

# Coquille Indian Tribe Unmet Tribal Needs Report

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March 22, 2013

#### **4.4 Coquille Indian Housing Authority**

The Coquille Indian Housing Authority's (CIHA) mission is to plan, build, provide, maintain, modernize, and rehabilitate decent, safe, sanitary housing and secure residential community facilities for Coquille Tribal members and other Native Americans within the Service Area of the Coquille Indian Tribe. Currently, virtually all revenues that support the efforts of the CIHA are provided by the Federal government and incorporate severe restrictions on how they can be used. This presents an issue when the Tribe attempts to expand services and programs beyond these limited levels. The Coquille Indian Housing

Authority has identified five enhanced levels of service that are critical to the Tribal membership. The total cost of these initiatives is more than \$31 million for the next ten years.

#### 4.4a New Housing (on Reservation)

**Need:** The Tribe estimates that it has a current shortage of up to 30 units of affordable housing on its reservation based on its waiting list for low income housing assistance. This shortage is expected to increase as the Tribal population grows.

**Activities:** To meet the need for additional housing on-reservation, the Tribe wishes to develop a new 50-lot, mixed income subdivision, and construct low-income, single-family homes on up to 30 of those lots.

**Financial Impact:** The estimated cost to plan and construct a 50-lot subdivision with a 2.5 mile road, utilities, infrastructure and lot development is \$6,660,000. The cost to construct 30 low income homes across a three year period is \$5.9 million. Combined the total cost for providing the needed new housing on the Kilkich Reservation is nearly \$12.6 million.

*Table 15 – Kilkich New Housing Project 2013-2022*

	2016 Forecast	2018 Forecast	2019 Forecast	2020 Forecast	2021 Forecast	2013-2022 Total
Infrastructure	330,000	6,000,000	0	0	0	6,660,000
New Homes	0	0	1,920,000	1,977,600	2,036,928	5,934,528
<b>Total Need</b>	330,000	6,000,000	1,920,000	1,977,600	2,036,928	12,594,528

#### 4.4b Enhanced Facilities at the Kilkich Reservation

**Need:** A community is more than a group of houses, it is a place where people live, play, and gather. The Kilkich Reservation is based on a community approach. To facilitate this ethic, the Tribe must improve and enhance a number of existing facilities to support its current and planned residential areas, and ensure the reservation land functions as a community.

**Activities:** These facilities include an emergency housing duplex for families experiencing financial crisis or are in transition, expansion of recreational facilities (ball field, playground and parks) to support the health and well-being of the Tribal community, handicapped accessibility modifications and energy efficiency retrofits for about 70 units, a closed-circuit video surveillance and security system, landscaping for soil stabilization and erosion prevention, a community greenhouse, and expansion and renovation of the Coquille Indian Housing Authority offices.

**Financial Impact:** Estimated costs for on-Reservation Housing include \$385,000 for emergency housing, \$980,000 for construction of playgrounds and parks, \$147,000 for the energy efficiency retrofits to 70 existing housing units, \$20,000 for increased

security, \$36,000 for the construction of a community greenhouse, and \$335,000 for expansion and renovation of CIHA facilities. The total cost to construct these new facilities and improve existing facilities on-reservation is estimated at \$.

*Table 16 – Kilkich Facility Improvement Project 2013-2022*

	2013 Forecast	2014 Forecast	2015 Forecast	2018 Forecast	2022 Forecast	2013-2022 Total
Emergency Housing	0	385,000	0	0	0	385,000
Playgrounds/Parks	0	130,000	0	850,000	0	980,000
Upgrades/ Renovations	0	502,000	0	0	0	502,000
Greenhouse	0	36,000	0	0	0	36,000
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<b>Total Need</b>	0	1,053,000	0	850,000	0	1,903,000

#### 4.4c Social Services Transitional Housing

**Need:** The Tribal social services program helps provide for the social well-being of disadvantaged, distressed or vulnerable Tribal members and Tribal families. Some clients of the social services program who are outside of the parameters for federal subsidized housing are in need of temporary (about 6 months), transitional housing while working through social services case plans to secure permanent housing. At any point in time, the social services program works with at least four families in need of transitional housing.

**Activities:** The Tribe wishes to develop a transitional housing program that would be managed by the social services program and include a 4-unit housing complex and an on-site manager who could be available to assist clients during evenings and weekends.

**Financial Impact:** The estimated cost for a 7,500 square foot, 4-unit housing complex is \$500,000. Annual maintenance, utilities, insurance and upkeep for the complex is estimated to be \$40,000 for the first year and to increase by 3 percent each year thereafter. Wages and benefits for the on-site manager are estimated at \$50,000 for the first year and are expected to increase by 3 percent each year thereafter.

*Table 17 – Transitional Housing Assistance Project 2013-2022*

	2013 Forecast	2014 Forecast	2015 Forecast	2018 Forecast	2022 Forecast	2013-2022 Total
4-plex	500,000	0	0	0	0	500,000
Maintenance	0	40,000	41,200	45,020	50,671	406,364
Manager	0	50,000	51,500	56,275	63,339	507,955
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<b>Total Need</b>	500,000	90,000	92,700	101,296	114,009	1,414,320

#### 4.4d Maintenance Operation and Storage Facility

**Need:** For the past 12 years, the Tribe has utilized a former foam panel factory as its

storage, staging, and maintenance facility for the CIHA. The building is aging and rapidly deteriorating in the Oregon coastal climate. Because the building is in such poor condition, most of the materials and equipment used to maintain the housing community has been forced to be transferred to other scattered facilities and buildings, including one building that would otherwise serve as low-income housing.

