

TEEKALET HOUSING | PORT GAMBLE S'KLALLAM TRIBE

Kingston, WA



Project Contact:	Your Name	Type of Construction:	New Construction
Title:	Your Job	Proposed No. of Units:	17
Organization:	Your Organization	Preliminary Budget:	\$4.45 Million



TOP GOALS

- Culturally Appropriate Design
- Green Building
- Sustainable Development and Planning

PRIORITIES

- Learn about Green Building and/or how to build healthy housing
- See how other tribes are developing new housing that is culturally and place specific
- Find ways to engage with my community to develop new housing



BUDGET OVERVIEW

PRELIMINARY BUDGET:
\$4.5 Million

NAHASDA AMOUNT:
\$XXX,XXX

FUNDING SOURCE(S):
IHBG, HUD Rural Innovation Fund, LIHTC, State Resources

- Application requirements researched
- Application submitted
- Funding Received

Operating Costs have not been estimated



Resolutions may be required for site control and various funding sources. It is important to begin engaging your Board and/or Council to support your project

TRAINING REQUIRED FOR YOUR PROJECT TEAM:
Compliance Reporting, Contracts and Contract Management, Financial Readiness Counseling

CONSULTANT REQUIRED FOR :
LIHTC experience, Architecture and Engineering, Green Building Accreditation, Leading a Community Meeting, Environmental Assessment

Project is aligned with NAHASDA IHP goals





Your architect and engineer will need a topographic survey and a boundary survey in order to begin work.

DESIGN OVERVIEW	<p>NEED GREEN BUILDING INSTRUCTION FOR:</p> <p>Integrated Design, Site Planning and Habitat Protection, Water Conservation, Energy Efficiency and Conservation</p>	<p>AFFORDABILITY FACTORS :</p> <p>Types of Soils and other Environmental Issues, Proximity to Amenities and Services, and Size of Property and Proposed Density</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Architect selected <input checked="" type="checkbox"/> Tribal Trust Site Selected <input checked="" type="checkbox"/> Master Plan in place 	DESIGN PRIORITIES
		<p>TOP SITE DESIGN PRIORITIES:</p> <p>Efficient Irrigation, Shared Outdoor Space, Connection to Existing Trails and Sidewalks, Cultural Appropriateness</p>		



It may be very difficult for families to receive a mortgage without a long-term plan for financial counseling.

OUTREACH INFO	<p>POPULATION(S) TO BE SERVED:</p> <p>Families, Student Housing, Workforce Housing</p>	<p>BEDROOMS BY UNIT:</p> <p>10 three bedroom, 7 two bedroom</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Needs Assessment Completed <input checked="" type="checkbox"/> Plan for Credit Assistance <input checked="" type="checkbox"/> Outreach strategy in place <input checked="" type="checkbox"/> Community Meeting Held
	<p>INCOME LEVEL:</p> <p>Below 50% AMI</p>	<p>INCOME LEVEL:</p> <p>Below 50% AMI</p>	

COMMUNITY OVERVIEW

ATTENDEES:

Potential residents, neighbors, youth, cultural leaders, and tribal department staff.

CONSTRUCTION PREFERENCE:

Wood frame, Structural Insulated Panels, and Prefab or Modular

CULTURAL NEEDS:

Ceremonial space, outdoor space, multi generational, traditional forms

LEARNED FROM COMMUNITY:

The community would like the feeling of the nearby forest walking trails to continue through the project. The trails should have an organic, forested feel and be meandering rather than rigid or grid-like.

GENERAL TIPS



A project budget must include total development costs, operating costs and maintenance costs. During a project, your Indian Housing Plan (IHP), by-laws and policies may need to be revised or created. Your in-house team will most benefit from developing skill at Grant Writing and Financial Proforma. Develop a plan for all the Tribal Approval needed throughout the entire process.

These are projects that may be relevant to your project because of region, priorities, cultural values or construction style



NAME OF PROJECT

A pleasing cluster of homes in a variety of layouts and colors are anchored by a community center and an access loop. timber porches and detailing. A pleasing cluster of homes in a variety of layouts access loop. access loop. timber porches and detailing. A pleasing cluster of homes in a variety of layouts access loop.

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RELATED CASE STUDIES

PROJECT STRENGTHS

- Community Outreach
- Master Planning In Place
- Tribal Leadership Engaged
- INAHASDA IHP Alignment

PROJECT CHALLENGES

- Funding Not Secured
- Operating Costs Not Estimated
- In-House Team Requires Significant Training
- Residents not pre-approved



BUDGET RESOURCES

BUDGET

Budget Resources will include funding sources nationally and within your region; opportunities for technical assistance; sample project budgets in spreadsheet format; Information around unqualified audits; Specifics for operational costs, maintenance costs, HUD development; and Budgeting for outside consultants

MANAGEMENT

Project Management Resources will include selecting architecture and engineering firms; Tribal Trust land; Fee simple land; Building codes; Grant writing and compliance; Contract management; Organizational Readiness; Needs evaluation; and operational and maintenance management. You will find sample RPS, contracts and schedules.

DESIGN

Design Resources will include information on Green Building; Integrated Design; Alternative Energy; Water Conservation; Health and Air Quality; Materials; Site Selection; Site Planning; Master Planning; Building Standards; Surveying; and Environmental Assessments. You will receive models for conducting green charrettes and developing design priorities with the community.

COMMUNITY

Community Resources will include Assessing Needs; Home Ownership Counseling; Community outreach and engagement; and Working with Tribal Leadership.



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