

Housing

Housing survey delivers impact to tribal households

continued from page 5

Housing Development Organization.

5. Implement a Housing Advisory Board.

6. Reorganize current Home Improvement Program.

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, these strategies and actions imply that the depth of analysis and discussion goes beyond the core strategy of providing better housing; it should integrate housing programs with other social services offered by the Tribe. A strong link should be made between economic, social service, and housing programs.

•The Tribe must consider the impact of tribal economic enterprises in the development of the 20-year plan. The

Spirit Mountain Gaming Center will create hundreds of jobs; some of those jobs will go to tribal members. Employees will need housing. The existing housing stock in Grand Ronde is inadequate to accommodate the number of jobs generated by the gaming facility.

•The Tribe must consider fairness in the establishment of priorities. When we discuss "fairness" it is not necessarily in the context of an equal distribution of resources. Fairness should be in the context of the overall goals and objectives of the housing program. Equity can be thought of in geographic and demographic terms.

•The Tribe needs to establish clear and objective standards for program eligibility. These standards need to be applied consistently for all program applicants.

•The Tribe should consider developing programs that address housing needs of tribal members residing in (1) the Grand Ronde area, (2) the six-county service area, and (3) all other geographic areas.

Many survey respondents indicated this was a concern.

•The Tribe should incorporate opportunities for tribal member input and involvement in the development of the 20-year plan.

•The Tribe should consider programs that address all of the housing needs identified in this report. The timing and priority of addressing specific needs should be clearly identified in the 20-year plan.

•The Tribe should complete a more detailed analysis of the link between the gaming facility and other economic enterprises and housing. The goal should be to develop a detailed forecast of demand that will allow the Tribe to determine, with reasonable certainty, the number of units needed and when those units are needed.

•The Tribe should explore the possibility of working with private developers to provide housing for gaming center employees in nearby communities such as Willamina and Sheridan.

•The Tribe should consider programs that provide

homeownership opportunities for households in situations where they are earning enough to afford a house, but are unable to afford a down payment because of debts or other reasons. We estimate that up to 10 percent of tribal households may fall in this category.

•The Tribe should consider a program that would provide low-interest loans or grants to tribal members for home improvements. Over 44 percent of homeowners indicated they would consider using such a program.

•The Tribe should consider rental assistance programs that address the significant financial needs of tribal members. Depending on the measure, between 25 and 60 percent of renters have financial need. Although these are probably the most difficult programs to implement successfully, the number of tribal members with financial needs warrants their consideration.

•Like all plans, the Tribe should consider the 20-year housing plan as a dynamic document. Conditions

change over time. Plans need to recognize this change exists and build in mechanisms to accommodate changing needs and priorities. Thus, we recommend the plan and needs assessment be revisited periodically. This issue will be partially addressed by the development of the annual work program.

Conclusion

The Tribal Housing Needs Assessment marks an important first step in developing comprehensive tribal housing. The data contained in this report provides the baseline data necessary to initiate discussions concerning the difficult policy issue of how to best allocate limited funding, staff, and other resources for housing.

Finally, the Tribe should also develop mechanisms to evaluate the effectiveness of its housing programs. These monitoring programs should be based on each program's objectives and should qualify successes to the degree possible.

Committee logo contest will pay \$50

The Fish & Wildlife Committee and the Timber Committee are looking for a Natural Resources logo. We are looking for one logo that will represent both committees.

The committee will pay \$50 to the winner. Please submit your entry to Karen Larsen at the Tribal Forestry office or mail it to P.O. Box 70, Willamina, Oregon 97396. The deadline for the contest will be May 31, 1995.

Summer approaches: Craft Class going strong this year

The next craft class will be held April 18th at the Tribal Community Center. It will begin at 7 p.m.

Please be prompt and expect to stay until the class is finished.

If you have special feathers for the fans we will be making, please bring them along with a 12" X 12" piece of cardboard.

During the class, participants are welcome to work on their

regalia, fans, beadwork, or other craft items.

All tribal members all welcome, but please register in order to insure that there are enough supplies for everyone to participate.

Please call Camille at 879-2901 to register by April 15.

Please remember children under 14 must be accompanied by an adult.



Craft class participants work on projects for this year's Pow-wow.