



Project completed

Workers receiving partial funding from the Jobs Training Partnership Act completed this three-bedroom home at Wolfe Point. Construction of another home is tentatively scheduled to begin in April.

HUD special tenant meeting held

by Pat Leno

A special meeting was held for the Tribal housing department and tenants at the Agency Longhouse on March 20. The meeting was held to give the housing department and tenants the opportunity to discuss a number of topics of concern.

Elton Greeley, tribal housing manager, stated that a number of rumors were going around the community and it was hoped that the meeting would take care of a lot of the misinformation. Items that Greeley said were misinformation where there were families paying \$600 a month for HUD housing, people were being evicted from homes, and property was being held by the housing department for non-payment of rent.

Community services branch manager, Ed Manion, felt it was a long needed meeting between housing and tenants. He went on to say Ordinance 60, the housing code, was written for the people who would be renting tribal homes. It gives rights to the renter as well as to the housing department: it is a two-way street. With the tight money situation it would make sense for some people to consider buying their own home because

in many cases the cost of house payments could be much less the rent. Manion feels it is the obligation of tribal housing to eventually get tribal members into their own homes. A number of home sites have been prepared at various housing areas on the reservation. Three areas that have lots ready for building are Wolfe Point, Greeley Heights and Dry Creek.

In the last ten years 400 homes have been built on the reservation and it is estimated that 50-60 homes will need to be built every year to meet the needs of the people. Housing is a major need on the reservation and will continue to be. At the present time the housing department is doing the best job possible in meeting the people's need, according to Manion.

Public works manager, Jeff Sanders told the people at the meeting, he can see the improvements in the housing situation in the last 30 years but that it is not addressing the total needs of the people. Housing is striving to close the gap to alleviate present needs of the people. Sanders continued saying he knew there were mutual and common problems between the housing department and tenants but with meetings being held he hoped that communications would

begin to flow between both involved participants (renter and housing) and problems would get solved.

Brief statements were made by various members of the tribal management housing personnel. Greeley gave a history of the Local Housing Authority (LHA). He summarized the housing code in regards to lease agreements; tenant placements; usage of dwelling unit; tenant charges; insurance needs; vacating notice; evictions; grievance procedure; absence from unit; home security; housing waiting list and priority placement considerations.

Kate Jackson, LHA commissioner advised tribal members to look into getting into their own homes rather than renting. Instead of putting money into a rental she suggested people buy their own place. "Do it now instead of waiting for better times," advised Jackson.

Tenants, tribal members home owners and concerned citizens asked a number of questions directed at tribal management in regards to their present concerns. Bernice Mitchell said she hears concerns from people about the climbing, soaring HUD rates. People want to know why the rates are going higher and higher when they believe HUD to be low rental housing. With the increasing rates a number of families have had to make some major changes in life styles. She asked concerned people to voice their concerns and opinions at the meeting.

Tribal member and HUD tenant Daisy Ike asked if the Warm Springs people could not qualify for programs that would help to ease the high cost of rent. She also asked if it were possible to have a ceiling placed on the rates giving families a chance to "get a head" in today's economy. She said she saw other options offered at a reservation in Washington and she wondered why it could not be used here at Warm Springs. She questioned the use of a recent study used to show what percentage of each dollar people outside the reservation were paying for homes. Daisy felt the study had little to do with the reservation because she felt the reservation should be concerned about assisting tribal members to have adequate housing. She voiced a strong feeling that what happens on the outside belongs

Simnasho district meeting—

Continued from page 1

cost on the addition to the Simnasho Longhouse is \$700,000. So, after five years, the cost has since doubled in price."

The rodeo grounds as a priority will cost approximately \$50,000 according to Planning department manager Ray Rangila. The expenditure of this money is explained by Tribal Council member Jacob Frank, "The reason for the rodeo site location is that there will be a learning center built where the rodeo grounds is located now. This is why it is a priority before the longhouse addition."

Frank continued, "Hopefully we can go back to the beginning and put together a plan so we can start moving in a direction and working towards

the things that are important. In listening to the people tonight, Tribal Council can realize the important values and hopefully something can be done."

