U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410

Dear Tribal Leader:

You are invited to attend a consultation meeting on the HUD Assessment of Native American, Alaska Native, and Native Hawaiian Housing Needs ("HUD Housing Needs Study"). The meeting will be held July 27th in Washington, DC from 1:30 p.m. to 5:00 p.m., at the Dirksen Senate Office Building, room 628. It is being arranged in partnership with the National American Indian Housing Council (NAIHC) and the National Congress of American Indians (NCAI). The meeting is in response to tribal requests to have a consultation session specifically for tribal leaders on the HUD Housing Needs Study. HUD will review the design of the study and the process for implementation, as well as offer opportunities for tribal input and comments.

Background. Statutory language in the FY 2010 Consolidated Appropriations Act directs HUD to perform this study as a research task under the HUD Transformation Initiative. The relevant language from Senate Report 111-69 is as follows:

> "...the Secretary is directed to undertake a Native American housing needs assessment. It is clear that the housing needs of Native Americans living on reservations are substantial, but better data is needed to quantify those needs in order for HUD and Congress to better address them."

The Department held seven Native Housing Needs Outreach Sessions from December 2010 through March 2011. These sessions introduced the HUD Housing Needs Study to participants and stakeholders. Staff from HUD's Office of Policy Development and Research (PD&R) presented an overview of the study and participated in a question-and-answer discussion. Session participants were provided the opportunity to comment on the study's survey design. The sessions produced many helpful comments and recommendations, which have been incorporated into the latest draft of the study's outreach plan and three housing surveys (a household survey, a tribal leader survey, and a tribally designated housing entity survey).

For your information, a summary explanation of the study and a list of frequently asked questions are attached.

Timeframe. HUD is finalizing the study design and housing surveys and is asking for comments on these documents. If you would like copies of the housing surveys, or if you have questions or comments regarding the study, please contact Jennifer Stoloff at (202) 402-5723 or Jennifer.Stoloff@hud.gov. Additionally, a request for public comments will be published in the *Federal Register* in July; comments will be due in early September.

Action Requested. If you plan to attend the tribal leader consultation meeting, please confirm with NAIHC staff member Kristie Johnson at (202) 789-1754, or kjohnson@naihc.net.

Your views and comments are important to the Department and we hope you can attend this meeting.

Sincerely,

Raphael W. Bostic
Assistant Secretary
Policy Development and Research

Sandra B. Henriquez
Assistant Secretary
Public and Indian Housing

Enclosures

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

In December 2010, HUD awarded a contract to the Urban Institute to conduct a congressionally mandated national Assessment of Native American, Alaska Native, and Native Hawaiian Housing Needs. Urban Institute staff is conducting the work with support from three subcontractors: NORC (the National Opinion Research Center) at the University of Chicago, Econometrica Inc., and Support Services International (SSI).

The Urban Institute conducted a similar assessment in 1996.[1] The current study will update that work as well as extend and improve upon it, and modify the work to account for current circumstances. A separate report on Native Hawaiians was also published in 1996 and will similarly serve as a model for the new report.

The goal of the current study is to provide clear, credible, and consistent information to assess the current housing conditions in Native American communities and that can inform policy in ways that enable tribes to more effectively use resources to improve housing conditions, as well as allowing HUD to serve tribes more effectively.

Reports

The new study will yield one major report on the circumstances of American Indians and Alaska Natives with findings in three main areas:

- The determinants of housing needs, emphasizing trends in demographic, social and economic conditions.
- Housing conditions and needs.
- Housing policies and programs, focusing on the role of NAHASDA.

The study will also yield a second stand-alone report on the housing conditions and needs of Native Hawaiians.

Sources of Information

The study will require the collection of a substantial amount of information from three main types of sources:

Primary Data Collection. Understanding what secondary data can tell us about AIAN housing needs is critical, but cannot substitute for direct learning about actual conditions on the ground as seen through the eyes of residents and program administrators. Direct observation of housing conditions is also essential. Primary data collection in this project will include:

- A major ***in-person household survey*** in 40 sampled AIAN tribal areas (target 1,280 households interviewed). These interviews will be conducted by tribal members who have been recruited and trained for this purpose by NORC. This will entail "walk-through" observations of housing conditions, and interviews with the households focused on how they view their own housing conditions and their views on assisted housing programs. If a tribe that is not included as a sample site would like to conduct their own household survey, they should contact HUD about implementation.

