



DATA COLLECTION INSTRUMENTS FOR REVIEW

Household Survey

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ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

HOUSEHOLD SURVEY



Assessment of Native American and Alaska Native Housing Needs

Household Survey: In-Person Interview

DRAFT v13

Field Interviewer Name:			
Field Interview ID #:			
Interview Date:			
Start Time:		AM	PM
Finish Time:		AM	PM

Is this an Indian Housing Block Grant assisted unit?	YES	NO
<i>If YES, identify whether: Check one</i>		
Currently Assisted Stock (CAS) Mutual Help		
Currently Assisted Stock (CAS) Rental		
IHBG Ownership		
IHBG Rental		

Affix Survey Case ID label here



HOUSEHOLD SCREENER

INTERVIEWER READ: "Hello, my name is (name of interviewer) from NORC at the University of Chicago. (SHOW NORC ID CARD.) I am here to see if you received our letter about the Assessment of American Indian, Alaska Native, and Native Hawaiian Housing Needs Survey.

IF YES: Do you have any questions about the survey? May I tell you more about the survey?

IF NO: Here is a copy of the letter and some information about the project. Should I leave the materials and come back at a later time or could I answer any questions you may have at this time?

<p>S1. I would like to speak with the person who owns/rents this home OR his/her spouse or partner. Are you that person?</p>	<p>YES I am the owner/renter <i>If YES, go to S1a and then ask question S1b.</i></p> <p>YES I am the spouse/partner of the owner/renter <i>If YES, go to S1a and then ask question S1e.</i></p> <p>NO If NO, go to S2 Don't know REFUSED</p> <p><i>If respondent does not speak English, then indicate here the need for a translator. Stop the screening and contact the Field Manager for further direction.</i></p> <p>_____ Respondent is in need of a translator</p>
<p>S1a. If YES: BRIEFLY COVER THE FOLLOWING POINTS WITH THE RESPONDENT:</p> <ul style="list-style-type: none"> • Purpose of the survey • Request to interview them • Respondent incentive • Answer any questions/concerns 	<p>COMMENTS:</p>
<p>FOR OWNER/RENTER</p> <p>S1b. Since the purpose of this survey is to understand the housing needs of Native Americans, how do you (owner/renter) identify your racial/ethnic background? I am going to read the categories to you. Please choose one or more of the following races you consider yourself to be. (Mark all that apply)</p>	<ul style="list-style-type: none"> <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Native Hawaiian or other Pacific Islander <input type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Asian <input type="checkbox"/> Other (SPECIFY): _____ <input type="checkbox"/> Don't know <input type="checkbox"/> Refused <p><i>If the owner/renter is American Indian or Alaska Native, continue to question S1c.</i></p> <p><i>If the owner/renter is NOT American Indian or Alaska Native, then ask question S1d.</i></p>



<p>S1c. I see that you (owner/renter) have identified yourself as American Indian or Alaska Native. Are you an enrolled member of a tribe?</p>	<p> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/> Refused </p> <p style="text-align: right;"><i>Continue with question S1h.</i></p>
<p>S1d. I see that you (owner/renter) have identified yourself as NOT American Indian or Alaska Native; can you tell me the racial/ethnic background of your (spouse/partner)?</p>	<p> <input type="checkbox"/> I do not have a spouse/partner </p> <p><i>If the owner/renter does not have a spouse/partner, then thank the person you are speaking with and end the interview. Contact the Field Manager for further directions. STOP.</i></p> <p> <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Native Hawaiian or other Pacific Islander <input type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Asian <input type="checkbox"/> Other (SPECIFY): _____ <input type="checkbox"/> Don't know <input type="checkbox"/> Refused </p> <p><i>If the spouse/partner of the owner/renter is American Indian or Alaska Native, skip to question S1f. You will need to speak with the spouse/partner of the owner/renter to complete the Screener and arrange/conduct the interview.</i></p> <p><i>If the spouse/partner is available: introduce yourself and the study, and cover points in S1a. Then continue with S1f.</i></p> <p><i>If the spouse/partner is not available: Skip to S2.</i></p> <p><i>If the spouse/partner is not American Indian or Alaska native, then thank the person you are speaking with and end the interview. Contact the Field Manager for further directions. STOP.</i></p>
<p>FOR SPOUSE/PARTNER</p> <p>S1e. Since the purpose of this survey is to understand the housing needs of Native Americans, how do you (spouse/partner) identify your racial/ethnic background? I am going to read the categories to you. Please choose one or more of the</p>	<p> <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Native Hawaiian or other Pacific Islander <input type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Asian <input type="checkbox"/> Other (SPECIFY): _____ <input type="checkbox"/> Don't know </p>



<p>following races you consider yourself to be. <i>(Mark all that apply)</i></p>	<p><input type="checkbox"/> Refused</p> <p><i>If the spouse/partner is American Indian or Alaska Native, continue with question S1f.</i></p> <p><i>If the spouse/partner is NOT American Indian or Alaska Native, then ask question S1g.</i></p>
<p>S1f. I see that you (spouse/partner) have identified yourself as American Indian or Alaska Native. Are you (spouse/partner) an enrolled member of a tribe?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/> Refused</p> <p style="text-align: center;">Skip to question S1h.</p>
<p>S1g. I see that you (spouse/partner) have identified yourself as NOT American Indian or Alaska Native; can you tell me the racial/ethnic background of the (owner/renter)?</p>	<p><input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Native Hawaiian or other Pacific Islander <input type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Asian <input type="checkbox"/> Other (SPECIFY): _____ <input type="checkbox"/> Don't know <input type="checkbox"/> Refused</p> <p><i>If the spouse/partner indicates that the owner/renter IS American Indian or Alaska Native, continue with question S1h.</i> <i>If the spouse/partner indicates that the owner /renter is NOT American Indian or Alaska Native, then thank the person you are speaking with and end the interview. Contact the Field Manager for further directions. STOP.</i></p>
<p>S1h. Do you have any additional questions about the survey? When would be the best time for me to come back to conduct the interview? Is now a good time?</p>	<p><input type="checkbox"/> Now is a good time.</p> <hr/> <p>Date Time AM/PM (circle) Go to Informed Consent, next page -></p> <p><input type="checkbox"/> Come back at another time.</p> <p>BEST DATE/TIME FOR INTERVIEW:</p> <hr/> <p>Date Time AM/PM (circle) Continue with S2. -></p> <p><input type="checkbox"/> I would prefer that someone else speak for me. Continue with S3.</p>



<p>S2. IF NO: When would be a good time to do the interview?</p> <p>OBTAIN CONTACT INFORMATION AND COME BACK ANOTHER DAY.</p>	<p>Name of owner/renter or spouse/partner: _____</p> <p>Best date/time to speak with respondent: _____</p> <p>Date Time AM/PM (circle)</p> <p>Phone number: _____</p>
<p>S3. IF NEED FOR PROXY: If for some reason, the owner/renter OR spouse/partner is unable to participate in an interview, then ask who the best person (i.e., the one who is most knowledgeable about family housing) would be able to participate.</p>	<p>First name of proxy: _____</p> <p>Relationship to owner/renter: _____</p> <p>Phone number: _____</p> <p>Reason owner/renter cannot participate: _____</p>



INFORMED CONSENT

Hello, my name is _____ [INTERVIEWER NAME].

I am from [INDICATE WHERE FROM] and I am [INDICATE TRIBAL AFFILIATION, if applicable].

I work with NORC at the University of Chicago to conduct this survey of housing needs.

As you may have learned from the [ADVANCE LETTER SENT/MATERIALS SHARED/TRIBAL LETTER/COMMUNITY PRESENTATION HELD], this survey is conducted to help understand the housing needs of American Indian and Alaska Native families. It is sponsored by the Department of Housing and Urban Development and being conducted across Indian Country.

Your participation is very important to the success of this survey. This survey is voluntary, which means that you don't have to participate and you can decide not to answer any specific questions. There are no consequences for choosing not to participate or not to answer any question. You also may end the interview at any point. You will receive a [CASH GIFT/ GIFT CARD/VOUCHER] as a token of appreciation for participating in the survey. The interview will take about 45 minutes.

The information you provide will be confidential, and will not be shared with anyone except for research staff working on the study. This includes anything that can identify you such as your name, address, or telephone number. Everyone who works on this survey has signed a legal document stating they will not reveal any of your personal information and can be severely penalized if they do.

The survey will ask you about how many people live in your household, the features of the housing unit you live in (such as the number of rooms, electricity, and heat), your preferences for an ideal housing unit, your thoughts on homeownership and renting, your attitudes about tribally-assisted housing, your reasons for living on Indian Land, and the costs of housing. Finally, at the end of the interview I will make some observations about the condition of the housing unit, such as whether repairs are needed and things like that. The interview will take about 45 minutes.

The information you provide will be help in the national understanding of housing conditions and needs for Native Americans and Alaska Natives living in tribal areas and villages. It will be used along with data collected across the country to inform policy in ways that help tribes improve housing conditions.

The information that you provide will be kept private. You will not be quoted by name and no names will be included in the summary reports. A report will be shared with the tribe/native village at a later date. It will summarize the findings, without giving names or other information that would identify you or the tribe/native village.

If you have questions about your rights as a survey participant, please call the IRB Human Subjects Protection hotline, toll-free, at (866) 309-0542. You may also email xxx@norc.org or visit www.norc.org.



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Do I have your permission to begin the interview?

- IF YES*, Let's begin. [Certain tribes may require written consent]
- IF NO*, ask:

Are there any questions I can answer for you?

What is the reason you prefer not doing the interview?

When is a good time to come back?

Date: ___/___/_____

Time: ___:___ ___ AM/PM (circle)



A. HOUSEHOLD COMPOSITION ¹

INTERVIEWER READ: "In this interview, I am going to ask you some questions about you and your family, and the people that live with you in order to better understand your housing needs. This interview is anonymous, meaning that your name does not appear anywhere on this form."

If PROXY is used: "If you are speaking for someone else, please remember to answer the questions from the owner's/renter's perspective. Feel free to consult with him/her or to not answer any questions if you're not comfortable answering."

<p>A1. To begin, can you tell me how long you have lived here? IF RESIDENT HAS BEEN IN RESIDENCE FOR LESS THAN 1 YEAR THEN INDICATE NUMBER OF MONTHS. IF RESIDENT HAS BEEN IN RESIDENCE FOR 1 1/2 YEARS THEN INDICATE 1 YEAR 6 MONTHS. DO NOT ROUND UP.</p>	<p>_____ years _____ months</p>
<p>A2. How many people are living or staying at this address? ² READ THE INSTRUCTIONS TO THE RIGHT ALOUD TO RESPONDENT SO THEY KNOW WHO TO INCLUDE AND WHO NOT TO INCLUDE. AFTER GOING THROUGH THIS SECTION AND DESCRIBING EVERYONE STAYING HERE:</p> <ul style="list-style-type: none"> • IF THE NUMBER OF PERSONS THE RESPONDENT DESCRIBES IS HIGHER THAN THE NUMBER THEY GIVE FOR THIS QUESTION, CHANGE THE NUMBER HERE TO THE HIGHER NUMBER. • IF THE NUMBER OF PERSONS RESPONDENTS DESCRIBES IS LOWER THAN THE NUMBER OF PERSONS THEY GIVE HERE, THEN MENTION THAT AND ASK IF THEY HAVE LEFT SOMEONE OUT. <ul style="list-style-type: none"> ○ IF THEY HAVE OMITTED SOMEONE, ADD THE 	<p>Number of people: _____</p> <ul style="list-style-type: none"> • INCLUDE everyone who lives or stays here now or will be living or staying here for more than 2 months. • INCLUDE yourself if you are living here or will be living here for more than 2 months. • INCLUDE anyone else staying here who does not have another place to stay, even if they are here for 2 months or less. • INCLUDE any children age 17 or younger who are temporarily living away from home at boarding school or with family or friends but for whom this address is their permanent residence. • INCLUDE any children age 17 or younger who regularly split their time between this address and another parent, grandparents or other family members • INCLUDE any of your children age 18 and over who are away at college but for whom this address is their permanent residence. • INCLUDE anyone that is temporarily away

¹ The roster is adapted from the Family Composition Form (Module 36) for the Health Resources and Services Administration (HRSA) *Special Project of National Significance (SPNS) Program Cooperative Agreement Evaluation*, developed by The Measurement Group and the SPNS projects. This section of the roster was used to determine history of children, partners, siblings, parents, and extended family and the HIV status of the respondent's children.

² Question 2 is from the American Community Survey questionnaire.



<p>PERSON IN THE APPROPRIATE TABLE.</p> <ul style="list-style-type: none"> ○ IF THEY JUST GAVE THE WRONG NUMBER HERE, THEN CORRECT IT. 	<p>and taking part in subsistence activities (e.g., hunting, gathering, fish camp, herding, etc.).</p>
<p>A3. Do you have a spouse/partner?</p>	<p>YES NO Don't know REFUSED</p> <p><i>If YES, continue with question A3a. If NO/DK/REF, skip to question A4. →</i></p>
<p>A3a. Do you and he/she live together?</p>	<p>YES NO Don't know REFUSED</p> <p><i>Continue with question A4.</i></p>
<p>A4. Do you have any children?</p>	<p>YES NO Don't know REFUSED</p> <p><i>If YES, continue with question A4a. If NO/DK/REF, skip to question A6. →</i></p>
<p>A4a. Do any of your children live with you? Please include children of all ages who live here. Include children age 17 or younger who are away temporarily at boarding school or with family or friends but for whom this is their permanent residence, or who regularly split their time between this address and another parent, grandparents, or other family members. Also include children age 18 or over who are away at college but for whom this is their permanent residence.</p>	<p>YES NO Don't know REFUSED</p> <p><i>If YES, continue with question A4b. If NO/DK/REF, skip to question A5. →</i></p>
<p>A4b. If yes, how many of these children live with you?</p>	<p>1 2 3 4 5 or more</p> <p><i>Continue with question A4c.</i></p>



A4c. For each child who *lives with you*, please tell me his or her gender, age, whether he or she is American Indian or Alaska Native, his or her tribal affiliation, and how long he or she has lived with you. Also, please tell me whether this child splits his/her time between living with you and in another household OR if he/she is away at school. IF CHILD IS AN INFANT (2 YEARS OF AGE OR LESS), THEN INDICATE AGE IN MONTHS. OTHERWISE MARK IN YEARS. IF CHILD HAS BEEN IN RESIDENCE FOR LESS THAN 1 YEAR THEN INDICATE NUMBER OF MONTHS. IF CHILD HAS BEEN IN RESIDENCE FOR 1 ½ YEARS THEN INDICATE 1 YEAR 6 MONTHS. DO NOT ROUND UP. IF CHILD SPLITS TIME WITH THEM AND OTHER FAMILY MEMBER(S), INDICATE YES FOR “SPLIT TIME.” PROVIDE OVERALL LENGTH OF TIME WITH THEM. DON’T TAKE OUT PERIODS THEY ARE AWAY. IF CHILD IS AWAY AT SCHOOL, INDICATE YES FOR “AWAY AT SCHOOL.” PROVIDE OVERALL LENGTH OF TIME WITH THEM. DON’T TAKE OUT PERIODS THEY ARE AWAY.

√		Male (M)/ Female (F)	Age DK R	AI/ AN YES NO DK R	If AIAN, what is Tribal affiliation? DK R	Length of time living with you DK R	Split time? YES NO	Away at school? YES NO
						years months		
	Child #1					years months		
	Child #2					years months		
	Child #3					years months		
	Child #4					years months		
	Child #5					years months		
	Child #6					years months		
	Child #7					years months		
	Child #8					years months		



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<p>A5. Do you have any grandchildren?</p>	<p>YES NO Don't know REFUSED</p> <p><i>If YES, continue with question A5a and A5b.</i> <i>If NO/DK/REF, skip to question A6. →</i></p>
<p>A5a. Do any of your grandchildren live with you? Please include grandchildren above the age 18 and grandchildren age 17 or younger age 17 or younger who are away temporarily at boarding school or with family or friends but for whom this is their permanent residence or who regularly split their time between this address and parents, other grandparents, or other family members.</p>	<p>YES NO Don't know REFUSED</p>
<p>A5b. If yes, how many of these grandchildren live with you?</p>	<p>1 2 3 4 5 or more</p> <p><i>Continue with question A5c.</i></p>



A5c. For each grandchild who *lives with you*, please tell me his or her gender, age, whether he or she is American Indian or Alaska Native, his or her tribal affiliation, and how long he or she has lived with you. Also, please tell me whether this grandchild splits his/her time between living with you or another household OR if he/she is away at school.

IF GRANDCHILD IS AN INFANT (2 YEARS OF AGE OR LESS), THEN INDICATE AGE IN MONTHS; OTHERWISE MARK IN YEARS.

IF GRANDCHILD HAS BEEN IN RESIDENCE FOR LESS THAN 1 YEAR THEN INDICATE NUMBER OF MONTHS.

IF GRANDCHILD HAS BEEN IN RESIDENCE FOR 1 1/2 YEARS THEN INDICATE 1 YEAR 6 MONTHS. DO NOT ROUND UP.

IF GRANDCHILD SPLITS TIME WITH THEM AND OTHER FAMILY MEMBER(S), INDICATE YES FOR "SPLIT TIME." PROVIDE OVERALL LENGTH OF TIME WITH THEM. DON'T TAKE OUT PERIODS THEY ARE AWAY.

IF GRANDCHILD IS AWAY AT SCHOOL, INDICATE YES FOR "AWAY AT SCHOOL." PROVIDE OVERALL LENGTH OF TIME WITH THEM. DON'T TAKE OUT PERIODS THEY ARE AWAY.

✓		Male (M)/ Female (F)	Age DK R	AI/ AN YES NO DK R	If AI/AN, what is Tribal affiliation? DK R	Length of time living with you DK R	Split time? YES NO	Away at school? YES NO
						_____ years _____ months		
	Grandchild #1					_____ years _____ months		
	Grandchild #2					_____ years _____ months		
	Grandchild #3					_____ years _____ months		
	Grandchild #4					_____ years _____ months		
	Grandchild #5					_____ years _____ months		
	Grandchild #6					_____ years _____ months		
	Grandchild #7					_____ years _____ months		
	Grandchild #8					_____ years _____ months		



A6. Is there anyone else, other than your [spouse/partner, child(ren), and grandchild(ren)] who is related to you by birth or marriage that is living in your household? Include all of the people who usually stay here, but are away temporarily, on business trips, vacations, at school, temporarily in a hospital and such.	YES NO Don't know REFUSED <i>If YES, continue with question 6a and 6b. If NO/DK/REF, skip to question 7. →</i>
A6a. If yes, how many other relatives live in your household?	1 2 3 4 5 or more
<p>A6b. I would like to ask you about the other family member(s) that live(s) here with you. Can you tell me their relationship to you? I would also like to ask how long she or he has been living with you, and whether she or he is a child age 17 or younger. Let's begin with the women and girls and then I will ask about the men and boys.</p> <p><i>INTERVIEWER: Check the box next to the type of relative. If more than one, enter the number in the "If more than 1:" column. If there are multiple relatives (such as sisters), enter the longest time of all the sisters.</i></p> <p>IF RELATIVE IS AN INFANT (2 YEARS OF AGE OR LESS), THEN INDICATE AGE IN MONTHS; OTHERWISE MARK IN YEARS.</p> <p>IF RELATIVE HAS BEEN IN RESIDENCE FOR LESS THAN 1 YEAR THEN INDICATE NUMBER OF MONTHS.</p> <p>IF RELATIVE HAS BEEN IN RESIDENCE FOR 1 1/2 YEARS THEN INDICATE 1 YEAR 6 MONTHS. DO NOT ROUND UP.</p> <p>IF RELATIVE SPLITS TIME WITH THEM AND OTHER FAMILY MEMBER(S), INDICATE YES FOR "SPLIT TIME." PROVIDE OVERALL LENGTH OF TIME WITH THEM. DON'T TAKE OUT PERIODS THEY ARE AWAY.</p> <p>IF RELATIVE IS AWAY AT SCHOOL, INDICATE YES FOR "AWAY AT SCHOOL." PROVIDE OVERALL LENGTH OF TIME WITH THEM. DON'T TAKE OUT PERIODS THEY ARE AWAY.</p>	

	Relationship	If more than 1:	Is this person(s) age 17 or younger? YES NO DK R	Length of time living with you DK R	Split time? YES NO	Away at school? YES NO
√	Mother	NA		____ _ years months		
	Grandmother			____ _ years months		
	Sister			____ _ years months		
	Aunt			____ _ years months		
	Cousin (female)			____ _ years months		



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				_____	_____		
	Niece			<i>years</i>	<i>months</i>		
	Foster daughter			_____	_____		
	Mother-in-law			<i>years</i>	<i>months</i>		
	Sister-in-law			_____	_____		
	Other female relative (SPECIFY):			<i>years</i>	<i>months</i>		
	Father			_____	_____		
	Grandfather			<i>years</i>	<i>months</i>		
	Brother			_____	_____		
	Uncle			<i>years</i>	<i>months</i>		
	Cousin (male)			_____	_____		
	Nephew			<i>years</i>	<i>months</i>		
	Foster son			_____	_____		
	Father-in-law			<i>years</i>	<i>months</i>		
	Brother-in-law			_____	_____		
	Other male relative (SPECIFY):			<i>years</i>	<i>months</i>		



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Other (SPECIFY):				_____	_____		
				years	months		
Other (SPECIFY):				_____	_____		
				years	months		
A7. Is there anyone else, <i>unrelated</i> to you by birth or marriage, living in your household?	YES	NO	Don't know	REFUSED			
	<i>If YES, continue with question A7a and A7b.</i>						
	<i>If NO/DK/REF, skip to question A8. →</i>						
A7a. If yes, how many persons that are not related to you live in your household?	1	2	3	4	5 or more		
<p>A7b. Can you tell me this person's relationship to you? I would also like to ask how long she or he has been living with you, and whether she or he is a child age 17 or younger. IF THEY SAY THEY ARE A RELATIVE, THEN ENTER THAT PERSON IN TABLE A6b ABOVE FOR RELATIVES. ALSO, CHANGE THE RESPONSE TO QUESTION A6 (IF NECESSARY), AND CHANGE THE NUMBER IN A6a. IF NOT A RELATIVE, CONTINUE.</p> <p><i>INTERVIEWER: Check the box next to the type of relationship. If more than one, enter the number next to the person identified.</i></p> <p>IF PERSON IS AN INFANT (2 YEARS OF AGE OR LESS), THEN INDICATE AGE IN MONTHS; OTHERWISE MARK IN YEARS.</p> <p>IF PERSON HAS BEEN IN RESIDENCE FOR LESS THAN 1 YEAR THEN INDICATE NUMBER OF MONTHS.</p> <p>IF PERSON HAS BEEN IN RESIDENCE FOR 1 1/2 YEARS THEN INDICATE 1 YEAR 6 MONTHS. DO NOT ROUND UP.</p> <p>IF PERSON SPLITS TIME WITH THEM AND OTHER FAMILY MEMBER(S), INDICATE YES FOR "SPLIT TIME." PROVIDE OVERALL LENGTH OF TIME WITH THEM. DON'T TAKE OUT PERIODS THEY ARE AWAY.</p> <p>IF PERSON IS AWAY AT SCHOOL, INDICATE YES FOR "AWAY AT SCHOOL." PROVIDE OVERALL LENGTH OF TIME WITH THEM. DON'T TAKE OUT PERIODS THEY ARE AWAY.</p>							
√	Relationship	If more than 1:	Is this person(s) age 17 or younger? YES NO DK R	Length of time living with you DK R		Split time? YES NO	Away at school? YES NO
	Friend			_____	_____		
				years	months		
	Foster child			_____	_____		
				years	months		
	Boarder			_____	_____		
				years	months		
	Roommate			_____	_____		
				years	months		



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Landlord			_____	_____		
			years	months		
Other (SPECIFY):			_____	_____		
			years	months		
Other (SPECIFY):			_____	_____		
			years	months		
Other (SPECIFY):			_____	_____		
			years	months		

A8. In your opinion, are there more people staying here than can live comfortably in this unit?	YES	NO	Don't know	REFUSED
A9. Of all the people who are living here, is anyone living with you because they had to leave where they were living and had no other place to stay?	YES	NO	Don't know	REFUSED
	<p><i>If YES, ask question A10.</i> <i>If NO, skip to next section. →</i> <i>If DON'T KNOW or REFUSED ask A10.</i></p>			
A10. Would any of these people move to a separate house or apartment if they could?	YES	NO	Don't know	REFUSED
	<p><i>If YES, continue with question A10a.</i> <i>If NO/DK/REF, skip to next section. →</i></p>			

A10a. Which ones? INDICATE THE PERSON ON THE LIST. FOR EACH PERSON IDENTIFIED, ASK QUESTION A10b, GIVE THE RESPONDENT SHOWCARD X AND RECORD THE RESPONSE.	A10b. Are any of them currently looking for housing? <i>If YES, continue with question A10c.</i> <i>If NO/DK/REF, skip to question A11.</i>				A10c. If yes, do they expect to move within the next 60 days?			
	YES	NO	DK	R	YES	NO	DK	R
Child(ren):								
Grandchild(ren):								
Relative(s):								
Non-relative(s):								



A11. Of the people who you mentioned, let's see, that would be [MENTION ALL THE PERSONS NOTED ABOVE], what is the most important factor preventing each of them from moving into their own house or apartment at this time? RECORD ONE RESPONSE ONLY FOR EACH PERSON.

