

Breakout: Environmental

Session: Facilitating Partnerships between Rural Utilities

November 1, 2017

“ Regionalization is a way of getting communities to work together.

53,000 utilities in the country. Many have one well. What happens when the well goes down?
Chaos.

It is not sustainable. Rural communities model – limited infrastructure. Cannot support growth.
What can we do about it? Create partnerships, regionalization.

How do we do this? Have communities voluntarily create regionalization. Create scale.
Regionalization is much easier for wastewater than water. Why? We will fight for water.”

1. What issues or challenges?
2. Funding?
3. Who wants to move this issue forward?

Issue 1: Private water systems – why would they cooperate? Answer- make connections
between public and private water system to see if there are reasons to cooperate. Long process.
Make the little guys more attractive to the larger systems through capacity building to the little
guys.

County leadership is key.

Wastewater systems are a highly regulated industry. The notion of development credits. How a
community develops goes to their character.

For water, protection of Native rights – speaks to water quality.

Given the challenges and our shared federalism, who takes the lead and funds it. Is it a federal
role, a state role, a regional role? 3rd party drivers.

Different models. Should big utilities offer services to smaller utilities. What are the barriers to
regionalization by state?

Natural resources offered. Federal funding without prescriptive approach. Authorize funding to
be used in a different way to encourage regionalization.

For smaller communities, what is the benefit for me?

Trust is the foundation for all regionalization.

Two factors in the rural west: 1. Distance. 2. Water rights and water laws.

Difference between paper water rights and real water rights.

Some water issues are same throughout the country but some are specific to area or state.
Topography, identity.

State by state approach. Some are proactive, others are indifferent. Some states are supportive about regionalization. Small communities often have little political clout. Power in numbers. More connections means more power. Takes time, commitment and leadership. Leadership is the main ingredient. Start with leadership then go to regionalization.

You need water but you also need good quality water. Clean Water Act provided resources that are no longer funded. It is good law but it is now antiquated.

There seems to be a lot of talk about the problem but not enough thought of solutions.

Need to have funding from federal government and from the local government. States can take a role. Many of these funding sources are designed to increase rates so the user pays for it.

What role does the private sector play here?

Housing and new industry dollars. wind and solar.

Breakout: Environmental

Session: Increasing Safe Drinking Water Consumption in Schools

November 1, 2017

What issues or challenges surface from the proposed solution?

- Partnerships are needed to make this happen
- Water quality is the biggest issue- lead and copper, uranium
- Water quality issues individual level to small underserved areas
- Water, water treatment more of a concern than the school strategy

How are the strategies funded? Can it be replicated?

- State of CA stepped forward in providing point of use systems
- Private foundations
- A lot of discussion on where to access funding- that low income families do not want to know if their water is safe because they cannot afford to fix it and devalue their properties
- Unresolved about funding piece
- Much discussion on mixing funding private and public

Who's interested in moving this forward?

- Tom (SHE) said staff may be interested in continuing this work
- Morgan Stanley, AMEX; may be interested in learning more, suggest local orgs talk to their local bank under CRA

Comments

- Interest in how this program can be helpful to communities- Tom Collishaw, SHE received funds from WIC to test homes for water contamination
- Replacing a ton of wells due to drought source
- Interest w/ Point of entry vs point of use
- Most of funding has been in response to increase access
- Start w/ Public Health Depts; schools
- Any dialogue with BIA schools, and tribes?
- CA funds: Drinking Water for School districts
- Question about cost related to changing filters
- Question regarding **Education** piece:
 - Schools are public facilities governed by state
 - Installations on public facilities, work with partners on education and need to work on treatment, worked with manufacturers that provide the dispensers

Partners

- Water bottle piece- reached out to Nalgene
- Temperature of water, chilled water mitigates growth of bacteria

- Participant interest regarding L&C

Local organizations are needed on the ground providing education

- A lot of communities purchasing water instead of using their own source instead of decontaminating
- Treatment technology similar to what you would put under your sink
- Looking at if this technology can remove lead and copper- this is being determined
- Providing TA to schools and community groups to increase the use of drinking water through filling stations
- A lot of education for kids, parents to teach that the drinking water is safe to drink

Other Significant Topics:

L & C: potential upcoming legislation specific to schools, Tier 1 to Tier 2 site: (MAP attendee)

Spokane Water Reservation: 3 uranium mines does this effect water?

