

# Tribal/TDHE Web Survey

## DRAFT version 1

**Automated ID:** [an ID will be generated for each respondent based on their unique organization name. if more than one person per organization attempts to take the survey, they will be instructed to call a help number.]

**Name of Organization/Tribe:**

**Job title:**

The survey should be completed by someone with thorough understanding of the processes involved in administering IHBG funds in your organization. Only one survey should be submitted for each organization. If you think you may have already completed this survey, please contact XXX. We can tell you if a survey has been completed already.

[Description of study and informed consent information will be provided on a page with a link to click if the terms are understood. Then the respondent can proceed through the remaining screens.]

This study will describe housing needs and socioeconomic conditions in Indian Country. It will provide HUD with information on:

- how current programs are operating,
- the extent to which housing needs are being addressed, and
- demographic and economic trends.

It will also provide information about home ownership in Indian Country and the impacts of the recent financial crisis.

This survey is being conducted to help understand the housing needs of American Indian and Alaska Native families. It is sponsored by the Department of Housing and Urban Development and is being conducted across Indian Country.

Your participation is very important to the success of this survey. This survey is voluntary, which means that you don't have to participate and you can decide not to answer any specific questions. It will take about 30 minutes.

The information you provide will be confidential, and will not be shared with anyone except for research staff working on the study. This includes anything that can identify you such as your name, address, or telephone number. Everyone who works on this survey has signed a legal document stating they will not reveal any of your personal information and can be severely penalized if they do.

The survey includes questions on the Tribe/TDHE organization and institutional relationships; staff, training, and procedures for the Tribe/TDHE; perceptions of social/economic conditions, trends and issues in the area; perceptions of resident housing satisfaction and preferences; housing problems and needs; challenges in housing development and operation; IHBG planning and implementation approaches; assessment of rules and procedures under NAHASDA; and assessment of mortgage lending programs (Section 184 and others). The survey is neither an audit nor a compliance review. The information you provide will be helpful to improve housing in your community and other communities in Indian Country.

The information that you provide will be kept private. You will not be quoted by name and no names will be included in the summary reports. A report will be shared with the tribe/native village at a later date. It will summarize the findings, without giving names or other information that would identify you or the tribe/native village.

Throughout the survey the term “area” is used instead of “reservation,” “trust lands” or “villages.”

## A. TRIBE/TDHE ORGANIZATION AND INSTITUTIONAL RELATIONSHIPS

<p>A1. Is your organization an office of the tribal government, a separate Tribal Designated Housing Entity, or something else?</p>	<p><input type="checkbox"/> Office of tribal government  <input type="checkbox"/> Separate Tribal Designated Housing Entity (TDHE)  <input type="checkbox"/> Something else (SPECIFY): _____</p> <p style="text-align: center;"><b><i>IF TDHE, continue with A1a.</i></b></p>
<p>A1a. If a TDHE, is your organization currently, or was it ever, considered an “Indian Housing Authority”?</p>	<p>YES    NO    Don’t Know</p>
<p>A2. This survey pertains to your work in administering Indian Housing Block Grant, IHBG, funds for your area. Does your organization administer IHBG grants for other areas as well?</p>	<p>YES    NO    Don’t Know</p> <p><b>[If yes]:</b> For how many other tribal areas?          _____</p>
<p>A3. Has your organization always managed the IHBG grants for this area or has administration of the block grant transferred from a different organization since 1998?</p>	<p><input type="checkbox"/> Always managed the IHBG grants for this tribal area  <input type="checkbox"/> Administration of the block grant transferred</p> <p style="text-align: center;"><b><i>If ALWAYS, continue with A4.          If TRANSFERRED, continue with A3a.</i></b></p>
<p>A3a. <b>[If not the original administrator of IHBG funds]:</b> In what year did your organization begin to administer the IHBG for this area?</p>	<p>_____</p>
<p>A4. What is the name, title and organizational affiliation of the person your organization reports to in administering IHBG funds in this area?</p>	<p>Name:</p> <p>Title:</p> <p>Organizational affiliation:</p>
<p>A5. How is the executive director of your organization selected?</p>	<p><input type="checkbox"/> Selected by tribal government  <input type="checkbox"/> Selected by your organization’s own Board of Directors  <input type="checkbox"/> Other (SPECIFY): _____  <input type="checkbox"/> Don’t Know</p>
<p>A6. How many executive directors has your</p>	<p>3 years? _____</p>

