THE Academy Testimonials

“As a graduate of the 2017-2018 THE Academy cohort, I strongly recommend this capacity building, training and technical assistance opportunity for all Tribes and TDHEs in our region.”
Moriah McGill, Housing Development Construction manager
Northern Circle Indian Housing Authority

“THE Academy has provided the Santo Domingo Tribal Housing Authority...a wealth of knowledge, including financial, regulations, policies, and creating case studies geared towards housing development...”
Greta Armijo, Executive Director
Santo Domingo Housing Authority
Your Presenters Today...

Erika Holzhauer  
(707) 349-8556  
eholzhauer@rcac.org

Eileen Piekarz  
(775) 741-7861  
epiekarz@rcac.org

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We Are Recording

❖ This class is being recorded and will be posted on RCAC’s website

❖ We will allow some questions at the end after the recording is stopped

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Where are you?
Introduction

The Tribal Housing Excellence Academy is a 30-month Training and Technical Assistance initiative of the Rural Community Assistance Corporation.

Supported by HUD’s Rural Capacity Building for Community Development and Affordable Housing Program, and by Wells Fargo.

THE Academy

- Innovative native organizations increasing housing built on native lands
- Learn & apply best practices for managing housing development
- Emphasis on leveraging IHBG/NHHBG
**Leveraging: Diversifying Resources**

<table>
<thead>
<tr>
<th>SOURCES</th>
<th>AMOUNTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>IHBG</td>
<td>$966,290</td>
</tr>
<tr>
<td>FHLB AHP</td>
<td>$287,000</td>
</tr>
<tr>
<td>MFA HOME Program</td>
<td>$307,500</td>
</tr>
<tr>
<td>LIHTC Equity</td>
<td>$8,369,790</td>
</tr>
<tr>
<td>Tribal Housing Authority</td>
<td>$52,381</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$9,982,961</td>
</tr>
</tbody>
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Leveraged from IHBG 89%

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**THE Academy Results**

- THE Academy has been held twice to date
  - 30 staff from 15 organizations have graduated
  - 101 homes built or rehabilitated
  - 72 homes under construction or rehabilitation
  - $8 million secured in expanded federal funding to leverage IHBG
  - $13.8 million in non-federal $ and LIHTC equity
**Goals of THE Academy**

At the end of the 30-month period, all participating organizations as a group will achieve:

- 140 housing units in the development process
- 28 housing units rehabbed or built
- $1.4 million in non-HUD financing
- $700,000 of new/expanded federal funding

**What You Get From THE Academy**

- Six multi-day trainings held over 18 months
- Case studies during each training that allow you to apply new knowledge
- Shorter webinars on special topics
- Individualized coaching between trainings and for up to 12 months afterward that is specific to your needs and your housing project
- Travel reimbursement up to $4,000
- Peer networking and sharing
Development & Leveraging Curriculum

Concept
• Vision
• Community planning
• Your capacity
• Target population

Predevelopment
• Site evaluation
• Enviro Review
• Ordinances, leasing
• Development team
• Preliminary design
• Create budgets

Development
• Financial analysis
• Identify sources
• Secure sources
• Procurement, bidding

Predevelopment
• Site evaluation
• Enviro Review
• Ordinances, leasing
• Development team
• Preliminary design
• Create budgets

Occupancy/Operation
• Property management
• Leasing
• Sales
• Operate
• Maintain

Construction
• Contracting
• Building/Rehab
• Const Management
• Preparing for occupancy
• Housing counseling

Occupancy/Operation
• Property management
• Leasing
• Sales
• Operate
• Maintain

THE Academy Trainers and Coaches

- Experienced affordable housing & tribal housing development professionals
- Deliver curriculum at all training sessions
- Coaching/TA according to your organization’s needs
**Key Dates**

- September 23, 2022: Applications due to RCAC
- Sept – Oct 2022: Virtual assessment meetings with top applicants
- October 2022: Announcement of selected organizations
- October 2022: Orientation webinar
- Nov/Dec 2022: 1st Training – Virtual
- Jan/Feb 2023: 2nd Training
- Apr/May 2023: 3rd Training
- July/Aug 2023: 4th Training
- Oct 2023: 5th Training
- January 2024: 6th Training
- Fall 2024: Convening