GHA school water source- concern

Breakout: Environmental
Session: Infrastructure in Native Communities
November 1, 2017

Harvest questions

What issues or challenges surface from proposed solutions?

How were the strategies funded? How do others replicate funding in other areas?

Who is interested in moving this forward?

1. Issues and challenges

- a. IHS budget is limited – they try to fit projects within their budgets rather than finding the \$s necessary for the project as a result systems fail
- b. Projects take a very long time to complete which impacts the tribal health and safety
- c. IHS works in a “top down” manner with tribes;
- d. More leveraging is required with SRF and USDA.
- e. IHS turnover due to younger staff moving due to career advancement
- f. Tribes can’t afford to obtain TA from non-IHS sources so have to live with delays
- g. Debt service is a huge issue as project budgets do not have room for it
 - i. not generating enough \$s
 - ii. servicing with rates and charges leads to default
 - iii. solution: more capital loans
 - iv. most CA tribes pay for water charges from operations and do not charge customers
- h. Federal grants require detailed environmental reviews

2. Strategies?

- a. Tribes contract directly with feds – works for large tribes
- b. HIS scattered sites program
- c. Negotiate the deal so Tribes can do the work
- d. Less expensive to use private funds – construction is less costly
- e. Don’t look to IHS for planning
- f. IHS can be used for take-out – cost is lower, quality is higher, time is shorter with private funds
- g. Leverage NAHADA funds with USDA to leverage debt or 3-D matrix with Business loans
- h. Maintaining good relationships with IHS likely to be helpful in securing \$s and community buy-in
 - i. Tell IHS that you will 3rd party review
 - j. Need to educate to change mindset so customers can pay for water charge
 - k. Prepare ahead of time and be first in line for \$s
 - l. Remember tribe does not have to waive sovereignty to obtain debt capital
 - m. Tribal in-house contracting builds job, increases capacity

3. Funding?

- a. USDA
- b. ECWG
- c. Casinos
- d. EPA
 - i. Drinking Water set-aside (\$3 to \$7 million per year)
 - ii. 625, 638
 - iii. SRF funds
- e. WRDA - Water Resources Development Agency
- f. BOR (Bureau of Reclamation)
- g. CA
 - i. State Water Resources Control Board
 - ii. DWR – Drinking Water Resources
 - iii. Proposition 1 funds
- h. WA - IACC
- i. Tribe to Tribe lending

Small group discussion notes strategies and solutions

1. Develop a database with profiles of successful projects which can be a reference tool for newer projects.
2. Harvard project provides best practices
3. Infrastructure in Indian land lacks a voice at the national level
4. Find a 3rd party to be the hub or intermediary to receive funding from Native American Gambling association, Inc. (NAGAI)
5. Scale is an issue for native infrastructure projects – the project has to be a certain size before it can be eligible for funding such as new markets tax credits etc.
6. Look into loan forgiveness options as it is the cause of huge deficits.
7. Generating revenues through rates
 - i. Moving to rates, challenge in collecting fees, turnover if tribal council (political)
8. Private, for profit organizations
 - i. Best ways to blend profit and non-profits
 - ii.
9. Using other federal grants
 - i. Slow process
 - ii. Many requirements (i.e. procurement process, environmental review)
10. Improving relationship with HIS
 - i. Having influential people approach HIS
 - ii. Engineering firms work closely with HIS and have the local knowledge needed

Breakout: Environmental

Session: Managing operating rural utilities as a business venture

November 1, 2017

Issues and Challenges:

- Very low-income rural communities (most of those we work with) are extremely challenged to pay for infrastructure improvements
- Lawsuits
- Compliance
- Length of time necessary to create a viable business
- Availability of expertise
- ROI – Return on Investment
- Community opposition to raising rates
- Cultural expectation that water should be free – it's a right
- Low-income individuals may need subsidies to pay water bills

Effective ways to run a small water system as a business:

