

SILETZ INDIAN HOUSING AUTHORITY NEWS

SIHA Community Development Block Grant

The Siletz Indian Housing Authority is preparing an application/proposal for funding through the community Development Block Grant Program for FY88.

The CDBG Program requires that tribal members be allowed to comment on the categories eligible for funding: Land for housing, housing rehabilitation, facilities, facilities-infrastructure, and economic development.

If you feel any of the categories, or combination of the categories, are more appropriate for a CDBG proposal, please contact SIHA with your comments, or fill out a Consensus Poll form which will be mailed to you upon request, or it can be picked up at any of the tribal offices.

On **Wednesday, December 2, 1987, at 5:00 p.m.**, SIHA will hold a Public Hearing to receive comments from tribal members. Consensus Poll forms need to be turned in by this date if you are unable to attend. The SIHA office is located at 260 Gaither, Siletz.

For further information, contact the SIHA office at 444-2532, or toll-free in Oregon 1-800-922-1399.

SUMMARY OF SIHA 1987 EVENTS TO DATE

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SIHA Bookkeeper/Secretary

A chronological list of 1987 events directly relating to the current status of the Siletz Indian Housing Authority's housing project is as follows. The date provided is that of the meeting at which time the information was stated.

January 20.

The City verbally agreed to only change the Tribe per gallon what is cost them to produce, with no additional charges of hook-up fees; however, this cost will be adjusted when there is a cost increase to the City. The IHS engineer believes this water production cost to be between 70 and 80 cents per thousand gallons. The IHS engineer stated his plans and specs will be done within a week after the MOA is signed.

Occupancy date is expected to be June 1988.

Resolution HA87-36 tentatively approving 44 Mutual Help applicants who will be numbered for priority. Final determination will be made after verification of the application information by the Counselor.

Resolution HA87-37 approved Preliminary Loan Application S-265 for Project Reservation OR97B035002 (35-2).

RESOLUTION HA87-38 Amended the By-Laws to set the SIHA meeting date to the first Saturday of the first month of each quarter, except July which was designated as the second Saturday of the month. Special meetings will be called on an "as needed" basis as project development requires.

Resolution HA87-39 changed the SIHA Personnel Policy, conforming it to the Tribal manual with regards to holidays.

Resolution HA87-40 approved attendance by Jeff Williams at the PFS Workshop in Seattle on February 9th through 11th.

Minutes were published in the tribal newsletter.

February 26. John Barber and Don Klein of HUD Office of Indian Personnel (OIP) along with Xavier Rueda of Cooper Consultants, meet with the SIHA Board to establish the direction to be taken for development of SIHA's second project of 15 homes (32-2), and to coordinate its scheduling. Items discussed include: Combination of the two projects; site location; bid method; scheduling; selection of architect; performance bond; and the Turnkey packet.

The Board approved Jeff Williams to attend the Collections and Evictions Workshop at Las Vegas in March and HUD Accounting Workshop at Seattle in April.

The Investment Policy was also approved.

It was noted that the Council approved transfer of the management of the HIP contract to the Housing Authority.

Cris Kinney, IHS engineer presented the status of the off-site work. He noted that they were waiting for the on-site work to clear access, then IHS off-site road can be constructed as needed prior to soil-sample testing for the storage tank site. After this testing, IHS cost can be figured and they can advertise.

The meeting reconvened in the evening with council members present in order for them to get an update direct from HUD and IHS representative or representatives. The logistics of the site were described in detail, after which there was a question and answer period.

Minutes were published in the tribal newsletter.

April 3. Preproposal/Bid Conference was held. 26 people representing 14 different organizations attended. Of much concern were the recent changes to the Indian -preference Policy, and for which HUD was still in the process of determining the full implications. It was noted that the 51% Indian ownership requirement had not changed. Other concerns included lack of time to get bid together, percentage of work required not to be subcontracted, number of firms to qualify, whether there would be water on the site, and mostly technical questions having to do with architectural or engineering.

April 4. Resolution 87-43 extended the bid-closing date to May 4th.

Resolution 87-44 requiring Conventional-type bids to have a minimum of two Indian-owned firms, and Turnkey-type proposals to have a minimum of four qualified Indian-owned firms.

The Board agreed that the General Contractor would not be required to do a percentage of the work; this meant no change, so no motion was required.

BIA site appraisals established that each lot was worth in excess of \$2500. The Tribe contributed the property which was claimed was valued at a minimum of \$1500 for the Mutual Help contribution; and, as a result of this appraisal, we will no longer be required to meet the \$29,000 we had budgeted as the remaining Mutual Help Contribution required.

Other items discussed included: scheduling, prototype, Housing Association meeting, TDC standards, and the AMERIND (Insurance) Board representation.

Elouise Case presented her counselor's report.

The current HIP status was discussed. Jeff noted his concern with the method the Bureau used for determining the count for each service area, and how he believes that reduces future funding.

Since the lease requires a legal description for each lot, the lease for the 15 homes cannot be included with the 39.

IHS will need a 20-foot right -of-way strip down the side for the water and sewer.

Turnkey proposal review was scheduled for May 6th.

May 14. This meeting reviewed the Request for Proposals (RFP) for 35-2. It was noted that eight architects submitted proposals.

Kristi Martin was recommended to fill the seat vacated by the resignation of Dee Pigsley.

HIP. The HIP budget modification and priority list was discussed.

A Special Meeting was scheduled for May 29th to review the point system and select candidates for the Architect interview for Project 35-2.

May 29. The Architect to be interviewed for Project 35-2 were selected. The interviews were set for June 4th with Kristi and Selene assisting Jeff with the interviews.

The Commissioner's input for design criteria was set for June 8/9th.

Review of Request for Proposals (RFP) for 35-1 was set for June 22nd.

June 4. There was a review of the results of the interviews by Jeff, Selene, and Kristi, earlier this day. Preset standards had been used. Cornerstone was selected as the architect for Project 35-2.

July 16. Bids and proposals were reviewed for 35-1. Check-signing authority was given to Judy John and Kristi Martin. Judy John was recommended for re-appointment.

July 31. Jeff noted that he was assigned to the Housing Association TDC (Total Development Cost) Committee.

The Board approved 46 names, subject to final verification of income and other eligibility criteria.

The Board approved that the homebuyer may select his site. The selection is to be performed after complete verification is made of the application information.

August 13. Blaze Construction was approved as General Contractor for Turnkey Project OR97B035001 (35-1).

HIP. All project for which money is available have been completed. Selection of future projects is waiting for receipt of the dollar amount we will have to work with. A letter is going out stating that all persons interested in applying for HIP in FY88 need to fill out the new HIP application.

A Pre-Coordination Meeting between Blaze, IHS, and HUD will be scheduled.

Application verification and counseling sessions are now in progress by Elouise Case.

35-2. The Office of Indian Programs (OIP) in Seattle feels that the A&E (architectural and engineering) fees are to high and is asking for justification. In recalculating, the Architect believed his price still too low and increased it.

August 21. Pre-Contract Meeting with Blaze Construction was held.

September 14. Floor plans and elevations were passed out to each Commissioner for their review.