organization had over the past ...	5 years? _____  Don't Know
A7. Does your organization have its own board of directors?	YES    NO    Don't Know
A8. Do you partner or collaborate with any other public agencies or nonprofit organizations in providing housing services in conjunction with the use of IHBG funds?	YES    NO    Don't Know  <i>If YES, continue with A9a</i>
A9a. If yes, what organizations do you partner or collaborate with?	
✓	<b>Partner Organizations</b>
	Non-tribal local jurisdiction
	Local non-tribal Public Housing Authority
	Local nonprofits and service providers
	Other tribal programs (e.g., IHS, economic development, education, TANF)
	Other (SPECIFY): _____
	Don't Know

## B. STAFF, TRAINING AND PROCEDURES

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B1. How many full-time staff members does your organization currently have?	_____ number of FT staff  Don't Know	
B2. Has the number of staff increased, stayed the same, or decreased over the past 3 years?	<input type="checkbox"/> Increased <input type="checkbox"/> Stayed the same <input type="checkbox"/> Decreased	
B2. How many of them have been working for your organization for 3 years or more?	_____ Number working 3 years or more  Don't Know	
B3. How many part-time staff members do you have? <b>(If 2 or less, skip to B5)</b>	_____ number of PT staff  Don't Know	
B4. We are interested in learning how generalized or specialized your staff is. Do any of your staff members work <u>only</u> on the following tasks? <b>(Note: do not ask this question if current full-time staff is 2 or less.)</b>	YES	NO
Administrative tasks, such as record keeping and organizing, preparing documents		
PR/Communications with the public		
Finances, Budget		
Case management with residents		
Construction		
Building management		
Building maintenance		
Contracts		
Information management/ computer systems		
Other (specify)		
B5. Do you contract out to for-profit companies or nonprofit organizations to provide services to your organization on a regular basis?	YES    NO  <p style="text-align: center;"><b><i>If YES, continue with B5a.</i></b></p>	
B5a. If yes, the following is a list of possible	<input type="checkbox"/> Legal help	

<p>functions that you might contract out to other entities. Which of these do you outsource on a routine basis?</p>	<input type="checkbox"/> Finance/Accounting <input type="checkbox"/> Information management/IT/computer systems <input type="checkbox"/> Building management/ operations <input type="checkbox"/> Rent Collection <input type="checkbox"/> Maintenance <input type="checkbox"/> Construction <input type="checkbox"/> Other (SPECIFY): _____
<p>B6a. What is the most effective method you use to communicate with tribal members about the programs you offer?</p> <p><b>(Ask for rank order of effectiveness)</b></p>	<input type="checkbox"/> Brochures                    YES NO <input type="checkbox"/> Word of mouth                YES NO <input type="checkbox"/> Handbooks                    YES NO <input type="checkbox"/> Flyers                            YES NO <input type="checkbox"/> Newspaper notices        YES NO <input type="checkbox"/> Website                        YES NO <input type="checkbox"/> Community meetings    YES NO <input type="checkbox"/> Other (SPECIFY):
<p>B8. What do you see as the highest priorities for improving the effectiveness of your organization? (Open-ended)</p>	
<p>B9. What types of training would you most like to obtain for you and/or your staff? Identify your top three choices from the list .</p>	<p>___ Administrative tasks, such as record keeping and organizing, preparing documents</p> <p>___ PR/Communications with the public</p> <p>___ Finances, Budget</p> <p>___ Case management with residents</p> <p>___ Construction Management/ building management</p> <p>___ Building maintenance</p> <p>___ Contracts</p> <p>___ Information management/ computer systems</p> <p>___ Other (SPECIFY): _____</p>

