's in regulation describes HUD's role. 703 where we are at today. 3 or 4 months for T/TA is not acceptable. Chris Boesen, a lobbyist in DC. Negotiated a delayed retainer fee. Funnel money you already have through NAIHC. Training on emergency items. HUD said NAIHC knows this. You needed to know this information.

Rod T -We can change this by visiting with HUD or lobbying Congress.

Sharon – It is not just lobbying \$'s it is the split in the House and Senate. Reauthorization.

Jason – DC is run by the young folks.

Patrick-Capacity building is one of the things available for training. HUD has engaged people that aren't knowledgeable. They told me we can't do that.

McHenry-NC-House on financial services

Schaatz-HI-Senate Committee on Indian Affairs

Administration recommendation-We want to have Lobbyist at the table when that bill comes out for Section VIII instead of ERA. Create a fund to address this issue.

Jason - \$25,000. - \$500 donation. That is a point of action.

Robin T -New members to ONAP, Section VIII on CAS units, they call it double dipping. They won't listen on the intent.

Eric S – Our 2 trips a year aren't enough.

Eric made a motion to move forward on retaining a lobbyist, 2nd by Patrick, all in favor,

703 T/TA, reauthorization and anything else that comes up. Have Chris Boesen fulfill legislative issues and have reports back from Chris. Motion approved, 20 votes.

Redesigning website- Carrie, our goal is still in the works. Kia Birdsbill is redesigning our website. Revamping things. Myrna will keep you updated.

Board talked about legislation. Advocacy trip to DC, Dave will take point. Most of the time is with staffers. Sharon a lot of the time when we are up on the hill you have 5 minutes. Having a meet and greet. It would give you a chance to have a slide show, if you decided to go to DC.

Patrick- I agree UNAHA membership needs to be in DC. There are alternatives, at the end of every session of Congress, they will come back and have meetings. They want to hear from you in person. Senator Loomis-WY-We are going to support WY. Michael-Fort Belknap Board member. Now is the time for Native Americans to make things happen. We need to make a voice and look for answers. Time to have government act according to the treaties. Give us affordable housing.
Sylvia Wirba- We have to show them results, not just ask for money. Let's be shouting our strengths. Now is the time to get ahead. Putting our Housing needs out there. Let's see who wants to pursue this.

Discussion on Summer meeting location. We were hoping it would be in UT. The fall back is always Billings, MT.

Sharon- What we did last year Tribes all got together and we are going to have it in UT. Melissa – Go Chute.
South Windover UT.

UNAHA Survey – Bob said he is still waiting for survey information.

Safety Poster for AMERIND.

House Republicans – Ultra Conservative group – 650-780 million \$'s.
We need to figure out how we can make sure NAHASDA doesn't get cut. We have a divided Congress, but we have a hostile Congress. ERA spending report. Capacity and need. USDA upgrading regulations. Regulatory without having to go statutory. Sylvia – three sets of comments. OMB comments.
We want you to be able to comment, 2 CFR, part 200-OMB they're in the process of rewriting 2 CFR 200. four questions.

What specific part of CFR reducing administrative burden.
Procurement – 200.319 – Single Bid, Keeping track of Davis Bacon wage rates. What parts of 2CFR is being interpreted differently? Uniform 2021 -Updated
de minimus –purchases
PIH Notice- Implementation requirement. What specific section? Specific suggestions for improving. redrafting regulation -Publishing proposed rule later this year.
Another set of comments 184-1992 law- Federal lending on trust land-184 Tribal leaders and Tribal attorneys.
Sharon-Communications is a priority. Read your e-mails, read Myrna's e-mails.
Sylvia- Next week is the Tribal Intergovernmental Advisory Committee meeting.
Key thing you would think it would have is Executive Directors.
Rod- How long are these commitments? It is a few years.

Last comments due on Monday. Housing Counselor on staff. 2010-2011-Dodd Coalition.
As a result of this law said Housing program. Language is some consultation. What we said is you have to take an exam. Mortgage and lending
Had one client and one staff member take the test. This is going to happen in the next few years.
Robin-Pathways to Homeownership – What happened with that?
Dodd Frank Act –
Office of Housing Counseling – Sylvia – You should be able to access the training.
Rents or homebuyers – No Penalty
Current rule- 2 years ago we made our initial comments. They issued a proposed rule, modified the test.

UNAHA calls on HUD to implement increase in HUD VASH vouchers, TDHE's on a first come first serve basis.

TDHE's eligible for Section VIII vouchers on units built after 1996, including tax credits . 50 vouchers – 21 for.

Review and amend NOFA criteria -ICDBG and IHBG competitive on leveraging.

Meaningful Tribal consultation on development of Section 184 Handbook includes entire project.
Dave to prepare draft resolutions.

Fort Peck made a motion to adjourn meeting @4:51. 2nd by Salish.