- A ***web based survey of all tribes or TDHEs*** that will collect basic information about program administration and housing needs.

- A ***telephone survey of tribal housing offices*** (national sample of 80 entities that administer the Indian Housing Block Grant program under NAHASDA) emphasizing experience with programs and policies but also covering views on changing problems and needs.

- More in-depth ***in-person interviews with local housing officials, tribal leaders and community leaders*** in 24 of the 40 tribal areas selected for the household survey. These interviews will also emphasize experience with programs and policies but will include views on changing problems and needs.

- A ***telephone survey of lenders*** that originate home loans in Indian Country (sample of 35, weighted toward those who have been the most active lenders in tribal areas).

- ***Site visits to 5 urban areas with concentrations of Native American populations and telephone interviews with staff at Urban Indian Community Centers*** and other informed individuals in 25 other urban areas.

- ***Telephone interviews concerning the assessment of Native Hawaiian housing needs*** with directors of homestead associations (approximately 50), selected Department of Hawaiian Homelands (DHHL) staff, and representatives of key stakeholder organizations.

The household survey and tribal housing office telephone survey will be managed by NORC. The site visits and in-person interviews will be conducted by the staffs of the Urban Institute and subcontractors. The lender survey and data collection pertaining to urban Indians will be conducted by Urban Institute consultants. All of the information collection and analysis pertaining to Native Hawaiians will be conducted by Econometrica, Inc.

Background Interviews and Literature Reviews - reviews of relevant research literature published since 1996 and interviews with people knowledgeable about conditions and trends in Indian Country and about the evolution of the policy environment, particularly with respect to housing and housing services. A panel of experts has been set up to advise on all aspects of the work.

Data from Secondary Sources. All analysis of data from secondary sources will be conducted by Urban Institute staff and consultants.

- The first and most extensive source will be data files from the ***U.S. Bureau of the Census***. These will include: (1) both long-form and short-form (SF1 and SF3) data from the 2000 decennial census; (2) data from the American Community Survey (ACS); 1- and 3-year data as of 2009 for counties and larger areas, 2005-2009 5-year data for AIAN areas and other smaller geographies; (3) data from the 2010 decennial census; and (4) data for selected areas from the American Housing Survey.

- The second source involves various ***HUD administrative data files***. These include files maintained by HUD's Office of Native American Programs and information from files related to the Indian Housing Block Grant (IHBG) funding formula.

- The third category is made up of a series of ***national data files for small areas maintained by the Urban Institute***, which will be used for analysis of changing conditions in AIAN tribal areas and other places of AIAN residence.

Outreach to Tribes

To assure that the surveys in tribal areas will be conducted in a culturally sensitive manner, an extensive outreach program is planned. After the 40-site sample has been drawn, study staff will immediately begin reaching out to each selected reservation, tribal area and native village. The steps are:

1. Research the tribal history and tribal leadership for each reservation, tribal area or native village selected and gain advice on working with the tribes from knowledgeable advisors and HUD staff.
2. Through email or phone, identify a tribal contact to receive the project information and accompanying materials.
3. Provide informational material to a tribally-designated contact for dissemination. This will include a brochure, a fact sheet about the project, reports or briefs of projects conducted by NORC, and endorsement letters.

4. Conduct a follow-up call at a pre-arranged time with the tribal contact to address any questions and inquire about tribal Institutional Review Board (IRB) or research protocols and requirements. Then take next steps as advised by the contact.
5. Conduct a presentation for tribal leaders, either by phone or in person, that addresses:
   - The study and its importance/benefit to the tribe;
   - An overview of questions to be asked in the household survey;
   - A description of NORC's role in the project (i.e., impartial data collector);
   - NORC's Pledge of Confidentiality and Ethics Standards; and a review of survey tasks, including preparing a list of addresses on tribal lands (if required), hiring and training field interviewers, conducting interviews and housing observations, and providing respondent incentives.
6. Meet with the tribal contact or other designated person to discuss next steps.

Report Distribution

The study reports will be made available through HUD's website and copies will be sent directly to all tribal partners, OMB, and Members of Congress. The Department's protocol is to share copies with the House and Senate Appropriations Committees, including the Committee and Subcommittee Chairs, and the Ranking Minority Members of those Committees. HUD will also send copies to the Senate Committee on Indian Affairs, and the House Subcommittee on Indian and Alaska Native Affairs.