	Factor preventing each person from moving						
Relationship	No housing available in this area	Can't afford own housing	Waiting for a subsidized unit/on waiting list	No safe places to live available in this area	Other (SPECIFY)	Don't Know	Refused
Children							
Child 1							
Child 2							
Child 3							
Grandchildren							
Grandchild 1							
Grandchild 2							
Grandchild 3							
Relatives							
Female (Specify):							
Female (Specify):							
Male (Specify):							
Male (Specify):							
Non-relative household member							
Friend							
Foster child							
Boarder							
Roommate							
Landlord							
Other (Specify)							
Other (Specify):							



B. HOUSING UNIT CHARACTERISTICS AND CONDITIONS³

INTERVIEWER READ: Now I would like to ask some questions about the house/apartment that you live in to get a better understanding about the features of this unit. I will ask you some questions about the rooms, cooking and food storage, electricity, heat, water, and septic systems.

TYPE AND NUMBER OF ROOMS		
B1	How many rooms are there in this house/apartment, not counting bathrooms and hallways?	# rooms _____
B2	BEDRMS (p 60) How many bedrooms are there in your house/apartment?	0 1 2 3 4 5 6 7 8 9 Enter 10 for 10 or more
B2a	Are any other rooms in your house/apartment used at night for people to sleep in?	YES NO Don't know REFUSED <i>If YES, continue with B2b.</i> <i>If NO, go to B3.</i>
B2b	IF YES Which rooms? (SPECIFY)	_____
B3	BATHS (p 60) How many full bathrooms? <i>A full bathroom includes a toilet, sink, bathtub and/or shower.</i>	0 1 2 3 4 5 6 7 8 9 Enter 10 for 10 or more
B4	HALFB (p 60) How many half bathrooms? <i>A half bathroom includes a toilet and sink.</i>	0 1 2 3 4 5 6 7 8 9 Enter 10 for 10 or more

COOKING AND FOOD STORAGE		
B5	Are your main cooking facilities inside this unit or outside?	<input type="checkbox"/> Inside unit <input type="checkbox"/> Outside unit <input type="checkbox"/> No cooking facilities <i>If INSIDE UNIT, continue with B6</i> <i>If OUTSIDE UNIT or NO COOKING FACILITIES, skip to question B10</i>
B6	COOKQ (p 71) Does your house/apartment have some type of cooking stove, or a range with an oven—one that is in working order?	YES NO Don't know REFUSED

³ All questions in this module are derived from the American Housing Survey. Variable names are given as noted and will be used to analyze adequacy of housing per HUD's Worst Case Housing Needs algorithm. The page number next to the variable pertains to the page number in the 2009 Instrument Items Booklet that lists all questions and items in the AHS survey instrument (there is no paper version of the AHS questionnaire as it is a computer-assisted telephone interview). Questions related to the Interior Conditions are included in this section and were moved from the Enumerator Observations in the 1996 instrument. The topical order was adapted from the 1996 version to allow for a more conversational flow and to address cooking facilities, electricity, and heat first and to introduce more personal topics such as use of water and facilities for bathing later in the interview.



B7	BURNERQ Does your house/apartment have any built-in cooking burners that are in working order?	YES NO Don't know REFUSED
B8	OVENQ (p 72) Does your house/apartment have a microwave oven that is in working order?	YES NO Don't know REFUSED
B9	CFUELQ (p 72) What fuel is used MOST for cooking—electricity, gas, or something else?	<input type="checkbox"/> Electricity <input type="checkbox"/> Gas or liquid propane <input type="checkbox"/> Kerosene or other liquid fuel <input type="checkbox"/> Coal or coke <input type="checkbox"/> Wood <input type="checkbox"/> Other (SPECIFY): _____ <input type="checkbox"/> No fuel used
B10	REFQ (p 73) Does your house/apartment have a refrigerator that is in working order?	YES NO Don't know REFUSED
B11	SINKQ Does your house/apartment have a kitchen sink?	YES NO Don't know REFUSED

ELECTRICITY		
B12	Is your house connected to the electric grid, or do you receive your electricity another way (e.g., generator, extension cord to someone else's house)?	<input type="checkbox"/> Electric grid <input type="checkbox"/> Another way <input type="checkbox"/> Don't have electricity <input type="checkbox"/> Don't know <input type="checkbox"/> Refused <p><i>If "Electric grid", continue with question B13. If "Another way," skip to question B14. If "Don't have electricity," skip to B20.</i></p>
B13	BUYE2 Do you pay separately for electricity?	<input type="checkbox"/> Yes <input type="checkbox"/> No, included in rent, condo fee or other charges <p><i>Continue with question B15</i></p>
B14	How do you obtain electricity?	<input type="checkbox"/> By extension cord from another source <input type="checkbox"/> Through a generator <input type="checkbox"/> Other (SPECIFY): _____ <p><i>Skip to HEATING section question B20 -></i></p>
B15	NOWIRE1Q (p 99) Is all the electrical wiring in the finished areas of your house/apartment concealed in the walls?	<input type="checkbox"/> Yes, wiring concealed <input type="checkbox"/> No, wiring not concealed or not covered <input type="checkbox"/> No electrical wiring



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B16	NOWIRE1Q (p 99) Is the electrical wiring safely contained in protective or metal or plastic coverings? (Exclude appliance cords, extension cords, chandelier cords, phone, antenna, cable TV wires, etc.).	YES	NO	Don't know	REFUSED
B17	PLUG SV (p 100) Does every room have an electrical outlet or wall plug that works?	YES	NO	Don't know	REFUSED
B18	IFBLOW (p 100) Have any fuses blown or circuit breakers tripped in the past three months?	YES	NO	Don't know	REFUSED
		<i>If YES, continue with B19. If NO/DK/REF, skip to B20.</i>			
B19	NUMBLOW (p 100) How many times?	1	2	3	4 5 6 7
		Enter 8 for 8 or more			

HEAT		
B20	<p>HEQUIP = Main heating equipment</p> <p>What is the main source of heat for this unit?</p>	<input type="checkbox"/> Forced warm-air furnace with ducts and vents to individual rooms <input type="checkbox"/> Steam or hot water system with radiators OR other system using steam or hot water <input type="checkbox"/> Electric heat pump <input type="checkbox"/> Built-in electric baseboard heating or electric coils in floors, ceilings, or walls <input type="checkbox"/> Floor, wall, or other pipeless furnace built into the building <input type="checkbox"/> VENTED room heaters burning kerosene, gas, or oil <input type="checkbox"/> UNVENTED room heaters burning kerosene, gas, or oil <input type="checkbox"/> Portable electric heaters <input type="checkbox"/> Woodburning stove, pot belly stove, Franklin stove <input type="checkbox"/> Fireplace WITH inserts <input type="checkbox"/> Fireplace WITHOUT inserts <input type="checkbox"/> Other heating equipment <input type="checkbox"/> No heating equipment <input type="checkbox"/> Cooking stove (gas or electric) <input type="checkbox"/> Not applicable
B21	<p>HFUELA (pp 84-85) What fuel is used MOST for heating your house/apartment?</p>	<input type="checkbox"/> Electricity <input type="checkbox"/> Gas or liquid propane <input type="checkbox"/> Fuel oil <input type="checkbox"/> Kerosene or other liquid fuel <input type="checkbox"/> Coal or coke <input type="checkbox"/> Wood <input type="checkbox"/> Solar energy <input type="checkbox"/> Other (SPECIFY): _____



		<input type="checkbox"/> None
B22	HCENTA (p 86) Sometimes people have more than one type of heating equipment in their house/apartment. Turning first to questions about your MAIN heating equipment: Is your heating equipment designed to send heat to all or most of the rooms?	YES NO Don't know REFUSED <i>If YES, continue with question 23</i> <i>If NO/DK/REF, skip to question 24.</i>
B23	HCENTB (p 86) How does it send heat to the rooms?	<input type="checkbox"/> Forced air through ducts and vents <input type="checkbox"/> Steam or hot water through radiators or pipes <input type="checkbox"/> Electric coils inside the floors, ceilings or walls <input type="checkbox"/> Some other way
B24	What is the secondary source of heating for your house/apartment?	<input type="checkbox"/> Forced warm-air furnace with ducts and vents to individual rooms <input type="checkbox"/> Steam or hot water system with radiators OR other system using steam or hot water <input type="checkbox"/> Electric heat pump <input type="checkbox"/> Built-in electric baseboard heating or electric coils in floors, ceilings, or walls <input type="checkbox"/> Floor, wall, or other pipeless furnace built into the building <input type="checkbox"/> VENTED room heaters burning kerosene, gas, or oil <input type="checkbox"/> UNVENTED room heaters burning kerosene, gas, or oil <input type="checkbox"/> Portable electric heaters <input type="checkbox"/> Woodburning stove, pot belly stove, Franklin stove <input type="checkbox"/> Fireplace WITH inserts <input type="checkbox"/> Fireplace WITHOUT inserts <input type="checkbox"/> Other heating equipment <input type="checkbox"/> No heating equipment <input type="checkbox"/> Cooking stove (gas or electric) <input type="checkbox"/> Not applicable <input type="checkbox"/> Do not have secondary source of heating
B25	The next series of questions are about problems that some people have experienced with their homes. We are interested if you have experienced these types of problems too. FREEZEQ (p94) Last winter for any reason was your house/apartment so cold for 24 hours or more that you were	YES NO Don't know REFUSED <i>If YES, continue with question B26</i> <i>If NO/DK/REF, skip to question B30.</i>



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	uncomfortable?	
B26	IFCOLD (p 94) Was that because the MAIN heating equipment broke down?	YES NO Don't know REFUSED If NO, skip to B28
B27	NUMCOLD (p95) How many times did the MAIN heating equipment break down for 6 hours or more last winter?	1 2 3 4 5 6 7 Enter 8 for 8 or more
B28	OTHCOLD (p 95) Was it cold for any other reason?	YES NO Don't know REFUSED If NO, DK or REFUSED, skip to B30
B29	OTHCOLD (p 95) What was the reason?	Enter all that apply: <input type="checkbox"/> Utility interruption <input type="checkbox"/> Inadequate heating supply <input type="checkbox"/> Inadequate insulation <input type="checkbox"/> Cost of heating <input type="checkbox"/> Other (SPECIFY): _____

WATER ⁴		
B30	We would like to know about the <i>primary</i> source of water that you use. WATERQ (p 82) Does most of the water for your house/apartment come from a water system, either public or private, from an individual well, or from some other source?	<input type="checkbox"/> Public or private water system (includes city water) <input type="checkbox"/> Individual well <input type="checkbox"/> Spring <input type="checkbox"/> Cistern <input type="checkbox"/> Stream or lake <input type="checkbox"/> Commercial bottled water <input type="checkbox"/> Other (SPECIFY): _____
B31	WATERS (P 84) In your opinion, is the water from this [water source from B30] safe for cooking and drinking?	YES NO Don't know REFUSED
B32	HOTPIP (P 79) Is there both hot and cold running water anywhere in your house/apartment?	YES NO Don't know REFUSED
B33a	Do you use [water source from B 30] this water for drinking?	YES NO Don't know REFUSED If YES, continue with question B 34a If NO go to question B33b

⁴ Questions B30-B32 are needed to determine adequacy of housing. Questions B33-36 are project developed.



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B33b	How do you obtain water for drinking?	<input type="checkbox"/> Haul water <input type="checkbox"/> Have water trucked in <input type="checkbox"/> Link a hose to another dwelling <input type="checkbox"/> Bottle water at source <input type="checkbox"/> Other (SPECIFY): _____
B34a	Do you use this water for cooking?	YES NO Don't know REFUSED <i>If YES, continue with question B35a</i> <i>If NO go to question B34b</i>
B34b	How do you obtain water for cooking?	<input type="checkbox"/> Haul water <input type="checkbox"/> Have water trucked in <input type="checkbox"/> Link a hose to another dwelling <input type="checkbox"/> Bottle water at source <input type="checkbox"/> Other (SPECIFY): _____
B35a	Do you use this water for bathing?	YES NO Don't know REFUSED <i>If YES, continue with question B36a</i> <i>If NO go to question B35b</i>
B35b	How do you obtain water for bathing?	<input type="checkbox"/> Haul water <input type="checkbox"/> Have water trucked in <input type="checkbox"/> Link a hose to another dwelling <input type="checkbox"/> Bottle water at source <input type="checkbox"/> Other (SPECIFY): _____
B36a	Do you use this water for cleaning?	YES NO Don't know REFUSED <i>If YES, continue with question 37a</i> <i>If NO go to question 36b</i>
B36b	How do you obtain water for cleaning?	<input type="checkbox"/> Haul water <input type="checkbox"/> Have water trucked in <input type="checkbox"/> Link a hose to another dwelling <input type="checkbox"/> Bottle water at source <input type="checkbox"/> Other (SPECIFY): _____
B37a	The next questions are about water leaks, either from OUTSIDE your house/apartment or from INSIDE. LEAK1 (p96) While you have been living here, did water ever leak INTO your house/apartment directly FROM THE OUTSIDE, for example through the roof,	<input type="checkbox"/> Yes <input type="checkbox"/> No outside water leaks <input type="checkbox"/> Don't know <input type="checkbox"/> REFUSED <i>If YES, continue with question B37b</i> <i>If NO go to question B38a</i>



	outside walls, basement or any closed windows or skylights? ⁵ Does water leak into this house/apartment from the outside?	
37b	LEAK2 (p 96) Did water leak in from the outside within the past 12 months, that is, since [date]?	YES NO Don't know REFUSED
B37c	WHERELK (p97) Did the water come in from...?	<input type="checkbox"/> Roof <input type="checkbox"/> Basement <input type="checkbox"/> Walls or around closed windows or closed doors <input type="checkbox"/> Somewhere else (SPECIFY): _____
B38a	ILEAK1 (p97) Now about water leaks from INSIDE. Since you've lived here, did water leak in from broken pipes or water heaters, backed up plumbing, or on the ceiling, walls, or floor with water that came from another unit?	YES NO Don't know REFUSED <i>If YES, continue with question 38b If NO go to question 39</i>
B38b	ILEAK2 Did any inside water leaks happen within the past 12 months, that is since [date]?	YES NO Don't know REFUSED
B38c	WHERELK2 (p 98) Where did the water come from?	<input type="checkbox"/> Own plumbing fixtures backed up and/or overflowed <input type="checkbox"/> Pipes leaked (include pipe leaks from other apartments) <input type="checkbox"/> Broken water heater <input type="checkbox"/> Other (SPECIFY): _____ <input type="checkbox"/> Unknown

SEPTIC		
B39	PUBSEWQ (p 77) Is your house/apartment connected to a public sewer?	YES NO Don't know REFUSED <i>If Yes, skip to B41</i>
B40	SEWDISQ (p 78) What means of sewage disposal does your house/apartment have?	<input type="checkbox"/> Septic tank <input type="checkbox"/> Cesspool <input type="checkbox"/> Chemical toilet <input type="checkbox"/> Outhouse or privy <input type="checkbox"/> Don't know <input type="checkbox"/> Other (SPECIFY): _____

⁵ May wish to consider the *quantity* of water that leaks as well (minor or major).



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		<input type="checkbox"/> None
B41	IFSEW (p98) Did the sewage system break down in the past three months?	YES NO Don't know REFUSED If NO, DK OR REFUSED, SKIP TO B44
B42	How many of these breakdowns lasted 6 hours or more?	1 2 3 4 5 6 7 Enter 8 for 8 or more
B43	Have you had any of the following problems with the septic system during the last 6 months:	<input type="checkbox"/> Back-ups <input type="checkbox"/> Surfacing sewage <input type="checkbox"/> Septic tank collapse <input type="checkbox"/> Drain field failed <input type="checkbox"/> Blocked lines <input type="checkbox"/> Frequent pumping required <input type="checkbox"/> Smell/stench

B44	TOILETP (p 80) ⁶ Is there a flush toilet anywhere in your house/apartment?	YES NO Don't know REFUSED If YES, continue with B44a If NO, go to B45.
B44a	Were there any times during the last three months when the/all the flush toilet(s) in your house/apartment were broken down or backed up for 6 hours or more?	YES NO Don't know REFUSED
B45	If NO , what type of toilet does this unit have?	<input type="checkbox"/> Chemical toilet <input type="checkbox"/> Outhouse/privy <input type="checkbox"/> Other (SPECIFY): _____
B46	IF RESPONDENT INDICATED THE HOUSE/APARTMENT HAS A FULL BATH IN B3, ASK: Earlier you said that you have a full bath. TUB1 (p 79) Does the full bath contain a bathtub or a shower?	YES NO Don't know REFUSED
B47	SHARPF (p 81) Some people live in neighborhoods where some of the houses don't have complete plumbing facilities. So, they must use other people's bathrooms. Does anyone not living in your home, not counting guests or workers, regularly use your plumbing or bathroom?	YES NO Don't know REFUSED

⁶ NUMTLT variable is needed for the Adequacy of Housing analysis but is not found in the 2009 Instrument Items Booklet, thus TOILETP in B44 may be suggested to serve as a proxy variable.



INTERIOR CONDITION ⁷				
B48	VISIBLE HOLES IN FLOOR HOLES (p 100) How about the floors in your house/apartment, are there any holes in the floors big enough for someone to catch their foot on?	YES	NO	Don't know REFUSED
B49	HOLES OR OPEN CRACKS IN WALLS OR CEILING CRACKS (p 100) People sometimes have problems with cracks or holes in the floors, walls, or ceilings, not hairline cracks or nail holes, but OPEN cracks or holes. In the INSIDE walls or ceilings of your house/apartment, are there any OPEN HOLES or CRACKS WIDER THAN THE EDGE OF A DIME?	YES	NO	Don't know REFUSED
B50	PEELING PAINT BIGP1 (p 101) Does the inside of your house/apartment have any areas of peeling paint or broken plaster?	YES	NO	Don't know REFUSED
B51	BIGP2 (p 101) Are any of these areas bigger than 8 X 11 inches? (PROMPT: That would be about the size of this piece of paper [indicate questionnaire].)	YES	NO	Don't know REFUSED
B52	SIGNS OF RATS (OR OTHER VERMIN) EVROD (p 101) Have you ever seen signs of mice or rats INSIDE your house/apartment?	YES	NO	Don't know REFUSED

⁷ Exposed wiring is addressed in question B15.



C. SATISFACTION WITH HOUSING⁸

INTERVIEWER READ: Now that you have described the features of the house/apartment, I would like to ask you some questions about your satisfaction with this housing unit.

HOUSING QUALITY		
C1	Overall, how would you rate your satisfaction with the house/apartment you live in? Please tell me using a scale of 1-5 scale where 1 is very dissatisfied and 5 is very satisfied.	<input type="checkbox"/> Very dissatisfied <input type="checkbox"/> Dissatisfied <input type="checkbox"/> Neither dissatisfied nor satisfied <input type="checkbox"/> Satisfied <input type="checkbox"/> Very satisfied <p><i>If respondent indicates VERY DISSATISFIED or DISSATISFIED, continue with C1a.</i></p> <p><i>If respondent is NEITHER DISSATISFIED NOR SATISFIED, SATISFIED, or VERY SATISFIED, skip to questions C2.</i></p>
C1a	Why are you dissatisfied? What features of your house/apartment are you dissatisfied with?	Record verbatim response: OPEN END
C2	Do you think the overall physical condition of this house/apartment is unacceptable, acceptable, or excellent? Please choose one response.	<input type="checkbox"/> Unacceptable <input type="checkbox"/> Acceptable <input type="checkbox"/> Excellent <p><i>If respondent indicates EXCELLENT, go to D1.</i></p> <p><i>If respondent indicates UNACCEPTABLE OR ACCEPTABLE, continue with C2a.</i></p>
C2a	Why do you say that? What problems are there with the physical condition of your house/apartment?	Record verbatim response: OPEN END

⁸ The wording of the questions 1 and 2 were changed slightly from the 1996 Household Survey and the scaled response sets were simplified. Questions 3 and 4 were adapted from the original survey question to address positive and negative features independently. SHOWCARDS were introduced for these questions to facilitate response.



D. CULTURALLY-RESPONSIVE HOUSING

INTERVIEWER READ: Next I am going to ask you some questions about your housing preferences.

D1	Thinking about this house/apartment, can you tell me if each of the following features of your home reflects tribal culture and practices? I am going to read each feature aloud to you.				
		Yes Please explain.	No Please explain.	Don't Know	Refused
D1a	Exterior appearance				
D1b	Architectural design				
D1c	Floor plan or arrangement of rooms (for example, interior layout of the unit, entry to the unit)				
D1d	Number and type of rooms, for example, for weaving; crafts; sewing; tools; curing or storing meat, fish, berries; activities; family gatherings; ceremonies; places for children to study; rooms for extended family, etc.				
D1e	Relationship to the land, for example, how it sits on the land, location of the door(s), lot size, etc.				
D2	In your opinion, is the tribal housing office doing anything to make new homes or rehabbed/renovated homes more culturally compatible?	Yes Please explain.	No Please explain.	Don't Know	Refused
D3	In general, does the design of housing in your community take into consideration cultural values or practices?	Yes Please explain.	No Please explain.	Don't Know	Refused



D4	If you could choose your housing, which would you prefer? Please choose one. ⁹	<ul style="list-style-type: none"><input type="checkbox"/> An apartment for rent<input type="checkbox"/> Duplex/townhome for rent<input type="checkbox"/> Single-family house for rent<input type="checkbox"/> Duplex/townhome for purchase<input type="checkbox"/> Single-family house for purchase<input type="checkbox"/> Manufactured housing/mobile home for rent<input type="checkbox"/> Manufactured housing/mobile home for purchase
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⁹ Project-developed question adapted from the North Dakota Statewide Housing Needs Assessment 2004.