- Mitigation measures to correct water quality issues
- Loans and grants – USDA and EPA
- Solar to offset costs
- Raise rates to cover true operating costs
- Provide bilingual community education and outreach
- Use reclaimed wastewater for crops
- Use crops for nitrogen removal
- Consolidation/Regionalization
- Educate city councils to think about the future water needs of the community
- Determine the best and most cost-effective technology to treat water contamination
- Determine if it really is a viable business
- Understand the community's cultural background

How to fund the necessary strategies:

- SRF programs fund consolidations
- Advocate for public policies, e.g. California's Proposition 1, that require community involvement and create a larger, more influential base
- CDFIs
- USDA
- Corps of Engineers (WA, OR, ID)
- City councils

Comments on continuing this conversation:

- Interested in learning more specifics about successful examples (we don't have to reinvent the wheel)
- A suggestion that RCAC create a searchable library of case studies (SharePoint website)
- RCAC should continue to be a forum for this conversation

Breakout: Environmental

Session: Managing/Operating Rural Utilities as a Business Venture

November 1, 2017

Notes:

- Hard to convince/educate city councils that it is prudent to set aside dollars on a regular basis to establish reserves. Reserves make it easier to get funding in the future.
- Most challenging is large population of small mobile home parks. Usually family owned. Many of the wells have arsenic and flourides that make the water unsafe. It is hard to find solutions that are affordable.
 - Most cost effective is point of use reverse osmosis. It only works for drinking and not for bathing etc.
 - Hard for them to stay in compliance with regulations.
 - The point of use membrane is paid for by the user (about \$80).
- Title should be “running utility as an adventure”.
- Self Help Enterprises -Planada Community (5,000 population)
 - Planada had a wake-up call about how to operate their system. They had good leadership but still had been operating with violations. They had been discharging water back into the steam and were getting environmental problems as well (such as fish kills).
 - Works to help communities build their water infrastructure.
 - A community they working with (low income) had a series of lagoons to treat water. They had 170 violations in two years.
 - A couple of lawsuits happened trying to upgrade system.
 - Eventually they received \$6,000,000 grant and \$6,000,000 loan
 - Treatment plant is complete. Through many different programs, this community was able to complete a treatment plant. They had to raise rates to help pay for this. The rates stepped up over 5 years. Adding solar to help with operational costs. They no longer discharge back to the river. They treatment ponds which are lined and then storage ponds and then the water goes to crops NOT the river.
 - Comment is that this community was “dragged kicking and screaming” into having to operate their system as a big reason.
 - Rates basically doubled because they began to learn the true cost of operating the system. Planada had no way to offset costs through a general fund.

Questions:

- Major Issues:
 - Cost
 - Education – not only boards but the entire community needs to understand the true cost to build and the true cost to operate.
 - Time – it may take 10 years.

- Also need to consider the return on investment. The communities that we are trying to serve are the communities that are least likely to have the means to pay for it.
 - § Need to understand the business in the first place...what are the sources of funds? Is it even possible to serve a community of 40-60. Should those communities be sustained?
 - § What are the alternatives? Can you move people? Septic systems?
- It is very easy to say people shouldn't be here (in a particular place).
- One solution does not work for every community
 - § Need to look at local conditions
 - § Need to understand number of users
 - § 40-60 users will not sustain a system.
- Is there training available to systems to teach them how to run their system as a business?
- Determining realistic rates and getting communities to understand and pay for it.
- Barrier – some cultures believe that water should be free.
 - § In the Pueblos – water is seen as a gift from nature. In NM, they decided not to charge for it. They charge for wastewater and other utilities and will use overages to subsidize the cost of water.
- All communities have their own cultural context. It is important to understand their context.
- The residents of these communities do the jobs that most other people do not want to do. Subsidies may be needed.
- There are 55,000 water systems in the USA (there are only 3,000 electric utilities). There are needs to be discussions about regionalizing (rolling up systems).
- Strategies (how funded)
- California law can mandate that districts merge.
- CA also has Prop 1 which requires community involvement to drive resources to the community.
- UT communities are now having to look at the true cost of water (which includes replacement costs/reserves etc.).
- Also look for lowest cost solution for the longest fix...
- Balance between water as a right and the responsibilities that go with managing a right
 - Idea is that a certain amount of water is free. A premium is placed on usage above a certain amount.