**Poll**

- Are you ready to travel and attend trainings in person?
  - Yes! Looking forward to it
  - Probably, we are doing in-person things carefully
  - Maybe, ask me again
  - No, not enough hand sanitizer in the world
Eligible Applicants

- NAHASDA Grantee
- Has site control – can show a lease, deed, tribal resolution, TSR

HUD Rural Capacity Building Mapping Tool

- If your project is in a gray area – good!
- But the tool may not pull up an address or show data

https://www.hudexchange.info/programs/rural-capacity-building/
HUD Rural Capacity Building Mapping Tool

- Please ALSO give us another map with your project marked

HUD RCBG map example

- If your project is in a pink area, then confirm the population is under 50,000 with a pop up window
- Get a screen shot of that window

https://www.hudexchange.info/programs/rural-capacity-building/
Your Commitment

- Two staff attend all trainings, complete homework, work on the housing project
- Request and utilize coaching, TA
- Submit reports
- Travel costs in excess of $4,000 reimbursement

Selection Criteria

Organizational Readiness:
- Good operating history, organizational systems in place
- Supportive board of commissioners/directors and executive staff
- Commitment to housing development
- Developed housing in the past 5 years, and attempted to leverage funding beyond NAHASDA
Selection Criteria

Project Readiness:
- Feasible housing development or housing rehabilitation project(s) identified
- Site control is a threshold for eligibility
- Organizations identifying projects with advanced readiness to proceed will receive higher consideration.
- Projects in Opportunity Zones will receive higher consideration

Questions & Answers

PICK ME, PICK ME!
**Application Requirements**

- There is no application form
- Use the list in Section 3, pages 12-15 as an application checklist
- It is a combination of narratives you will write, and documents you already have
- There is a two-sheet Excel workbook for self-assessments which is required, but not part of the selection criteria

**Application Requirements**

- **Cover letter** signed by the Executive Director/CEO that includes a vision (outcome) statement.
- **Letter of commitment** in support of the project, and the applicant’s participation.
  - From Board/Council by October 7
- **Eligibility Map** for the organization or project from website, and maybe a second map
  - [https://www.hudexchange.info/programs/rural-capacity-building/](https://www.hudexchange.info/programs/rural-capacity-building/)
Application Requirements

- **Names, contact information and brief bio** of Project Leads and Senior Staff
- **For Project Leads**, include when NAHASDA Essentials/Intermediate was taken, or commit to take within 12 months.

Application Requirements

- **Narrative description** of the organization which includes the following
  - Brief organizational history
  - Accomplishments/Development Projects
  - One sentence bio of each member of the Board of Directors/Commission/Council
  - Information about project area
  - Organizational chart
Application Requirements

- **Project Information.** Identify your housing project(s) with construction expected by 2024 – your working case study for THE Academy.
  - Name of project
  - Whether Homeownership or Rental
  - New construction or significant rehabilitation
  - Number of units
  - Location of project
  - Description of project
  - Evidence of site control.
  - Describe the remaining approvals needed
  - Planned project financing sources
  - Expected development costs

Application Requirements

- **Organizational Information.**
  - Copy of Tribal Charter/Code/Ordinance or Resolution
  - Copy of 501c3 (if applicable)
  - Most recent audited financial statements
  - Current year to date financial statements
  - Current Indian Housing Plan or Native Hawaiian Housing Plan
Application Requirements

✧ **Partner Information** (if any). If the applicant wishes to include a partner lead from a not-for-profit development partner, please provide:
  ✧ Brief organizational history of the partner
  ✧ Accomplishments/Prior development projects
  ✧ Name, contact information and brief bio of the partner lead
  ✧ Description of the roles of the applicant and the partner
  ✧ Signed MOU or development agreement between the applicant and the partner

Application Requirements

✧ **Self-Assessments.** For our planning purposes only, and not part of the selection criteria, complete the two self-assessment forms.
Application Due Date

Applications Due
September 23, 2022

Submit to
THEAcademy@rcac.org
Contact Information

For questions, contact

THEAcademy@rcac.org

or

Eileen Piekarz
Development & Technical Assistance Specialist
Rural Community Assistance Corporation
(775) 741-7861