E. NEEDED SERVICES AND AMENITIES

INTERVIEWER READ: I would like to ask you about needed services and amenities in your community.

NEEDED SERVICES/AMENITIES IN YOUR COMMUNITY	
E1	<p>Here is a list of services and amenities that are thought of as important for a community. Please look at the list and tell me which five services or amenities are most needed in your community.</p> <p><i>Interviewer: Hand the respondent SHOWCARD X with the list of responses. Mark five choices.</i></p>
	Convenience store
	Grocery store (small/large/supermarket) – a store with a full range of fresh and frozen products)
	Gas station
	Bank or credit union
	Medical/health care services
	Dental care
	Mental health counseling and care
	Substance abuse treatment and care
	Laundromat
	Early childhood education/preschool programs
	Primary school (K-8)
	Secondary school (9-12)
	Child care center
	Legal services/assistance
	After-school programs
	Community college (tribal or non-tribal) or other adult education
	Parks or playgrounds
	A recreation or community center
	A library
	Job placement and training services
	Social service office to sign up for/receive benefits (e.g., welfare, social security, disability)
	Emergency assistance (rent, utilities, shelter)
	Food bank/meal assistance/commodities
	Help finding affordable housing
	Public safety/law enforcement patrols
	Tribal government offices
E2	<p>Are there any other amenities or services that are most needed in your community but aren't on this list? OPEN END.</p>



F. PREFERENCES FOR HOMEOWNERSHIP

INTERVIEWER READ: Some people own their houses or apartments and other people rent them. I would like to ask you some questions about your preferences for owning or renting. I will also ask if you have concerns about potential sale, foreclosure, eviction or evacuation in the near future.

F1	Do you own this home or apartment or are you buying this home or apartment with a lease/purchase or similar plan?	<input type="checkbox"/> Own Continue with F4 Owners <input type="checkbox"/> Buying on lease/purchase Continue with F4 Owners <input type="checkbox"/> Neither Ask question F2
F2	Do you rent or live for free in this house/apartment?	<input type="checkbox"/> Rent Skip to F9 Renters <input type="checkbox"/> Live for free Ask question F3
F3	If live for free: Who owns it?	<input type="checkbox"/> Parent(s) <input type="checkbox"/> Grandparent(s) <input type="checkbox"/> Other family member (SPECIFY): _____ <input type="checkbox"/> Friend <input type="checkbox"/> Other (SPECIFY): _____ <p style="text-align: center;">Skip to F8</p>

FOR OWNERS ONLY	
F4	What is the ownership status of the land that your house or unit is on? <input type="checkbox"/> Privately owned, non-trust land <input type="checkbox"/> Allotment land (individual trust land) <input type="checkbox"/> Land owned by the tribe (whether in trust or not) <input type="checkbox"/> Don't know <input type="checkbox"/> Other (SPECIFY): _____
F5	Are you in a home that was built or subsidized by the tribe, HUD, BIA or some other government agency? YES NO Don't know REFUSED
F6	Do you currently have a mortgage on your property? YES NO Don't know REFUSED
F7	Have you ever applied for a mortgage and had your application denied? YES NO Don't know REFUSED <p style="text-align: center;">If YES, go to question F7a. If NO, go to question F8.</p>



<p>F7a</p>	<p>Why was your mortgage application denied? Please tell me the reasons.</p> <p><i>Continue with question F8.</i></p>	<ul style="list-style-type: none"> <input type="checkbox"/> Didn't have a sufficient down payment <input type="checkbox"/> Don't make enough money to pay the mortgage <input type="checkbox"/> Don't have a job <input type="checkbox"/> Don't have a long/good job history <input type="checkbox"/> My credit score was too low/didn't have a credit history <input type="checkbox"/> Too much debt (credit cards, student loans, medical/health care costs) <input type="checkbox"/> There were issues about the title to the land or property rights <input type="checkbox"/> I felt I was discriminated against because I am American Indian/Alaska Native <input type="checkbox"/> Other (SPECIFY): _____
<p>F8</p>	<p>Would you prefer to rent your home rather than owning?</p>	<ul style="list-style-type: none"> <input type="checkbox"/> I would prefer to rent <input type="checkbox"/> I would prefer to own <input type="checkbox"/> Don't know <input type="checkbox"/> REFUSED <p><i>If "rent", continue with F8a.</i> <i>If "own", go to F11.</i></p>
<p>F8a</p>	<p>Why would you rather rent? MARK ALL THAT APPLY</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Less expensive than buying/can't afford to buy <input type="checkbox"/> Less responsibility/less risk/don't have to worry about maintenance <input type="checkbox"/> Can move when I want/can be more flexible <input type="checkbox"/> The market is too poor right now <input type="checkbox"/> It is easier <input type="checkbox"/> Don't have to worry about losing value <input type="checkbox"/> Live on a fixed income <input type="checkbox"/> Can't afford down payment <input type="checkbox"/> Some other reason (SPECIFY): _____ <input type="checkbox"/> None <input type="checkbox"/> Don't Know <input type="checkbox"/> Refused <p><i>Skip to F13.</i></p>

FOR RENTERS ONLY	
<p>F9</p>	<p>Have you ever applied for a mortgage and had your application denied?</p> <p>YES NO Don't know REFUSED</p> <p><i>If YES, go to question F9a.</i> <i>If NO, go to question F10.</i></p>



<p>F9a</p>	<p>Why was your mortgage application denied? Please tell me the reasons.</p> <p><i>Continue with question F10.</i></p>	<ul style="list-style-type: none"> <input type="checkbox"/> Didn't have a sufficient down payment <input type="checkbox"/> Don't make enough money to pay the mortgage <input type="checkbox"/> Don't have a job <input type="checkbox"/> Don't have a long/good job history <input type="checkbox"/> My credit score was too low/didn't have a credit history <input type="checkbox"/> Too much debt (credit cards, student loans, medical/health care costs) <input type="checkbox"/> There were issues about the title to the land or property rights <input type="checkbox"/> I felt I was discriminated against because I am American Indian/Alaska Native <input type="checkbox"/> Other (SPECIFY): _____
<p>F10</p>	<p>Would you prefer to own your own home rather than renting?</p>	<ul style="list-style-type: none"> <input type="checkbox"/> I would prefer to own <input type="checkbox"/> I would rather rent <input type="checkbox"/> Don't know <input type="checkbox"/> REFUSED <p><i>If "own", go to F11.</i> <i>If "rent", continue with F10a.</i></p>
<p>F10a</p>	<p>Why would you rather rent? MARK ALL THAT APPLY</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Less expensive than buying/can't afford to buy <input type="checkbox"/> Less responsibility/less risk/don't have to worry about maintenance <input type="checkbox"/> Can move when I want/can be more flexible <input type="checkbox"/> The market is too poor right now <input type="checkbox"/> It is easier <input type="checkbox"/> Don't have to worry about losing value <input type="checkbox"/> Live on a fixed income <input type="checkbox"/> Can't afford down payment <input type="checkbox"/> Some other reason (SPECIFY): _____ <input type="checkbox"/> None <input type="checkbox"/> Don't Know <input type="checkbox"/> Refused <p><i>Continue to F11.</i></p>



<p>F11</p>	<p>ASK PEOPLE WHO SAID THEY WOULD PREFER TO OWN: Sometimes people find it hard to buy their own home. Here's a list of barriers that prevent people from buying their own home. Please take a look and tell me if any of these reasons apply to you.</p> <p><i>Interviewer: Hand the respondent SHOWCARD X with the list of responses.</i></p>	<ul style="list-style-type: none"> <input type="checkbox"/> Can't save enough for a house/can't afford down payment (down payment) <input type="checkbox"/> Can't afford the monthly mortgage payment <input type="checkbox"/> Can't find a mortgage lender in the area <input type="checkbox"/> Can't resolve land rights (property rights) <input type="checkbox"/> Don't have collateral to get a loan because my land is held in trust <input type="checkbox"/> Don't have a job <input type="checkbox"/> Don't have a long/good job history <input type="checkbox"/> My credit score was too low/didn't have a credit history <input type="checkbox"/> Too much debt (credit cards, student loans, medical/health care costs) <input type="checkbox"/> No houses available in a location I want to live <input type="checkbox"/> No affordable houses in my area <input type="checkbox"/> No houses are available for sale or being built that are suitable for me/my family <input type="checkbox"/> Don't know how to buy a home/unfamiliar with loan application process, lending terms, or real estate transactions <input type="checkbox"/> Lenders are more likely to deny applications from American Indian/Alaska Native
<p>F12</p>	<p>Are there any other reasons that you may have found it hard to buy your own home?</p>	<p>Specify: OPEN END</p>

<p>F13</p>	<p>Would you be willing to contribute your own labor or that of a family member to build your house if that made it possible to own your own home?</p>	<p>YES NO Don't know REFUSED</p>
<p>F14</p>	<p>Have you ever taken a home buyer education class or training? <small>10</small></p>	<p>YES NO Don't know REFUSED</p> <p style="text-align: center;"><i>Continue with F15.</i></p>

¹⁰ Project-developed question



POTENTIAL SALE, FORECLOSURE, EVICTION OR EVACUATION ¹¹						
F15. Can you tell me if any of the following circumstances apply to you?						
ASK HOMEOWNERS QUESTIONS 15a and 15b.						
ASK RENTERS QUESTIONS 15c, 15d, 15e, and 15f.						
F15a	You plan to sell your home in the next year or two because you can't afford the mortgage payments or need the money that you have in your home.	YES	NO	NA	Don't know	REFUSED
F15b	Your home is in foreclosure or you expect it to go into foreclosure within the next 60 days. <i>If R is homeowner, skip to G1.</i>	YES	NO	NA	Don't know	REFUSED
F15c	You expect to be evicted from your home within the next 60 days.	YES	NO	NA	Don't know	REFUSED
F15d	[If living in subsidized unit] You expect to be asked to move because you are behind on your payments.	YES	NO	NA	Don't know	REFUSED
F15e	You will be asked to leave your home in the next 60 days so that someone else can move in.	YES	NO	NA	Don't know	REFUSED
F15f	You will have to leave your home in the next 60 days because this residence will be demolished.	YES	NO	NA	Don't know	REFUSED

¹¹ Project developed question



G. LIVING ON INDIAN LAND

(Reservations, native villages, or tribal service areas – OK only)

INTERVIEWER READ: Now that you have described your preferences for homeownership or renting, I would like to ask you a few questions about why you choose to live on the reservation/native village/tribal service area (OK only).

G1	I am going to list some reasons people may have for living on this reservation/native village/tribal service area (OK only). How important are these reasons to you? <i>Interviewer: Hand the respondent SHOWCARD X with the list of responses.</i>						
		Not important	Important	Very important	NA	DK	REF
G1a	Makes it easy to be an active member of the tribe/community						
G1b	Family and friends are all here						
G1c	Have always lived here						
G1d	Sustaining traditional way of life						
G1e	Avoiding discrimination/harassment						
G1f	Access to job or business opportunity						
G1g	Access to HUD or BIA housing assistance						
G1h	Access to health care						
G1j	Access to other subsidies/assistance						
G1k	Is there any important reason I missed? (SPECIFY: _____)						

G2	Have you ever lived off the reservation/native village or outside the tribal service area (OK only)?	YES	NO	Don't know	REFUSED
G2a	How long ago was that?	<input type="checkbox"/> Within the last 2 years <input type="checkbox"/> More than 2 years ago			
G3	Do members of your immediate or extended family live outside the boundaries of the reservation/native village or tribal service area (OK only)?	YES	NO	Don't know	REFUSED



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

G4	Do you plan to live off the reservation/outside the native village or tribal service area in the next year or two?	YES NO Don't know REFUSED
G5a	<p>What are the major problems that you experience living on Indian Land?</p> <p><i>Interviewer: Hand the respondent SHOWCARD X with the list of responses. Mark all that apply.</i></p>	<input type="checkbox"/> Limited access to jobs or business opportunities <input type="checkbox"/> Closed environment <input type="checkbox"/> Tribal and family politics <input type="checkbox"/> Difficulty accessing services (child care, job training, shopping, recreation) <input type="checkbox"/> Limited access to health care <input type="checkbox"/> Limited choice of schools for children <input type="checkbox"/> Limited access to tribal or state colleges <input type="checkbox"/> Shortage of affordable housing <input type="checkbox"/> Limited supply of housing available <input type="checkbox"/> Poor housing quality <input type="checkbox"/> Difficulty obtaining a mortgage <input type="checkbox"/> Crime and safety concerns <input type="checkbox"/> Presence of gangs <input type="checkbox"/> Prevalence of domestic violence <input type="checkbox"/> Presence of alcohol/drug use <input type="checkbox"/> Limited transportation options
G5b	Is there anything I missed?	<input type="checkbox"/> Other (SPECIFY:_____)



H. ATTITUDES TOWARD TRIBALLY-ASSISTED HOUSING

INTERVIEWER READ: I would like your opinion about the quality of tribally assisted housing on the reservation/native village/tribal service area (OK only), and your sense of the federal government and tribal role in providing housing.

H1	<i>INTEVIEWER: ASK ALL RESIDENTS</i> How well does the [INSERT NAME OF TRIBAL HOUSING AUTHORITY] do its share of keeping the units in good condition? Again, please use a scale of 1 to 5, where 1 is a poor job and 5 is an excellent job.				
	1 Poor job	2	3	4	5 Excellent job
H2	<i>INTEVIEWER: ASK ALL RESIDENTS</i> How well do residents do their share of keeping the units in good condition? Please use a scale of 1 to 5, where 1 is a poor job and 5 is an excellent job.				
	1 Poor job	2	3	4	5 Excellent job
H3	<i>INTEVIEWER: ASK ONLY FOR RESIDENTS OF TRIBALLY-ASSISTED HOUSING. Hand the respondent SHOWCARD X with the list of responses and read the responses aloud.</i> What do you think the [INSERT NAME OF TRIBAL HOUSING AUTHORITY] could do to make its housing more attractive to you? Please tell me.				
			YES	NO	Don't know REFUSED
H3a	Better locations				
H3b	Different types of structures				
H3c	Improved external appearance				
H3d	Better quality of construction				
H3e	Better upkeep of interior of units				
H3f	Better upkeep of exterior of units				
H3g	Upgraded/newer appliances				
H3h	Larger units				
H3i	Different configurations of rooms				
H3j	Larger lot sizes				
H3k	Reduced crime and drug activity in area				
H3l	Reduced gang activity in area				
H3m	More accessible social services				
H3n	Improved landscaping				
H3o	Simplified recertification process (proof of eligibility)				
H3p	Exterior appearance/architectural design that reflects tribal culture and practices				
H3q	Floor plan or arrangement of rooms, e.g., interior layout of the unit, entry to the unit, that reflects tribal culture and practices				



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H3r	Number and type of rooms, for example, for weaving, crafts, sewing, subsistence activities, storage, family gatherings, ceremonies, places for children to study, rooms for extended family, etc., that reflects tribal culture and practices				
H4	<i>INTEVIEWER: ASK ALL RESIDENTS</i> Do people in your community have a say in the way the tribal government runs its housing assistance programs?	YES	NO	Don't know	REFUSED



I. HOUSEHOLD INCOME AND HOUSING COSTS ¹²

INTERVIEWER READ: I would like to ask you a few questions about the sources of financial and non-financial support for your household. I appreciate that our questions are difficult to answer and sometimes seem intrusive. As with other questions in this survey, we want to reassure you that the information you provide to us is kept confidential.

I1	I am going to be asking you about your household income, but first, I want to ask you about possible sources of that income. Did you (or anyone in your household) receive any income in the last 12 months from (...)?	YES	NO	Don't know	REFUSED
I1a	Wages or salary				
I1b	Commissions, bonuses, or tips				
I1c	Self-employment income from a business or farm, including proprietorships and partnerships				
I1d	Interest payments, dividends, net rental income, royalty income, or income from estates and trusts related to personal investments				
I1e	Social Security or railroad retirement				
I1f	Supplemental security income (SSI)				
I1g	Public assistance, TANF/welfare payments from the state or local welfare office				
I1h	Retirement, survivor, or disability pensions (SSDI)				
I1i	Other work that you have not yet told me about that you or someone in your household did inside or outside the home such as child care/babysitting, weaving, basket-making, healing, storytelling, cooking, car repair, carpentry, or other jobs like that.				
I1j	Any other sources of income received regularly such as Veteran's payments, unemployment compensation, child support, or alimony				
I1k	Tribal sources of income (per capita payment, other)				
I1l	Other (SPECIFY):				
I1m	No sources of cash income				
I2a	Are there any sources of non-monetary support that your household relies on?	YES	NO	Don't know	REFUSED

¹² Question 1 regarding sources of household income is derived from the income module of *Making Connections Wave 1 Core* survey, which is based on the *American Community Survey*. Some of the response items have been modified to suit tribal income sources or activities. Question 2 about non-monetary support is a project-developed question to address the prevalence of and reliance on subsistence activities, exchange, and communal sharing. The wording of Question 3 regarding the amount of household income is derived from the *National Longitudinal Survey of Youth, 1997* [Measure: Income and earnings items from the *National Longitudinal Survey of Youth Round 1(1997)* youth questionnaire and parent questionnaire]. The income values are derived from the *American Housing Survey-2007*.



<p>I2b</p>	<p>If YES, please describe them:</p>	<p><input type="checkbox"/> Subsistence activities (fishing, hunting, farming, gathering, herding)</p> <p><input type="checkbox"/> Bartering for goods and services</p> <p><input type="checkbox"/> Food distribution/pantries</p> <p><input type="checkbox"/> Labor in exchange for room & board</p> <p><input type="checkbox"/> Other (SPECIFY): _____</p>
<p>I3 Now we have a question about your household’s income during the last calendar year, that is, for [INSERT YEAR]. Again, I understand that our questions are difficult to answer and sometimes seem intrusive. As with other questions in this survey, I want to reassure you that the information you provide to us is kept confidential. Please look at this card. Can you tell me the letter that matches your best estimate of the amount of household income you received last year from the all of the sources mentioned in the question 1? Let me read them back to you.</p> <p><i>Interviewer: Review income sources from question I1.</i></p>		
<p><i>Interviewer: Hand the respondent SHOWCARD X with the list of responses. Ask him/her to point to the response.</i></p>		<p>A. Less than \$5,000 ¹³</p> <p>B. \$5,000 to \$9,999</p> <p>C. \$10,000 to \$14,999</p> <p>D. \$15,000 to \$19,999</p> <p>E. \$20,000 to \$24,999</p> <p>F. \$25,000 to \$29,999</p> <p>G. \$30,000 to \$34,999</p> <p>H. \$35,000 to \$39,999</p> <p>I. \$40,000 to \$49,999</p> <p>J. \$50,000 to \$59,999</p> <p>K. \$60,000 to \$79,999</p> <p>L. \$80,000 to \$99,999</p> <p>M. \$100,000 to \$119,999</p> <p>N. \$120,000 or more</p> <p>O. Don’t know</p> <p>P. REFUSED</p>
<p>I4 I am going to show you another card. Please look and show the total amount you pay for housing each month, including the rent/mortgage/note payment and all of your utilities?</p> <p><i>Interviewer: Hand the respondent SHOWCARD X with the list of responses. Ask him/her to point to the response.</i></p>		<p>A. Less than \$100 ¹⁴</p> <p>B. \$100 to \$199</p> <p>C. \$200 to \$249</p> <p>D. \$250 to \$299</p> <p>E. \$300 to \$349</p> <p>F. \$350 to \$399</p> <p>G. \$400 to \$449</p> <p>H. \$450 to \$499</p> <p>I. \$500 to \$599</p> <p>J. \$600 to \$699</p>

¹³ Values derived from the *American Housing Survey-2007* Table 2-12, Income Characteristics-Occupied Units, Household Income.

¹⁴ Values derived from the *American Housing Survey 2007* Table 2-13, Selected Housing Costs – Occupied Units , Monthly Housing Costs.



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		<p>K. \$700 to \$799 L. \$800 to \$999 M. \$1,000 to \$1,249 N. \$1,250 to \$1,499 O. \$1,500 to \$1,999 P. \$1,500 to \$1,999 Q. \$2,500 or more R. No cash paid for rent/mortgage/ utilities</p>
I4a	Do you pay the same amount each season?	<p>YES NO Don't know REFUSED</p> <p><i>If YES, continue with I5. If NO, continue with I4b.</i></p>
I4b	<p><i>Interviewer: For questions I4b-I4e, hand the respondent SHOWCARD X with the list of responses. Ask him/her to point to the response.</i></p> <p>In the winter, tell me the total amount you pay.</p>	Response A-R per I4 above
I4c	In the spring , tell me the total amount you pay.	Response A-R per I4 above
I4d	In the summer , tell me the total amount you pay.	Response A-R per I4 above
I4e	In the fall , please tell me the total amount you pay.	Response A-R per I4 above
I5	<p>After you take care of housing expenses each month—rent/mortgage and utilities—on average over the past year, how much money do you have left to spend on other things?</p> <p><i>Interviewer: Hand the respondent SHOWCARD X with the list of responses. Ask him/her to point to the response.</i></p>	<p>A. Less than \$100 ¹⁵ B. \$100 to \$199 C. \$200 to \$249 D. \$250 to \$299 E. \$300 to \$349 F. \$350 to \$399 G. \$400 to \$449 H. \$450 to \$499 I. \$500 to \$599 J. \$600 to \$699 K. \$700 to \$799 L. \$800 to \$999 M. \$1,000 to \$1,249 N. \$1,250 to \$1,499 O. \$1,500 to \$1,999 P. \$1,500 to \$1,999 Q. \$2,500 or more</p>

¹⁵ Values derived from the American Housing Survey 2007 Table 2-13, Selected Housing Costs – Occupied Units , Monthly Housing Costs.



CONCLUDING THE INTERVIEW

I will be sending this document to the NORC central office in Chicago, so that your responses can be included in this important research. An editor will check to see that I have indicated an answer to all of the appropriate questions. If I mistakenly skipped a question, someone from the NORC central office will call you to fill in the missing information. This is standard procedure to ensure that all of the information needed is provided [quality assurance]. All of our central office employees are bound by the same confidentiality rules that I am.

My office may want to verify that I was here. Someone may call you to make sure that I conducted the interview. Please give me your name and telephone number so that my office may contact you.

NAME OF RESPONDENT: _____

TELEPHONE NUMBER: _____

ADDRESS: _____

Interviewer: Thank the respondent for his/her time and give him/her the incentive. Have the respondent sign the receipt.

Now, as I noted at the beginning of the interview, I will take a look at the exterior conditions of this dwelling and fill in some information about the conditions.