## C. PERCEPTIONS OF SOCIAL/ECONOMIC TRENDS AND ISSUES

<p>C1. How weak or strong would you say the economy in this area is, considering such things as strength of private businesses, government employment, and the financial stability of households?</p>	<p><input type="checkbox"/> Very strong  <input type="checkbox"/> Somewhat strong  <input type="checkbox"/> Neither strong nor weak  <input type="checkbox"/> Somewhat weak  <input type="checkbox"/> Very weak</p>
<p>C2. How would you compare the current economic conditions of this area to conditions 5 years ago?</p>	<p><input type="checkbox"/> Better  <input type="checkbox"/> Worse  <input type="checkbox"/> No Change</p>
<p>C3. Of all the residents of this area that have jobs, what percent would you estimate work for private businesses?</p> <p>C3a. What are the major types of businesses that provide these jobs? (Open-ended)</p>	<p>_____ %</p> <p>_____</p>
<p>C4. Have there been any significant expansions in the tribal economy, or tribal economic development, over the past 5 years such as the development of new businesses or the development of gaming?</p>	<p>YES    NO    Don't know    REFUSED</p> <p><b>Details:</b> _____.</p>
<p>C5. Have there been any significant losses in the tribal economy, or tribal economic development, over the past 5 years such as plant closings, loss of employer bases?</p>	<p>YES    NO    Don't know    REFUSED</p> <p><b>Details:</b> _____.</p>

## D. TRIBE/TDHE PERCEPTIONS OF RESIDENT HOUSING SATISFACTION AND PREFERENCES

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<p>D1. For each of the types of housing in your area, please mark whether your perception is that residents are very satisfied, satisfied, or not satisfied with their current housing situation.</p>	<b>VERY SATISFIED</b>	<b>SATISFIED</b>	<b>NOT SATISFIED</b>		
<input type="checkbox"/> Formula Current Assisted Stock (FCAS) Mutual Help housing					
<input type="checkbox"/> FCAS rental housing					
<input type="checkbox"/> IHBG owner-occupied housing					
<input type="checkbox"/> IHBG rental housing					
<input type="checkbox"/> Private owner-occupied housing					
<p>D2. On a scale from 1 to 5, with 1 being “low priority” and 5 being “high priority,” what priority do you think the residents of the <i>rental</i> units you operate would assign to each of the following?</p>	1 Lowest Priority	2	3	4	5 Highest Priority
Finding better locations					
Constructing different types of structures					
Improving the external appearance of their structures					
Improving the quality of construction					
Providing more culturally sensitive designs					
Improving the quality of upkeep					
Constructing larger units					
Using a different configuration of rooms					
Using larger lot sizes					
Reducing crime and drug activity in area					
Providing (or linking to) better or more					



accessible social services					
Improving the landscaping					
Something else? (SPECIFY): _____					
D3. On a scale from 1 to 5, with 1 being “low priority” and 5 being “high priority,” what priority do you think the residents of the <i>owner-occupied</i> units you operate would give to each of the following types of improvements?	1 Lowest Priority	2	3	4	5 Highest Priority
Finding better locations					
Constructing different types of structures					
Improving the external appearance of their structures					
Improving the quality of construction					
Providing more culturally sensitive designs					
Improving the quality of upkeep					
Constructing larger units					
Using a different configuration of rooms					
Using larger lot sizes					
Reducing crime and drug activity in area					
Providing (or linking to) better or more accessible social services					
Improving the landscaping					
Something else? (SPECIFY): _____					

