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2019

# Indigenous Housing in Metro-Areas: Leveraging Federal Block Grants for Urban Housing

Homelessness Research & Action Collaborative  
*Portland State University*

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## INDIAN HOUSING BLOCK GRANT HISTORY & TIMELINE

### Indian Reorganization Act of 1934

Decreased federal control of Indian affairs and recognized tribal constitutional governments

CONSEQUENCES OF THE NEW DEAL ERA

### Indian Self-Determination Act of 1975

Tribes contracted to run Bureau of Indian Affairs services and Indian Health Service programs for their own tribal members

1980s-1990s

Tribal role implementing federal responsibilities broadened to other agencies of the Interior, including the **Department of Housing and Urban Development**

### Native American Housing Assistance & Self-Determination Act of 1996

Established a single federal flexible block grant for tribes or Tribally Designated Housing Entities to design and administer housing assistance to tribal members

27%↓

Since 2000, funding for the Indian Housing Block Grant has decreased by 27%.\*



NESIKA ILLAHEE, Graphic Adapted from Carleton-Hart Architects

# INDIGENOUS HOUSING in METRO-AREAS

## Leveraging Federal Block Grants for Urban Housing

The Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA) established a single flexible federal block grant for tribes and Tribally Designated Housing Entity to provide housing assistance to their tribal members. This shift recognized Native rights of tribal self-determination and self-governance, and it reorganized the mechanism by which tribes received compensation for land cessions. The U.S. Department of Housing and Urban Development currently administers the Indian Housing Block Grant (IHBG) annually, with funds typically prioritized to housing on reservation or tribal lands. In Oregon, a majority of funds go to the ongoing operation and maintenance of 1937 Housing Act units.

The population of Indigenous peoples living in metropolitan areas is growing, and while urban areas may include reservations or Alaska Native village areas, most contain less than 1% of designated tribal lands. In Portland, the Nesika Illahee development, in part funded by an IHBG grant award to the Confederated Tribes of the Siletz Indians of Oregon, is a case study in financing multi-family housing in urban areas with units prioritized for Indigenous families. 80 percent of the 5,100 enrolled members of the Confederated Tribes of Siletz Indians live within the state of Oregon, but fewer than a third live on its reservation. As IHBG recipients, the Siletz have the flexibility to leverage their federal dollars to access other sources of funds. In partnership with private developers and culturally-specific community service organizations, Nesika Illahee will provide 59-units of housing to families earning 60 percent or less of Portland's Area Median Income.

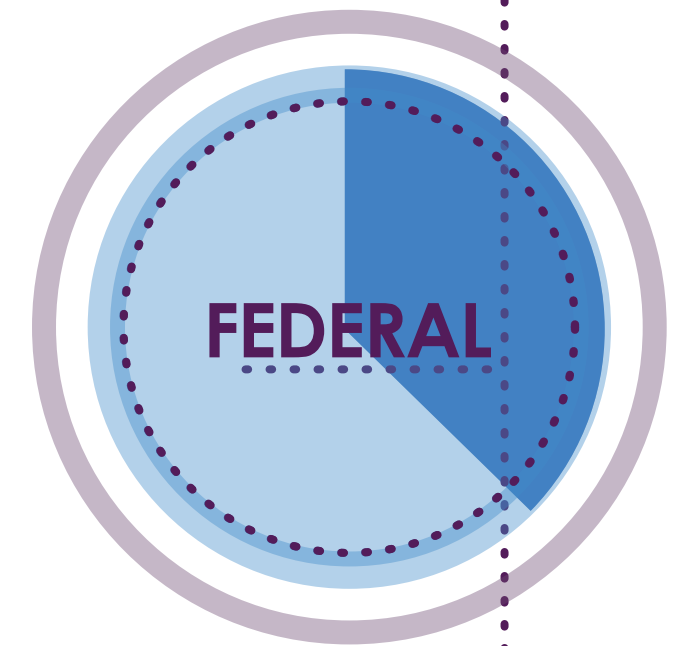
The Nesika Illahee development is the first time a partnership of private developers, a tribal entity, and community service organizations has built affordable housing for Native families in Portland. The funding strategy utilized local, state, and federal funds attached to different members of the diverse partnership. In conjunction with the IHBG, the project received state public funds for multifamily housing that prioritizes low-income families and incorporates access to mental health services. Portland's 2019 Point in Count indicates that people of color as whole, and people identifying as American Indian or Alaska Native, Native Hawaiian or Pacific Islander, and Black or African American, in particular, were overrepresented in the HUD homeless population. Oregon Health and Community Services ensured that the layered funding would allow for 20 units reserved for enrolled members of federally recognized tribes, while still complying with Fair Housing Law.