FINISH TIME: _____ AM/PM **TRANSFER FINISH TIME TO FRONT COVER**

Continue to following page →



J. ENUMERATOR OBSERVATION

INSTRUCTIONS FOR CONDUCTING THE HOUSING OBSERVATION: Once the interview is completed, exit the dwelling and walk around the structure. Record observations regarding the type of structure, the size of the lot it sits on, the general conditions of the exteriors, access to the dwelling, other buildings on the lot, and materials used.

American Housing Survey (AHS)	
J1	<p>Type of structure ¹⁶ ISTYPE (p 12) Identify the type of living quarters:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Manufactured/mobile home <input type="checkbox"/> One-unit building, detached from any other building <input type="checkbox"/> One-unit building, attached to one or more buildings <input type="checkbox"/> Building with two or more apartments
J2	<p>For mobile home or single family detached: (Confirm with respondent if necessary) LOTQ (p 68) About how large is the [site/lot]?</p> <ul style="list-style-type: none"> <input type="checkbox"/> Square feet _____ <input type="checkbox"/> Feet by Feet _____ <input type="checkbox"/> Whole acres _____
J2a	<p>LTAC1P (p 69) Would you say that the [site/lot] is more than 1 acre or less than 1 acre? ¹⁷</p> <ul style="list-style-type: none"> <input type="checkbox"/> More <input type="checkbox"/> Less <p>ACRES (p 69) About how many acres? _____</p>
J2b	<p>LTAC10P (p 69) Is it more than 10 acres?</p>

¹⁶ The 1996 instrument used the following items: Mobile home; Single-family detached; Townhouse; Multifamily building; Other

¹⁷ The 1996 instrument used the following items: Lot size: Less than ¼ acre; ¼ to 1 acre; 1 to 10 acres; More than 10 acres



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

	<input type="checkbox"/> More <input type="checkbox"/> Less		
J2c	ESTIMATE (pp 69-70) Could you give me an estimate of dimensions of the lot? _____		
J3	Observe the exterior condition of the OUTSIDE of the housing unit. (pp 241-243). Indicate whether the following conditions are present or not. If not able to observe, then mark "Not Observed."		
		Yes	No
	Not observed		
J3a	EMISSR Does the roof have missing shingles or other missing roofing materials?		
J3b	EHOLER Does the roof have any holes?		
J3c	ESAGR Does the roof's surface sag or appear uneven?		
J3d	EMISSW Does the outside walls have any missing siding, bricks, or other missing wall materials?		
J3f	ESLOPEW DO the outside walls slope, lean, buckle or slant?		
J3g	EBROKE Are any of the windows broken?		
J3h	EBAR Are any of the windows covered with metal bars?		
J3i	ECRUMB Are there any holes or open cracks or crumbling in the foundation, in the base on which the building stands?		
J4	Access ¹⁸	<input type="checkbox"/> Paved road <input type="checkbox"/> Well maintained dirt road <input type="checkbox"/> Poorly maintained dirt road	
J5	Other buildings on lot <i>(Mark all that apply)</i>	<input type="checkbox"/> None <input type="checkbox"/> Garage/carport <input type="checkbox"/> Barn or stable <input type="checkbox"/> Outdoor cooking area <input type="checkbox"/> Outhouse <input type="checkbox"/> Living quarters <input type="checkbox"/> Business <input type="checkbox"/> Cultural/ceremonial structures (e.g., hogans, tipis, sweat lodges) <input type="checkbox"/> Other (SPECIFY): _____	

¹⁸ Not addressed in AHS. Was in 1996 instrument.



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J6	Exterior materials <i>(Mark all that apply)</i>	<input type="checkbox"/> Wood or wood siding <input type="checkbox"/> Aluminum siding <input type="checkbox"/> Brick <input type="checkbox"/> Concrete or block <input type="checkbox"/> Masonite <input type="checkbox"/> Stucco <input type="checkbox"/> Other (SPECIFY): _____
J7	Roof materials <i>(Mark all that apply)</i>	<input type="checkbox"/> Asphalt shingles <input type="checkbox"/> Tar paper <input type="checkbox"/> Metal <input type="checkbox"/> Wood <input type="checkbox"/> Other (SPECIFY): _____
J8	Exterior condition THIS QUESTION SEEMS OUT OF SEQUENCE?	<input type="checkbox"/> Excellent or good <input type="checkbox"/> Needs minor repairs



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TRIBE / TDHE TELEPHONE SURVEY

DRAFT v/13 date 7-14-11



Tribe/TDHE Survey

DRAFT version 8

Telephone Interview

Interviewer Name:		
Interview ID #:		
Interview Date:		
Start Time:		AM PM
Finish Time:		AM PM

Grantee/Tribal Area Contact Information	
Name:	



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

Telephone:	Email:
Address:	

Affix Survey Case ID label here

Script for setting up the TDHE Survey appointment:

I am calling to speak with the Tribal Housing Official, **[name of person]**.

Hello, this is **[name]** from NORC at the University of Chicago. I am calling in reference to the Assessment of Native American, Alaska Native, and Native Hawaiian Housing Needs Tribal Designated Housing Entity Survey. Recently you should have received a letter from Thomas Kingsley and Carol Hafford regarding the project.

If the person remembers the letter, continue. If they do not remember the letter, offer to immediately email a copy and then continue to inform them of the project, answer any questions, and set up an appointment if possible. If more information is requested, find out the best time to call back.



As the letter explains, this study will describe housing needs and socioeconomic conditions in Indian Country. It will provide HUD with information on:

- how current programs are operating,
- the extent to which housing needs are being addressed,
- and demographic and economic trends.

It will also answer questions about home ownership in Indian Country and the impacts of the recent financial crisis.

[Name of Reservation/Village] was one of only 80 sampled nationally to participate. The interview will take place on the phone at any time convenient for you. It takes approximately 45 minutes to complete. Are there any questions I could answer for you?

Be prepared to be flexible when setting up a time for the interview. If you cannot be available at the time requested, let your Field Project Manager know, and she will find a person available at that time. When all questions are answered:

What day and time would be good for you to speak with me and complete the interview? I'll send you an email as a reminder.

Date	Time	AM/PM (circle)
------	------	----------------

Email address

Thank you so much for speaking with me today. I look forward to speaking with you again at **[date/time]** for the interview.



Record all information in the Call Records and enter the appointment on your calendar.

Script for conducting the TDHE Survey interview:

INTERVIEWER: Hello, my name is [name] from NORC at the University of Chicago. I have an appointment with (name) to conduct our HUD-sponsored survey of Indian Housing Block Grant administrators. Can I speak to her/him please?

WHEN CONNECTED: Is this (name)?

IF YES: Do you have any questions about the survey? May I tell you more about the survey?

IF NO: Make inquiries as needed to find the respondent or reschedule with the original respondent. If the original respondent will be unable to do the interview and can't reschedule, ask if someone else can do it. Say: "For the survey, we need to speak with the most senior person other than (name) in charge of administering IHBG funds in your organization. Are you the appropriate person in your organization to answer questions for this survey?"

IF YES: What is your job title? _____

Ask how position relates to the executive director:

IF NO: Would you provide the contact information of the person in your organization that is? **[Record information]**

Thank you for your time. **[End Call]**

The survey will take approximately 45 minutes to complete. Is now a good time to speak?

IF NO: When would be a good time for you to speak with me? **[Record information]**

Best date/time to speak with respondent:

Date	Time	AM/PM (circle)
------	------	----------------

Phone number: _____

IF YES: [Conduct survey.]



INFORMED CONSENT

As you may have learned from the [ADVANCE LETTER SENT/MATERIALS SHARED/TRIBAL LETTER/COMMUNITY PRESENTATION HELD], this survey is conducted to help understand the housing needs of American Indian and Alaska Native families. It is sponsored by the Department of Housing and Urban Development and being conducted across Indian Country.

Your participation is very important to the success of this survey. This survey is voluntary, which means that you don't have to participate and you can decide not to answer any specific questions. You also may end the interview at any point. The interview will take about 45 minutes.

The information you provide will be confidential, and will not be shared with anyone except for research staff working on the study. This includes anything that can identify you such as your name, address, or telephone number. Everyone who works on this survey has signed a legal document stating they will not reveal any of your personal information and can be severely penalized if they do.

The survey includes questions on the Tribe/TDHE organization and institutional relationships; staff, training, and procedures for the Tribe/TDHE; perceptions of social/economic conditions, trends and issues in the area; perceptions of resident housing satisfaction and preferences; housing problems and needs; challenges in housing development and operation; IHBG planning and implementation approaches; assessment of rules and procedures under NAHASDA; and assessment of mortgage lending programs (Section 184 and others). The survey is neither an audit nor a compliance review. The information you provide will be helpful to improve housing in your community and other communities in Indian Country.

The information that you provide will be kept private. You will not be quoted by name and no names will be included in the summary reports. A report will be shared with the tribe/native village at a later date. It will summarize the findings, without giving names or other information that would identify you or the tribe/native village.

If you have questions about your rights as a survey participant, please call the IRB Human Subjects Protection hotline, toll-free, at (866) 309-0542. You may also email xxx@norc.org or visit www.norc.org.



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

Do I have your permission to begin the interview?

- IF YES*, Let's begin. [Certain tribes may require written consent]
- IF NO*, ask:

Are there any questions I can answer for you?

What is the reason you prefer not doing the interview?

When is a good time to come back?

Date: ___/___/____ Time: ___:___ ___ AM/PM (circle)



A. TRIBAL/TDHE ORGANIZATION AND INSTITUTIONAL RELATIONSHIPS

<p>A1. Before we start, I'd like to know how you refer to your organization so I can use the correct term. Is your organization an office of the tribal government, a separate Tribal Designated Housing Entity, or something else?</p>	<p> <input type="checkbox"/> Office of tribal government <input type="checkbox"/> Separate Tribal Designated Housing Entity (TDHE) <input type="checkbox"/> Something else (SPECIFY): _____ </p> <p style="text-align: center;"><i>IF TDHE, continue with A1a.</i></p>
<p>A1a. If a TDHE, is your organization currently, or was it ever, considered an "Indian Housing Authority"?</p>	<p>YES NO Don't Know</p>
<p>A2. This survey pertains to your work in administering Indian Housing Block Grant, IHBG, funds for the (name of reservation). I would like to know, however, if your organization also administers IHBG grants for other tribal areas as well?</p>	<p>YES NO Don't Know</p> <p>[If yes]: For how many other tribal areas? _____</p>
<p>A3. Has your organization always managed the IHBG grants for this reservation,¹⁹ or has administration of the block grant transferred from a different organization since 1998?</p>	<p> <input type="checkbox"/> Always managed the IHBG grants for this tribal area <input type="checkbox"/> Administration of the block grant transferred </p> <p style="text-align: center;"><i>If ALWAYS, continue with A4. If TRANSFERRED, continue with A3a.</i></p>
<p>A3a. [If not the original administrator of IHBG funds]: In what year did your organization begin to administer the IHBG for this reservation?</p>	<p>_____</p>
<p>A4. What is the name, title and organizational affiliation of the person your organization reports to in administering IHBG funds in this reservation?</p>	<p>Name:</p> <p>Title:</p> <p>Organizational affiliation:</p>

¹⁹ This form of the survey assumes the sampled tribal area is a "reservation." Names of other tribal area types will be inserted in other versions of the instrument as appropriate.



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<p>A5. How is the executive director of your organization selected?</p>	<p><input type="checkbox"/> Selected by tribal government</p> <p><input type="checkbox"/> Selected by your organization's own Board of Directors</p> <p><input type="checkbox"/> Other (SPECIFY): _____</p> <p><input type="checkbox"/> Don't Know</p>
<p>A6. How many executive directors has your organization had over the past ...</p>	<p>3 years? _____</p> <p>5 years? _____</p> <p>Don't Know</p>
<p>A7. Does your organization have its own board of directors?</p>	<p>YES NO Don't Know</p>
<p>A8. Do you partner or collaborate with any other public agencies or nonprofit organizations in providing housing services in conjunction with the use of IHBG funds?</p>	<p>YES NO Don't Know</p> <p><i>If YES, continue with A9a</i></p>
<p>A9a. If yes, what organizations do you partner or collaborate with?</p>	
<p>✓</p>	<p>Partner Organizations</p>
	<p>Non-tribal local jurisdiction</p>
	<p>Local non-tribal Public Housing Authority</p>
	<p>Local nonprofits and service providers</p>
	<p>Other tribal programs (e.g., IHS, economic development, education, TANF)</p>
	<p>Other (SPECIFY): _____</p>
	<p>Don't Know</p>



B. STAFF, TRAINING AND PROCEDURES

B1. How many full-time staff members does your organization currently have?	_____ number of FT staff Don't Know	
B2. Has the number of staff increased, stayed the same, or decreased over the past 3 years?	<input type="checkbox"/> Increased <input type="checkbox"/> Stayed the same <input type="checkbox"/> Decreased	
B2. How many of them have been working for your organization for 3 years or more?	_____ Number working 3 years or more Don't Know	
B3. How many part-time staff members do you have?	_____ number of PT staff Don't Know	
B4. We are interested in learning how generalized or specialized your staff is. Do any of your staff members work <u>only</u> on the following tasks? (Note: do not ask this question if current full-time staff is 2 or less.) INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.	YES	NO
Administrative tasks, such as record keeping and organizing, preparing documents		
PR/Communications with the public		
Finances, Budget		
Case management with residents		
Construction		
Building management		
Building maintenance		
Contracts		
Information management/ computer systems		
Other (specify)		



<p>B5. Do you contract out to for-profit companies or nonprofit organizations to provide services to your organization on a regular basis?</p>	<p>YES NO</p> <p><i>If YES, continue with B5a.</i></p>
<p>B5a. If yes, the following is a list of possible functions that you might contract out to other entities. Which of these do you outsource on a routine basis?</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Legal help <input type="checkbox"/> Finance/Accounting <input type="checkbox"/> Information management/IT/computer systems <input type="checkbox"/> Building management/ operations <input type="checkbox"/> Rent Collection <input type="checkbox"/> Maintenance <input type="checkbox"/> Construction <input type="checkbox"/> Other (SPECIFY): _____
<p>B6a. What is the most effective method you use to communicate with tribal members about the programs you offer?</p> <p>Ask open-ended first and record (check) answer. Then, read list EXCEPT FOR ANSWERS PREVIOUSLY GIVEN and ask for “Yes” or “No” for each.)</p> <p>B6b. What is the second most effective?</p> <p>B6c. What is the third most effective?</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Brochures YES NO <input type="checkbox"/> Word of mouth YES NO <input type="checkbox"/> Handbooks YES NO <input type="checkbox"/> Flyers YES NO <input type="checkbox"/> Newspaper notices YES NO <input type="checkbox"/> Website YES NO <input type="checkbox"/> Community meetings YES NO <input type="checkbox"/> Other (SPECIFY): _____ <p>_____</p> <p>_____</p>
<p>B8. There are always improvements organizations can make to become more effective. Examples might include more and better staff training, computer systems, increase in size of staff, or increased funding. What do you see as the highest priorities for improving the effectiveness of your organization? (Open-ended)</p>	<p>Record verbatim response:</p>



B9. What types of training would you most like to obtain for you and/or your staff? Identify your top three choices from the list I will read to you. Refer to list B9 in the materials that were sent to you.

INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT. WRITE "1" NEXT TO TOP CHOICE; "2" NEXT TO SECOND CHOICE; "3" NEXT TO THIRD CHOICE.

- Administrative tasks, such as record keeping and organizing, preparing documents
- PR/Communications with the public
- Finances, Budget
- Case management with residents
- Construction Management/ building management
- Building maintenance
- Contracts
- Information management/ computer systems
- Other (SPECIFY): _____



C. PERCEPTIONS OF SOCIAL/ECONOMIC TRENDS AND ISSUES

<p>C1. How weak or strong would you say the economy in this reservation is, considering such things as strength of private businesses, government employment, and the financial stability of households?</p>	<p><input type="checkbox"/> Very strong <input type="checkbox"/> Somewhat strong <input type="checkbox"/> Neither strong nor weak <input type="checkbox"/> Somewhat weak <input type="checkbox"/> Very weak</p>
<p>C2. How would you compare the current economic conditions of this reservation to conditions 5 years ago?</p>	<p><input type="checkbox"/> Better <input type="checkbox"/> Worse <input type="checkbox"/> No Change</p>
<p>C3. Of all the residents of this reservation that have jobs, what percent would you estimate work for private businesses?</p> <p>C3a. What are the major types of businesses that provide these jobs? (Open-ended)</p>	<p>_____ %</p> <hr/>
<p>C4. Have there been any significant expansions in the tribal economy, or tribal economic development, over the past 5 years such as the development of new businesses or the development of gaming?</p>	<p>YES NO Don't know REFUSED</p> <p><i>If YES, ask for details:</i> _____.</p>
<p>C5. Have there been any significant losses in the tribal economy, or tribal economic development, over the past 5 years such as plant closings, loss of employer bases?</p>	<p>YES NO Don't know REFUSED</p> <p><i>If YES, ask for details:</i> _____.</p>



D. TRIBAL/TDHE PERCEPTIONS OF RESIDENT HOUSING SATISFACTION AND PREFERENCES

<p>D1. For each of the types of housing in your reservation I am about to read to you, tell me whether your perception is that residents are very satisfied, satisfied, or not satisfied with their current housing situation? INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	VERY SATISFIED	SATISFIED	NOT SATISFIED		
<input type="checkbox"/> Formula Current Assisted Stock (FCAS) Mutual Help housing					
<input type="checkbox"/> FCAS rental housing					
<input type="checkbox"/> IHBG owner-occupied housing					
<input type="checkbox"/> IHBG rental housing					
<input type="checkbox"/> Private owner-occupied housing					
<p>D2. On a scale from 1 to 5, with 1 being “low priority” and 5 being “high priority,” what priority do you think the residents of the <i>rental</i> units you operate would assign to each of the following?</p>	1 lowest	2	3	4	5 highest
Finding better locations					
Constructing different types of structures					
Improving the external appearance of their structures					
Improving the quality of construction					
Providing more culturally sensitive designs					
Improving the quality of upkeep					
Constructing larger units					
Using a different configuration of rooms					
Using larger lot sizes					
Reducing crime and drug activity in area					
Providing (or linking to) better or more					



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accessible social services					
Improving the landscaping					
Something else? (SPECIFY): _____					
D3. On a scale from 1 to 5, with 1 being “low priority” and 5 being “high priority,” what priority do you think the residents of the <i>owner-occupied</i> units you operate would give to each of the following types of improvements? INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.	1 lowest	2	3	4	5 highest
Finding better locations					
Constructing different types of structures					
Improving the external appearance of their structures					
Improving the quality of construction					
Providing more culturally sensitive designs					
Improving the quality of upkeep					
Constructing larger units					
Using a different configuration of rooms					
Using larger lot sizes					
Reducing crime and drug activity in area					
Providing (or linking to) better or more accessible social services					
Improving the landscaping					
Something else? (SPECIFY): _____					



E. TRIBAL/TDHE PERCEPTIONS OF HOUSING PROBLEMS AND NEEDS

<p>E1. In general, would you say there is a high unmet need for affordable housing units in this reservation, a moderate unmet need, or a low unmet need for affordable housing units?</p>	<p><input type="checkbox"/> High need <input type="checkbox"/> Moderate need <input type="checkbox"/> Low need</p>
<p>E2. Would you say the level of unmet need for affordable housing units in this reservation has increased in the past three years, decreased, or stayed about the same?</p>	<p><input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input type="checkbox"/> Stayed the same</p>
<p>E3. Do you maintain a waiting list of households seeking to get assistance through IHBG-funded programs or services?</p>	<p>YES NO Don't know Refused If YES, continue with E3a. If NO, skip to E4.</p>
<p>E3a. To your knowledge, has the number on the waiting list increased, decreased, or stayed about the same in the past 3 years?</p>	<p><input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input type="checkbox"/> Stayed the same <input type="checkbox"/> Don't know</p>
<p>E4. Homelessness can mean many different things. For example, sometimes families double or triple up and live in the same unit, sometimes people go to homeless shelters, and sometimes they live in places that are not meant for people to live in. Can you tell me whether this occurs in your community?</p>	<p>Doubling up? YES NO Don't know Refused IF DOUBLING UP SELECTED, ASK HOW SERIOUS A PROBLEM THIS IS: MAJOR MODERATE MINOR Use of homeless shelters? YES NO Don't know Refused Living in places not meant for human habitation? YES NO Don't know Refused IF YES, EXAMPLE: _____ (i.e., cars, abandoned buildings, etc.) If YES to "homeless shelters," GO TO E4a If NO to "homeless shelters," skip to E5</p>



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	(after asking about “places not meant for human habitation)		
E4a. How many homeless shelters are there in this reservation?	Number of homeless shelters: ____		
E5. Now I am going to read a list of items that may or may not be a need in this reservation. For each, please tell me how much of a need you think there is: a high need, some need, or little or no need.			
	High Need	Some Need	Little or No Need
New construction of housing units			
Rehabilitation or modernization of existing units			
Subsidized homeownership opportunities			
Subsidized rent			
E6. About what proportion of assisted rental units within this reservation are in need of major repair or modernization?	<input type="checkbox"/> 0-10% <input type="checkbox"/> 10-25% <input type="checkbox"/> 25-50% <input type="checkbox"/> Over 50%		
E7. About what proportion of assisted owner-occupied units in this reservation are in need of major repair or modernization?	<input type="checkbox"/> 0-10% <input type="checkbox"/> 10-25% <input type="checkbox"/> 25-50% <input type="checkbox"/> Over 50%		
E8. What types of repairs have you had to make frequently over the past 3 years for the housing units your organization administers? Refer to List E8 in the materials that were sent to you. INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.	<input type="checkbox"/> Roof <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Interior walls <input type="checkbox"/> Exterior surface (not roof) <input type="checkbox"/> Property infrastructure, such as sewers, driveways/ parking lots <input type="checkbox"/> Other (SPECIFY): _____ <input type="checkbox"/> None		



<p>E9. What type of capital improvements have you made over the past 3 years for the housing units your organization administers? Refer to List E9 in the materials that were sent to you.</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Roof <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Interior walls <input type="checkbox"/> Exterior surface (not roof) <input type="checkbox"/> Asbestos removal <input type="checkbox"/> Lead paint abatement <input type="checkbox"/> Property infrastructure, such as sewers, driveways/ parking lots <input type="checkbox"/> Other (SPECIFY): _____ <input type="checkbox"/> None
<p>E10. Are there repairs and improvements to the stock of housing your organization administers that you would currently like to make, but haven't?</p>	<p>YES NO Don't know REFUSED</p> <p style="text-align: center;"><i>If YES, continue with E10a.</i> <i>If NO, skip to E11.</i></p>
<p>E10a. Why haven't you made these changes? Refer to List E10a in the materials that were sent to you.</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Lack of funding <input type="checkbox"/> Equipment not available/ Lack of affordable materials <input type="checkbox"/> Lack of maintenance professionals/ industries in the area <input type="checkbox"/> Difficulties overseeing projects due to limited technical capacity <input type="checkbox"/> Difficulties accessing units, such as inadequate road or size of area served <input type="checkbox"/> Age of housing stock (too old to repair/renovate) <input type="checkbox"/> Harsh climate, recent natural disasters
<p>E11. About how often do you conduct formal inspections of the housing units your organization administers? Refer to List E11 in the materials that were sent to you.</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Once-when unit is put into service but not after that <input type="checkbox"/> When there is new tenant but not after that <input type="checkbox"/> Regularly, about once a year <input type="checkbox"/> Regularly, about twice a year <input type="checkbox"/> Regularly, and more than twice a year <input type="checkbox"/> Don't know
<p>E12. What housing quality standards do you use when assessing housing conditions? Refer to List E12 in the materials that were sent to you.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Those of a specific housing code adopted by this tribe <input type="checkbox"/> Those of a housing code used by neighboring local jurisdiction <input type="checkbox"/> Those of state code



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INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.