## **E. TRIBE/TDHE PERCEPTIONS OF HOUSING PROBLEMS AND NEEDS**

<p>E1. In general, is there a high unmet need for affordable housing units in this area, a moderate unmet need, or a low unmet need for affordable housing units?</p>	<p><input type="checkbox"/> High need  <input type="checkbox"/> Moderate need  <input type="checkbox"/> Low need</p>
<p>E2. Has the level of unmet need for affordable housing units in this area increased in the past three years, decreased, or stayed about the same?</p>	<p><input type="checkbox"/> Increased  <input type="checkbox"/> Decreased  <input type="checkbox"/> Stayed the same</p>
<p>E3. Does your organization maintain a waiting list of households seeking to get assistance through IHBG-funded programs or services?</p>	<p>YES    NO    Don't know    Refused</p> <p style="text-align: center;"><b><i>If YES, continue with E3a. If NO, skip to E4.</i></b></p>
<p>E3a. Has the number on the waiting list increased, decreased, or stayed about the same in the past 3 years?</p>	<p><input type="checkbox"/> Increased  <input type="checkbox"/> Decreased  <input type="checkbox"/> Stayed the same  <input type="checkbox"/> Don't know</p>
<p>E4. Homelessness can mean many different things. For example, sometimes families double or triple up and live in the same unit, sometimes people go to homeless shelters, and sometimes they live in places that are not meant for people to live in. Does this occur in your community?</p>	<p>Doubling up?  YES    NO    Don't know    Refused</p> <p style="text-align: center;"><b>IF DOUBLING UP SELECTED, HOW SERIOUS A PROBLEM IS THIS:</b>  MAJOR    MODERATE    MINOR</p> <p>Use of homeless shelters?  YES    NO    Don't know    Refused</p> <p>Living in places not meant for human habitation?  YES    NO    Don't know    Refused  IF YES, EXAMPLE: _____ (i.e., cars, abandoned buildings, etc.)</p> <p style="text-align: center;"><b>If YES to "homeless shelters," GO TO E4a  If NO to "homeless shelters," skip to E5  (after asking about "places not meant for human habitation")</b></p>
<p>E4a. How many homeless shelters are there in this area?</p>	<p>Number of homeless shelters: ____</p>
<p>E5. For each item in the list below, please check whether you think there is: a high need, some need, or</p>	

little or no need.			
	<b>High Need</b>	<b>Some Need</b>	<b>Little or No Need</b>
New construction of housing units			
Rehabilitation or modernization of existing units			
Subsidized homeownership opportunities			
Subsidized rent			
E6. About what proportion of assisted rental units within this area are in need of major repair or modernization?	<input type="checkbox"/> 0-10% <input type="checkbox"/> 10-25% <input type="checkbox"/> 25-50% <input type="checkbox"/> Over 50%		
E7. About what proportion of assisted owner-occupied units in this area are in need of major repair or modernization?	<input type="checkbox"/> 0-10% <input type="checkbox"/> 10-25% <input type="checkbox"/> 25-50% <input type="checkbox"/> Over 50%		
E8. What types of repairs have you had to make frequently over the past 3 years for the housing units your organization administers?	<input type="checkbox"/> Roof <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Interior walls <input type="checkbox"/> Exterior surface (not roof) <input type="checkbox"/> Property infrastructure, such as sewers, driveways/ parking lots <input type="checkbox"/> Other (SPECIFY): _____ <input type="checkbox"/> None		
E9. What type of capital improvements have you made over the past 3 years for the housing units your organization administers?	<input type="checkbox"/> Roof <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Interior walls <input type="checkbox"/> Exterior surface (not roof) <input type="checkbox"/> Asbestos removal <input type="checkbox"/> Lead paint abatement <input type="checkbox"/> Property infrastructure, such as sewers, driveways/ parking lots <input type="checkbox"/> Other (SPECIFY): _____ <input type="checkbox"/> None		
E10. Are there repairs and improvements to the	YES	NO	Don't know REFUSED