Nationally, IHBG fund allocations have not kept pace with inflation, with funding decreasing by 27% since 2000, while both the need and cost of serving that need have increased. As a response, our case study provides a framework for partnering these funds with local and state financing opportunities.

## FINANCING CASE STUDY

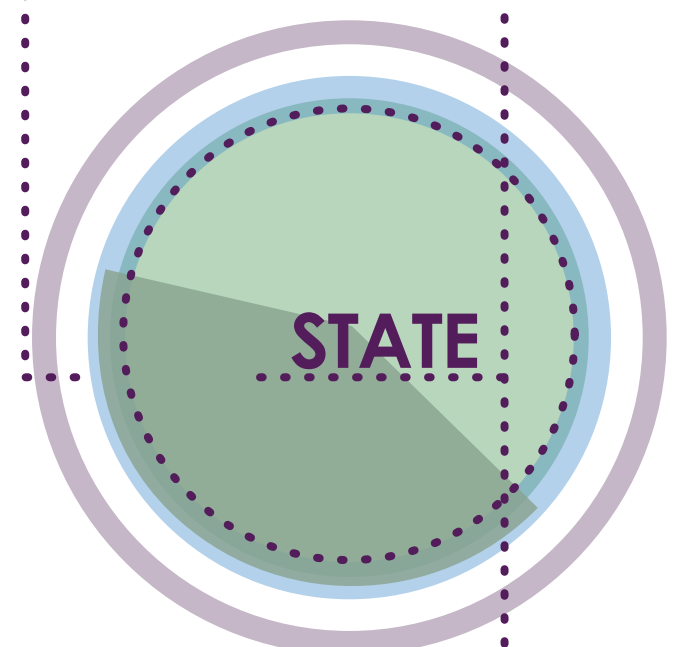
NESIKA ILLAHEE, PORTLAND, OR

PROJECT PARTNERS  
CONFEDERATED TRIBES OF SILETZ INDIANS OF OREGON  
COMMUNITY DEVELOPMENT PARTNERS  
NATIVE AMERICAN YOUTH AND FAMILY CENTER  
NATIVE AMERICAN REHABILITATION ASSOCIATION



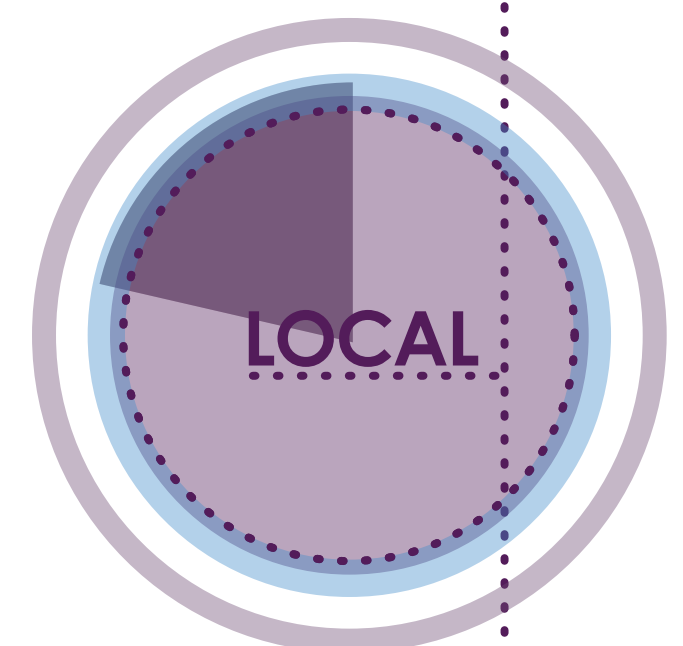
**INDIAN HOUSING BLOCK GRANT**  
Awarded to the Confederated Tribes of Siletz Indians of Oregon

LOW INCOME HOUSING TAX CREDIT



**OREGON HOUSING & COMMUNITY SERVICES**  
+Low Income Weatherization Program  
+Mental Health  
+General Housing Account Program

LOCAL INNOVATION & FAST TRACK HOUSING PROGRAM (LIFT)



DEFERRED DEVELOPER FEE

MEYER MEMORIAL TRUST GRANT

# 2019 Statewide Impact

## DISPERSEMENT OF THE IHBG IN OREGON

This graphic explores the projected construction and acquisition of housing by Oregon's nine federally-recognized tribes funded through the IHBG. With data from the Indian Housing Plans submitted annually to the U.S. Department of Housing and Urban Development, funding priorities were categorized into new construction or acquisition of housing units, maintenance and operation of current housing stock, and housing services and programs.