Challenges for running water system as a business:

- Educating city councils to think about the future
- Water contamination – best and most effective technology
- Very low income communities
- In Palanco Parks – need permission from families

- Lawsuits
- Compliance
- Lengthy process to upgrade
- Small very low income communities face prohibitive costs

Effective ways to run a small water system as a business:

- Example Planada
 - Mitigation measures to correct water quality (compliance)
 - Loans+Grants from USDA / EPA etc.
 - Solar to offset costs
 - Raise rates to true costs
 - Provide bilingual community education / information
 - Use redirected wastewater for crops
 - Use crops for nitrogen removal
 - Consolidation and regionalization

Issue and Challenges:

- Cost
- Time
- Education
- Expertise
- ROI
- Is it really a feasible business
- What are the viable alternatives
- Understanding a communities cultural background
- Determining realistic rates
- Community opposition to raising rates
- Cultural expectation that water should not be paid for – It's a right
- Low income individuals may need subsidies
- Are very small systems ever going to be a viable business?

How do we fund necessary strategies:

- SRF programs fund consolidations
- Public policies, e.g. Prop 2 in CA that require community involvement and create a larger politically influential base

Breakout: Environmental

Session: Creating Awareness of Utility Needs in Severely Disadvantaged Communities November 1, 2017

Solution presented: Building a coalition for raising awareness in communities, especially during the drought.

What issues or challenges surface from the proposed solution?

- Find people with the same issues and the same interests
- People who were partners in the drinking water advocates coalition – the utilities sent out notices asking the coalition who had resources to help. Important to share the resources. Leveraging the relationships as a resource.
- Go up the chain – call supervisors in utility companies if nothing is moving-get mean
- Only having one utility company is tough-having a coalition to push on these issues would be helpful. But how to create one??
- Strategy – form a coalition. Ex: if someone new knew what you had gone through, then you are a resource.
- Need Boots on the ground
- Connect with local government
- More networking opportunities
- Internet
- Including the right organizations asking the right questions
- Environmental Justice
- Health Focused Groups
- Safe Drinking water
- Urban and rural – broadening relationships
- Communications – personalize/Social Media
- Leveraging resources
- Policy Development
- Research and data collections
- Replication strategies
- Climate change resiliency
 - How do we do this?
 - How do we raise awareness?
 - How to navigate infrastructure?
- Build coalitions, work together not alone
- Languishing follow-up
- Lack of competition
- Colonias
- Privately owned utility companies
- Advocacy

How were the strategies funded? How do others replicate funding in other areas?

- Some are membership based
- Most are non-profits or funded by donations
- Can't use federal or state money
- RD has some money – but not everyone knows all the resources like RD
- CBAs
- Invite media to bring awareness of issue
- Private foundations
- TIFF
- CDFI
- CDBG
- RD RUS

Breakout: Environmental

Session: Issues & opportunities in solid waste management

November 1, 2017

What issues or challenges surfaced from the proposed solution?

Challenges

More waste than before; illegal dumping; compliance; regulations; costs

User fees don't cover all the costs; improper e-waste generation; throw-away society

Waste diversion/sorting doesn't pay for itself-still needs grant funding to subsidize it.

Not enough understanding about waste management principles that benefit the environment

Economic model doesn't work

Solutions

Address it as an economic development project—value chain—find a buyer for the product

Recycle paper and turn it into toilet paper. People that recycle their paper get a discount on the toilet paper.

Increase rates, never popular, need approval.

Pay as you throw (similar to metered water rates)

Make it user friendly, education & awareness, signage help to deter illegal dumping

Hire a junk yard owner to go around and pick up abandoned cars

Disposal fee is included in the cost of the tires & batteries, cans

Reduce trash volume that you need to remove—waste diversion

Composting

Waste characterization on one project led the tribe to beginning a composting program because they realized the largest part of their waste stream was organic matter that was created by local farmers/ranchers.

