

EASTERN WOODLANDS OFFICE OF NATIVE AMERICAN PROGRAMS

UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



EWONAP NEWSLETTER JULY 2016



HUD's Office of Native American Programs (ONAP) administers housing and community development programs that benefit American Indian and Alaska Native Tribal governments, Tribal members, the Department of Hawaiian Home Lands, Native Hawaiians, and other Native American organizations.

For more information about ONAP funding and programs, visit the [CodeTalk website](#).

[Join the EWONAP Newsletter Listserv](#) to receive the HUD Eastern Woodlands ONAP Information Bulletins with news and events related to Indian Country, HUD ONAP, Eastern Woodlands Regional Tribes, Funding Opportunities, and Training.

Eastern Woodlands Region



The **Eastern Woodlands Office** (EWONAP) serves 66 Tribes within 16 states and 6 HUD regions. EWONAP administers over \$90 million in IHBG funds, over \$60 million in Section 184 Native American Home Mortgages, and approximately \$5 million in ICDBG funds in its region annually.

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GREETINGS FROM THE ADMINISTRATOR

In recent months, the EWONAP has witnessed a number of requests to convert from a TDHE to a Tribal Department. There are many pros and cons involved in running Tribal Housing either way, with smaller tribes usually administering their IHBG funds as a Tribal Department, which helps spread the overhead of a small grant through several Departments, while larger grantees usually have TDHE's administer their funds, due to their singular focus on Housing, efficiency, ability to quickly address small issues and complaints, as well as, lack of political interference.

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MARK BUTTERFIELD, ADMINISTRATOR

GREETINGS FROM THE ADMINISTRATOR

(Continued from page 1)

The pros and cons of having a TDHE vs a Tribal Department seem to have recently tipped toward dissolving an existing TDHE in favor of running Housing as a Department. Up front it should be understood that this is a decision solely for each tribe to make at their discretion, and HUD will honor whichever form the Tribe chooses to use as its vehicle for delivering Housing services. However, this could become a disturbing trend because it often destroys a well-run and efficient TDHE, and replaces it with a less well run Tribal Department, which may be less focused on delivery of services and more focused on responding to political issues. No matter which form is used, it should be understood that choosing to use staff who lack a fundamental understanding of NAHASDA regulations and restrictions could lead to statutory and regulatory findings of noncompliance, program sanctions and possible repayment of IHBG funds to HUD. No one wants this to occur, so please ensure when transitioning to a new form of program administration that the staff has a strong grasp of the need to adhere to the rules for procurement, environmental review, admissions and occupancy as well as, to maintenance and up-keep of existing units.



Typical Poarch Creek Duplex

Prior to making a decision on changing from one form to another, tribal officials need to understand what the consequences might be prior to making a snap decision. A good example is the recent British experience after they voted for Brexit. The two most googled terms were: What is the EU? And, what are the consequences of leaving the EU? Unfortunately for the British, it may be too late, as one cannot simply undo such a monumental decision, but for tribes, one can. Some of the consequences can be costly, for example: For investing tribes, dissolving its TDHE means to potentially lose the ability to invest their IHBG funds, due to the fact that the new entity administering the funds will not have a history of three years of clean audits. That's a lot of extra money lost considering 1.5% per million dollars invested equals \$15,000.

There are often unintended consequences as the changeover requires good advanced planning or the entire process could become a burden to the Tribe as IHBG funds are frozen, sometimes for several months, while the old grant funds are recalled so they can be reissued in the name of the Tribe. In the meantime, housing needs, the housing staff that carries out maintenance, rent collection, inspection and recertification, not to mention Force Account labor or development departments must be borne by the tribe until the new grant is issued in the Tribe's name.

Another problem is that sometimes Tribal officials do not appreciate that all of the rules and regulations of NAHASDA apply at 24 CFR Section 1000 et. Seq. The Indian Housing Block Grant funding comes with the same strings attached, no matter who administers the funds, this includes often complex rules and regulations on how to account for Mutual Help Units, use of Davis Bacon wages, maintenance of insurance on all the assets of the Housing entity, no matter if they are a TDHE or Tribe.

Regards,

[Mark Butterfield](#), EWONAP Administrator

EWONAP NEWS

EWONAP WELCOMES TWO NEW STAFF MEMBERS!