- Those of a model housing code
- Those used by HUD for the Section 8 program, called Housing Quality Standards (HQS)
- There is no set of standards that we use



F. APPROACH TO STRATEGY IN IHBG PLANNING AND IMPLEMENTATION

F1. Your organization may receive and use feedback or advice when making decisions about how to use IHBG funds. Please tell me which of the groups I am about to read to you, if any, you consult with each year when you prepare your Indian Housing Plan (IHP)? If you do consult with a particular group, please tell me whether you have extensive consultation, some consultation, or no consultation. Refer to List F1 in the materials that were sent to you.

	EXTENSIVE CONSULTATION	SOME CONSULTATION	NO CONSULTATION
IHBG housing residents			
Other community residents			
Infrastructure planners (ICDBG and others)			
Local nonprofits and service providers			
Tribal council			
Non-tribal local jurisdiction			
State government entity or official			
Private land owners			
Local housing advocates and experts			
ONAP Regional staff or HUD staff			

<p>F2. What methods do you use to obtain input from groups in this reservation?</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Community meetings <input type="checkbox"/> Informal visits and discussions <input type="checkbox"/> Formal recommendations provided in reports, letters or plans <input type="checkbox"/> Voting on program options <input type="checkbox"/> Other (SPECIFY): _____
<p>F3. Do you conduct or utilize a formal needs assessment as a basis for your IHP?</p>	<ul style="list-style-type: none"> <input type="checkbox"/> YES the Tribe/TDHE conducts a needs assessment <input type="checkbox"/> YES we utilize the needs assessment conducted by the state agency <input type="checkbox"/> NO we do not conduct or utilize a needs assessment <p style="text-align: center;"><i>If YES, continue with F3a.</i></p> <p style="text-align: center;"><i>If NO, continue with F4.</i></p>



F3a. When was the most recent formal needs assessment conducted?	<input type="checkbox"/> In the past year <input type="checkbox"/> Two to four years ago <input type="checkbox"/> 5 years ago or more
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F3b. Which of the following were included in your needs assessment?	YES	NO
INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.		
Data on population growth, family income and other family characteristics		
Onsite inspection of housing units		
Interviews with local housing advocates/ experts		
Interviews with tenants or tenant organizations		
Public forums held with community residents		
Other (SPECIFY): _____		

F4. Does IHP give the highest priority to providing assistance inside the reservation, to providing assistance to other parts of the service area outside the reservation boundary(ies), or about equal priority to both?	<input type="checkbox"/> Highest priority inside the reservation <input type="checkbox"/> Highest priority outside reservation boundaries <input type="checkbox"/> About equal priority to both <input type="checkbox"/> Do not work outside of tribal area boundaries
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<p>F5. I am going to read you a list of Eligible Affordable Housing Activities under NAHASDA. Can you tell me if you actually perform activities in each category and, if so, provide a one or two word description of the types of activities you perform:</p>	<p>Type of Activity</p> <ul style="list-style-type: none"> (1) Indian housing assistance (2) Development (3) Housing services (4) Housing management services (5) Crime prevention and safety activities (6) Model activities 	<p>2. Y/N</p>	<p>3. Activity</p>
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F6. Now, please think about your organization’s spending priorities. I’m going to read a list of possible activities. When I finish, please tell me what you think your highest funding priority, the second highest funding priority, and the third highest funding priority is for this reservation over the next 3 years? Refer to List F5 in the materials that were sent to you.

What is your second priority?

What is your third priority?

INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.

	HIGHEST PRIORITY	SECOND PRIORITY	THIRD PRIORITY
Maintaining and operating existing stock			
Creating new rental units through land acquisition, new construction or rehab			
Creating new homeowner units through land acquisition, new construction or rehab			



Providing assistance to renters to help pay their monthly rent			
Providing assistance to homeowners or those who desire to own homes			
Serving special populations, such as the elderly, chronically homeless, veterans			
Other (SPECIFY): _____			

<p>F7. Do you provide any counseling services for eligible families? If so, what types?</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<p><input type="checkbox"/> General financial literacy</p> <p><input type="checkbox"/> Becoming a homeowner</p> <p><input type="checkbox"/> Other (SPECIFY): _____</p> <p><input type="checkbox"/> No counseling services provided</p>
<p>F8. I am going to read a list of different types of special populations. For each one, please tell me if any of your IHBG funds for housing programs target that population.</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<p><input type="checkbox"/> Homeless Y__ N__</p> <p><input type="checkbox"/> Elderly Y__ N__</p> <p><input type="checkbox"/> Disabled Y__ N__</p> <p><input type="checkbox"/> Veterans Y__ N__</p> <p><input type="checkbox"/> Domestic violence victims Y__ N__</p> <p><input type="checkbox"/> Single parents Y__ N__</p> <p><input type="checkbox"/> Other Y__ N__ (SPECIFY): _____</p>
<p>F9. In the past 5 years, how many housing construction and rehabilitation projects has your organization been working on? _____</p>	



F9a. How many of these involved housing subsidies from sources other than IHBG funds?

F9b. How many of the total projects above (F8) were carried out jointly with private developers who have invested their own capital in the project? _____

F10. If you have not been able to develop projects involving other subsidy programs or private sector investment, what have been the major barriers to doing so? Refer to List F10 in the materials that were sent to you.

INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.

- Lack of availability of programs
- Administrative constraints
- Lack of interest of other organizations/ financial institutions
- Political tensions between tribe, TDHE and other organizations
- Differing priorities
- Other (SPECIFY): _____



G. CHALLENGES IN HOUSING DEVELOPMENT AND OPERATION

<p>G1. We are interested in knowing how development costs per housing unit have changed over the past three years. Have they increased greatly, increased somewhat, decreased somewhat, decreased greatly, or stayed about the same?</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Increased greatly <input type="checkbox"/> Increased somewhat <input type="checkbox"/> Decreased somewhat <input type="checkbox"/> Decreased greatly <input type="checkbox"/> Stayed about the same
<p>G2. What are the three most important factors that raise the cost of developing new housing in this reservation? Refer to List G2 in the materials that were sent to you.</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Developing infrastructure <input type="checkbox"/> Environmental conditions <input type="checkbox"/> Geography and terrain of area served <input type="checkbox"/> Availability of labor and construction professionals <input type="checkbox"/> Availability of construction materials <input type="checkbox"/> Availability of outside financing <input type="checkbox"/> Acquiring/assembling land <input type="checkbox"/> Cost of labor <input type="checkbox"/> Strict building code requirements <input type="checkbox"/> Lack of funds <input type="checkbox"/> Other (SPECIFY): _____
<p>G3. What are the three most important factors that lengthen the time it takes to develop new housing in this reservation? Refer to List G3 in the materials that were sent to you.</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Environmental review process <input type="checkbox"/> Developing architectural/engineering plans <input type="checkbox"/> Satisfying HUD administrative requirements <input type="checkbox"/> Satisfying state or local administrative requirements <input type="checkbox"/> Locating and securing outside financial support <input type="checkbox"/> Lack of staff <input type="checkbox"/> Issues with property rights and leasing land <input type="checkbox"/> Transport and delivery of construction/housing materials <input type="checkbox"/> Other (Specify): _____
<p>G4. How serious a constraint is the total development cost in developing housing in this reservation?</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Very serious <input type="checkbox"/> Fairly serious <input type="checkbox"/> A factor, but not very serious <input type="checkbox"/> Not a factor <input type="checkbox"/> Other (Specify): _____
<p>G5. Does this reservation have a</p>	<p>YES NO Don't know Refused</p>



<p>comprehensive land use plan?</p> <p>IF YES: continue to G6.</p> <p>IF NO: How serious a problem is the lack of a plan in your efforts to develop new housing?</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Very serious <input type="checkbox"/> Fairly serious <input type="checkbox"/> A factor, but not very serious <input type="checkbox"/> Not a factor
<p>G6. What are the main difficulties you face in assembling land to build new IHBG housing?</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Trust Land and related problems <input type="checkbox"/> Tribe not providing enough priority to releasing tribal lands for housing <input type="checkbox"/> Other (SPECIFY): _____
<p>G7. What are the three most difficult challenges your organization faces in managing the stock of rental housing you administer?</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Lack of trained staff <input type="checkbox"/> Performance problems with contractors <input type="checkbox"/> Controlling criminal activity <input type="checkbox"/> Tenants causing damage to the unit <input type="checkbox"/> Tenants not paying rent on time <input type="checkbox"/> Other (SPECIFY): _____
<p>G8. What are the three most difficult challenges your organizations faces in managing your stock of Mutual Help and other homeownership housing you administer?</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Lack of trained staff <input type="checkbox"/> Performance problems with contractors <input type="checkbox"/> Controlling criminal activity <input type="checkbox"/> Residents causing damage to the unit <input type="checkbox"/> Residents not making payments on time <input type="checkbox"/> Other (SPECIFY): _____



H. ASSESSMENT OF RULES AND PROCEDURES UNDER NAHASDA

<p>H1. How familiar are you with how HUD housing assistance was administered before it was changed to block grants in 1998?</p>	<p> <input type="checkbox"/> Very familiar <input type="checkbox"/> Somewhat familiar <input type="checkbox"/> Not familiar </p> <p>If Very or Somewhat familiar, continue with H2.</p> <p>If Not familiar, skip to H7.</p>
<p>H2. [IF VERY or SOMEWHAT FAMILIAR]: I'm going to ask you to compare several aspects of the current IHBG program to what existed before NAHASDA.</p> <p>How did you become familiar with how things worked back then? Check all that apply.</p>	<p> <input type="checkbox"/> Worked on HUD assistance programs at that time <input type="checkbox"/> Told about it by co-workers <input type="checkbox"/> Told about it in ONAP training sessions <input type="checkbox"/> Reviewed administrative records <input type="checkbox"/> Other (Specify): _____ </p>
<p>H3. Would you say the administrative procedures under the current IHBG program, such as submitting plans, maintaining records and reporting to HUD require more work than they did prior to NAHASDA, less work, or about the same amount of work?</p>	<p> <input type="checkbox"/> Require more work than they did prior to NAHASDA <input type="checkbox"/> Less work <input type="checkbox"/> About the same amount of work </p>
<p>H4. Would you say your organization's ability to leverage funds with other private sources become easier since the advent of NAHSADA, become harder, or has stayed the same?</p>	<p> <input type="checkbox"/> Easier <input type="checkbox"/> More difficult <input type="checkbox"/> No change, compared to programming prior to NAHASDA </p>
<p>H5. Under NAHASDA, leases for housing activities on restricted or trust land have been extended to 50 years. Is this lease term long enough to create an incentive for the development of housing in your service area?</p>	<p>YES NO Don't know REFUSED</p> <p><i>If NO, continue with H5a.</i></p>



	<p>Developing new housing units, including acquiring/ financing land and construction</p> <p>Encouraging and supporting homeownership</p> <p>Encouraging and supporting development of housing by private investors</p>
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I. OTHER HOUSING ASSISTANCE PROGRAMS OPERATING IN THE AREA

<p>I1. Does your organization operate any other housing assistance programs in addition to those funded under the IHBG?</p>	<p>YES NO Don't know REFUSED</p> <p><i>If YES, ask them to name the programs and provide the following information in I1a-I1c.</i></p> <p><i>If NO, skip to I2.</i></p>
<p>I1a. Name of program; type of housing; funding source; number of units affected:</p>	
<p>I1b. Name of program; type of housing; funding source; number of units affected:</p>	
<p>I1c. Name of program; type of housing; funding source; number of units affected:</p>	
<p>I2. Are there other housing assistance programs in your area operated by other organizations?</p>	<p>YES NO Don't know REFUSED</p> <p><i>If YES, ask them to name the programs and provide the following information in I2a-I2c.</i></p> <p><i>If NO, continue to Section J.</i></p>
<p>I2a. Name of program; type; funding source; organization; units affected</p>	
<p>I2b. Name of program; type; funding source; organization; units affected</p>	
<p>I2c. Name of program; type; funding source; organization; units affected</p>	



J. ASSESSMENT OF MORTGAGE LENDING PROGRAMS (SECTION 184 AND OTHER)

<p>J1. How strong would you say is the demand for homeownership opportunities in the area you serve? Is it high, moderate, or low or none?</p>	<p> <input type="checkbox"/> High <input type="checkbox"/> Moderate <input type="checkbox"/> Low or none </p>
<p>J2. Over the past three years has demand for your organization’s homeownership programs increased, decreased, or stayed the same?</p>	<p> <input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input type="checkbox"/> Stayed the same </p>
<p>J3. What are the 3 most important barriers to getting tribal members living on Indian land to apply for a mortgage?</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<p> <input type="checkbox"/> Potential borrowers are wary of formal institutional lenders <input type="checkbox"/> Language issues <input type="checkbox"/> Paperwork issues <input type="checkbox"/> Limited demand—minimal interest in or familiarity with homeownership <input type="checkbox"/> Lack enough savings for down payment <input type="checkbox"/> No or blemished credit history <input type="checkbox"/> Insufficient income <input type="checkbox"/> Other (SPECIFY): _____ </p>
<p>J4. What are the 3 most important barriers to attracting private lending opportunities for households interested in homeownership?</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<p> <input type="checkbox"/> Trust land status <input type="checkbox"/> Fractional ownership of land available for units <input type="checkbox"/> Uncertainty about recovering mortgaged properties in the event of a foreclosure <input type="checkbox"/> Other land/title issue <input type="checkbox"/> Lender discrimination <input type="checkbox"/> Lack of mortgage institutions in your area <input type="checkbox"/> Other (SPECIFY): _____ </p>
<p>J5. Do you think that the American Indian and Alaska Native populations experience discrimination based on race when applying for a mortgage? (Open-ended)</p>	



J6. What are the sources of home mortgage lending in your service area?

INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.

- State agency programs
- Rural housing services (formerly Farmers Home)
- Federal Home Loan Bank
- Private lenders
- Tribe and tribal lenders
- Other (SPECIFY): _____



CONCLUDING THE INTERVIEW

I will be sending this document to the NORC central office in Chicago, so that your responses can be included in this important research. An editor will check to see that I have indicated an answer to all of the appropriate questions. If I mistakenly skipped a question, someone from the NORC central office will call you to fill in the missing information. This is standard procedure to ensure that all of the information needed is provided [quality assurance]. All of our central office employees are bound by the same confidentiality rules that I am.

My office may want to verify that I was here. Someone may call you to make sure that I conducted the interview. Please give me your name and telephone number so that my office may contact you.

NAME OF RESPONDENT: _____

TELEPHONE NUMBER: _____

ADDRESS: _____

Interviewer: Thank the respondent for his/her time.

FINISH TIME: _____ AM/PM **TRANSFER FINISH TIME TO FRONT COVER**



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

ON-SITE INTERVIEW GUIDES



TRIBAL HOUSING OFFICE/TDHE ONSITE-INTERVIEW GUIDE

Note: This is the guide for the interview with officials in the tribal housing office (or TDHE) that administers the IHBG program in each of the 24 tribal areas selected for site visits. The official being interviewed will have already completed a phone survey on similar topics. This in-person interview will allow the interviewer to probe responses in the telephone survey and ask questions about related topics not covered in that survey.

Introduction/Purpose of the Study

Thank you for agreeing to participate in this interview today.

My name is _____ and I'm a researcher from the Urban Institute, a non-profit research organization located in Washington, DC. With me today is [name and affiliation]. I'm here today because the Urban Institute, on behalf of the Department of Housing and Urban Development (HUD), is studying the housing conditions and needs of Native Americans, Alaska Natives, and Native Hawaiians across the United States. The study will describe housing needs and socioeconomic conditions in Indian Country. It will provide HUD with information on how current programs are operating, the extent to which housing needs are being addressed, and demographic and economic trends. It will also answer questions about home ownership in Indian Country and the impacts of the recent financial crisis. This is a three and a half year study that includes analysis of census and administrative data, surveys and in-person interviews, and selected case studies.

Your tribe/village is one of 24 sites we are visiting in to conduct these in-person interviews with tribal leaders, Tribal Housing Offices and Tribally Designated Housing Entities (TDHE), and program staff. Interviews will cover the way the tribal staff is organized and its relationship to the TDHE; tribal staff views on the performance of the TDHE; perceptions of social/economic conditions; housing preferences; housing conditions; and key challenges. These interviews will provide important qualitative information on local institutional arrangements, particularly as they relate to housing, housing problems and the implementation of housing programs.

We will use what we learn today and from other interviews to contribute to a report on housing conditions and needs among Native Americans. This report will be submitted to HUD to inform the federal government of housing challenges.

Confidentiality Statement *[Interviewer must read this]:*

Before beginning the interview, I (we) want to thank you for agreeing to participate in this study and remind you that your participation is voluntary. I (we) know that you are busy and will try to be as brief as possible. We have many questions and are going to talk to many different people, so please do not feel as though we expect you to be able to answer every question. The interview today should last about an hour. This interview is not part of an audit or a compliance



review. We are interested in learning about your ideas, experiences, and opinions about housing in your tribal area/village. There are no right or wrong answers. We want to know what you think.

In addition, before we start, I want to let you know that although we will take notes during these interviews, information is never repeated with the name of the respondent in any reports or in any discussions with supervisors, colleagues, or HUD. When we write our reports and discuss our findings, information from all the people we speak with is compiled and presented so that no one person can be identified.

Do you have any questions before we begin?

A. Organizational characteristics and history

1. Describe your position with this organization. (Probe: How long have you held this role? How did you acquire this position?)
2. Describe the organizational structure (leadership; staffing; relationships with tribal leaders, other entities, etc.). How has this structure changed over time? Describe the structure of tribal government and how your organization relates to it.
3. Describe the history of this organization's leadership. How is the Executive Director selected and how many have been in charge since your organization first began administering IHBG funds?
4. What is the experience and expertise of the organization's (a) leadership, (b) staff, (c) advisors, and (d) partners?
5. What is the history of your organization and its involvement in administering IHBG funds?
6. Do you manage funds for more than one tribal area? [If YES] Please describe the process for administering funds for two or more areas. (Probe: What are the challenges and benefits?)
7. What other groups and leaders do you work with regularly in carrying out your mission? Which ones are most important to you and why?



B. Contracting out

1. Why has your organization decided to either contract out, or not contract out, various functions?
2. (If not covered above): What are the advantages and disadvantages of contracting out a particular function?
3. What has been the result of contracting out various functions (by type)?

C. Organizational improvements

1. (Of needed changes identified in the telephone survey): What is the organization's highest priority for improvement?
2. What are the challenges to making this improvement?
3. What is the consequence if this improvement is not made?

D. Training

1. What types of training have you and your staff taken advantage of over the past 3 years? Tell me about each of the providers and how you rate their value.
2. (If multiple training needs were identified in the telephone survey): What is the highest priority need, and why?
3. Why is this training not now available?
4. What is the consequence of such training not being offered/available?

E. Perceptions of social/economic conditions, trends and issues in the area

1. This is a map of your reservation. Will you please describe the geography of the reservation and how it varies in terms of physical terrain, climate, settlement patterns, access to transportation, shopping, employment, education, etc.?

(After the above, do the following only for those that have a Indian Service Area outside of reservation boundaries) This is map your service area outside of reservation boundaries in which you also provide IHBG funding. Will you please similarly describe the geography of this outside service area: how it varies in terms of physical terrain, climate, settlement patterns, access to transportation, shopping, employment, education, etc.?



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

2. What is your overall assessment of the economic conditions in the area? (Probe: Have you witnessed an impact of the recession on employment, economic activity, and need for housing? Please describe the changes over the past 3-4 years.)
3. What are the major sources of employment in your area? Have there been any significant changes in the tribal economy or tribal economic development, over the past 5 years, for example new industries, gaming, new businesses or employers?

[If YES] How have these affected the region?

4. Describe your perception of poverty and unemployment in this area? Is this a general problem? Has this changed over time?

F. Living on or off the reservation

1. Over the past year, have more of your tribal members been moving off the reservation or back onto the reservation? If they move off, what are the different places they move to?
2. At this point, what do you think are the comparative advantages for them of living on or off the reservation? Has this changed since the recession and foreclosure crisis and, if so, how?
3. How do these trends influence the way you administer the IHBG program? Do you see the need to shift assistance to different locations in the coming years? If so, how would you accomplish that?

G. Condition of assisted and private housing

1. How would you characterize the physical condition of your assisted housing properties compared to private housing? (Ask separately for rental and homeownership.) (If difference between assisted and private): Why are there differences? (If assisted housing deteriorates faster): Why?
2. (See telephone survey for housing quality standards used to inspect/assess units) Are you satisfied with the procedures and quality standards you use for inspecting/assessing the condition of your properties? (If not): Why?
3. What tradeoffs does your organization face with respect to (1) the need to maintain your existing stock and (2) the need to develop new housing? Which is the higher priority, and why?



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

4. Please describe the process you use to assess the physical condition of your assisted housing (e.g., formal inspections, complaints, etc.). Are there any problems with this process?
5. Are there subgroups of residents in this service area that are specifically in need of housing assistance, such as homeless, youth, substance abusers, single parent households, or the elderly?

[If YES] Describe the conditions of these groups.

6. Please discuss the need for housing assistance in your service area. (Probe: Are there many people waiting for assistance through your organization. Has this grown over time?)
7. What types of housing are in need? What types of housing do you support through IHBG funds?

H. Resident satisfaction with assisted housing

1. How do you generally communicate with and get feedback from residents?
2. How satisfied are most assisted households are with their housing?
3. What are the most common complaints made by assisted housing residents?
4. What is the basis for these complaints?
5. How valid or reasonable do you believe the complaints are?
6. What is being done to respond to the complaints?

I. IHBG program planning

1. Please describe the process you go through to determine how to allocate your IHBG funds. (Probe, if necessary: How do you decide what your top priorities are when preparing your annual plan? What information is factored into these decisions?)
2. What is the organization's rationale for, and strategy behind, the overall spending plan? (See telephone survey for spending strategy.)
3. Is your plan currently on track to accomplishing its objectives/targets? (If not): Why is this the case?



4. What are the allocation priorities of each of the groups you consult with when preparing your Indian Housing Plan? (See telephone survey for groups consulted.)
5. How do the funding priorities of the groups you consult with compare with your overall spending strategy? (See telephone survey for spending strategy.)
6. Besides housing development and operations, what other activities do you support with your IHBG funds? (Probe, if necessary: counseling; infrastructure; community programs; special needs populations, etc.)
7. How, if at all, have the organization's allocation priorities shifted since 2003 with respect to:
 - Administrative vs. direct service expenditures?
 - Operations/maintenance vs. production/development?
 - Rental vs. homeownership?