Goshute tribe did a waste characterization study and are going to be using some of waste to make fence posts for sale. Creates jobs and economic benefit. They also are considering accepting trash from other communities (transfer station). Only work with companies that will allow the tribe sovereignty. They have to own their programs. Waste sorting as a business.

Form co-ops to share resources

Recycle Xmas trees by chipping them and selling the chips for landscaping—may not work in all geographies—need to assure that there is a market for the product

Business planning process

Change people's mindsets about waste—can be useful product—stop being a throw-away society

Start by educating children

Should become a priority before it becomes a crisis

Put a value on your values

Create a solid waste clearinghouse/coalition/forum

How is the strategy funded?

Indian Health Service, USDA Grant funding

User fees

USDA value-added grant

Need subsidies or partners

Legislation can ensure that small appliances etc. get recycled

RCAC loans & grants

Volunteerism—include children

Self-sustaining

Who is interested in moving this strategy/issue forward?

Participants

Paul Mobley, Utah Community Development Office

Hope Cupit, SERCAP, Inc.

Virgil Johnson, Goshute Tribe

Sarah Buck, RCAP solutions

Breakout: Housing

Session: Homeownership opportunities for rural residents

November 1, 2017

What are the issues and challenges you are facing?

- a. Resources may not be readily available. As a non-profit, you don't have the capacity. Need to solicit the help of a consultant. It ultimately is money well spent. Need support from city and county.
- b. Many factors to consider that affects cost of home ownership.
- c. Developer fee, deferred or not?
- d. Access to SHOP funds from HUD is a good resource.
- e. Finding investors. Depends on location. For Utah, it's not a problem.
- f. Lease to own is an option but is it successful? Credits to own – CROWN.
- g. UHC has a lot of compliance requirements even for smaller projects.
- h. Prepping families for home ownership readiness. Credit worthiness, gap financing (2nd).
- i. Required documentation can be cumbersome. Birth certificates, etc. Proof of residency.
- j. EQ2, Catholic nuns investments, tribes borrowing other tribes
- k. Funding sources for housing counseling – Unidos, banks and NeighborWorks.

What funding strategy are you using?

HUD Shop funds can provide \$15,000 per home for planning CRA-Community Reinvestment Act
Good loan Source. - Sisters of Saint Frances. Best for Single female head of household loans

Is this something you're interested in moving forward?

Self-Help Enterprises - Tom

Full service, gateway to home ownership. Includes education, counseling help for those with credit problems. End game is successful home ownership. Ready to take applications. One stop shop. Counseling, education, etc. 1200 housing in a year. Funding came from NeighborWorks. Fund Development process, going out to banks,

SH Tech Assistance – Dick Kempke

Land development, SH program. Project with Housing Authority of Southeast Utah. RCAC owns Moab property. Single Family homes. Tax credit. Partnership collaboration with HASU. Small non-profits have challenges. Workload. Doing budgets. Fees to be paid.

Affordable housing crisis in Moab, tourist town, lot of low wage positions, people want to buy second homes, \$30K median home price, not affordable for people making \$12 an hour. Small company partnering with RCAC.

Tax credits for corporations (usually banks) who invest in affordable housing projects.

HUD Shop funds can provide \$15,000 per home for planning CRA-Community Reinvestment Act

Good loan Source. - Sisters of Saint Frances. Best for Single female head of household loans

Breakout: Housing

Session: Developing Workforce Housing in Native Communities

November 1, 2017

What issues or challenges surfaced from the proposed solution?

Challenges

- Income
- Prevent brain drain
- Market rate housing
- Not enough NAHASDA
- Not enough contractors
- Hard to find/hold on to construction workers because the economy is good and there is a lot of work for them already
- Metro area draws workers tribal residents to metro area to work and live
- No economic opportunities on reservation
- No affordable housing in the metro area, so people sleep in their cars or commute 2 hours each way
- Housing is in bad condition
- Tribes are tax credit rich/subsidy poor
- Turnover & training staff
- Access to capital
- Codes—need to be revised & Infra Planning
- 184 is stricter—consider CDFIs