William O. Dawson III has been named EWONAP's new Director of the Grants Evaluation. Will joins us from HUD's Office of Affordable Housing Programs where he served as an Affordable Housing Specialist/Desk Officer responsible for overseeing the development and revision of federal housing regulations, notices, handbooks and policy issuances for the HOME Investment Partnership Program, the Housing Trust Fund and the Self-Help Homeownership Opportunity Program, as well as various other policy initiatives. He has also served as a Community Planning and Development Representative in HUD's Office of Community Development, and as an Executive Intern in the San Antonio Housing Authority. Additionally, Will progressed to the rank of Chief Warrant Officer Four in the U.S. Army's Military Intelligence Corps before retiring with more than 21 years of service. He holds both a Master's Degree in Public Administration and a Bachelor's Degree in Political Science from the University of Texas San Antonio.



Kimberly McMorris has been named Administrator Advisor for EWONAP. Kim joins us from HUD's Office of Multifamily Housing where she was a Grants Specialist responsible for monitoring and evaluating the Service Coordinator and Congregated Housing Grant Programs for the elderly and those with disabilities in the Midwest region. Prior to that, she was a Senior Grant Developer for the Chicago Housing Authority, responsible for securing federal and private funding for public housing residents throughout Chicago. Kim also has an extensive background in public affairs and marketing and has served as Associate Deputy Director of Communications for the Illinois Department of Children and Family Services and as Public Information Officer for the City of Chicago's Department of Human Resources. She holds a Master's degree in Integrated Marketing Communications and a Bachelor's degree in Journalism both from Roosevelt University in Chicago.



EWONAP TECHNICAL ASSISTANCE

ONAP staff recently met with the Pamunkey Indian tribe of Virginia, which is the most recent Federally recognized tribe in the nation, and located within the EWONAP jurisdiction. The meeting was held on site at the tribal area in King William, Virginia, which is approximately 50 miles North east of Richmond. The purpose of the meeting was to provide TA on the development of an Indian Housing Plan (IHP) so the tribe would avoid losing a second year NAHASDA allocation by not submitting an IHP to access their 2017 NAHASDA funding allocation.

The meeting and training session was held with Pamunkey Chairman, Robert Grey and three tribal council members. The full day session involved the demonstration and utilization of the IHP template, with the Chairman and council members conferring and reaching consensus on the content of the IHP. The end result was the completion of the first ever IHP for the Pamunkey Tribe of Virginia in support of their participation in the NAHASDA program.



Photo Credit: Mary White

INDIAN COUNTRY NEWS

Bad River Reservation Declared Presidential State of Emergency Due to Severe Floods

The Bad River Band of Lake Superior Chippewa Indians was hit hard by flooding in northern Wisconsin, July 11-14, 2016. The storms swept through eight counties causing significant property damage and the destruction of roads, bridges, community facilities, trails and recreation areas as well as individual homes on the reservation.

Due to the severity of the damage, the Bad River Reservation is eligible to seek Imminent Threat funds through HUD. Imminent Threat funds are used to remove imminent threats to health or safety and are subject to fund availability. Criteria for funding include:

- Threat should not be recurring;
- Must be unique and unusual circumstances;
- Must impact entire service area; and
- Project must be feasible and have a reasonable chance of alleviating the problem.

To request Imminent Threat funds, tribes should notify their assigned HUD Grants Management Specialist, respond to the funding criteria, and work with the Grants Management Specialist to finalize their submissions. If the initial request is approved, the following documents will be requested:

- A brief Description of the Proposed Project;
- HUD Form SF-425 (Application for Federal Assistance);
- HUD Form-4123 (Cost Summary);
- HUD Form-4125 (Implementation Schedule); and
- HUD Form-2880 (Disclosure/Update Report)

Also for planning purposes, requestors should note that there are various other HUD internal processes that occur once Imminent Threat funds are requested. HUD's Headquarter Office will make the final funding decision and applicants will be notified in writing. Projects funded with Imminent Threat funds must be completed within 24 months.



Photo Credit: Oneida News

NEW CONTACT FOR EWONAP NEWSLETTER

Please send your press releases, events, news, and project photos to our

Administrator Advisor:

Kimberly McMorris at Kimberly.N.McMorris@hud.gov

INDIAN COUNTRY NEWS (CONTINUED)

Grand Opening Celebrates First Phase of Hartford Edawat

Pokagon citizens, Hartford officials and HUD staff gathered to mark the recent opening of the first eight homes built in the new Hartford Pokegnek Edawat.

Located on Red Arrow Highway, about one mile east of Four Winds Hartford, Pokegnek Edawat Hartford includes four townhomes and two duplexes. Additional phases could include more homes, a playground, and a community center.

Mark Butterfield, Administrator of EWONAP spoke at the opening and expressed his excitement for the opportunity to witness the unfolding of the Pokagon Band's housing initiatives.



