

# Housing survey shows what people want

By Sandy Rangila

With the completion of the 1979 Warm Springs Housing Survey, the Confederated Tribes have taken the first big step in documenting information on how much and what type of housing is currently needed on the reservation. The completed survey findings were presented to the Tribal Council on March 12.

The survey, which was begun last summer, dealt only with tribal member heads-of-households who do not currently have their own housing. The survey interviewers were successful in obtaining responses from nearly 70 percent of on-reservation people without housing, and about 25 percent of those living off the reservation.

Although the steering committee conducting the survey fell short of their goal to reach 85 percent of those identified as not having housing, there were enough responses to draw some valid conclusions.

Among those living on the reservation, the report concludes:

—It is evident that those without housing want their own homes.

—Rural housing was deemed the most desirable across the board, but financing would be a problem.

—There is an interest and need for apartments (especially among singles and young marrieds).

—The lease/purchase option concept is most likely not understood as a large number indicated non-interest.

—A majority of these people do not have a place to build.

—Unemployment is high at 20 percent plus.

—The average income came out to nearly \$10,000, which would indicate a possible \$204 payment or lease cost.

—A large majority indicated they would like housing for \$150 or less.

—Few are eligible for veteran's benefits.

—Among those living off the reservation, the survey reports:

—Most have accommodations, however, those 15-20 percent living with friends or relatives will need options on their return to the reservation.

—The average payment or lease indicated was \$202.

—There is interest by some to return if housing were available here.

—Houses are the most desirable.

—Most would not have a place to build.

—Unemployment was high at 20 percent plus.

—The average income came out to \$12,300.

—Few are eligible for veteran's benefits.

The 19-25 year age group had the highest percentage of returned survey questionnaires. It was also the age group most in need of housing according to the survey figures.

In that age group, which totaled 160 without housing, 117 answered the survey questions and added comments of their own as to their particular housing needs and preferences. A whopping 91 percent of that group indicated a desire for their own housing, and half of those said they wanted apartments. Only 33 percent of that group said they were interested in having a house right now.

Comments included, "They don't need to be fancy" and "I'll take anything." Other suggestions included, "Tribal units that tribal enrollees could purchase at cost," — "Keep a number of rentals for people who do not qualify for their own. Build more townhouse type for young people that could share costs."

Although the majority of the 19-25 year age group want apartments or townhouses for rental, some wanted to be able to have other options such as affordable rural homes or lease/purchase option homes built out in the country.

The housing projects approved in last Fall's \$6.6 million referendum election will come close to meeting the needs expressed in the survey, according to tribal Program Planner Mike Clements. But he said that the survey findings are for now and today.

"Perhaps (these projects we're building) will offset the needs for now and a little of the future," he said.

But he stressed that this information gathered in the survey should not be put on the shelf and forgotten about. "Follow-up will be crucial. The next step will be to develop housing projections for the future," he said. "It's already

**People want their own homes, whether they can afford it or not. Last Fall's housing referendum will come close to meeting the needs expressed in the survey—for now.**

1980. How many houses will be needed next year and five years from now?"

Clements noted that the survey dealt only with those without houses, and that the unemployment rate in that group was very high. "Perhaps that's one reason they don't have a house, but there are other reasons those people don't have homes," he commented.

Clements said that he thinks if those people did have houses, that other social problems, character and responsibility would improve. "A high percentage of those people want housing—whether they can afford it or not," he added. "We have to have housing available before we can start on financial accountability. People need that experience (of home ownership)."

Councilman Larry Calica mentioned during the presentation that perhaps a method of subsidy should be considered for those who are

perhaps \$50 a month or so of getting into their own home.

It was suggested that the Tribal Council send a memo to General Manager Ken Smith that future projections and housing needs be followed up with further study. Also, the memo may contain the proposed concept of some kind of subsidy program so everyone who wants to can get into a home ownership role.

The message on the survey's cover letter said, "This survey is only the first step to identifying and resolving housing needs. It will give us some guidance in meeting tribal member needs today and hopefully in the future."

"It is important that the information and recommendations included have a thorough follow-up process. An example would be priority lists be developed for age groups and identifying people without housing rather than following a "first come-first serve" concept.

"There are many unan-

swered questions and unidentified problems yet to be addressed. Although our priority effort should be to address tribal member needs, we must recognize an effort to resolve our total reservation housing needs. This would include areas such as community development, labor force, population projections, etc. Our future planning efforts would benefit a great deal if there were more solid information to work from. Other information needed at this time is:

1. Identified follow-up process on this surveys findings and recommendations.
2. Projection of future tribal member housing needs.
3. Identify total reservation needs and incorporate with tribal needs.
4. Address the limited housing income need (federal and/or tribal subsidy, etc.)

"These are thoughts that will hopefully get us down the road to a better way of life."

## Local census takers sought

The Confederated tribes are urging local people to sign up as 1980 Census takers here on the Warm Springs Reservation. The census count begins April 1, and with that date growing near, the tribes are falling short of local people to help conduct the census.

For those interested in working on the 1980 Census, it would be a paid part-time job requiring a three-month commitment.

The information gathered in the census will be valuable to the tribes in terms of grant

allocations which are awarded according to the census numbers collected. The Tribal Council and management are asking for the people's cooperation in giving out good-quality information.

Some of the questions in the census survey are rather personal in nature, but cooperation and honesty will be important to the tribes. That is one reason the census organizers think people would feel more comfortable with local census takers.

Confidentiality and the

Privacy Act will be strictly enforced. Not even the IRS (Internal Revenue Service) or the President of the United States will be allowed to look over individual census forms. The final census results will be fed through a computer which is programmed to remove individuals' names, making the data regional information only.

If you are interested and willing to work on the 1980 Census locally, contact Mayann Gabriel in the Personnel Department, or contact Nathan Jim, Sr., local census crew boss.



Let the wind blow

Latch-Key students are working on developing their kite launching abilities. Brisk March winds provide the perfect atmospheric conditions for cultivating that skill.

Spilyay Tymoo Photo by Shewczyk

## Spilyay Tymoo

Coyote News



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