**Activities:** Construction of a storage, staging, and maintenance facility to be used in carrying out the Tribe’s affordable housing activities is a critical need.

**Financial Impact:** The cost to replace the current facility is estimated to be \$1.9 million.

*Table 18 – Kilkich Maintenance Operation and Storage Project 2013-2022*

	2013 Forecast	2014 Forecast	2015 Forecast	2018 Forecast	2022 Forecast	2013-2022 Total
<b>Total Need</b>	0	1,900,000	0	0	0	1,900,000

#### 4.4e Emergency Preparedness

**Need:** Because of its location near the subduction fault that runs along the Oregon coast, the housing community is exposed to significant risk of earthquake and tsunami. Preparedness is essential to the protection of its residents. Computer modeling based on new LIDAR data shows the Tribe’s housing office to be above the projected tsunami inundation zone. The facility has been designated as its emergency communications and command center because of its location outside of the projected tsunami inundation zone. However, despite its ability to avoid a tsunami, it is unlikely that it would stand up to a significant seismic event.

**Activities:** The Tribe will undertake disaster contingency planning and develop mitigation activities for the housing community. In addition, the Tribe will construct an emergency storage facility to house emergency equipment and supplies, as well as implement seismic upgrades to the Tribal Housing office so it can function as a command and control center in the event of a significant earthquake

**Financial Impact:** The cost of disaster contingency planning and mitigation activities is estimated to be \$289,000. Annual costs to update the disaster plan and undertake training programs are estimated at \$7,500 for the first year and increase by 3 percent each year thereafter. Seismic retrofits to the Tribal Housing office in order to improve its ability to withstand a major earthquake are estimated to cost \$9,500. The cost to construct a storage facility for emergency survival equipment and supplies is estimated to be \$54,000. Combined the total cost of undertaking this initiative is \$428,693 across the ten year forecasted period.

Table 19 – Emergency Preparedness Project 2013-2022

	2013 Forecast	2014 Forecast	2015 Forecast	2018 Forecast	2022 Forecast	2013-2022 Total
Planning/Updates	289,000	7,500	7,725	8,441	9,501	365,193
Storage/Retrofits	0	63,500	0	0	0	63,500
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<b>Total Need</b>	289,000	71,000	7,725	8,441	9,501	428,693

#### 4.4f Off Reservation Expansion of Housing and Services

**Need:** Significant need exists to provide housing and related services to non-Reservation locations within the Tribe’s five-county Service Area. One of the growing areas of need is in the Rogue Valley where Tribal enrollment continues to expand and is anticipated to substantially increase in the coming years. Despite this clear need, the majority of the Tribe’s existing low-income housing funds is currently concentrated at the Kilkich Reservation site and therefore is not available for developing new off-site programs.

**Activities:** The Tribe wishes to purchase two 20-unit multi-family housing complexes in Medford, Oregon to address the growing concentration of Tribal members in the Rogue Valley area. In addition, the CIHA will expand the range of services in the Rogue Valley by coordinating and offering services such as tenant-based rental assistance, down payment and closing costs assistance, move-in rental assistance, emergency housing assistance, home repair and improvement assistance, weatherization assistance, and foreclosure avoidance assistance on a local basis.

**Financial Impact:** The estimated cost for an existing 20-unit complex in good condition is \$1.4 million each, or \$2.8 million for two complexes. The cost to provide on-site services in the Rogue Valley is estimated to be \$400,800 in the first year and increase by 3 percent each year thereafter.

Table 20 – Jackson County Housing Project 2013-2022

	2013 Forecast	2014 Forecast	2015 Forecast	2018 Forecast	2022 Forecast	2013-2022 Total
Housing Complexes	1,400,000	0	1,400,000	0	0	2,800,000
Housing Services	0	0	264,528	437,965	492,933	3,427,776
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<b>Total Need</b>	0	0	1,664,528	437,695	492,933	6,227,776

Additional operating costs related to these new housing activities identified in Section 4.4, including materials, equipment, utilities, maintenance and personnel, are estimated to total nearly \$1.2 million per year once all of the initiatives become fully operational in 2022.

## 6.2 Elders Center

**Need:** With increased healthcare provided by the Tribe comes increased life expectancy. Therefore, the Tribe will see the numbers of aging elders continue to increase into the foreseeable future. The Tribe believes that all elders should be afforded with the opportunity to live as independently as possible within their community. Unfortunately, for many Tribal members living alone in their home is no longer an option, and there are currently no available alternatives on or near the Kilkich Reservation

**Activities:** The Elders Center will construct and operate an eight unit facility built around a centralized kitchen, dining, and living facility. Residents of the Elders Center will receive support for activities of daily living based on their unique abilities and needs. This may include medication assistance, injections, and other routine care; assistance with personal care including bathing, dressing, shopping, transportation, laundry, grooming, and hygiene and help managing challenges created by confusion. Each client will be provided with a private bath and bedroom. Meal preparation and social activities will be in a central living area staffed by two trained caregivers and a part time registered nurse.

**Financial Impact:** Construction of the facility is estimated to run \$3.6 million. Operational costs including utilities, maintenance, supplies, and staffing are estimated to cost \$485,000 in the first year and increase 3 percent annually each year thereafter. The total ten-year cost associated with the construction and operation of a Tribal Elders Center is estimated at more than \$7.9 million.