Morris Lewis, Jr., a life-long Hartford residents who will move into one of the duplexes, shared stories about growing up in in Hartford's Boseville neighborhood, where the Hartford Nishnabe primarily lived. Chairman John P. Warren said, "We are proud to welcome the first residents and look forward to welcoming more families as we complete the next phase of the development."

Half of the homes in the first phase of Pokegnek Edawat Hartford are designated for elders and citizens with other abilities. Two homes feature accessible designs that include roll-in showers, lowered counters, sinks, cook tops, under-the counter microwaves, four-foot wide doorways, more electrical outlets in the master suite for charging medical equipment, and larger garages for special vehicles.



The homes in Pokegnek Edawat Hartford are managed by the Pokagon Housing and Community Development Department which offers citizens assistance with home ownership, loans lease-to-own opportunities and rental homeless prevention programs.

TRAINING, CONFERENCES AND RESOURCES

TRAINING/EVENT	WHEN AND WHERE	DESCRIPTION AND REGISTRATION
OMB's New Uniform Guidance for the IHBG and ICDBG Programs	August 24-25, 2016, Hampton Inn & Suites—Downtown, 33 West Illinois, Chicago, IL 60654	The training is developed by the U.S. Department of Housing and Urban Development Office of Native American Programs as a primer on the Uniform Administrative Requirements, Cost Principles, and Audit Requirement for Federal Awards (the OMB's new Uniform Guidance); Final Rule, which became effective on December 26, 2014. The new rule incorporated existing guidance from OMB Circulars A-21, A-50, A-87, A-89, A-102, A-110, A-122, A-133 and removed 2 CFR parts 215, 220, 225, and 230. It also includes administrative requirements for federal agencies and grant recipients, and replaces 24 CFR Parts 84 and 85.
Procurement	September 20-21, 2016 Courtyard Downtown Chicago—River North	Training participants at all experience levels will gain the confidence and knowledge to conduct efficient and effective procurement that complies with HUD and other funding sources requirements. This two-day training addresses procurement and contract management. Training topics will range from careful preplanning and the basics of purchasing to unique factors in tribal housing purchasing, the practical how-to's of procurement planning and policy development, as well as specific regional issues. Attendees will have the opportunity to participate in hands-on group exercises that are designed to turn theoretical knowledge into daily practice.
Admissions and Occupancy	October 25-27, 2016, Raleigh, North Carolina	DETAILS COMING SOON
Whatever You'd Like	When You'd Like It	<p>FREE Technical Assistance is available to you through EWONAP!</p> <ul style="list-style-type: none"> • New Executive Director Training • Self-Monitoring. • Board of Commissioners Training • Financial Management • Accounting for Grants Management • Construction Management • Development Project Planning and Management • Policies and Procedures Update Workshop <p>Contact Mary White at Mary.White@hud.gov or 312.913.8762</p>

TRAINING OPPORTUNITIES AND RESOURCES (CONTINUED)

Indian Housing Needs Study: If you missed HUD's Tribal Housing Needs Study videoconference, or if you would like to view the videoconference again, please [click here](#). As a reminder, HUD is soliciting comments on the Tribal Housing Needs Study through August 23, 2016. Please submit written comments through one of the following methods: **By e-Mail** to Housing_Needs_Report@hud.gov. **By Mail** to Elizabeth Rudd, Office of Policy Development and Research, Department of Housing and Urban Development, 451 7th Street SW, Room 8120, Washington DC 20410-0500.

President Obama Announces 2016 White House Tribal Nations Conference on August 9, 2016: On Monday, September 26, President Obama will host the 2016 White House Tribal Nations Conference in Washington, DC. This will be the President's eighth and final Tribal Nations Conference, providing tribal leaders from the 567 federally recognized tribes with the opportunity to interact directly with high-level federal government officials and members of the White House Council on Native American Affairs. Each federally recognized tribe is invited to send one representative to the conference. This year's conference will continue to build upon the President's commitment to strengthen the government-to-government relationship with Indian Country and to improve the lives of American Indians and Alaska Natives. Additional details about the conference will be released at a later date.

Advanced Energy Retrofits for Healthcare Facilities: The healthcare sector, including hospitals and outpatient centers, is one of the most energy-intensive market segments. U.S. healthcare facilities spend \$8.8 billion annually on energy. Retro-commissioning and retrofit measures offer significant opportunities for energy savings. To download the guide, [click here](#).

On the Road to Reuse: Residential Demolition Bid Specification Development Tool: The US EPA has completed its report on residential demolition practices that would be instructive to communities on best practices related to residential demolitions. This report identifies environmentally sensitive activities of residential demolition from pre-planning to site rehabilitation. [Download the tool here](#).