<p>stock of housing your organization administers that you would currently like to make, but haven't?</p>	<p><b><i>If YES, continue with E10a. If NO, skip to E11.</i></b></p>
<p>E10a. Why haven't you made these repairs or improvements?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Lack of funding</li> <li><input type="checkbox"/> Equipment not available/ Lack of affordable materials</li> <li><input type="checkbox"/> Lack of maintenance professionals/ industries in the area</li> <li><input type="checkbox"/> Difficulties overseeing projects due to limited technical capacity</li> <li><input type="checkbox"/> Difficulties accessing units, such as inadequate road or size of area served</li> <li><input type="checkbox"/> Age of housing stock (too old to repair/renovate)</li> <li><input type="checkbox"/> Harsh climate, recent natural disasters</li> </ul>
<p>E11. About how often do you conduct formal inspections of the housing units your organization administers?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Once-when unit is put into service but not after that</li> <li><input type="checkbox"/> When there is new tenant but not after that</li> <li><input type="checkbox"/> Regularly, about once a year</li> <li><input type="checkbox"/> Regularly, about twice a year</li> <li><input type="checkbox"/> Regularly, and more than twice a year</li> <li><input type="checkbox"/> Don't know</li> </ul>
<p>E12. What housing quality standards do you use when assessing housing conditions?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Those of a specific housing code adopted by this tribe</li> <li><input type="checkbox"/> Those of a housing code used by neighboring local jurisdiction</li> <li><input type="checkbox"/> Those of state code</li> <li><input type="checkbox"/> Those of a model housing code</li> <li><input type="checkbox"/> Those used by HUD for the Section 8 program, called Housing Quality Standards (HQS)</li> <li><input type="checkbox"/> There is no set of standards that we use</li> </ul>

## **F. APPROACH TO STRATEGY IN IHBG PLANNING AND IMPLEMENTATION**

F1. Your organization may receive and use feedback or advice when making decisions about how to use IHBG funds. Please indicate which of the groups below, if any, you consult with each year when you prepare your Indian Housing Plan (IHP). If you do consult with a particular group, please indicate if you have extensive consultation, some consultation, or no consultation.

	<b>EXTENSIVE CONSULTATION</b>	<b>SOME CONSULTATION</b>	<b>NO CONSULTATION</b>
IHBG housing residents			
Other community residents			
Infrastructure planners (ICDBG and others)			
Local nonprofits and service providers			
Tribal council			
Non-tribal local jurisdiction			
State government entity or official			
Private land owners			
Local housing advocates and experts			
ONAP Regional staff or HUD staff			

<p>F2. What methods do you use to obtain input from groups in this area?</p>	<input type="checkbox"/> Community meetings <input type="checkbox"/> Informal visits and discussions <input type="checkbox"/> Formal recommendations provided in reports, letters or plans <input type="checkbox"/> Voting on program options <input type="checkbox"/> Other (SPECIFY): _____
<p>F3. Do you conduct or utilize a formal needs assessment as a basis for your IHP?</p>	<input type="checkbox"/> YES the Tribe/TDHE conducts a needs assessment <input type="checkbox"/> YES we utilize the needs assessment conducted by the state agency <input type="checkbox"/> NO we do not conduct or utilize a needs assessment  <p style="text-align: center;"><b><i>If YES, continue with F3a.</i></b></p> <p style="text-align: center;"><b><i>If NO, continue with F4.</i></b></p>
<p>F3a. When was the most recent formal</p>	<input type="checkbox"/> In the past year

needs assessment conducted?	<input type="checkbox"/> Two to four years ago <input type="checkbox"/> 5 years ago or more
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F3b. Which of the following were included in your needs assessment?	YES	NO
Data on population growth, family income and other family characteristics		
Onsite inspection of housing units		
Interviews with local housing advocates/ experts		
Interviews with tenants or tenant organizations		
Public forums held with community residents		
Other (SPECIFY): _____		

