

Most often-asked questions about the housing project

General housing Questions

Q: Where does money for Housing come From?

A: Tribal Housing Project money comes from the General fund, which includes tribal funds held in the Treasury Department of the United States. Tribal income is placed in the General Fund and can be withdrawn only through Tribal Council action, the Annual Budget Process or the Referendum Process.

Other Housing money comes from the Tribal Credit Department, which provides loan money for members to buy homes. Credit money also originates from the General Fund and is approved in separate referendums.

Federal Agencies also provide Housing money. HUD (Department of Housing and Urban Development) provides money for Rental Housing Construction and recently for Individual Home Ownership. HUD Projects are geared toward low and middle-income households.

Q: How are rent levels determined?

A: Rent levels for Tribal Housing are based on the cost of paying for the Housing Construction and Operation over a 30-year period. Rent levels for HUD Housing are based on household income.

Q: Why should I vote?

A: It is important to provide adequate and safe housing for all members. Additional housing is needed because of overcrowding and the continued growth of the tribal population. Voting is an important individual responsibility which will determine the course of the community's development.

Q: Who can vote?

A: All enrolled members 21 years of age or older are eligible to vote. Also, married enrolled members under 21 years of age are eligible to vote.

Q: Where can I build?

A: Members can build homes on tribal leased land or existing land assignments which must be converted to leases. The Tribal Council can approve or deny lease and assignment applications, after recommendations from the Land Use Planning Committee.

Also, members can build on family allotments with the permission of the family by acquiring a five-acre homesite lease.

Q: How do I apply for a lease?

A: Lease applications for members in the process of financing home ownership are processed through the Realty Department. The Land Use Planning Committee considers the Comprehensive Plan, Zoning Requirements, Accessibility, Utilities, Surrounding Land Uses and Other Committees' Comments prior to making recommendations to the Tribal Council.

Q: What areas will be considered for homesite leases?

A: Homesites need all-weather roads, adequate domestic

water, electricity and safe sewage disposal systems.

These locational requirements must be met for homesite lease approval.

Also, the proposed homesite lease should consider surrounding land uses, such as range and forest activities, recreation or scenic values or cultural areas.

Rural homesites will be available in rural subdivisions having public water systems designed for both domestic and fire protection needs. Rural subdivisions to be underway in 1980 include Simnasho and Upper Dry Creek. Allotments offer another choice for some tribal member homesites.

Q: What additional living costs can I expect in having a rural homesite?

A: The two major cost increases involve transportation and fire insurance. Rural homeowners pay about twice as much as community homeowners for gasoline and insurance. Fire and police protection services are slower for rural areas.

Q: How do I choose between building my own home and buying or renting a tribally constructed home?

A: Usually, the choice is based mainly on what the family can afford. Tribal homes will normally cost less to build because more homes are constructed at one time, allowing a savings in material and labor costs.

Building an individual home may take between three months and two years, depending on land status, utilities and road access.

Q: What are the advantages and disadvantages of renting, purchasing and lease-options?

A: Renting is usually an advantage for younger individuals or families who are not yet able or interested in financing their own homes—or are unsettled about their lives or jobs. It is a disadvantage because the rent money will never be recovered.

Purchasing is an advantage for everyone who can afford it because it is a good financial investment, provides pride in ownership and usually benefits the family because of the stability of a long-term home. Rapidly increasing housing costs will make it more and more difficult for families to build their own homes. The disadvantages of home ownership are few, unless the family is unsure about a 30-year or longer commitment to large monthly payments, maintenance requirements or related costs.

The lease—option alternative is an advantage for families who cannot afford the initial costs of purchasing a home, such as the down payment. A portion of the first few years rental money can be applied to the down payment. The disadvantage is that most of the rental money is not recovered.

Tenino Apts. duplexes

Q: Why are more rentals needed?

A: A substantial number of young tribal members indicated in a recent Housing Survey that they need Apartment-type rentals. Today there are very limited opportunities for young people to "get out on their own."

Q: How much will the Apartments and Duplexes rent for?

A: The estimated rental rates will be somewhere between \$180 and \$220 per month, based on the actual cost of construction.

Q: How do I apply for an Apartment or Duplex?

A: The Housing Department maintains application forms for tribal rentals. Applications can be filled out at the housing office—or mailed in.

Q: How many Apartments and Duplexes are proposed, and when will they be completed?

A: Proposed are 30 Two-bedroom Apartments and 10 Two-bedroom Duplexes, a total of 50 rental units. Construction is planned to be completed by the Spring of 1981.

Q: How many people will be in the Apartments and Duplexes?

A: The rental units are designed to accommodate from 1-4 persons, including singles, shared singles, couples and small families. The 50 rentals will accommodate about 150 people.

Q: How will the Apartments and Duplexes be furnished and designed?

