

## Housing

# Department will set up a 20-year housing plan

The following information is Part 3 of a three-part series. This last section of the Tribal Housing Needs Assessment Report includes a framework recommendation by the consultant for developing a 20-year Housing Plan for the Tribe.

### The 20-Year Housing Plan

The Housing Department is initiating a project to prepare a 20-year housing plan. This report marks the first step towards completion of the housing plan. The intent of the Tribal Housing Needs Assessment is to provide the baseline data for developing the goals, objectives, actions, and programs that will comprise the 20-year plan.

The plan should be developed in the context of the recently completed Strategic Plan. The Strategic Plan sets forth five general principles for development for the Grand Ronde Tribe: (1) Self-sufficiency; (2) Involvement; (3) Fairness; (4) Efficient use of resources; and (5) Community spirit.

These five goals provide the broad framework for development and implementation of all tribal policies and programs. One of the themes that was consistent through all of the tribal input in the Strategic Planning process was that development should proceed with caution. The development of the 20-year housing plan will allow the Tribe to carefully consider the goals, objectives, and priorities of its housing program.

Further, the Public Works Department Work Plan identifies strategies and actions

with respect to tribal housing. The overall strategy with respect to housing is to "provide better housing."

Logically, the first step in development of any policy or program is to determine the needs of the target population. These needs provide the basis for a rational, informed discussion of what types of policies or programs would be most appropriate. Table S-3 summarizes housing needs using various indicators and for various tribal populations. No matter what the measure, tribal housing needs are substantial.

The next step in developing the 20-year plan is to develop measurable goals and objectives. These goals and objectives will define the scope and focus of the housing program. The goals and objectives of the housing program deserve considerable thought and discussion.

The third step is to establish priorities. To a certain extent, the goals and objectives of the program are the first step in addressing priorities. If addressing a need is not included as a goal or objective in the plan, it can be considered a low priority. This step should include mechanisms to solicit tribal members' input. Further, it should address what the Tribe feels are the most important and pressing issues and needs with respect to housing.

The last step in the planning process is to develop and implement programs. Programs are specific actions that are designed to address the goals, objectives, and priorities set forth in the plan. The individual programs

Table S-3. Summary of Housing Needs

Type	Measure(s)	Description	Extent <sup>1</sup>
Financial	Financial need can be measured several ways: (1) persons in poverty; (2) households considered low and very low income; and (3) households that experience cost burden.	Financial needs are the most evident housing needs among Tribal members. Most citizens needing some form of subsidy live in either low, very low, or severely low income households.	Low Income: 55%; 744 households Very Low Income: 33%; 486 households Cost Burden: 46%; 671 households Poverty: 25%; 875 Tribal members
Crowding	Persons per room	A dwelling is considered "over-crowded" if the household has more than one person per room.	10% of Tribal households experience crowding (144 households)
Poor Housing Condition	Overall housing condition; condition of specific elements; lack of plumbing and other elements.	Safe, decent housing is a basic human need. Substandard housing can lead to a number of other social and health problems	10% of Tribal households live in substandard (poor condition) housing (144 households); 20% of Tribal households (292) indicated that some element of their dwelling needs improvement.
Large Families	Number of family members	Large families include households with more than five members related by blood or marriage.	7% of Tribal households have six or more members (102 households); 70 percent of large families are below the poverty level.
Households with disabled individuals	Number of households with disabled individuals.	Persons with physical disabilities have substantial physical impairment(s) limiting one or more life activities.	4% of Tribal members have some type of physical disability (140 individuals).
Households with Elders	Number of households with individuals over age 55	Tribal elders have different housing and medical needs than other Tribal members.	14% of Tribal members are over age 55 (490 individuals).
Single-parent households	Households with one parent and children under age 18.	Single parent households include parents who live with, and provide care and supervision to a minor child (or children) in the absence of a second parent.	10% of Tribal households are single parent households (144 households). 53% of single parent households (76 households) fall below the poverty level.
Special populations	Number of households or individuals with special characteristics.	Includes at-risk youth; homeless; persons released from state institutions; persons infected with HIV/AIDS; persons recovering from substance abuse; persons with developmental or psychiatric disabilities; teen parents; and victims of domestic violence or other abuse.	Not Available.

should be described in the plan along with a general timeline for their development and implementation.

### Recommendations

The following recommendations are intended to provide a framework for developing goals and objectives. The recommendations do not address specific program objectives or priorities; rather, they are intended to identify ma-

major issues and considerations as the Tribe moves forward with the development of the 20-year plan.

The 20-year housing plan should be developed within the framework of the Strategic Plan and the Public Works Division Work Plan. The overall strategy is to "provide better housing." Specific actions to attain this goal include to:

1. Conduct a housing needs

survey and needs assessment study.

2. Prepare a 20-year housing development plan, including an annual work program for new housing.

3. Develop and conduct a program to educate potential homeowners about the financial aspects of homeownership, such as credit history, debt load, etc.

4. Establish an appropriate

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