F4. Does IHP give the highest priority to providing assistance inside the area, to providing assistance to other parts of the service area outside the area boundary(ies), or about equal priority to both?	<input type="checkbox"/> Highest priority inside the area <input type="checkbox"/> Highest priority outside area boundaries <input type="checkbox"/> About equal priority to both <input type="checkbox"/> Do not work outside of tribal area boundaries
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F5. I am going to read you a list of Eligible Affordable Housing Activities under NAHASDA. Can you tell me if you actually perform activities in each category and, if so, provide one or two word description of the types of activities you perform:	Type of Activity	2. Y/N	3. Activity
	(1) Indian housing assistance		
	(2) Development		
	(3) Housing services		
	(4) Housing management services		
	(5) Crime prevention and safety activities		
	(6) Model activities		

F6. Of the following list of spending priorities, please indicate which is the highest priority, second highest

priority, and third highest priority over the next 3 years?			
	HIGHEST PRIORITY	SECOND PRIORITY	THIRD PRIORITY
Maintaining and operating existing stock			
Creating new rental units through land acquisition, new construction or rehab			
Creating new homeowner units through land acquisition, new construction or rehab			
Providing assistance to renters to help pay their monthly rent			
Providing assistance to homeowners or those who desire to own homes			
Serving special populations, such as the elderly, chronically homeless, veterans			
Other (SPECIFY): _____			

F7. Do you provide any counseling services for eligible families? If so, what types?	<input type="checkbox"/> General financial literacy <input type="checkbox"/> Becoming a homeowner <input type="checkbox"/> Other (SPECIFY): _____ <input type="checkbox"/> No counseling services provided
F8. I am going to read a list of different types of special populations. For each	<input type="checkbox"/> Homeless Y__ N__ <input type="checkbox"/> Elderly Y__ N__ <input type="checkbox"/> Disabled Y__ N__

<p>one, please tell me if any of your IHBG funds for housing programs target that population.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Veterans Y__ N__</li> <li><input type="checkbox"/> Domestic violence victims Y__ N__</li> <li><input type="checkbox"/> Single parents Y__ N__</li> <li><input type="checkbox"/> Other Y__ N__ (SPECIFY): _____</li> </ul>
<p>F9. In the past 5 years, how many housing construction and rehabilitation projects has your organization been working on? _____</p>	
<p>F9a. How many of these involved housing subsidies from sources other than IHBG funds? _____</p>	
<p>F9b. How many of the total projects above (F9) were carried out jointly with private developers who have invested their own capital in the project? _____</p>	
<p>F10. If you have not been able to develop projects involving other subsidy programs or private sector investment, what have been the major barriers to doing so?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Lack of availability of programs</li> <li><input type="checkbox"/> Administrative constraints</li> <li><input type="checkbox"/> Lack of interest of other organizations/ financial institutions</li> <li><input type="checkbox"/> Political tensions between tribe, TDHE and other organizations</li> <li><input type="checkbox"/> Differing priorities</li> <li><input type="checkbox"/> Other (SPECIFY): _____</li> </ul>