Solutions

- Use private equity
- Use Native construction companies
- Created force account and Native construction company 3 Bands Construction Company
- Force account relies on grant funding—construction companies rely on hustling/marketing to get work
- Tax credit projects
- Blend NAHASDA/HUD 184
- Need to increase NAHASDA but it may be sunsetted; Indian Housing Authorities rely on NAHASDA if it went away it would hurt tribal housing
- Sell construction services to other tribes
- Go where the tribal members are—Tribes should not be confined to developing on the reservations
- Bring all stakeholders together to discuss how to share resources/weave other programs \$/partners into housing projects ie. Education, boys & girls club, planning (redefining the model)
- Create a division to focus on different housing options (CDC/Nonprofit)
- Need for more education (process for HO)
 - Home Saver (culture)

- Green & post purchase education
- Develop an MOU with tribe/bank
- There is no one way
- Use the Title VI guarantee program (sample banks)
- WIOA Workforce Investment Opportunity Act. (OJT) Onsite training
- Job Corps, Apprenticeship programs
- Employee assistance housing
- Transient Oriented Dev. (near transportation system)
- Off reservation development
- Creating the demand—changing the mindset
- 10% NAHASDA can be used to serve 80 to 100 percent MHI families use in conjunction with Title VI guarantee

How is the strategy funded?

- NAHASDA HUD 184, private equity, 502, Native CDFI for down payment assistance
- Tax credits
- Sell construction services to other tribes

Presenters

Tim Horan, Spokane Tribe

Rollin Wood, Native Partnership for Housing

Breakout: Housing

Session: Housing Preservations/working with rural housing authorities

November 1, 2017

Notes from Preservations

- Preserving the existing rental stock.
- Problem is putting deals together. Model is to bundle several together.
- Competition with new housing projects
- Some states have points allocated to preservation
- Model is to use tax exempt bonds with 4% tax credit. Need to be large project....150 units. Bonds are expensive so you need to issue \$4-5 million in debt. So rural doesn't really use them.
- Project selection is critical when using 4% credits. So...need rental contracts and minimal rehab costs. Also need to bundle and get over 100 units at basically the same time. Lots more brain damage.
- Basically there is no typical deal....depends who the current owners are (USDA / Tax Credit partners / etc.)
- Easy to get 4% credits because there is no competition (everyone wants 9%)

Questions:

- Do NMTC's work for this?
 - Possibly. Can't be for housing alone. The business has to employ the LMI residents (permanently) so it would be hard.
 - Are the LIHTC scoring systems committee based or points based.
 - § Montana....both Utah...points scoring

Harvest Questions:

- What issues or challenges surface from proposed solution?
 - What does the map of the "maze" look like?
 - Preservation has been a hot topic in recent years...
 - Look at Rural Voices from HAC that goes through issues....but it is from 2004 and is still relevant.
- How are strategies funded?
 - Enterprise et al. are creating funds that work towards preservation. They will hold the funds for the 10 years.
 - Enterprise, Raymond James, Boston Capital are all companies that are doing it or creating it.
 - USDA
 - FHLB AHP programs (\$10-40k per house)
 - Lots of agencies cobble together agencies.
 - CDBG / USDA has 504 / Then hit up local banks / Look at regional suppliers / bulk buying items such as insulation

- Epicenter in Utah makes small “fix it’ loans to homes in Green River. They are small loans to homeowners that pay for repairs. (repayments are small....some \$5 per month)
- ICDBG grants are helpful. There is an imminent threat category to this grant
- How do you replicate funding in other areas?
 - Are there any barriers?
 - § Is there a set aside for preservation?
 - § Attitudes of the State and what their goals are. Some states don’t know what their housing preservation needs/stock really are.
 - § The threat is really that the stock is old and deteriorating and turning into “lousy” housing.
 - § USDA’s rental assistance will end when the mortgage ends.
- Who is interested in moving this forward?
 - Carol passed around sign-up sheet.

Breakout: Housing

Session: Housing Preservation/working with Rural Housing Authorities

November 1, 2017

Presentation around preservation of existing multifamily dwelling. Pros and Cons with bundling several projects together. Challenge

Group conversation surrounded discussion about the NMTC and LIETC program.