J. Partnering with other groups

1. (See types of other public agencies the TDHE partners with from the telephone survey.)
2. In addition to partnering with other public agencies to provide housing services in conjunction with IHBG funds, do you partner with any other types of groups? (If so): Which ones, and for what purposes/activities?
3. Considering each partner group separately, do you generally benefit or not from having such partnerships?
4. Would you like to do more such partnering or to be in a position to do less?
5. (If not answered above): What are the primary results of having such partnerships?

K. Other housing assistance programs operating in the area

1. Please describe the other agencies operating housing programs in your region and the programs they offer.

[If there are other programs] Can you describe the level of activity of these other programs and how they compare to IHBG? (Probe: How many households are served? Do they serve the same, less than, more than the IHBG program? (Than your organization overall, if you operate other programs?))



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

- 2 Do you work with any other agencies such as another tribe, BIA, USDA, state agency, or Housing Authority in providing services?

[If YES] Describe these agencies and discuss your partnerships with each of them.

[If no] What barriers prevent you from partnering with other organizations? What changes can be made within this organization, ONAP/ HUD that would allow more freedom in collaborating?

- 3 Besides IHBG funds, do you operate other housing programs. [If YES] Describe each program and approximately how many households are served.

L. Challenges in housing development

1. What is your strategy for developing new housing effectively in this reservation? What aspects are most important? What approaches and techniques have proved most successful? Can you tell me more about innovative practices you have employed?
2. (See telephone survey for changes in development costs.) How and to what degree have changes in development costs over the past three years affected your organization's ability to build new housing units on tribal lands?
3. (See telephone survey for factors affecting development of new housing.) Aside from development costs, what are the most significant factors that affect your ability to develop new housing? (Probe, if necessary, regarding: size and/or type of terrain in the service area; issues with tribal land, infrastructure, climate, local political environment, or local construction or finance industries; other factors.)
4. (If land assembly identified as a problem in telephone survey) Can you tell me more specifically why land assembly is a problem for you in the IHBG program in this reservation? (probe as needed)
5. (If infrastructure provision identified as a problem in telephone survey) Can you tell me more specifically why infrastructure provision is a problem for you in the IHBG program in this reservation? (probe as needed)
6. If regulations and processes identified as a problem in telephone survey) Can you tell me more specifically why regulations and approval processes are is a problem for you in the IHBG program in this reservation? (probe as needed)



M. Challenges in housing management and maintenance

1. What is your strategy for performing housing management and maintenance functions effectively? What aspects are most important? What approaches and techniques have proved most successful? Can you tell me more about innovative practices you have employed?

(See telephone survey for responses on factors affecting management and maintenance and reaffirm answers with respondent).

2. (If lack of staff resources or training identified as a problem in telephone survey) Can you tell me more specifically how lack of staff resources or training affect your ability to perform housing management and maintenance effectively? (probe as needed)
3. (If criminal activity identified as a problem in telephone survey) Can you tell me more specifically how criminal activity affects your ability to perform housing management and maintenance effectively? (probe as needed)
4. (If failure of tenants to live up to responsibilities re: unit maintenance and rent payments identified as a problem in telephone survey) Can you tell me more specifically how tenants failing to live up to their responsibilities affects your ability to perform housing management and maintenance effectively? (probe as needed)

N. Leveraging and private market development

1. What efforts have you made to secure funds from other government programs to support development projects you initiate? How have these efforts worked so far? What are the major barriers in leveraging public funding in this way?
2. In what types of projects have you been able to leverage public funding in this way? Which of these projects have been most successful and why? (For projects that appear innovative, probe to get ample description of approach).
3. What efforts have you made to secure funds from private sources to support development projects you initiate? How have these efforts worked so far? What are the major barriers in leveraging private funding in this way?
4. In what types of projects have you been able to leverage private funding in this way? Which of these projects have been most successful and why? (For projects that appear innovative, probe to get ample description of approach).



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

5. Has private market activity (businesses as well as housing development) been expanding in this reservation? If so, what are the main reasons? What has the tribal government done to support it? What more should the tribe do?
6. If private market activity has not been expanding in this reservation, what are the reasons? What do you think the tribe could or should do about it?

O. NAHASDA issues

1. Please discuss your impressions of NAHASDA. From your perspective, what are its good and bad points?
2. Are you in a position to be able to compare NAHASDA with what had been the case prior to NAHASDA--that is, when there were several separate HUD housing assistance programs? (If so):
 - Are total funding levels any different (holding constant for inflation)?
 - Is there more or less burden on the TDHE?
 - Is there more or less flexibility for the TDHE?

(For each of the above): Has this been for the better or for the worse?

3. What would you change about NAHASDA if you were in a position to do so?
4. (If not answered): What specific rules and/or procedures would you change, and how?



TRIBAL LEADER ON-SITE INTERVIEW GUIDE

Note: This is the guide for the interview with the tribal leader in each of the 24 tribal areas selected for site visits. The official being interviewed will have already have worked with the study team on outreach activities, so will be familiar with the study. This in-person interview will obtain the broader overview of tribal economic and housing conditions.

Introduction/Purpose of the Study

Thank you for agreeing to participate in this interview today.

My name is _____ and I'm a researcher from the Urban Institute, a non-profit research organization located in Washington, DC. With me today is [name and affiliation]. I'm here today because the Urban Institute, on behalf of the Department of Housing and Urban Development (HUD), is studying the housing conditions and needs of Native Americans, Alaska Natives, and Native Hawaiians across the United States. The study will describe housing needs and socioeconomic conditions in Indian Country. It will provide HUD with information on how current programs are operating, the extent to which housing needs are being addressed, and demographic and economic trends. It will also answer questions about home ownership in Indian Country and the impacts of the recent financial crisis. This is a three and a half year study that includes analysis of census and administrative data, surveys and in-person interviews, and selected case studies.

Your tribe/village is one of 24 sites we are visiting in to conduct these in-person interviews with tribal leaders, Tribal Housing Offices and Tribally Designated Housing Entities (TDHE), and program staff. Interviews will cover the way the tribal staff is organized and its relationship to the TDHE; tribal staff views on the performance of the TDHE; perceptions of social/economic conditions; housing preferences; housing conditions; and key challenges. These interviews will provide important qualitative information on local institutional arrangements, particularly as they relate to housing, housing problems and the implementation of housing programs.

We will use what we learn today and from other interviews to contribute to a report on housing conditions and needs among Native Americans. This report will be submitted to HUD to inform the federal government of housing challenges.

Confidentiality Statement *[Interviewer must read this]:*

Before beginning the interview, I (we) want to thank you for agreeing to participate in this study and remind you that your participation is voluntary. I (we) know that you are busy and will try to be as brief as possible. We have many questions and are going to talk to many different people, so please do not feel as though we expect you to be able to answer every question. The interview today should last about an hour. This interview is not part of an audit or a compliance review. We are interested in learning about your ideas, experiences, and opinions about



housing in your tribal area/village. There are no right or wrong answers. We want to know what you think.

In addition, before we start, I want to let you know that although we will take notes during these interviews, information is never repeated with the name of the respondent in any reports or in any discussions with supervisors, colleagues, or HUD. When we write our reports and discuss our findings, information from all the people we speak with is compiled and presented so that no one person can be identified.

Do you have any questions before we begin?

A. Respondent's Present/Previous Role in Tribal Governance

1. Could you tell us your current official position within the government of this Tribe or Village?
2. How long have you been in this position?
3. Did you ever serve in this position prior to your current term? (If YES): How many terms did you serve, and what is your total number of years serving in this position?
4. Have you served the Tribal/Village government in other governmental positions besides your current position? (If YES): Could you tell us what those positions were and how many total years you have served?
5. Have you ever served as Director of one of the Tribe/Village's executive departments (or Tribally Designated Housing Entity [TDHE]) such as Housing or Social Services? (If YES): Could you tell us what those positions were and how many years you served in those positions?

B. Tribal Geography, Demography and Economy

1. This is a map of your reservation. Will you please describe the geography of the reservation and how it varies in terms of physical terrain, climate, settlement patterns, access to transportation, shopping, employment, education, etc.?

(After the above, do the following only for those that have a Indian Service Area outside of reservation boundaries) This is map your service area outside of reservation boundaries in which you also provide IHBG funding. Will you please similarly describe the geography of this outside service area: how it varies in terms of physical terrain, climate, settlement patterns, access to transportation, shopping, employment, education, etc.?



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

2. Can you describe the population of this area (as described above), including population size; proportion that are Native American; proportion that are enrolled tribal members; elderly; youth; other population characteristics?
3. What is your overall assessment of the economic conditions in the area? (Probe: Have you witnessed an impact of the recession on employment, economic activity, and need for housing? Please describe the changes over the past 3-4 years).
4. Have there been any significant changes in the tribal economy, or tribal economic development, over the past 5 years, for example, new industries, gaming, new businesses or employers? (If YES): Describe.
5. Are most adults employed? On or off the reservation? Main employers/industries?
6. Describe your perception of poverty and unemployment in this area? Is this a general problem? Has this changed over time?
7. Generally, are residents of the service area migrating away to other places, or are people, members of this tribe, other Native Americans, non-Indians or others moving here. Has this changed over time? Describe.

C. Tribal Organization of its Housing Programs

1. Who administers the Indian Housing Block Grant for the tribe/village?
2. Has administration of the Block Grant changed in any way since the Block Grant was first received?
3. Are you aware of the factors that influenced the tribe/village to adopt the current organizational structure to manage its housing program? (If YES): Could you tell us what the major factors were?
4. Other than NAHASDA funds, do you have additional funds specifically devoted to housing?

[If YES] Are those funds administered by the same people administering the NAHASDA funds?

[If NO] How and why are they administered separately?

5. NAHASDA was first implemented in 1998. To the best of your knowledge, did the Indian Housing Block Grant program authorized under NAHASDA make it easier for the tribe/village to administer housing funding, more difficult, or not change very much as compared to what was the case prior to 1998?
6. On average, has the amount of funds you have received for housing under NAHASDA been roughly comparable to what your Tribe/Village received prior to NAHASDA?



[If NO] Could you tell us if your funding has been significantly higher or significantly lower than pre-NAHASDA? Why has funding changed?

D. Tribal/Village Housing Stock and Needs

1. Some Tribal/Village members qualify for housing assistance and others don't. In your view, is there sufficient assisted rental housing available for those who qualify?

[If NO] Is there a waiting list? Has the number on the waiting list increased, decreased, or stayed about the same in the past 3 years? How long does it take for people to get assisted rental housing?

2. How about assisted owner occupied units?
3. In your view, is there sufficient housing on or near your reservation or village to meet the needs of tribal/village members who don't qualify? (If NO): What are the barriers that limit the availability of such housing?
4. How would you characterize the physical condition of assisted housing properties compared to private housing on your tribe's/village's land? (ask separately for rental and home ownership). (If difference between assisted and private): What are the differences? (If assisted housing deteriorates faster): Why?
5. Including both tribal/village members who do and do not qualify for housing assistance programs, how would you characterize the need for additional housing in your community? [Low, Moderate, High]. (If High or Very High): Please describe the factors contributing to this level of need.
6. Are there subgroups of residents in your tribe/village that are specifically in need of housing assistance, such as homeless, youth, substance abusers, single parent households, or the elderly? (If YES): Describe the conditions of these groups
7. Do you think there is a need to build new housing or rehab some existing housing in order to better address the cultural traditions of your tribe?

[If YES] Could you indicate the types of culturally relevant features that should be incorporated into some or all of your housing stock? Has your tribe/village undertaken any such efforts?

8. On average, do you think that your existing assisted housing stock is appropriate for the climatic and environmental conditions normally prevalent in your location?

[If NO] Could you indicate the two most common deficiencies in your existing housing stock?

9. What would you say is the approximate percentage of households on your reservation or village that have access to the Internet either through broadband or satellite



connections? Has the Tribe and/or households on the reservation encountered any major barriers in gaining access to the Internet?

[If YES] Could you describe those barriers?

10. In the past 5 years, what have been the main challenges in providing housing for your tribe/village? What have been the main successes?

E. Leveraging Funding

1. Has your tribe or village been contributing to its housing programs with funds derived from commercial enterprises or natural resources? Please elaborate.
2. Has your tribe or village pursued funding from other government programs to support development projects you initiate? How have these efforts worked so far? What are the major barriers in leveraging public funding in this way?
3. In what types of projects have you been able to leverage public funding in this way? Which of these projects have been most successful and why? (For projects that appear innovative, probe to get ample description of approach).
4. Has your Tribe /Village participated in NAHASDA's Title VI loan guarantee program?
[If YES] Please describe (number/size of loans, purpose)
[If NO] Why not?
5. Has your tribe or village pursued funds from private sources to support development projects you initiate? How have these efforts worked so far? What are the major barriers in leveraging private funding in this way?
6. In what types of projects have you been able to leverage private funding in this way? Which of these projects have been most successful and why? (For projects that appear innovative, probe to get ample description of approach).
7. Has private market activity (businesses as well as housing development) been expanding in this reservation? If so, what are the main reasons? What has the tribal government done to support that? (If private market activity has not been expanding in this reservation): what are the reasons?
8. Can you identify a legislative or regulatory change by the federal or state government that would enhance your community's ability to leverage funding for your housing programs and community development efforts? (If YES): What would that change be?



F. Homeownership and Section 184 Program

1. Has your tribe, village, or individual households chosen to participate in ONAP's Section 184 mortgage program?
2. If yes, when you began to promote the Section 184 program, did you encounter any significant reluctance on the part of households? (If YES): What factors appeared to discourage participation?
3. When you began to promote the Section 184 program, did you encounter any significant reluctance on the part of mortgage lending institutions? (If YES): What factors appeared to discourage participation?
4. If your community is not participating in the Section 184 program, could you tell us why?

G. Other Tribal Programs and their Coordination with Housing

1. Who is responsible for constructing and maintaining the infrastructure (road, water/sewer lines, utility connections, etc.) for your tribe/village's housing units?
2. Does the tribe/village provide funding for these activities and, if so, what is the source of these funds?
3. Does the tribe or village coordinate infrastructure development and maintenance activities with other governmental entities (federal, state, counties, municipalities, other tribes, etc.)? (If YES): Please describe these activities.
4. Have you encountered any significant problems in achieving effective coordination? (If YES): Could you describe the nature of those difficulties?
5. Has the Tribe or Village developed a mid- or long-term plan to coordinate infrastructure development with the development of housing? (If YES): Please describe key aspects related to housing)
6. Are there other tribal programs that coordinate their activities with housing (e.g., environmental, economic development, health)?

[If YES] Please describe these activities (e.g., shared staff, outreach and information exchange, combined application or enrollment activities, education programs, transportation)?

7. Is there any topic or issue you expected us to cover that we have not brought up yet? (If YES): Please describe the issue(s) and explain why you think it/them to be important.



TRIBAL HOUSING OFFICIAL OR OTHER HOUSING OFFICIALS ON-SITE INTERVIEW GUIDE

[Note: This guide is intended for respondents in tribal housing offices or other offices within the tribal/village government that include housing among their responsibilities, but that are not the Tribally Designated Housing Entity for NAHASDA. Since the organizational structure will vary for each tribe, not all questions will apply to all respondents.]

Introduction/Purpose of the Study

Thank you for agreeing to participate in this interview today.

My name is _____ and I'm a researcher from the Urban Institute, a non-profit research organization located in Washington, DC. With me today is [name and affiliation]. I'm here today because the Urban Institute, on behalf of the Department of Housing and Urban Development (HUD), is studying the housing conditions and needs of Native Americans, Alaska Natives, and Native Hawaiians across the United States. The study will describe housing needs and socioeconomic conditions in Indian Country. It will provide HUD with information on how current programs are operating, the extent to which housing needs are being addressed, and demographic and economic trends. It will also answer questions about home ownership in Indian Country and the impacts of the recent financial crisis. This is a three and a half year study that includes analysis of census and administrative data, surveys and in-person interviews, and selected case studies.

[Name of tribe/village] is one of 24 sites we are visiting in to conduct these in-person interviews with tribal leaders, Tribal Housing Offices and Tribally Designated Housing Entities (TDHE), other housing officials, and program staff. Interviews will cover the way the tribal staff is organized and its relationship to the TDHE; tribal staff views on the performance of the TDHE; perceptions of social/economic conditions; housing preferences; housing conditions; and key challenges. These interviews will provide important qualitative information on local institutional arrangements, particularly as they relate to housing, housing problems and the implementation of housing programs.



We will use what we learn today and from other interviews to contribute to a report on housing conditions and needs among Native Americans. This report will be submitted to HUD to inform the federal government of housing challenges.

Confidentiality Statement *[Interviewer must read this]:*

Before beginning the interview, I (we) want to thank you for agreeing to participate in this study and remind you that your participation is voluntary. I (we) know that you are busy and will try to be as brief as possible. We have many questions and are going to talk to many different people, so please do not feel as though we expect you to be able to answer every question. The interview today should last about an hour. This interview is not part of an audit or a compliance review. We are interested in learning about your ideas, experiences, and opinions about housing in your tribal area/village. There are no right or wrong answers. We want to know what you think.

In addition, before we start, I want to let you know that although we will take notes during these interviews, information is never repeated with the name of the respondent in any reports or in any discussions with supervisors, colleagues, or HUD. When we write our reports and discuss our findings, information from all the people we speak with is compiled and presented so that no one person can be identified.

Do you have any questions before we begin?

A. Respondent's Present/Previous Role in Housing Programs or Tribal Governance

1. Could you tell us your current official position within the government of this tribe or village?
2. How long have you been in this position?
3. Have you had other positions in the tribal housing program? (If YES), what positions did you have? In total how many years have you worked in the tribal housing program?
4. Have you served the tribal/village government in other governmental positions besides your current position? (If YES): Could you tell us what those positions were and how many total years you have served?



B. Tribal Geography, Demography and Economy

1. This is a map of your reservation. Will you please describe the geography of the reservation and how it varies in terms of physical terrain, climate, settlement patterns, access to transportation, shopping, employment, education, etc.?
2. Can you describe the population of your reservation, such as population size; proportion that are Native American; proportions that are enrolled members of this tribe; elderly; youth; other population characteristics.
3. What is your overall assessment of the economic conditions in the area? (Probe: Have you witnessed an impact of the recession on employment, economic activity, and need for housing? Please describe the changes over the past 3-4 years).
4. Have there been any significant changes in the tribal economy, or tribal economic development, over the past 5 years, for example, new industries, gaming, new businesses or employers? (If YES): Describe.
5. Are most adults employed? On or off the reservation? Main employers/industries?
6. Describe your perception of poverty and unemployment in this area? Is this a general problem? Has this changed over time?
7. Generally, are residents of the service area migrating away to other places, or are people, members of this tribe, other Native Americans, non-Indians or others moving here. Has this changed over time? Describe.

C. Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) and Tribal Organization of its Housing Programs

1. Please describe your office/organizational unit:
 - a. What are the major activities of this office?
 - b. What is the geographical area that your organization serves (e.g., reservation/village only; reservation/village plus surrounding/border areas; tribal service areas)?
 - c. How many people work for this office? What are their jobs?
2. Please describe where this office fits in the tribal organizational structure. [If possible have respondent walk through an organization chart with you.]
3. Are there particular challenges your office faces in carrying out its responsibilities? (If YES): Please describe the main challenges.



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

4. Who administers the NAHASDA Indian Housing Block Grant program for the tribe/village? Describe the organizational relationship between your organization and the NAHASDA grantee.
5. Other than NAHASDA funds, does your tribe/village have additional funds specifically devoted to housing?

(If YES): Are those funds administered by the same people administering the NAHASDA funds?

(If NO): How and why are they administered separately?

6. Does your organization administer any of those funds? If so, please discuss which funds/programs and your organization's role.
7. Are you aware of the factors that influenced the tribe/village to adopt the current organizational structure to manage its housing program? (If YES): Could you tell us what the major factors were?
8. Has administration of the Block Grant changed in any way since the Block Grant was first received?
9. NAHASDA was first implemented in 1998. To the best of your knowledge, did NAHASDA make it easier for the Tribe/Village to administer housing funding, more difficult, or not change very much as compared to what was the case prior to 1998?
10. On average, has the amount of funds you have received for housing under NAHASDA been roughly comparable to what your Tribe/Village received prior to NAHASDA?

(If NO): Could you tell us if your funding has been significantly higher or significantly lower than pre-NAHASDA? Why has funding changed?
11. What would you change about NAHASDA if you were in a position to do so?

D. Tribal/Village Housing Stock and Needs - Availability, Affordability, and Quality

[Determine appropriate questions to ask based on responses to C.13 through C.16]

1. Some tribal/village members qualify for housing assistance and others don't. In your view, is there sufficient assisted rental housing available for those who qualify?

(If NO): Is there a waiting list? Has the number on the waiting list increased, decreased, or stayed about the same in the past 3 years? How long does it take for people to get assisted rental housing?

2. How about assisted owner occupied units?



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

3. In your view, is there sufficient housing on or near your reservation or village to meet the needs of tribal/village members who don't qualify? (If NO): What are the barriers that limit the availability of such housing?
4. How would you characterize the physical condition of assisted housing properties compared to private housing on your tribe's/village's land? (ask separately for rental and home ownership). (If difference between assisted and private): What are the differences? (If assisted housing deteriorates faster): Why?
5. Including both tribal/village members who do and do not qualify for housing assistance programs, how would you characterize the need for additional housing in your community? [Low, Moderate, High]. (If High): Please describe the factors contributing to this level of need.
6. Are there subgroups of residents in your tribe/village that are specifically in need of housing assistance, such as homeless, youth, substance abusers, single parent households, or the elderly? (If YES): Describe the conditions of these groups.
7. Does the existing housing stock on your reservation or village have a sufficient number of residences that are suitable for people with physical disabilities?
8. From your observations, about what percentage of households on your reservation/village would consider their housing situation to be "overcrowded"? Please include both assisted and non-assisted housing.
 - a. Is the overcrowding you refer to year-long or are there seasonal variations? If there are seasonal variations, please describe when the seasonal influx occurs and the factors contributing to it.
 - b. Could you indicate the two most important factors contributing to the overcrowding to which you refer?
9. How many homeless shelters operate in this tribal area? Are they open year-round? (If NO): What months are they open?
 - a. Can you estimate how many people stay in these shelters when they are open?
 - b. How many beds do they have? How many beds would be needed to meet peak demand?
10. Do you think there is a need to build new housing or rehab some existing housing in order to better address the cultural traditions of your tribe?

[If YES] Could you indicate the types of culturally relevant features that should be incorporated into some or all of your housing stock? Has your tribe/village undertaken any such efforts?



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

11. On average, do you think that your existing assisted housing stock is appropriate for the climatic and environmental conditions normally prevalent in your location?

[If NO] Could you indicate the two most common deficiencies in your existing housing stock?
12. Do you think that the quality and availability of housing on the reservation or village affects the ability of your tribe to promote economic development on the reservation or village (e.g., keeping essential workers on the reservation, attracting investment and employers)? Discuss.
13. What would you say is the approximate percentage of households on your reservation or village that have access to the Internet either through broadband or satellite connections? Has the Tribe and/or households on the reservation encountered any major barriers in gaining access to the Internet? (If YES): Could you describe those barriers?
14. Has there been any attempt to integrate any of the so-called “new” or “green” energy efficient technologies into your new or rehabbed assisted housing stock? Into any of your housing stock? (If YES): Could you indicate what technologies/approaches have been employed?
15. Have you encountered any barriers in attempting to employ new or green technologies? (If YES): What have they been?
16. In the past 5 years, what have been the main challenges in providing housing for your tribe/village? What have been the main successes? Please describe the factors you considered in your response.