## G. CHALLENGES IN HOUSING DEVELOPMENT AND OPERATION

<p>G1. How have development costs per housing unit changed over the past three years?</p>	<input type="checkbox"/> Increased greatly <input type="checkbox"/> Increased somewhat <input type="checkbox"/> Decreased somewhat <input type="checkbox"/> Decreased greatly <input type="checkbox"/> Stayed about the same
<p>G2. What are the three most important factors that raise the cost of developing new housing in this area?</p>	<input type="checkbox"/> Developing infrastructure <input type="checkbox"/> Environmental conditions <input type="checkbox"/> Geography and terrain of area served <input type="checkbox"/> Availability of labor and construction professionals <input type="checkbox"/> Availability of construction materials <input type="checkbox"/> Availability of outside financing <input type="checkbox"/> Acquiring/assembling land <input type="checkbox"/> Cost of labor <input type="checkbox"/> Strict building code requirements <input type="checkbox"/> Lack of funds <input type="checkbox"/> Other (SPECIFY): _____
<p>G3. What are the three most important factors that lengthen the time it takes to develop new housing in this area?</p>	<input type="checkbox"/> Environmental review process <input type="checkbox"/> Developing architectural/engineering plans <input type="checkbox"/> Satisfying HUD administrative requirements <input type="checkbox"/> Satisfying state or local administrative requirements <input type="checkbox"/> Locating and securing outside financial support <input type="checkbox"/> Lack of staff <input type="checkbox"/> Issues with property rights and leasing land <input type="checkbox"/> Transport and delivery of construction/housing materials <input type="checkbox"/> Other (Specify): _____
<p>G4. How serious a constraint is the total development cost in developing housing in this area?</p>	<input type="checkbox"/> Very serious <input type="checkbox"/> Fairly serious <input type="checkbox"/> A factor, but not very serious <input type="checkbox"/> Not a factor <input type="checkbox"/> Other (Specify): _____ <input type="checkbox"/>
<p>G5. Does this area have a comprehensive land</p>	<p>YES    NO    Don't know    Refused</p>

<p>use plan?</p> <p><b>IF YES:</b> continue to G6.</p> <p><b>IF NO:</b> How serious a problem is the lack of a plan in your efforts to develop new housing?</p>	<p><input type="checkbox"/> Very serious</p> <p><input type="checkbox"/> Fairly serious</p> <p><input type="checkbox"/> A factor, but not very serious</p> <p><input type="checkbox"/> Not a factor</p>
<p>G6. What are the main difficulties you face in assembling land to build new IHBG housing?</p>	<p><input type="checkbox"/> Trust Land and related problems</p> <p><input type="checkbox"/> Tribe not providing enough priority to releasing tribal lands for housing</p> <p><input type="checkbox"/> Other (SPECIFY): _____</p>
<p>G7. What are the three most difficult challenges your organization faces in managing the stock of rental housing you administer?</p>	<p><input type="checkbox"/> Lack of trained staff</p> <p><input type="checkbox"/> Performance problems with contractors</p> <p><input type="checkbox"/> Controlling criminal activity</p> <p><input type="checkbox"/> Tenants causing damage to the unit</p> <p><input type="checkbox"/> Tenants not paying rent on time</p> <p><input type="checkbox"/> Other (SPECIFY): _____</p>
<p>G8. What are the three most difficult challenges your organizations faces in managing your stock of Mutual Help and other homeownership housing you administer?</p>	<p><input type="checkbox"/> Lack of trained staff</p> <p><input type="checkbox"/> Performance problems with contractors</p> <p><input type="checkbox"/> Controlling criminal activity</p> <p><input type="checkbox"/> Residents causing damage to the unit</p> <p><input type="checkbox"/> Residents not making payments on time</p> <p><input type="checkbox"/> Other (SPECIFY): _____</p>

