



OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

June 14, 2023

RE: NOFA #2023-3
Notice of Reservation of Funding

Dear Applicant:

Thank you for your application for the Other Tribal Homeownership Activities grant funds submitted in response to the Agency's Notice of Funding Availability (NOFA) #2023-3.

Based on the evaluation, your organization was selected for a Grant Agreement subject to successful negotiations, as applicable.

Please plan on attending our Tribal Homeownership Activities Grant Welcome and Orientation call on June 29, 2023 at 3:00 PM Pacific Time. Your grant administrator will provide additional details on this meeting.

We will share a copy of the grant agreement with you before the Welcome Call. During the call, we'll share guidance for completing the agreement. If needed, we will schedule time to meet with your team individually to discuss the Grant Agreement. In the meantime, if you have any questions, please feel free to contact us at HO.Development@hcs.oregon.gov.

Congratulations on your award.

Sincerely,

Jessica MacKinnon

Jessica MacKinnon
Senior Homeownership Development Program Analyst
jessica.mackinnon@hcs.oregon.gov
(971)599-0582





DATE: June 2, 2023

TO: Housing Stability Council
Andrea Bell, Executive Director

FROM: Talia Kahn-Kravis, Operations & Policy Analyst
Jessica MacKinnon, Senior Homeownership Development Policy Analyst
Kim Freeman, Assistant Director of Homeownership Programs
Keeble Giscombe, Director of Homeownership

SUBJECT: Homeownership Development Funding Recommendations for Federally
Recognized Tribes

Motion: Approve the Homeownership Development funding recommendations for grants for Federally Recognized Tribes.

Summary: The Homeownership Division released a multi-award opportunity notice of funding availability (NOFA) with an offering of \$32.4M in Article XIQ Bonds for LIFT Homeownership and \$32,643,503 in general funds. Of the general funds, \$5M was set aside as grants for federally recognized tribes meant to further homeownership opportunities among members of Oregon's Federally Recognized Tribes while honoring the self-determination of each tribal government. We are seeking approval for five Homeownership Grants for Federally Recognized Tribes.

Background

Housing Stability Council approved the Homeownership Development Incubator Program (HDIP) framework in September 2022. The Homeownership Development Notice of Funding Availability (NOFA), which included HDIP and LIFT Homeownership funds, was released on December 15, 2022 with Tribal applications due March 17 2023. During framework development, and prior to the release of the NOFA, OHCS staff met individually with Tribal representatives to understand their community's homeownership needs. Through those conversations, among many things, we learned that:

- Many tribal housing departments support homeownership through downpayment assistance and/or home repair assistance but don't yet have the capacity to undertake homeownership development projects.
- Some tribes have undeveloped land that they would like to use for housing but face prohibitively high pre-development costs. Others seek to buy adjacent land to reincorporate into tribal trust.
- Grants that have income eligibility restrictions often create barriers to serving tribal members.



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- Tribal homeownership development expenses, financing sources, and funding practices vary from the typical OHCS applicant.
- Given that the OHCS funding is new, we could better ensure tribal applications if the applicants were guaranteed a base level of funding.

OHCS shaped the NOFA based on this feedback and created two tribal offerings within the set-aside funds:

1. Tribal Homeownership Development Offering: These funds are for homeownership development projects that increase the supply of affordable homes for purchase by Tribal members.
2. Other Tribal Homeownership Activities Offering: These funds are for non-construction projects that lead to increased homeownership opportunities for Tribal members.

Additionally, OHCS guaranteed that all Tribal applications that were complete and met minimum threshold requirements would receive up to \$100,000 in funding.

OHCS received five Tribal applications totaling \$6,200,032. Applications were scored based on the offering they applied for. For the Tribal Homeownership Development Offering, after passing the preliminary threshold review, applications were scored by narrative reviewers, financial reviewers, and site checklist reviewers. For the Other Tribal Homeownership Activities Offering one set of reviewers scored applications based on three high-level categories: organizational capacity, soundness of approach, and impact. A detailed scoring rubric for each offering was included in the NOFA for transparency. Reviewers came together to discuss and agree upon scores and allocations.

Recommendations

Three applicants applied for the Other Tribal Homeownership Activities Offering. We are recommending funding these projects fully for a total of \$474,715. This funding will support 20 tribal households to either purchase a home or make necessary repairs to maintain their home.

Other Tribal Homeownership Activities Recommendations

<i>Applicant</i>	<i>Fund Use</i>	<i>Fund Request /Recommendation</i>	<i>Estimated Impact</i>
Burns Paiute Tribe	Yapa Housing Down Payment Assistance Program	\$224,715	4 homebuyers
Confederated Tribes of Coos, Lower Umpqua & Siuslaw	Down Payment Assistance Program and Home Repair	\$150,000	13 homebuyers /homeowners
Coquille Indian Housing Authority	First Time Homebuyer Assistance Program	\$100,000	3 homebuyers

The other two applicants applied for the Tribal Homeownership Development Offering. Based on their scores, scale of the project, and the level of support to homebuyers, we are recommending fully funding the Nixyaawii Transformative Homeownership Project and partially funding the Confederated Tribes of Grand Ronde tipsu-ili'i Homeownership Development Project. We expect that this investment will lead to a total of 27 new homes on Tribal land.