Housing preservation funds, Enterprise, Boston Capital (Multi Pooling)

Challenge New construction vs Preservation with each state

Rental assistance that comes to an end challenges

Federal Home Loan Bank Grant, Unspent Home Funds

Breakout: Housing

Session: Mobile Home park acquisition and preservation

November 1, 2017

Harvest questions

What issues or challenges surface from proposed solutions?

How were the strategies funded? How do others replicate funding in other areas?

Who is interested in moving this forward?

1. Issues and challenges

- a. Polanco parks were built without building permits so they do not meet standards – they came up with their own septic systems, people have died from bad electrical systems;
- b. Mobile home parks (with total of 1,200 spaces) in East Cochella valley need to be brought into code
- c. Viability of mobile home parks – how often do you rehab them? At what point do you demolish and replace them? What is the breaking point?
- d. Owning land in most states is a premium and prohibitively high

2. Strategies?

- a. Partnering with Manufactured Housing Land Lord Tenant Association.
- b. Purchase the mobile home park and improve them.
- c. Housing preservation grant from USDA.
- d. Use mutual USDA self-help housing model to build mobile home park in partnership with Habitat for Humanity. The family will contribute 65% of the cost of the construction.
- e. Build coalitions with Housing associations, Public Utility Commissions, Health & Safety enforcement groups, etc.
- f. Work with community to develop a master plan.
- g. Keep in mind: what works in one state may not work in another. Each state has its own set of regulations and resources which may not cross state borders.

3. Funding?

- a. USDA 502 (Self-Help housing program)
- b. CA HCD Joe Serna funds
- c. CA Housing Community development MPROP – Mobile home Property and rehabilitation program.
- d. CA State Water Resources Control Board Prop 1 program.

Session: Housing
Veterans, supportive and rural homelessness housing solutions
November 1, 2017

How to eliminate rural Veteran's homelessness?

Rural homeless takes on a different look

Rural homeless are doubled up-

Solving Veterans Homelessness means that there is a home for every Veteran that wants one.

Jillian and Paul: experts

Discussed supportive housing as an intervention and approach to Veterans.

Supportive Housing is Affordable with services

The housing is regular housing with tenancy rights, not shared.

Services cannot be mandated, but providers are encouraged to provide/recommend resources.

Supportive housing helps to reconnect their lives.

Who should supportive housing be directed?

The most vulnerable

Child welfare involved families

Aging population

Developmentally delayed/at risk of institutionalization

Criminal justice involved

Veterans

Models

Scattered site- rent from private landlords in a private market

Single site-it's a building and services are brought on site

Integrated Model (How do you create an integrated approach?)

Maybe have 50 units where 10 are supportive units

Issues of scale and operational efficiency

Operating subsidies need to be long term

Continuing of care development in rural areas- competitive process and geared to chronic homelessness. Targets literal homelessness- not being doubled up.

HUD is moving away from just services, more towards housing.

Issues & Challenges

24% of Veterans live in rural areas

Important to work with VA, local housing authorities, social service providers, counseling, schools, to solve

Need partnerships

Limited transportation

Limited finances

Limited medical and social services

Proximity to locations

Care programs that work well in rural environments

Can you afford to operate once established?

Operating subsidies

Mission driven opportunities

Location is important in rural areas

What is the inventory of rental stock in rural communities?

Private rental stock is low and in substandard condition

Cost of construction is an issue

Needs to produce new stock

Issue: the definition of homeless (HUD definition)

Creates a moving target for funding-

Training motivational interviewing to align services to those in supportive housing. T-3 is a training provider, pay for it through planning funds or private funds. HUD provides funding for training. Also healthcare companies also have funded this training.

What is the political will in small communities to solve this issue?

Effective communication to rural communities is a problem.

Locations are not always supported by the political will.

How do we document the number of homeless?

Point in time count (HUD) is a challenge because it focuses on literal homeless, weather is an issue and volunteers run the program. We need to have a year round process to gather the data.

Not all rural areas are captured.

How can we fund construction projects?

The need to qualify critical illness requirements especially in Tribal nations

Benefits allotted/determined by % of disability

Need for advocacy to assist with paperwork/process of getting benefits owed

Tribal services

What is the mechanism for communicating available services?

