

# Housing and Credit referendum items



Starter home at Greeley Heights

## Questions about the proposed revolving housing and subdivision construction fund—

**Question: What is the purpose of a \$2,000,000 revolving housing and subdivision fund?**

**Answer:** The revolving fund would create an on-going program to allow money from the sales of tribally built homes to be re-used for new home construction. Also, the fund would be used to develop subdivision homesites when federal funds are not available.

**Question: Who could use such a fund?**

**Answer:** Tribal members interested in lower cost tribally constructed homes in rural or community areas could use the fund. The cost for each home would be less because more than one home would be built at a time, such as in Greeley Heights.

**Question: Could the money be used for mobile homes purchases?**

**Answer:** No, individual loans for mobile home purchases (and individual built homes) would still be financed through the Credit Department. However, starter-homes could be built through the revolving fund—which would cost about the same as mobile homes.

**Question: Why build a starter-home when mobile homes are so much faster to move into?**

**Answer:** The starter-home is aimed at younger tribal members who want the flexibility to expand the size of their home in the future. Also, starter-homes are more easily renovated and are usually safer

from fire. Mobile homes are still the answer for some people.

**Question: Why is money needed for development of homesites?**

**Answer:** The money is needed to provide sites for tribally built homes and individually built homes. Any money available from BIA of IHS would be used to offset tribal funds.

**Question: Where would the first 20 homesites be developed?**

**Answer:** The proposed location of the 20 homesites would be near Wolf Point, east of Eagle Butte and Simnasho—Kahnec-Ta Highway (near Delbert Frank and Mable Eyle's homes and Beula Switzler's homes, east of the old McKinley ranch).

**Question: How large would the homesites be?**

**Answer:** Each homesite would be 2 acres or larger in size. The sites would be served by the new Water Supply System from the Deschutes River treatment plant.

**Question: Why not build the subdivision at Dry Creek or the Agency?**

**Answer:** Rural housing expansion in the Dry Creek area cannot be developed until a study is completed on sewage disposal needs for that area. A few homesites are already available in the Greeley Heights subdivision, which can be expanded after the Agency's sewage treatment system is

improved. Also homesites are now available in the Simnasho subdivision.

**Question: How many people on the Housing waiting list would be interested in one of the homesites?**

**Answer:** Most of the approximately 170 people on the waiting list would probably be interested in a homesite. However, many of these people are unemployed and need subsidized housing or low cost rentals. A certain number of people who are now in rental housing would qualify for a starter-home or similar cost housing.

**Question: Who would oversee the revolving fund?**

**Answer:** The Community Services Manager would be responsible for use of the fund, although no money would be expended without Tribal Council approval.

**Question: What is planned for 1982?**

**Answer:** Proposed for 1982 are 10 starter-homes and 20 rural homesites.

**Question: Will another referendum be needed to replenish the revolving fund?**

**Answer:** Another referendum will eventually be needed, depending on how much money is needed for subdivision development. Also, because of inflation and the increasing cost of home construction, fewer and fewer homes could be built over the years.

Vote  
February 25  
8:00 a.m.—8:00 p.m.  
at the Community  
Center  
Questions about the  
Credit Dept. funds

**Question: Is the Credit Department Broke?**

**Answer:** No, but the funds that we have (from the 1978 referendum) have been committed to a variety of projects, primarily homes and some business loans.

**Question: How can the Credit Department continue to make small loans if all funds are committed.**

**Answer:** Each month the Department collects about \$200,000 in loan payments. Much of these monies are returned to the credit account to be relented to customers.

**Question: Where have the credit funds gone or how has the money been used?**

**Answer:** We have made 279 loans to Tribal members for the purpose of buying homes. Presently we have over \$5,300,000 in various home loans. We have over \$1,360,000 outstanding in 57 loans for business and farming enterprises.

In auto, personal and all other loans we have over \$3,150,000. We have about 1550 loans on our books and more than \$9,890,000 in loan dollars outstanding. If you add in the total committed funds on projects in process our total loans outstanding will exceed \$10,250,000.

**Question: Can any Tribal member get a loan to buy a home?**

**Answer:** Home loans are a long term situation and a person financing a home must be settled with adequate income from steady employment to be able to pay for and maintain the home. Not all people that apply are approved because some do not meet the qualifications. We do try to assist as many people as possible in this area.

**Question: Can the Tribe foreclose on my mortgage and repossess my home if I don't make the payments?**

**Answer:** The authority to liquidate defaulted loans is contained in the Tribal Credit Code. The Credit Department will first exhaust every effort to work with the borrower in an effort to avoid liquidation of pledged assets.

**Question: Does the Credit Office have many delinquent or past due loans?**

**Answer:** Presently we have about \$390,000 in past due loan payments that represents just under 4% of the total amount of loans outstanding.

**Question: Why don't people keep their payments up to date?**

**Answer:** There are many reasons; some people are out of work, others over obligate themselves. A few people are difficult to work with, but for the most part our customers are honest and pay their obligations well.

**Question: How do I find out about building a home?**

**Answer:** Contact the Credit Manager in the Credit Office to discuss the details if financing is going to be needed.

**Question: How will the additional funds be used by Credit?**

**Answer:** The monies will be used in all areas of credit, auto, business, personal or housing to qualified borrowers.

**Question: What happens to the interest income that is collected on loans?**

**Answer:** The Credit office pays all of its salaries and expenses from the interest earnings, the amount of money left after expenses goes back into the credit account to be loaned out to our customers.

**Question: How much money goes back to the loan account to be reloaned to Tribal members?**

**Answer:** About \$250,000 a year goes back into the loan funds accounts, not including more than \$2,000,000 in refinanced loans.