E. Leveraging Funding

[Determine appropriate questions to ask based on responses to C.13 through C.16]

1. Has your tribe or village been contributing to its housing programs with funds derived from commercial enterprises or natural resources? Please elaborate.
2. Has your tribe or village pursued funding from other government programs, besides NAHASDA, to support development projects you initiate (including infrastructure)? How have these efforts worked so far? What are the major barriers in leveraging public funding in this way?



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

3. In what types of projects have you been able to leverage public funding in this way? Which of these projects have been most successful and why? (For projects that appear innovative, probe to get ample description of approach).
4. Has your Tribe /Village participated in NAHASDA's Title VI loan guarantee program?
[If YES] Please describe (number/size of loans, purpose)
[If NO] Why not?
5. Has your tribe or village pursued funds from private sources to support development projects you initiate? How have these efforts worked so far? What are the major barriers in leveraging private funding in this way?
6. In what types of projects have you been able to leverage private funding in this way? Which of these projects have been most successful and why? (For projects that appear innovative, probe to get ample description of approach).
7. Has private market activity (businesses as well as housing development) been expanding in this reservation? If so, what are the main reasons? What has the tribal government done to support that? (If private market activity has not been expanding in this reservation): what are the reasons?
8. Can you identify a legislative or regulatory change by the federal or state government that would enhance your community's ability to leverage funding for your housing programs and community development efforts? (If YES): What would that change be?.

F. Homeownership and Section 184 Program

1. Has your tribe, village, housing entity, and/or individual households chosen to participate in ONAP's Section 184 mortgage program?
2. If yes, when you began to promote the Section 184 program, did you encounter any significant reluctance on the part of households? (If YES): What factors appeared to discourage participation?
3. When you began to promote the Section 184 program, did you encounter any significant reluctance on the part of mortgage lending institutions? (If YES): What factors appeared to discourage participation?
4. If your community is not participating in the Section 184 program, could you tell us why?



G. Other Tribal Programs and their Coordination with Housing

1. Who is responsible for constructing and maintaining the infrastructure (road, water/sewer lines, utility connections, etc.) for your tribe/village's housing units? (Probe for any differences between assisted units and other housing units).
2. Does the tribe/village provide funding for these activities and, if so, what is the source of these funds?
3. Does the tribe or village coordinate infrastructure development and maintenance activities with other governmental entities (federal, state, counties, municipalities, other tribes, etc.)? (If YES): Please describe these activities.
4. Have you encountered any significant problems in achieving effective coordination? (If YES): Could you describe the nature of those difficulties?
5. Has the Tribe or Village developed a mid- or long-term plan to coordinate infrastructure development with the development of housing? (If YES): Please describe key aspects related to housing.
6. Are there other tribal programs that coordinate their activities with housing (e.g., environmental, economic development, health)? (If YES): Please describe these activities (e.g., shared staff, outreach and information exchange, combined application or enrollment activities, education programs, transportation)?
7. Are there housing-related services you would like to see offered by the tribe that aren't available at present?
8. Is there any topic or issue you expected us to cover that we have not brought up yet? (If YES): Please describe the issue(s) and explain why you think it/them to be important.



COMMUNITY LEADER ON-SITE INTERVIEW GUIDE

[Note: This guide is intended for respondents identified in pre-site visit outreach as community leaders who are familiar with the tribe's housing needs and conditions and relationships between housing and other service needs. Since the respondents will vary for each tribe, not all questions will apply to all respondents. Responses to questions in the first module will help to determine subsequent questions asked.]

Introduction/Purpose of the Study

Thank you for agreeing to participate in this interview today.

My name is _____ and I'm a researcher from the Urban Institute, a non-profit research organization located in Washington, DC. With me today is [name and affiliation]. I'm here today because the Urban Institute, on behalf of the Department of Housing and Urban Development (HUD), is studying the housing conditions and needs of Native Americans, Alaska Natives, and Native Hawaiians across the United States. The study will describe housing needs and socioeconomic conditions in Indian Country. It will provide HUD with information on how current programs are operating, the extent to which housing needs are being addressed, and demographic and economic trends. It will also answer questions about home ownership in Indian Country and the impacts of the recent financial crisis. This is a three and a half year study that includes analysis of census and administrative data, surveys and in-person interviews, and selected case studies.

[Name of tribe/village] is one of 24 sites we are visiting in to conduct these in-person interviews with tribal leaders, Tribal Housing Offices and Tribally Designated Housing Entities (TDHE), other housing officials, program staff, and community leaders. Interviews will cover the way the tribal staff is organized and its relationship to the TDHE; tribal staff views on the performance of the TDHE; perceptions of social/economic conditions; housing preferences; housing conditions; and key challenges. These interviews will provide important qualitative information on local institutional arrangements, particularly as they relate to housing, housing problems and the implementation of housing programs.

We will use what we learn today and from other interviews to contribute to a report on housing conditions and needs among Native Americans. This report will be submitted to HUD to inform the federal government of housing needs and challenges.

Confidentiality Statement *[Interviewer must read this]:*

Before beginning the interview, I (we) want to thank you for agreeing to participate in this study and remind you that your participation is voluntary. I (we) know that you are busy and will try to be as brief as possible. We have many questions and are going to talk to many different people, so please do not feel as though we expect you to be able to answer every question. The interview today should last about an hour. This interview is not part of an audit or a compliance



review. We are interested in learning about your ideas, experiences, and opinions about housing in your tribal area/village. There are no right or wrong answers. We want to know what you think.

In addition, before we start, I want to let you know that although we will take notes during these interviews, information is never repeated with the name of the respondent in any reports or in any discussions with supervisors, colleagues, or HUD. When we write our reports and discuss our findings, information from all the people we speak with is compiled and presented so that no one person can be identified.

Do you have any questions before we begin?

A. Respondent's Present/Previous Role in Housing Programs or Tribal Governance.

1. In our initial discussions with tribal leaders and housing officials to plan this site visit, you were recommended as a community leader knowledgeable about housing in this tribal area/village. Can you tell me how you came to be knowledgeable about housing (e.g., previous job, current job, board membership, etc.)?
2. What is your current position?
3. How long have you been in this position? If you have had other positions in this organization, in total, how long have you been with this organization?
4. What is the mission of this program/office/organization/how would you describe its primary goal?
5. What are the primary funding sources?
6. [If you do not already have this information] Is this organization part of the tribal/village government? (If YES): Please explain where this program sits organizationally. (If NO): Please describe this organization's affiliation.
7. Have you had other positions serving this tribe (in or outside of tribal government)? (If YES): What positions did you have? In total how many years have you worked with/for this tribe?

B. Tribal Geography, Demography, and Economy

1. Can you describe the geography of this tribal area/village in terms of physical terrain, climate, access to transportation, shopping, employment, education, etc.?
2. Can you describe the population of the reservation/village/tribal service area, such as population size; proportion that are Native American; proportion that are enrolled members of this tribe; elderly; youth; income; and other population characteristics?



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

3. What is your overall assessment of the economic conditions in the area? (Probe: Have you witnessed an impact of the recession on employment, economic activity, and need for housing? Please describe the changes over the past 3-4 years).
4. Have there been any significant changes in the tribal economy, or tribal economic development, over the past 5 years, for example, new industries, gaming, new businesses or employers? (If YES): Describe.
5. Are most adults employed? On or off the reservation? Main employers/industries?
6. Describe your perception of poverty and unemployment in this area? Is this a general problem? Has this changed over time?
7. Generally, are residents of the tribal area migrating away to other places, or are people, members of this tribe, other Native Americans, non-Indians or others moving here. Has this changed over time? Describe.

C. Your Organization's/Program's Clients and Services

[Tailor these questions based on responses to module A]

1. Please describe the services or activities of your program/organization.
2. What is the service area (one tribe/multi-tribe; on/near reservation)?
3. [If applicable] How many participants are there (approximately)?
4. Does the number change during the course of the year? (If YES): Why?
5. [If applicable] Please describe your client base. That is:
 - a. Ages served
 - b. Types of households served (e.g., singles/families)
 - c. Average length of time in program
 - d. Employment status or other characteristics
6. [If applicable] What are the eligibility requirements?
7. How does your program interact with tribal housing programs?
8. Please describe how you become aware of housing needs and conditions? (e.g., from individual clients, serving on tribal interagency committees, etc.)
9. Do you coordinate any activities with housing programs, such as outreach, application, or enrollment activities; education programs; transportation; referrals?



10. Are there particular challenges your program/office faces in carrying out its responsibilities? (If YES): Please describe the main challenges.
11. Are there housing-related services you would like to see offered by the tribe that aren't available at present?

D. Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA)

1. Are you familiar with the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) that provides a block grant from the Office of Native American Programs (ONAP) at the U.S. Department of Housing and Urban Development (HUD)?

[If YES] *Continue with module D.*

[If NO] *Skip to module E.*

2. Who administers the NAHASDA Indian Housing Block Grant program for the tribe/village? Describe the organizational relationship between your organization and the NAHASDA grantee.
3. Other than NAHASDA funds, does your tribe/village have additional funds specifically devoted to housing?

(If YES): Are those funds administered by the same people administering the NAHASDA funds?

(If NO): How and why are they administered separately?
4. Does your organization administer any of those funds? If so, please discuss which funds/programs and your organization's role.
5. Are you aware of the factors that influenced the tribe/village to adopt the current organizational structure to manage its housing program? (If YES): Could you tell us what the major factors were?
6. Has administration of the Block Grant changed in any way since the Block Grant was first received?
7. NAHASDA was first implemented in 1998. To the best of your knowledge, did NAHASDA make it easier for the tribe/village to administer housing funding, more difficult, or not change very much as compared to what was the case prior to 1998?
8. On average, has the amount of funds you have received for housing under NAHASDA been roughly comparable to what your Tribe/Village received prior to NAHASDA? [If NO]: Could you tell us if your funding has been significantly higher or significantly lower than pre-NAHASDA? Why has funding changed?



9. What would you change about NAHASDA if you were in a position to do so?

E. Tribal/Village Housing Stock and Needs

1. Some tribal/village members qualify for housing assistance and others don't. In your view, is there sufficient assisted rental housing available for those who qualify?
2. In your view, is there sufficient affordable housing (i.e., housing that would not require more than 30% of the household's standard monthly income)? on or near your reservation or village to meet the needs of tribal/village members who don't qualify for assisted housing?
3. Including both tribal/village members who do and do not qualify for housing assistance programs, how would you characterize the need for additional housing in your community? (Low, Moderate, High). (If High): Please describe the factors contributing to this level of need.
4. How would you characterize the physical condition of the tribe's/village's assisted housing properties compared to private housing on the tribe/village's land? (ask separately for rental and home ownership). (If difference between assisted and private): What are the differences?
5. Are there subgroups of residents in your tribe/village that are specifically in need of housing assistance, such as homeless, youth, substance abusers, single parent households, or the elderly? (If YES): Describe the conditions of these groups.
6. Does the existing housing stock on your reservation or village have a sufficient number of residences that are suitable for people with physical disabilities?
7. From your observations, about what percentage of households on your reservation/village would consider their housing situation to be "overcrowded"? Please include both assisted and non-assisted housing.
 - a. Is the overcrowding you refer to year-long or are there seasonal variations? If there are seasonal variations, please describe when the seasonal influx occurs and the factors contributing to it.
 - b. Could you indicate the two most important factors contributing to the overcrowding to which you refer?
8. How many homeless shelters operate in this tribal area? Are they open year-round? (If NO): What months are they open?
 - a. Can you estimate how many people stay in these shelters when they are open?



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

- d. How many beds do they have? How many beds would be needed to meet peak demand?
9. Do you think there is a need to build new housing or rehab some existing housing in order to better address the cultural traditions of your tribe? [If YES] Could you indicate the types of culturally relevant features that should be incorporated into some or all of your housing stock? Has your tribe/village undertaken any such efforts?
10. On average, do you think that your existing assisted housing stock is appropriate for the climatic and environmental conditions normally prevalent in your location? [If NO] Could you indicate the two most common deficiencies in your existing housing stock?
11. Do you think that the quality and availability of housing on the reservation or village affects the ability of your tribe to promote economic development on the reservation or village (e.g., keeping essential workers on the reservation, attracting investment and employers)? Discuss.
12. What would you say is the approximate percentage of households on your reservation or village that have access to the Internet either through broadband or satellite connections? Has the Tribe and/or households on the reservation encountered any major barriers in gaining access to the Internet? (If YES): Could you describe those barriers?
13. Has there been any attempt to integrate any of the so-called “new” or “green” energy efficient technologies into your new or rehabbed assisted housing stock? Into any of your housing stock? (If YES): Could you indicate what technologies/approaches have been employed?
14. Have you encountered any barriers in attempting to employ new or green technologies? (If YES): What have they been?
15. In the past 5 years, what have been the main challenges in providing housing for your tribe/village? What have been the main successes? Please describe the factors you considered in your response.

F. Leveraging Funding

[Determine appropriate questions to ask based on previous responses. Explain to respondent that we understand that they may not know the answers to some questions and they do not have to answer]

1. Has the Tribe or Village been contributing to its housing programs with funds derived from commercial enterprises or natural resources? [If YES] Please elaborate.



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

2. Has the Tribe or Village pursued external funding from other government programs, besides NAHADSA, to support development projects (including infrastructure)? How have these efforts worked so far? What are the major barriers in leveraging public funding this way?
3. Has the Tribe or Village encountered any significant barriers when trying to access housing or community development funds in private sector capital markets? (If YES): Please indicate what those barriers have been.
4. In the past 5 years, what do you think have been the main challenges in providing housing for your tribe/village? What have been the main successes? Please describe the factors you considered in your response.

G. Homeownership and Section 184 Program

[Determine appropriate questions to ask based on previous responses. Explain to respondent that we understand that they may not know the answers to some questions and they do not have to answer]

1. Have your tribe, village, housing entity, and/or individual households chosen to participate in ONAP's Section 184 mortgage program? (If YES): Did your organization have any role in promoting that program? (If YES): Did you encounter any significant reluctance on the part of households? (If YES): What factors appeared to discourage participation?
2. If your community is not participating in the Section 184 program, could you tell us why?

H. Other Tribal Programs and their Coordination with Housing

1. Who is responsible for constructing and maintaining the infrastructure (road, water/sewer lines, utility connections, etc.) for your tribe/village's housing units? (Probe for any differences between assisted units and other housing units).
2. Does the Tribe/Village provide funding for these activities and, if so, what is the source of these funds?
3. Does the tribe or village coordinate infrastructure development and maintenance activities with other governmental entities (federal, state, counties, municipalities, other tribes, etc.)? (If YES): Please describe these activities.
4. Have you encountered any significant problems in achieving effective coordination? (If YES): Could you describe the nature of those difficulties?
5. Are there other tribal programs we have not yet mentioned yet that coordinate their activities with housing (e.g., environmental, economic development, health)? Do



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

you work with any of these programs? (If YES): Please describe how you work with these programs around housing issues.

6. Is there any topic or issue you expected us to cover that we have not brought up yet? (If YES): Please describe the issue(s) and explain why you think it is/they are important.

TRIBAL/TDHE WEB SURVEY



Tribal/TDHE Web Survey Questions

Automated ID: [an ID will be generated for each respondent based on their unique organization name. if more than one person per organization attempts to take the survey, they will be instructed to call a help number.]

Name of Organization/Tribe:

Job title:

The survey should be completed by someone with thorough understanding of the processes involved in administering IHBG funds in your organization. Only one survey should be submitted for each organization. If you think you may have already completed this survey, please contact XXX. We can tell you if a survey has been completed already.

[Description of study and informed consent information will be provided on a page with a link to click if the terms are understood. Then the respondent can proceed through the remaining screens.]

This study will describe housing needs and socioeconomic conditions in Indian Country. It will provide HUD with information on:

- how current programs are operating,
- the extent to which housing needs are being addressed, and
- demographic and economic trends.

It will also provide information about home ownership in Indian Country and the impacts of the recent financial crisis.

This survey is being conducted to help understand the housing needs of American Indian and Alaska Native families. It is sponsored by the Department of Housing and Urban Development and is being conducted across Indian Country.

Your participation is very important to the success of this survey. This survey is voluntary, which means that you don't have to participate and you can decide not to answer any specific questions. It will take about 30 minutes.

The information you provide will be confidential, and will not be shared with anyone except for research staff working on the study. This includes anything that can identify you such as your name, address, or telephone number. Everyone who works on this survey has signed a legal document



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stating they will not reveal any of your personal information and can be severely penalized if they do.

The survey includes questions on the Tribe/TDHE organization and institutional relationships; staff, training, and procedures for the Tribe/TDHE; perceptions of social/economic conditions, trends and issues in the area; perceptions of resident housing satisfaction and preferences; housing problems and needs; challenges in housing development and operation; IHBG planning and implementation approaches; assessment of rules and procedures under NAHASDA; and assessment of mortgage lending programs (Section 184 and others). The survey is neither an audit nor a compliance review. The information you provide will be helpful to improve housing in your community and other communities in Indian Country.

The information that you provide will be kept private. You will not be quoted by name and no names will be included in the summary reports. A report will be shared with the tribe/native village at a later date. It will summarize the findings, without giving names or other information that would identify you or the tribe/native village.

Throughout the survey the term “area” is used instead of “reservation,” “trust lands” or “villages.”



A. TRIBAL/TDHE ORGANIZATION AND INSTITUTIONAL RELATIONSHIPS

<p>A1. Is your organization an office of the tribal government, a separate Tribal Designated Housing Entity, or something else?</p>	<p><input type="checkbox"/> Office of tribal government <input type="checkbox"/> Separate Tribal Designated Housing Entity (TDHE) <input type="checkbox"/> Something else (SPECIFY): _____</p> <p style="text-align: center;"><i>IF TDHE, continue with A1a.</i></p>
<p>A1a. If a TDHE, is your organization currently, or was it ever, considered an “Indian Housing Authority”?</p>	<p>YES NO Don’t Know</p>
<p>A2. This survey pertains to your work in administering Indian Housing Block Grant, IHBG, funds for your area. Does your organization administer IHBG grants for other areas as well?</p>	<p>YES NO Don’t Know</p> <p>[If yes]: For how many other tribal areas? _____</p>
<p>A3. Has your organization always managed the IHBG grants for this area or has administration of the block grant transferred from a different organization since 1998?</p>	<p><input type="checkbox"/> Always managed the IHBG grants for this tribal area <input type="checkbox"/> Administration of the block grant transferred</p> <p style="text-align: center;"><i>If ALWAYS, continue with A4. If TRANSFERRED, continue with A3a.</i></p>
<p>A3a. [If not the original administrator of IHBG funds]: In what year did your organization begin to administer the IHBG for this area?</p>	<p>_____</p>
<p>A4. What is the name, title and organizational affiliation of the person your organization reports to in administering IHBG funds in this area?</p>	<p>Name: Title: Organizational affiliation:</p>
<p>A5. How is the executive director of your organization selected?</p>	<p><input type="checkbox"/> Selected by tribal government <input type="checkbox"/> Selected by your organization’s own Board of Directors <input type="checkbox"/> Other (SPECIFY): _____ <input type="checkbox"/> Don’t Know</p>



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<p>A6. How many executive directors has your organization had over the past . . .</p>	<p>3 years? _____ 5 years? _____ Don't Know</p>
<p>A7. Does your organization have its own board of directors?</p>	<p>YES NO Don't Know</p>
<p>A8. Do you partner or collaborate with any other public agencies or nonprofit organizations in providing housing services in conjunction with the use of IHBG funds?</p>	<p>YES NO Don't Know <i>If YES, continue with A9a</i></p>
<p>A9a. If yes, what organizations do you partner or collaborate with?</p>	
<p>✓</p>	<p>Partner Organizations</p>
	<p>Non-tribal local jurisdiction</p>
	<p>Local non-tribal Public Housing Authority</p>
	<p>Local nonprofits and service providers</p>
	<p>Other tribal programs (e.g., IHS, economic development, education, TANF)</p>
	<p>Other (SPECIFY): _____</p>
	<p>Don't Know</p>



B. STAFF, TRAINING AND PROCEDURES

<p>B1. How many full-time staff members does your organization currently have?</p>	<p>_____ number of FT staff</p> <p>Don't Know</p>	
<p>B2. Has the number of staff increased, stayed the same, or decreased over the past 3 years?</p>	<p><input type="checkbox"/> Increased</p> <p><input type="checkbox"/> Stayed the same</p> <p><input type="checkbox"/> Decreased</p>	
<p>B2. How many of them have been working for your organization for 3 years or more?</p>	<p>_____ Number working 3 years or more</p> <p>Don't Know</p>	
<p>B3. How many part-time staff members do you have? (If 2 or less, skip to B5)</p>	<p>_____ number of PT staff</p> <p>Don't Know</p>	
<p>B4. We are interested in learning how generalized or specialized your staff is. Do any of your staff members work <u>only</u> on the following tasks? (Note: do not ask this question if current full-time staff is 2 or less.)</p>	<p>YES</p>	<p>NO</p>
<p>Administrative tasks, such as record keeping and organizing, preparing documents</p>		
<p>PR/Communications with the public</p>		
<p>Finances, Budget</p>		
<p>Case management with residents</p>		
<p>Construction</p>		
<p>Building management</p>		
<p>Building maintenance</p>		
<p>Contracts</p>		
<p>Information management/ computer systems</p>		
<p>Other (specify)</p>		
<p>B5. Do you contract out to for-profit companies or nonprofit organizations to provide services to your organization on a regular basis?</p>	<p>YES NO</p> <p style="text-align: center;"><i>If YES, continue with B5a.</i></p>	



<p>B5a. If yes, the following is a list of possible functions that you might contract out to other entities. Which of these do you outsource on a routine basis?</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Legal help <input type="checkbox"/> Finance/Accounting <input type="checkbox"/> Information management/IT/computer systems <input type="checkbox"/> Building management/ operations <input type="checkbox"/> Rent Collection <input type="checkbox"/> Maintenance <input type="checkbox"/> Construction <input type="checkbox"/> Other (SPECIFY): _____
<p>B6a. What is the most effective method you use to communicate with tribal members about the programs you offer?</p> <p>(Ask for rank order of effectiveness)</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Brochures YES NO <input type="checkbox"/> Word of mouth YES NO <input type="checkbox"/> Handbooks YES NO <input type="checkbox"/> Flyers YES NO <input type="checkbox"/> Newspaper notices YES NO <input type="checkbox"/> Website YES NO <input type="checkbox"/> Community meetings YES NO <input type="checkbox"/> Other (SPECIFY):
<p>B8. What do you see as the highest priorities for improving the effectiveness of your organization? (Open-ended)</p>	
<p>B9. What types of training would you most like to obtain for you and/or your staff? Identify your top three choices from the list .</p>	<ul style="list-style-type: none"> ___ Administrative tasks, such as record keeping and organizing, preparing documents ___ PR/Communications with the public ___ Finances, Budget ___ Case management with residents ___ Construction Management/ building management ___ Building maintenance ___ Contracts ___ Information management/ computer systems ___ Other (SPECIFY): _____