A: Each Apartment will be provided with a range, refrigerator, carpeting, storage area, drapes and wash/dryer hook-ups. The Apartments will be two-story with bedrooms upstairs, and include one covered and one uncovered parking space.

Single-story Duplexes will also be provided with ranges, refrigerators, carpeting, storage areas, wash/dryer hook-ups and two parking spaces.

Q: Are there Rules or Policies for the tenants to follow?

A: Yes, the Housing Department carefully reviews tenant rules when an Apartment is leased. Tenants must follow the Housing Policies to protect the livability and environment of the housing complex.

Q: How will the tenants be selected?

A: The Housing Department screens all housing applicants, with the objective of keeping some separation of singles, couples and families. The existing Apartments and proposed two-story Apartments are oriented more for singles, while Duplexes are geared more for couples and small families.

Q: Will there be playground or recreational facilities developed?

A: Not at this time, although a Park/Playground area is reserved in the rental area. The priority at this time is to get needed housing completed first.

Senior Citizens Housing

Q: How many senior citizens homes are proposed?

A: Proposed are 8 two-bedroom Senior Citizen Homes, along with an additional 7 homesites for the future.

Q: How are the homes designed?

A: The homes will include a kitchen-dining room, utility room, bathroom, garage and woodstove.

Q: Will there be Smoke/Dry Sheds?

A: Yes, each home will be provided with a Dry Shed.

Q: How do I apply for a home?

A: Senior citizen placement into the homes is processed through the Health and Welfare Department.

Q: How large are the homesites?

A: Each homesite is approximately 1/2-acre in size.

Q: Can I build my own home in the senior citizen area?

A: Yes, with the understanding that the home would have to be purchased by the Health and Welfare Department or another senior citizen in the future.

Q: When will the housing construction be completed?

A: Construction is planned to be completed by the Spring of 1981.

Simnasho Subdivision

Q: How many homesites are proposed, and how large are they?

A: Proposed are 14 family Homesites with lot sizes averaging over 1 1/2 acres. Five of the 14 lots will be for existing homes, which are to be remodeled and relocated into the subdivision.

Q: Who are the five remodel homes for?

A: The five remodel homes will be available to tribal members for purchase, lease-option or rent.

Q: How do I get one of the homesites?

A: Members with approved financing for home construction or purchase will process lease applications through the Realty Department.

Q: When will the subdivision be completed?

A: Construction is planned to be completed by December 1980.

Dry Creek project

Q: How many homesites will be developed, and how large will they be?

A: Proposed are 20 homesites having a lot area of at least two acres.

Q: Who are the homesites for?

A: The homesites are for tribal members in the process of building or purchasing their own homes.

Q: How do I get one of the lots?

A: Members who have approved financing for home construction or purchase will apply for a homesite lease through the Realty Department.

Q: Will livestock be allowed in the subdivision?

A: Yes, the homeowner will be responsible for fencing if desired.

Q: When will the subdivision be completed?

A: The subdivision will be completed by December, 1980.

Questions about the Greeley Heights Housing Project

Q: How many homes are proposed?

A: Proposed are 10 three-bedroom Homes and 10 Four-bedroom Homes. Also, six vacant homesites will be developed for leasing to members who are building their own homes.

Q: Will the homes be for sale?

A: Yes, the first priority is to sell the homes to members. Lease-options will also be available for members who cannot afford the downpayment. The last priority is to rent the homes.

Q: How large are the homesites?

A: Each lot will be approximately two acres in size. Most of the homesites are tree covered, adding to privacy.

Q: How are the homes designed?

A: Each home includes a living room, flues for a woodstove, utility room with washer/dryer hook-ups, kitchen, dining room, two bathrooms and a two-car garage.

Q: How will the homesites be developed?

A: Each home will have a private driveway. Fencing and landscaping will be the responsibility of the homeowner. The homes will be served by public water, sewer and street systems.

Q: How do I buy one of the homes?

A: Financing the home purchase will be worked out through the Credit Department. The Realty Department will process leases for approved home purchasers.

Q: Will horses be allowed?

A: Yes, but only if kept at least 100 feet from neighboring homes. Pasture and livestock shelters must also maintain the 100 foot separation.

Q: When will the project be completed?

A: Construction is planned to be completed by the Spring of 1981.

New agency at Siletz

The Bureau of Indian Affairs has established a new agency at Siletz, Oregon to serve the Confederated Tribes of Siletz Indians, acting Deputy Commissioner Sidney Mills announced last week.

The federally recognized status of the Siletz Tribes, ended under the Termination Act of 1954, was restored by an Act of November 18, 1977.

The BIA has had a field officer at Siletz under the direction of a field representative, Bernard Topash. He will continue as the officer in charge until further notice. Steps are now being taken to fill the position of agency superintendent, Mills said.