The struggle between the dollar and culture is ongoing. Guy Wallulatum pointed out what he saw as important in considering the longhouse question. "A learning center is important, but the price of our culture being lost is more important and has no price on it."

Other items brought up at the Simnasho District meeting included questions concerning travel by Tribal Council members and concern for administration of tribal members.

The meeting adjourned at 11:45 p.m.

outside but what happens on the reservation in the amount of monies spent for rent by tribal people and its effects on the renters should be a top priority.

Great concern was expressed about three families who moved from three HUD dwellings due to the new evaluation on income making a change in rent. The three families were reported to have moved back to an "older home" which was in need of a good deal of repair and was termed as a "firetrap" according to housing codes. The families all reported their HUD rates "jumped" several hundred dollars for each family and it was more than they felt they could pay and still provide food and other necessities for their families.

The rent for tribally owned rental units remains the same but the HUD rates recently were re-evaluated and in some cases the rate was higher.

Roger Shourds, HUD Management Specialist from Seattle gave a brief history of HUD. The original HUD program was an urban white program which was later made available to Indians and according to Shourds it has been a catch up game for the Indian ever since. He stated that he knows there are problems in the program; many of the problems are termed growing pains.

The Indians HUD program was started 25 years after the original program. In 1962 some Indians recognized the need for housing on reservations but there were no programs for Indians so the white urban program was used without any regard to the needs of Indian people. It was a fast way to get the housing on reservations. The original money used to build the HUD housing here at Warm Springs was loaned to the tribe to build the homes. HUD merely acted as a bank, lending the money. The housing is only HUD housing in name only because they financed it. The housing loan does carry rules and regulations that does set the rental rates and these are program policies.

The rents that were set at 25 percent of income are the standards used in Massachusetts in 1972 by a black Senator Brooke who wrote a piece of legislation that would limit the amount a landlord could charge for rent. It set the

amount to be charged at 25 percent of a families income for decent housing. This was applied to reservations. HUD said only 25 percent of income could be applied to rent and that they would make up the difference in subsidies compensating costs for HUD salaries and house repairs.

In 1981 President Reagan's administration cut social spending in the United States so an amendment was made to the Brooke amendment which says that all low-income people will pay at least 30 percent of their income for rental. So the increase in HUD housing rates is an administration move. Indian people need to let their Congressman know what their feelings are about the increase. It is a political ball game, Shourds said. Through activities of tribal councils with comments to the Office of Indian Programs, it is possible for Indian tribes to deal with HUD on the rates.

"I suggest you go the people who made the law, say to them don't do this to us, we don't have another house on the reservation," advised Shourds. He went on to state that his office will support any tribe who wishes to change this law. People need to make the effort to comply with HUD regulations and should attempt to lower the accounts receivable. The people must work together, forming an active renters/tenant organization.

One answer would be to transfer all the the present 100 units to ownership by tribal members. Before this can take place, however the Tribal Housing department must prove they can collect and continue to collect rent. This step would give the housing to the people. It would give them the opportunity to own their own home and get away from having to rent.

The most important thing that can happen is for the renters and housing to keep communication lines open. Another meeting is planned for the future, that date will be scheduled after the root digging season. This meeting was the tip of the iceberg and it is important that the people become actively involved. Take housing concerns to the next meeting and put them to work by sharing them with the people who can assist you.

See related Article page 12

Spilyay Tymoo

Coyote News



*****Spilyay Tymoo Staff*****

MANAGING EDITOR Sid Miller
ASSISTANT EDITOR Donna Behrend

Darkroom/Writer
Reporter
Typesetter

Marsha Shewczyk
Pat Leno
Priscilla Squiemphen

FOUNDED IN MARCH OF 1976

Published bi-weekly by the Confederated Tribes of the Warm Springs Reservation of Oregon, Warm Springs, Oregon 97761. Located in the Old Administration Building. Any written material to Spilyay Tymoo should be addressed to:

Spilyay Tymoo
P.O. Box 735
Warm Springs, Oregon 97761
Phone 553-1644 or 553-1161, Ext. 274, 285
and The Darkroom ext. 286

Subscription Rate: \$6.00 per year