C. PERCEPTIONS OF SOCIAL/ECONOMIC TRENDS AND ISSUES

<p>C1. How weak or strong would you say the economy in this area is, considering such things as strength of private businesses, government employment, and the financial stability of households?</p>	<p> <input type="checkbox"/> Very strong <input type="checkbox"/> Somewhat strong <input type="checkbox"/> Neither strong nor weak <input type="checkbox"/> Somewhat weak <input type="checkbox"/> Very weak </p>
<p>C2. How would you compare the current economic conditions of this area to conditions 5 years ago?</p>	<p> <input type="checkbox"/> Better <input type="checkbox"/> Worse <input type="checkbox"/> No Change </p>
<p>C3. Of all the residents of this area that have jobs, what percent would you estimate work for private businesses?</p> <p>C3a. What are the major types of businesses that provide these jobs? (Open-ended)</p>	<p>_____ %</p> <p>_____</p>
<p>C4. Have there been any significant expansions in the tribal economy, or tribal economic development, over the past 5 years such as the development of new businesses or the development of gaming?</p>	<p>YES NO Don't know REFUSED</p> <p>Details: _____.</p>
<p>C5. Have there been any significant losses in the tribal economy, or tribal economic development, over the past 5 years such as plant closings, loss of employer bases?</p>	<p>YES NO Don't know REFUSED</p> <p>Details: _____.</p>



D. TRIBAL/TDHE PERCEPTIONS OF RESIDENT HOUSING SATISFACTION AND PREFERENCES

<p>D1. For each of the types of housing in your area, please mark whether your perception is that residents are very satisfied, satisfied, or not satisfied with their current housing situation.</p>	VERY SATISFIED	SATISFIED	NOT SATISFIED		
<input type="checkbox"/> Formula Current Assisted Stock (FCAS) Mutual Help housing					
<input type="checkbox"/> FCAS rental housing					
<input type="checkbox"/> IHBG owner-occupied housing					
<input type="checkbox"/> IHBG rental housing					
<input type="checkbox"/> Private owner-occupied housing					
D2. On a scale from 1 to 5, with 1 being “low priority” and 5 being “high priority,” what priority do you think the residents of the <i>rental</i> units you operate would assign to each of the following?	1 Lowest Priority	2	3	4	5 Highest Priority
Finding better locations					
Constructing different types of structures					
Improving the external appearance of their structures					
Improving the quality of construction					
Providing more culturally sensitive designs					
Improving the quality of upkeep					
Constructing larger units					
Using a different configuration of rooms					
Using larger lot sizes					
Reducing crime and drug activity in area					
Providing (or linking to) better or more					



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accessible social services					
Improving the landscaping					
Something else? (SPECIFY): _____					
D3. On a scale from 1 to 5, with 1 being “low priority” and 5 being “high priority,” what priority do you think the residents of the <i>owner-occupied</i> units you operate would give to each of the following types of improvements?	1 Lowest Priority	2	3	4	5 Highest Priority
Finding better locations					
Constructing different types of structures					
Improving the external appearance of their structures					
Improving the quality of construction					
Providing more culturally sensitive designs					
Improving the quality of upkeep					
Constructing larger units					
Using a different configuration of rooms					
Using larger lot sizes					
Reducing crime and drug activity in area					
Providing (or linking to) better or more accessible social services					
Improving the landscaping					
Something else? (SPECIFY): _____					



E. TRIBAL/TDHE PERCEPTIONS OF HOUSING PROBLEMS AND NEEDS

<p>E1. In general, is there a high unmet need for affordable housing units in this area, a moderate unmet need, or a low unmet need for affordable housing units?</p>	<input type="checkbox"/> High need <input type="checkbox"/> Moderate need <input type="checkbox"/> Low need
<p>E2. Has the level of unmet need for affordable housing units in this area increased in the past three years, decreased, or stayed about the same?</p>	<input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input type="checkbox"/> Stayed the same
<p>E3. Does your organization maintain a waiting list of households seeking to get assistance through IHBG-funded programs or services?</p>	<p>YES NO Don't know Refused</p> <p style="text-align: center;"><i>If YES, continue with E3a. If NO, skip to E4.</i></p>
<p>E3a. Has the number on the waiting list increased, decreased, or stayed about the same in the past 3 years?</p>	<input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input type="checkbox"/> Stayed the same <input type="checkbox"/> Don't know
<p>E4. Homelessness can mean many different things. For example, sometimes families double or triple up and live in the same unit, sometimes people go to homeless shelters, and sometimes they live in places that are not meant for people to live in. Does this occur in your community?</p>	<p>Doubling up? YES NO Don't know Refused</p> <p style="text-align: center;">IF DOUBLING UP SELECTED, HOW SERIOUS A PROBLEM IS THIS: MAJOR MODERATE MINOR</p> <p>Use of homeless shelters? YES NO Don't know Refused</p> <p>Living in places not meant for human habitation? YES NO Don't know Refused IF YES, EXAMPLE: _____ (i.e., cars, abandoned buildings, etc.)</p> <p style="text-align: center;">If YES to "homeless shelters," GO TO E4a If NO to "homeless shelters," skip to E5 (after asking about "places not meant for</p>



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		human habitation)		
E4a. How many homeless shelters are there in this area?	Number of homeless shelters: ____			
E5. For each item in the list below, please check whether you think there is: a high need, some need, or little or no need.				
	High Need	Some Need	Little or No Need	
New construction of housing units				
Rehabilitation or modernization of existing units				
Subsidized homeownership opportunities				
Subsidized rent				
E6. About what proportion of assisted rental units within this area are in need of major repair or modernization?	<input type="checkbox"/> 0-10% <input type="checkbox"/> 10-25% <input type="checkbox"/> 25-50% <input type="checkbox"/> Over 50%			
E7. About what proportion of assisted owner-occupied units in this area are in need of major repair or modernization?	<input type="checkbox"/> 0-10% <input type="checkbox"/> 10-25% <input type="checkbox"/> 25-50% <input type="checkbox"/> Over 50%			
E8. What types of repairs have you had to make frequently over the past 3 years for the housing units your organization administers?	<input type="checkbox"/> Roof <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Interior walls <input type="checkbox"/> Exterior surface (not roof) <input type="checkbox"/> Property infrastructure, such as sewers, driveways/ parking lots <input type="checkbox"/> Other (SPECIFY): _____ <input type="checkbox"/> None			
E9. What type of capital improvements have you made over the past 3 years for the housing units your organization administers?	<input type="checkbox"/> Roof <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Interior walls <input type="checkbox"/> Exterior surface (not roof) <input type="checkbox"/> Asbestos removal <input type="checkbox"/> Lead paint abatement <input type="checkbox"/> Property infrastructure, such as sewers,			



	<p>driveways/ parking lots</p> <p><input type="checkbox"/> Other (SPECIFY): _____</p> <p><input type="checkbox"/> None</p>
<p>E10. Are there repairs and improvements to the stock of housing your organization administers that you would currently like to make, but haven't?</p>	<p>YES NO Don't know REFUSED</p> <p><i>If YES, continue with E10a.</i></p> <p><i>If NO, skip to E11.</i></p>
<p>E10a. Why haven't you made these repairs or improvements?</p>	<p><input type="checkbox"/> Lack of funding</p> <p><input type="checkbox"/> Equipment not available/ Lack of affordable materials</p> <p><input type="checkbox"/> Lack of maintenance professionals/ industries in the area</p> <p><input type="checkbox"/> Difficulties overseeing projects due to limited technical capacity</p> <p><input type="checkbox"/> Difficulties accessing units, such as inadequate road or size of area served</p> <p><input type="checkbox"/> Age of housing stock (too old to repair/renovate)</p> <p><input type="checkbox"/> Harsh climate, recent natural disasters</p>
<p>E11. About how often do you conduct formal inspections of the housing units your organization administers?</p>	<p><input type="checkbox"/> Once-when unit is put into service but not after that</p> <p><input type="checkbox"/> When there is new tenant but not after that</p> <p><input type="checkbox"/> Regularly, about once a year</p> <p><input type="checkbox"/> Regularly, about twice a year</p> <p><input type="checkbox"/> Regularly, and more than twice a year</p> <p><input type="checkbox"/> Don't know</p>
<p>E12. What housing quality standards do you use when assessing housing conditions?</p>	<p><input type="checkbox"/> Those of a specific housing code adopted by this tribe</p> <p><input type="checkbox"/> Those of a housing code used by neighboring local jurisdiction</p> <p><input type="checkbox"/> Those of state code</p> <p><input type="checkbox"/> Those of a model housing code</p> <p><input type="checkbox"/> Those used by HUD for the Section 8 program, called Housing Quality Standards (HQS)</p> <p><input type="checkbox"/> There is no set of standards that we use</p>



F. APPROACH TO STRATEGY IN IHBG PLANNING AND IMPLEMENTATION

F1. Your organization may receive and use feedback or advice when making decisions about how to use IHBG funds. Please indicate which of the groups below, if any, you consult with each year when you prepare your Indian Housing Plan (IHP). If you do consult with a particular group, please indicate if you have extensive consultation, some consultation, or no consultation.

	EXTENSIVE CONSULTATION	SOME CONSULTATION	NO CONSULTATION
IHBG housing residents			
Other community residents			
Infrastructure planners (ICDBG and others)			
Local nonprofits and service providers			
Tribal council			
Non-tribal local jurisdiction			
State government entity or official			
Private land owners			
Local housing advocates and experts			
ONAP Regional staff or HUD staff			

<p>F2. What methods do you use to obtain input from groups in this area?</p>	<input type="checkbox"/> Community meetings <input type="checkbox"/> Informal visits and discussions <input type="checkbox"/> Formal recommendations provided in reports, letters or plans <input type="checkbox"/> Voting on program options <input type="checkbox"/> Other (SPECIFY): _____
<p>F3. Do you conduct or utilize a formal needs assessment as a basis for your IHP?</p>	<input type="checkbox"/> YES the Tribe/TDHE conducts a needs assessment <input type="checkbox"/> YES we utilize the needs assessment conducted by the state agency <input type="checkbox"/> NO we do not conduct or utilize a needs assessment <p style="text-align: center;"><i>If YES, continue with F3a.</i></p> <p style="text-align: center;"><i>If NO, continue with F4.</i></p>



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F3a. When was the most recent formal needs assessment conducted?	<input type="checkbox"/> In the past year <input type="checkbox"/> Two to four years ago <input type="checkbox"/> 5 years ago or more
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F3b. Which of the following were included in your needs assessment?	YES	NO
Data on population growth, family income and other family characteristics		
Onsite inspection of housing units		
Interviews with local housing advocates/ experts		
Interviews with tenants or tenant organizations		
Public forums held with community residents		
Other (SPECIFY): _____		

F4. Does IHP give the highest priority to providing assistance inside the area, to providing assistance to other parts of the service area outside the area boundary(ies), or about equal priority to both?	<input type="checkbox"/> Highest priority inside the area <input type="checkbox"/> Highest priority outside area boundaries <input type="checkbox"/> About equal priority to both <input type="checkbox"/> Do not work outside of tribal area boundaries
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F5. I am going to read you a list of Eligible Affordable Housing Activities under NAHASDA. Can you tell me if you actually perform activities in each category and, if so, provide one or two word description of the types of activities you perform:	Type of Activity (7) Indian housing assistance (8) Development (9) Housing services (10) Housing management services (11) Crime prevention and safety activities (12) Model activities	5. Y/N	6. Activity
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F6. Of the following list of spending priorities, please indicate which is the highest priority, second highest priority, and third highest priority over the next 3 years?

	HIGHEST PRIORITY	SECOND PRIORITY	THIRD PRIORITY
Maintaining and operating existing stock			
Creating new rental units through land acquisition, new construction or rehab			
Creating new homeowner units through land acquisition, new construction or rehab			
Providing assistance to renters to help pay their monthly rent			
Providing assistance to homeowners or those who desire to own homes			
Serving special populations, such as the elderly, chronically homeless, veterans			
Other (SPECIFY): _____			

<p>F7. Do you provide any counseling services for eligible families? If so, what types?</p>	<p><input type="checkbox"/> General financial literacy</p> <p><input type="checkbox"/> Becoming a homeowner</p> <p><input type="checkbox"/> Other (SPECIFY): _____</p> <p><input type="checkbox"/> No counseling services provided</p>
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<p>F8. I am going to read a list of different types of special populations. For each one, please tell me if any of your IHBG funds for housing programs target that population.</p>	<ul style="list-style-type: none"><input type="checkbox"/> Homeless Y__ N__<input type="checkbox"/> Elderly Y__ N__<input type="checkbox"/> Disabled Y__ N__<input type="checkbox"/> Veterans Y__ N__<input type="checkbox"/> Domestic violence victims Y__ N__<input type="checkbox"/> Single parents Y__ N__<input type="checkbox"/> Other Y__ N__ (SPECIFY): _____
<p>F9. In the past 5 years, how many housing construction and rehabilitation projects has your organization been working on? _____</p>	
<p>F9a. How many of these involved housing subsidies from sources other than IHBG funds? _____</p>	
<p>F9b. How many of the total projects above (F9) were carried out jointly with private developers who have invested their own capital in the project? _____</p>	
<p>F10. If you have not been able to develop projects involving other subsidy programs or private sector investment, what have been the major barriers to doing so?</p>	<ul style="list-style-type: none"><input type="checkbox"/> Lack of availability of programs<input type="checkbox"/> Administrative constraints<input type="checkbox"/> Lack of interest of other organizations/ financial institutions<input type="checkbox"/> Political tensions between tribe, TDHE and other organizations<input type="checkbox"/> Differing priorities<input type="checkbox"/> Other (SPECIFY): _____



G. CHALLENGES IN HOUSING DEVELOPMENT AND OPERATION

<p>G1. How have development costs per housing unit changed over the past three years?</p>	<ul style="list-style-type: none"><input type="checkbox"/> Increased greatly<input type="checkbox"/> Increased somewhat<input type="checkbox"/> Decreased somewhat<input type="checkbox"/> Decreased greatly<input type="checkbox"/> Stayed about the same
<p>G2. What are the three most important factors that raise the cost of developing new housing in this area?</p>	<ul style="list-style-type: none"><input type="checkbox"/> Developing infrastructure<input type="checkbox"/> Environmental conditions<input type="checkbox"/> Geography and terrain of area served<input type="checkbox"/> Availability of labor and construction professionals<input type="checkbox"/> Availability of construction materials<input type="checkbox"/> Availability of outside financing<input type="checkbox"/> Acquiring/assembling land<input type="checkbox"/> Cost of labor<input type="checkbox"/> Strict building code requirements<input type="checkbox"/> Lack of funds<input type="checkbox"/> Other (SPECIFY): _____
<p>G3. What are the three most important factors that lengthen the time it takes to develop new housing in this area?</p>	<ul style="list-style-type: none"><input type="checkbox"/> Environmental review process<input type="checkbox"/> Developing architectural/engineering plans<input type="checkbox"/> Satisfying HUD administrative requirements<input type="checkbox"/> Satisfying state or local administrative requirements<input type="checkbox"/> Locating and securing outside financial support<input type="checkbox"/> Lack of staff<input type="checkbox"/> Issues with property rights and leasing land<input type="checkbox"/> Transport and delivery of construction/housing materials<input type="checkbox"/> Other (Specify): _____
<p>G4. How serious a constraint is the total development cost in developing housing in this area?</p>	<ul style="list-style-type: none"><input type="checkbox"/> Very serious<input type="checkbox"/> Fairly serious<input type="checkbox"/> A factor, but not very serious<input type="checkbox"/> Not a factor<input type="checkbox"/> Other (Specify): _____<input type="checkbox"/>



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<p>G5. Does this area have a comprehensive land use plan?</p> <p>IF YES: continue to G6.</p> <p>IF NO: How serious a problem is the lack of a plan in your efforts to develop new housing?</p>	<p>YES NO Don't know Refused</p> <p><input type="checkbox"/> Very serious</p> <p><input type="checkbox"/> Fairly serious</p> <p><input type="checkbox"/> A factor, but not very serious</p> <p><input type="checkbox"/> Not a factor</p>
<p>G6. What are the main difficulties you face in assembling land to build new IHBG housing?</p>	<p><input type="checkbox"/> Trust Land and related problems</p> <p><input type="checkbox"/> Tribe not providing enough priority to releasing tribal lands for housing</p> <p><input type="checkbox"/> Other (SPECIFY): _____</p>
<p>G7. What are the three most difficult challenges your organization faces in managing the stock of rental housing you administer?</p>	<p><input type="checkbox"/> Lack of trained staff</p> <p><input type="checkbox"/> Performance problems with contractors</p> <p><input type="checkbox"/> Controlling criminal activity</p> <p><input type="checkbox"/> Tenants causing damage to the unit</p> <p><input type="checkbox"/> Tenants not paying rent on time</p> <p><input type="checkbox"/> Other (SPECIFY): _____</p>
<p>G8. What are the three most difficult challenges your organizations faces in managing your stock of Mutual Help and other homeownership housing you administer?</p>	<p><input type="checkbox"/> Lack of trained staff</p> <p><input type="checkbox"/> Performance problems with contractors</p> <p><input type="checkbox"/> Controlling criminal activity</p> <p><input type="checkbox"/> Residents causing damage to the unit</p> <p><input type="checkbox"/> Residents not making payments on time</p> <p><input type="checkbox"/> Other (SPECIFY): _____</p>



H. ASSESSMENT OF RULES AND PROCEDURES UNDER NAHASDA

<p>H1. How familiar are you with how HUD housing assistance was administered before it was changed to block grants in 1998?</p>	<p> <input type="checkbox"/> Very familiar <input type="checkbox"/> Somewhat familiar <input type="checkbox"/> Not familiar </p> <p>If Very or Somewhat familiar, continue with H2.</p> <p>If Not familiar, skip to H7.</p>
<p>H2. [IF VERY or SOMEWHAT FAMILIAR]:</p> <p>How did you become familiar with how things worked back then? Check all that apply.</p>	<p> <input type="checkbox"/> Worked on HUD assistance programs at that time <input type="checkbox"/> Told about it by co-workers <input type="checkbox"/> Told about it in ONAP training sessions <input type="checkbox"/> Reviewed administrative records <input type="checkbox"/> Other (Specify): _____ </p>
<p>H3. How would you compare the administrative procedures under the current IHBG program (such as submitting plans, maintaining records and reporting to HUD) to the procedures prior to NAHASDA?</p>	<p> <input type="checkbox"/> Require more work than they did prior to NAHASDA <input type="checkbox"/> Less work <input type="checkbox"/> About the same amount of work </p>
<p>H4. Would you say your organization's ability to leverage funds with other private sources has become easier since the advent of NAHASDA, become harder, or has stayed the same?</p>	<p> <input type="checkbox"/> Easier <input type="checkbox"/> More difficult <input type="checkbox"/> No change, compared to programming prior to NAHASDA </p>
<p>H5. Under NAHASDA, leases for housing activities on restricted or trust land have been extended to 50 years. Is this lease term long enough to create an incentive for the development of housing in your service area?</p>	<p>YES NO Don't know REFUSED</p> <p style="text-align: center;"><i>If NO, continue with H5a.</i></p>



H5a. What should the lease year limit be? (Open-ended)	
H6. Would you change current IHBG program rules or practices in any of the following areas?	<ul style="list-style-type: none"><input type="checkbox"/> General program administration<input type="checkbox"/> Preparing your Indian Housing Plan<input type="checkbox"/> Leveraging funds with private money or partnering with other organizations to provide housing and services<input type="checkbox"/> Developing new housing units, including acquiring/ financing land and construction<input type="checkbox"/> Encouraging and supporting homeownership<input type="checkbox"/> Encouraging and supporting development of housing by private investors
H7. If yes, what changes would you make? (OPEN-ENDED)	



I. OTHER HOUSING ASSISTANCE PROGRAMS OPERATING IN THE AREA

<p>I1. Does your organization operate any other housing assistance programs in addition to those funded under the IHBG?</p>	<p>YES NO Don't know REFUSED</p> <p><i>If YES, name the programs and provide the following information in I1a-I1c.</i></p> <p><i>If NO, skip to I2.</i></p>
<p>I1a. Name of program; type of housing; funding source; number of units affected:</p>	
<p>I1b. Name of program; type of housing; funding source; number of units affected:</p>	
<p>I1c. Name of program; type of housing; funding source; number of units affected:</p>	
<p>I2. Are there other housing assistance programs in your area operated by other organizations?</p>	<p>YES NO Don't know REFUSED</p> <p><i>If YES, name the programs and provide the following information in I2a-I2c.</i></p> <p><i>If NO, continue to Section J.</i></p>
<p>I2a. Name of program; type; funding source; organization; units affected</p>	
<p>I2b. Name of program; type; funding source; organization; units affected</p>	
<p>I2c. Name of program; type; funding source; organization; units affected</p>	



J. ASSESSMENT OF MORTGAGE LENDING PROGRAMS (SECTION 184 AND OTHER)

<p>J1. How strong would you say is the demand for homeownership opportunities in the area you serve?</p>	<p><input type="checkbox"/> High <input type="checkbox"/> Moderate <input type="checkbox"/> Low or none</p>
<p>J2. Over the past three years, what has the demand been for your organization's homeownership programs?</p>	<p><input type="checkbox"/> Increased <input type="checkbox"/> Decreased <input type="checkbox"/> Stayed the same</p>
<p>J3. What are the 3 most important barriers to getting tribal members living on Indian land to apply for a mortgage?</p>	<p><input type="checkbox"/> Potential borrowers are wary of formal institutional lenders <input type="checkbox"/> Language issues <input type="checkbox"/> Paperwork issues <input type="checkbox"/> Limited demand—minimal interest in or familiarity with homeownership <input type="checkbox"/> Lack enough savings for down payment <input type="checkbox"/> No or blemished credit history <input type="checkbox"/> Insufficient income <input type="checkbox"/> Other (SPECIFY): _____</p>
<p>J4. What are the 3 most important barriers to attracting private lending opportunities for households interested in homeownership?</p>	<p><input type="checkbox"/> Trust land status <input type="checkbox"/> Fractional ownership of land available for units <input type="checkbox"/> Uncertainty about recovering mortgaged properties in the event of a foreclosure <input type="checkbox"/> Other land/title issue <input type="checkbox"/> Lender discrimination <input type="checkbox"/> Lack of mortgage institutions in your area <input type="checkbox"/> Other (SPECIFY): _____</p>
<p>J5. What are the sources of home mortgage lending in your service area?</p>	<p><input type="checkbox"/> State agency programs <input type="checkbox"/> Rural housing services (formerly Farmers Home) <input type="checkbox"/> Federal Home Loan Bank <input type="checkbox"/> Private lenders <input type="checkbox"/> Tribe and tribal lenders <input type="checkbox"/> Other (SPECIFY): _____</p>



ASSESSMENT OF NATIVE AMERICAN, ALASKA NATIVE, AND NATIVE HAWAIIAN HOUSING NEEDS

Thank you for taking the time to respond to this survey. Your answers will be shared with the research team but the information will be kept confidential. In the case where we do not understand the answers provided, we would like the opportunity to contact you and make the appropriate corrections. If you are willing to be contacted, please provide your name and phone number below. Thank you again for your participation.

NAME OF RESPONDENT: _____

TELEPHONE NUMBER: _____