Tribal Homeownership Development Offering Recommendations

	Confederated Tribes of the Grand Ronde Community of Oregon	Nixyaawii Community Financial Services
<i># of Units</i>	6	21
<i>Total Project Costs</i>	\$ 10,045,480	\$ 13,478,901
<i>Fuding Requesy</i>	\$ 2,625,317	\$ 3,000,000
<i>Per unit ask</i>	\$ 437,553	\$ 142,857
<i>Proposed Funding Amount</i>	\$ 1,525,285	\$ 3,000,000
<i>Recommended Funding per Unit</i>	\$ 254,214	\$ 142,857

Project Descriptions¹

Burns Paiute Tribe, \$224,714

In 2018, the Burns Paiute Tribe faced the reality of a severe shortage of single-family homes available to Tribal members that were over-income for Native American Housing Assistance and Self Determination Act low-income homes. In response to this, Burns Paiute began the Yapa Loop Subdivision project in 2019. The project consisted of constructing an eight-lot residential subdivision. By spring 2023 four brand new units became ready for Tribal members to move in once qualified for loans. These funds will support four families with \$50,000 downpayment assistance to purchase one of the four brand new homes on Tribal Trust property.



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These homes are Move In Ready!!!
 OPEN HOUSE ON MARCH 16th from 4pm to 6 pm.

Confederated Tribes of Coos, Lower Umpqua & Siuslaw, \$150,000

The funds will expand the Tribes' Down Payment Assistance Program and Home Repair Program. The Confederated Tribes of Coos, Lower Umpqua & Siuslaw Tribe has administered

¹ These descriptions are adapted from text provided in the applicant's application.



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these programs for over 15 years and each has a long waitlist. Eligible tribal members can receive up to \$10,000 for down payment assistance or up to \$20,000 for home repairs.

Coquille Indian Housing Authority, \$100,000

Coquille Indian Housing Authority's First Time Homebuyer Assistance Program is designed to directly meet Tribal needs by assisting low-income Coquille Tribal families who reside in Oregon to purchase their first home. CIHA identified the creation of a First Time Homebuyer Assistance Program as a goal in its two most recent five-year strategic plans. However, CIHA's primary source of funds, the Indian Housing Block Grant, has been insufficient to fully support the Tribe's homeownership needs. The funds made available to the Oregon Tribes through this program will allow the Authority to create a homeownership program tailored to the needs of the Coquille Tribal membership. Specifically, assistance will be provided in the form of a non-recourse grant to be used for down payment, closing costs, appraisal fees, attorney fees, and/or other associated costs for three qualifying Tribal households to purchase their first home and begin building an asset base for the future wellbeing of their families. The funds will assist three low-income Tribal families residing in Oregon to transition from renting to owning a home.

Confederated Tribes of Grand Ronde, tipsu-ili'i Homeownership Development Project, \$1,525,285

The Confederated Tribes of Grand Ronde (CTGR) conducted a Housing Survey in 2014 and hosted a Community Input Meeting in 2019 to better understand community needs. The main community need identified through those efforts was the unmet desire for homeownership among Tribal Members in the unincorporated Grand Ronde, Oregon community, and the lack of available housing. The Tribe began planning efforts to create homeownership opportunities for its Tribal Members in 2014. The Tribe identified available land in Federal Trust status on the Reservation and worked with an Engineering Firm to develop the plan for a 52-lot subdivision called tipsu-ili'i (grass land).

Phase 1 of the development includes 20-lots for single family homes. These lots are available through a long-term 75-year lease, and the Tribal Members purchase the home. If the homes are not purchased outright, then HUD Section 184 loans are used for the home purchase. The majority of homes will have three and four bedrooms. The homes have been designed with modular flexibility that allows for repeatability in layout for all the houses, even as they grow in footprint.

Currently, 5 homes are under contract for construction with Tribal Members. The requested funding will enable the Tribe to build 6 additional houses. The goal is to provide opportunities for Tribal members working in Tribal Government, the Tribe's Casino, or within the greater Grand Ronde/West Valley area to live in their tribal community. Once the homes are sold, the sales revenue will be directly reinvested back into the project. To ensure the development of the six homes can move forward, CTGR will invest funds from the tribe's housing endowment



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fund. CTGR also plans to use housing endowment funds for the other nine homes in the development.

Nixyáawii Community Financial Services & Confederated Tribes of the Umatilla Indian Reservation, Nixyaawii Transformative Homeownership Project, \$3,000,000

The Nixyáawii Community Financial Services is applying for \$3 million to construct twenty-one houses of 2- to 3-bedrooms (estimated size of 1200-1560 square feet) for parcel leaseholders on the Nixyáawii Subdivision, a fully developed tract of 42 parcels with water/sewer, roads, sidewalks, broadband, natural gas, electricity and a public park. The parcel lot sizes range from 4,000 to 6,800 square feet with alley access for parking and garbage pick-up.

CTUIR has the approval to operate 99-year leases for homeownership, recorded by the Bureau of Indian Affairs (BIA) and Tribal government along with review and approvals of this lease by Housing and Urban Development (HUD) and Veterans Affairs (VA). NCFS, a certified Community Development Financial Institution (CDFI), will offer a Land Lease loan product, for Tribal members to acquire their selected highly subsidized parcel. Tribal government has invested approximately \$5.5 million into the Subdivision which is now shovel ready. The next step is to construct up to 21 homes in close consultation with current leaseholders for interest/commitment and design elements.

Upon completion, NCFS will work with homebuyers to ensure home financing is arranged along with homeownership classes and a matching down payment saving program. With the interest and demand for more housing options with a growing middle-income population on the Umatilla Reservation, the resources from home sales will be recycled back into the development of additional homes for the community for a long-term approach.