The issue is not being addressed in the rural communities-

People do not know what resources exist and don't know where to go to find out

Education/awareness for rural communities

Funding Strategies

VASH- Tribal set aside?

Project based section 8 HUD

Non-project based section 8 HUD

COC- HUD and have to be active

Private funding- Insurance companies

Medicaid- needs a waiver

National housing trust fund

Cooperative Agreements to Benefit Homeless Individuals funded through SAMSHA-state and city can apply. Can do a housing first project.

Federally qualified health centers-Service provider

Tax credit set aside – LIHTC

State Funding

515 USDA/RD

Breakout: Housing

Session: Multi-Family and Farmworker Housing Development Session

November 1, 2017

What issues and challenges :

1. Housing for farm workers and affordable housing not very accepted in local communities.
2. Have a community that need 3-4 bedroom homes but your funding source is moving you to senior housing.
3. The seasonal farm workers may not be eligible for farm working housing.
4. For seasonal units will stay unoccupied for a majority of the year but still must pay full cost of the housing.
5. Your market study does not always match the needs or the funding requirements.
6. Need new financing including partnerships for farm worker housing.

Solutions:

1. There are various funding sources out there, RD, Tax Credit but very competitive market.
2. Partnerships, lease guarantees, emergency rental to homeless during off season, grower contribution, innovative options, working with service providers.
3. Partnering in the community to find common ground
4. Bring in other entities, like EJ, other groups for support.
5. Working with funding source to relax some of the requirements for farm worker housing.

Breakout: Housing

Session: Multi-Family and Farmworker Housing Development Session

November 1, 2017

Content Expert: Brad – HAC.

1. Project: Old army barracks from 1940 used for farmworker housing. Wanted to move them from rural area to city, but couldn't. So had to stay in rural area. Houses burned down, so community decided to start from scratch. Went from eyesore to an attractive place to live.
2. Project: 31-unit elder development. Used many different resources for funding. Tax credits; USDA 514 loans and 516 grants; section 521; HUD; local consortium of cities and counties gets HUD funding; Federal Home Loan Bank. Non-federal funds.

Marty – NAWS, National Ag Workers Survey. 75 percent of farmworkers are now permanent residents, not transitory. 48-50 percent are undocumented.

AMI, Area Median Income. Market rate is 55-60% of AMI.

3. Project: Rio de Vida (Nonprofit developer)
 - Target population: year-round farmworkers
 - Sources of funds: USDA 514 loan; County
4. Project: Mattawa Seasonal (Growers Association)
 - Target population: H2A guest workers; migrants.
 - One bed is the rental unit. Could have up to 500 beds.
 - Funders need to validate income, but not legal status.
 - Rental rate is based on average migrant worker's income.
 - Sources of funds: State; Private debt (employers lease beds on behalf of employees)

What issues/challenges surfaced from the proposed solution?

- No multi-family or small single family home developers.
- Vacancy rates for rental housing in rural Washington are less than 2 percent.
- Vacant homes are second-/recreational homes.

- Farmworker housing only had two farmworker families. Even though there was demand and housing was subsidized, the families chose to rent cheaper places.
- H2A workers are not eligible to rent a federally subsidized unit, so there are vacancies.
- Cannot reach agreement with USDA RD on what makes a good market study.
- Use seasonal farmworker housing for emergency placement for the homeless during winter months. Homeless service provider responsible for move in and move out on time.
- Rent seasonal housing to hunters who come to the area in winter (years ago).
- Developer bought abandoned houses in Detroit very cheaply, demolished them, and created a multiple “tiny house” community.
- There is often local objection to affordable housing development based on prejudice.
- How were the strategies funded? How do others replicate in other areas?
- Build partnerships with growers, tourist industry.
- Develop right financing mechanisms – site acquisition money from states?
- Pre-development loan based on a grant anticipation agreement.

Comments

Marty – Planned to develop a site zoned for multi-family housing near burgeoning wine country in Yakima, WA. Winery owners protested. One owner offered to support development on a different site and the compromise worked.

Jacqueline – There are often economic and other stressors (high crime; drug use) in NIMBY communities, so it might be good to do a feasibility study and choose a more stable community for the development.

Yanethe – Seek community input on what development should look like.