HUD's Office of Environment and Energy offers its [Environmental Review Resource Pages](#) on the OneCPD Resource Exchange: From the [Environmental Review resource pages](#) grantees can browse guidance, tools, and webinars on complying with environmental laws and authorities when conducting the environmental review, on disaster recovery, environmental impact statements, and upcoming environmental trainings and training materials.

EPA Issues Moisture Control Guidance for Building Design, Construction and Maintenance: This guide can be used by anyone who designs, builds, operates or maintains buildings and heating, ventilating and air conditioning (HVAC) equipment. It was developed specifically for professionals who design buildings and produce drawings, specifications and contracts for construction or renovation; professionals who erect buildings from the construction documents; and professionals who operate and maintain buildings, conducting preventive maintenance, inspecting the landscape, building interior and exterior equipment and finishes and performing maintenance and repairs. To view the guide, [click here](#).

HUD USER's New Consumer's Guide to Energy-Efficient and Healthy Homes: The Guide is a new section of HUD's Office of Policy Development and Research's website that provides concise descriptions in an easy-to-navigate format. For the full guide, [click here](#).

FUNDING ANNOUNCEMENTS FOR TRIBES/TRIBAL ENTITIES

[Grants.gov](http://www.grants.gov) website lists **Open Grant Opportunities** for which Federally Recognized Indian Tribal Governments and/or Native American Tribal organizations are eligible to apply. For the complete list, visit <http://www.grants.gov/web/grants/search-grants.html> and filter under Eligibility.

SOURCE	DEADLINE	DETAILS AND LINKS
Environment Protection Agency (EOA)	August 23, 2016	EPA’s Office of Transportation and Air Quality is soliciting proposals nationwide for Tribal projects that achieve significant reductions in diesel emissions and diesel emissions exposure, particularly from fleets located in areas designated as having poor air quality. EPA anticipates \$1 million will be awarded to eligible Tribal applicants. Click here for more information.
The Administration for Children and Families (ACF)	August 24, 2016	ACF announces the availability of approximately \$3.5 million to be competitively awarded for the purpose of expanding access to high-quality, comprehensive services to low-income American Indian/ Alaska Native infants and toddlers and their families through Early Head Start-Child Care Partnerships or through the expansion of Early Head Start Expansion services. Click here for more information.
U.S. Department of Education	September 1, 2016	The U.S. Department of Education announces the FY 2016 Promise Neighborhoods Competition. Promise Neighborhoods, established under the legislative authority of the Fund for the Improvement of Education Program (FIE), provides funding to support eligible entities, including (1) nonprofit organizations, which may include faith-based nonprofit organizations, (2) institutions of higher education, and (3) Indian tribes. Click here for more information.
U.S. Department of Housing and Urban Development (HUD)	September 9, 2016	HUD announces the availability of a set-aside of approximately \$15 million in HUD-VASH funding that will support approximately 2,000 units of project-based voucher (PBV) assistance. These PBVs will enable homeless veterans and their families to access affordable housing with an array of supportive services. Click here for more information.
U.S. Department of Agriculture Rural Development (USDA)	September 30, 2016	USDA announces the Rural Broadband Access Loan and Loan Guarantee Program which furnishes loans and loan guarantees to provide funds for the costs of construction, improvement, or acquisition of facilities and equipment needed to provide service at the maximum speed eligible in rural areas. Click here for more information.

The Section 184 Indian Home Loan Guarantee Program is a home mortgage specifically



designed for American Indian and Alaska Native families, Alaska Villages, Tribes, or Tribally Designated Housing Entities. Section 184 loans can be used both on and off native lands for new construction, rehab, the purchase of an existing home, or for refinancing.

Section 184 is synonymous with home ownership in Indian Country. As of March 2016, the Section 184 program has guaranteed over 33,728 loans, which represents over \$5.4 billion dollars in guaranteed funds.

Within the Eastern Woodlands region, over 3,938 loans have been made bringing \$565 million in private capital directly to Tribal Members. Tribes and TDHEs can also use Section 184 loans to achieve their housing development goals. Some benefits include:

- Low residential mortgage interest rates
- Lower monthly fees than standard PMI
- One time loan guarantee fee (1.5%)
- May utilize up to 15% of loan funds for site infrastructure costs
- Low down payment
- No household income restrictions
- Buy, Rehab, Refi or Build
- Finance up to 20 units at a time.

For a list of Approved 184 Lenders, [click here](#). For a map of eligible states and counties, [click here](#).