Schedule

The contract for the study was signed on December 20, 2010 and it will end two years and nine months later, on September 16, 2013. Outreach sessions were conducted by the Office of Native American Programs beginning in December 2010 and are included in the schedule below, even though they were done under a separate contract. Major milestones are as follows:

12/01-02/2010	Denver Outreach Session
12/14-12/15	Reno Outreach Session
01/11/2011	Orientation meeting
01/12/2011	Honolulu Outreach Session
01/29/2011	Management and Work Plan accepted
02/23-24/2011	Hollywood, FL Outreach Session
03/02-03/2011	Seattle Outreach Session
03/23-24/2011	Anchorage Outreach Session
04/15/2011	Final Research Design accepted
05/06/2011	First Federal Register notice published (FR-5486-N-11) (in accordance with the Paperwork Reduction Act provisions)
06/30/2011	Complete final Data Collection and Analysis Plan and OMB Package (Paperwork Reduction Act materials)
07/18/2011	Public comment period begins (second Federal Register Notice)

07/27/2011	Meeting with Tribal Leaders about study issues
09/01/2011	Public comment period ends
10/21/2011	Household survey and other primary data collection begins
12/19/2011	Final Interim Report (based on analysis of secondary data)
10/01/2012	Complete primary data collection
01/21/2013	Complete draft of Final Report
04/22/2013	Complete final version of Final Report
09/16/2013	Complete post-report briefings and closeout activities

Key Personnel

- HUD Technical Representative (GTR): Jennifer Stoloff, Jennifer.A.Stoloff@HUD.gov
- Urban Institute: Principal Investigator: G. Thomas (Tom) Kingsley, tkingsle@urban.org
- Urban Institute: Project Manager: Nancy Pindus, npindus@urban.org
- NORC at the University of Chicago: Carol Hafford, Suzanne Bard
- Econometrica, Inc.: Richard Hilton, Charles Hanson
- Support Services International (SSI): Walter Hillabrant

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[1] *Assessment of American Indian Housing Needs and Programs: Final Report,* by G. Thomas Kingsley , Virginia E. Spencer, John Simonson, Carla E. Herbig, Nancy Kay, Maris Mikelsons and Peter Tatian. Washington DC: U.S. Department of Housing and Urban Development, 1996.

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

Frequently Asked Questions

What is the purpose of the study?

- To assess the current housing conditions in Native American communities.
- To inform policy in ways that enable tribes to more effectively use resources to improve housing conditions.
- To provide information that will allow HUD to serve tribes more effectively.

What is the timing of the study?

- 04/15/2011 – Final Research Design
- 06/30/2011 – Final Data Collection and Analysis Plan and OMB Package
- 07/18/2011 – Begin public comment period (issue Federal Register Notice)
- 09/01/2011 – End of public comment period
- 10/21/2011 – Begin household survey and other primary data collection
- 12/19/2011 – Final Interim Report (based on analysis of Census data and other secondary data)
- 10/01/2012 – End of primary data collection
- 01/21/2013 – Draft Final Report
- 04/22/2013 – Final version of Final Report
- 09/16/2013 – Post-report briefings and closeout activities

How can tribes participate in the study?

- All tribes/TDHEs will have the opportunity to provide information through a short web-based survey.
- A group of 120 tribes/TDHEs will be asked to answer questions in either a phone or in-person survey.
- A sample of 40 tribes will be selected for the more in-depth household survey.
- If a non-sampled tribe would like to participate in the household survey, they should contact HUD.
- If a tribe would like to use the household survey instrument for their own needs assessment, HUD will make it available.

What impact will the study have on the IHBG formula?

- The study is not designed to assess the formula. It will not affect individual formula allocations.

How will HUD distribute the final reports?

- Final reports will sent to all of HUD's tribal partners, OMB and the House and Senate Appropriations Committees.
- The report will be available to all members of the public via HUDuser.org.

What is the Congressional mandate for the study?

- Statutory language in the FY 2010 Consolidated Appropriations Act directs HUD to perform this study as a research task under the HUD Transformation Initiative. The relevant language from Senate Report 111-69 is as follows:

> "...the Secretary is directed to undertake a Native American housing needs assessment. It is clear that the housing needs of Native Americans living on reservations are substantial, but better data is needed to quantify those needs in order for HUD and Congress to better address them."