If you are interested in becoming an approved 184 lender, contact Michael.T.Thorpe@hud.gov.

HUD ONAP Title VI Loan Guarantee Program

Title VI loans enable Indian Housing Block Grant recipients to leverage up to 5 times their IHBG ‘Need’ funding to finance affordable housing development by pledging future IHBG grant funds as security for repayment of the loan. A private lender provides the financing and HUD provides the guarantee to the lender. To visit the Title VI website, [click here](#). ONAP’s Office of Loan Guarantee has advised that Title VI loans are limited this fiscal year, so the first funded loans will go to applicants whose loan package is the most complete first. For more information on the Section 184 or Title VI Program, contact David Thomas, at David.C.Thomas@hud.gov or 312.913.8774. Here are some examples of how regional Tribes have uti-



MOWA Choctaw HA	Construction of 12-15 lease to purchase homes.
Iswa Development Corp.	Construction of 65 Single Family homes, 25 cottages and 30 multifamily units.
Aroostook Band of Micmac	Construction of 17 units in two communities.
Pleasant Point Passamaquoddy	Construction funding for 28 rental homes and the community center, leveraging LIHTCs.
Pleasant Point Passamaquoddy	Construction of 9 units of low income rentals. Leveraged USDA, ARRA and private grants.
White Earth Reservation HA	Refinancing of 3 different loans used to fund equity in 2 LIHTC projects.
Lac Courte Oreilles HA	Construction of 20 multifamily units.
Ho-Chunk Housing & CDA	Construction of 36 units of multifamily housing, including 4 units of transitional housing.
Red Lake Reservation HA	Construction of 45 units of homeownership units.
Lumbee Tribe	Construction of 50 unit LIHTC project for Elders.



Developing a New Project?

Revising your Policies and Procedures?

Reassessing Long Term Goals?

Let ONAP Help!

Free Technical Assistance

HUD ONAP OFFERS
FREE SPECIALIZED TRAINING
AND TECHNICAL ASSISTANCE
FOR TRIBAL AND TDHE
GRANTEES

How Does It Work?

EWONAP Staff or consultants will develop materials tailored to meet your individual needs.

We can work one-on-one or train in small groups.

Training and Technical Assistance can be done remotely or on-site.

Training and TA available on:

- Construction Management
- Financial Management
- Governance
- Grant Administration
- Green & Healthy Homes
- Home Buyer Education
- Leverage Financing
- Maintenance
- Needs Assessments
- Occupancy & Eligibility
- Organizational Structure
- Procurement
- Strategic Planning
- Or customize your own!



Office of Public & Indian Housing

Mary White, Grants Management Specialist

HUD, Eastern Woodlands

Office of Native American Programs

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For more information, please contact ►►►

USEFUL LINKS

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| <p>HUD ONAP CodeTalk website</p> <p>EWONAP website</p> <p>HUD Indian Housing Block Grant</p> <p>HUD Indian Community Development Block Grant</p> <p>HUD Section 184 Home Loan Guarantee</p> <p>HUD Title VI Loan Guarantee</p> <p>HUD Healthy Homes</p> <p>HUD ROSS Grant</p> <p>HUD's Office of Sustainable Housing</p> <p>HUD PIH Environmental Resources</p> <p>HUD PIH Notices to Tribes and TDHEs</p> <p>HHS Residential Energy Assistance Challenge Program</p> <p>HHS Low Income Housing Energy Assistance Program</p> <p>DSIRE - Energy Efficiency Incentives</p> <p>USDA Rural Development Grants</p> <p>Army Corp of Engineers Tribal Resources</p> <p>VA Native Health Services</p> <p>Economic Development Administration</p> <p>GLIHA</p> <p>ISET</p> | <p>Grants.gov</p> <p>Federal Register Today</p> <p>White House Native Americans Resources Page</p> <p>DOT Tribal Transportation Program</p> <p>Safe Drinking Water and Basic Sanitation Task Force</p> <p>Asset Building for Native Communities</p> <p>Center for American Indian Economic Development</p> <p>Native American Contractors Association</p> <p>National Congress of American Indians</p> <p>National American Indian Housing Council</p> <p>DOE Tribal Energy Program</p> <p>DOE Weatherization Grants</p> <p>DOE Federal Energy Management Program</p> <p>EPA Tribal Grants</p> <p>Small Business Administration Loans</p> <p>CDFI Native American Initiatives</p> <p>VA Native American Direct Loan</p> <p>BIA Housing Improvement Program</p> <p>MAST</p> <p>GLITC</p> |
|--|---|

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