## H. ASSESSMENT OF RULES AND PROCEDURES UNDER NAHASDA

<p>H1. How familiar are you with how HUD housing assistance was administered before it was changed to block grants in 1998?</p>	<p> <input type="checkbox"/> Very familiar  <input type="checkbox"/> Somewhat familiar  <input type="checkbox"/> Not familiar         </p> <p><b>If Very or Somewhat familiar, continue with H2.</b></p> <p><b>If Not familiar, skip to H7.</b></p>
<p>H2. [IF VERY or SOMEWHAT FAMILIAR]:</p> <p>How did you become familiar with how things worked back then? Check all that apply.</p>	<p> <input type="checkbox"/> Worked on HUD assistance programs at that time  <input type="checkbox"/> Told about it by co-workers  <input type="checkbox"/> Told about it in ONAP training sessions  <input type="checkbox"/> Reviewed administrative records  <input type="checkbox"/> Other (Specify):            _____         </p>
<p>H3. How would you compare the administrative procedures under the current IHBG program (such as submitting plans, maintaining records and reporting to HUD) to the procedures prior to NAHASDA?</p>	<p> <input type="checkbox"/> Require more work than they did prior to NAHASDA  <input type="checkbox"/> Less work  <input type="checkbox"/> About the same amount of work         </p>
<p>H4. Would you say your organization's ability to leverage funds with other private sources has become easier since the advent of NAHSADA, become harder, or has stayed the same?</p>	<p> <input type="checkbox"/> Easier  <input type="checkbox"/> More difficult  <input type="checkbox"/> No change, compared to programming prior to NAHASDA         </p>
<p>H5. Under NAHASDA, leases for housing activities on restricted or trust land have been extended to 50 years. Is this lease term long enough to create an incentive for the development of housing in your service area?</p>	<p>YES    NO    Don't know    REFUSED</p> <p style="text-align: center;"><b><i>If NO, continue with H5a.</i></b></p>

H5a. What should the lease year limit be? (Open-ended)	
H6. Would you change current IHBG program rules or practices in any of the following areas?	<input type="checkbox"/> General program administration <input type="checkbox"/> Preparing your Indian Housing Plan <input type="checkbox"/> Leveraging funds with private money or partnering with other organizations to provide housing and services <input type="checkbox"/> Developing new housing units, including acquiring/ financing land and construction <input type="checkbox"/> Encouraging and supporting homeownership <input type="checkbox"/> Encouraging and supporting development of housing by private investors
H7. If yes, what changes would you make? (OPEN-ENDED)	

## I. OTHER HOUSING ASSISTANCE PROGRAMS OPERATING IN THE AREA

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<p>I1. Does your organization operate any other housing assistance programs in addition to those funded under the IHBG?</p>	<p>YES    NO    Don't know    REFUSED</p> <p><b><i>If YES, name the programs and provide the following information in I1a-I1c.</i></b></p> <p><b><i>If NO, skip to I2.</i></b></p>
<p>I1a. Name of program; type of housing; funding source; number of units affected:</p>	
<p>I1b. Name of program; type of housing; funding source; number of units affected:</p>	
<p>I1c. Name of program; type of housing; funding source; number of units affected:</p>	
<p>I2. Are there other housing assistance programs in your area operated by other organizations?</p>	<p>YES    NO    Don't know    REFUSED</p> <p><b><i>If YES, name the programs and provide the following information in I2a-I2c.</i></b></p> <p><b><i>If NO, continue to Section J.</i></b></p>
<p>I2a. Name of program; type; funding source; organization; units affected</p>	
<p>I2b. Name of program; type; funding source; organization; units affected</p>	
<p>I2c. Name of program; type; funding source; organization; units affected</p>	

**J. ASSESSMENT OF MORTGAGE LENDING PROGRAMS  
(SECTION 184 AND OTHER)**

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<p>J1. How strong would you say is the demand for homeownership opportunities in the area you serve?</p>	<p><input type="checkbox"/> High  <input type="checkbox"/> Moderate  <input type="checkbox"/> Low or none</p>
<p>J2. Over the past three years, what has the demand been for your organization's homeownership programs?</p>	<p><input type="checkbox"/> Increased  <input type="checkbox"/> Decreased  <input type="checkbox"/> Stayed the same</p>
<p>J3. What are the 3 most important barriers to getting tribal members living on Indian land to apply for a mortgage?</p>	<p><input type="checkbox"/> Potential borrowers are wary of formal institutional lenders  <input type="checkbox"/> Language issues  <input type="checkbox"/> Paperwork issues  <input type="checkbox"/> Limited demand—minimal interest in or familiarity with homeownership  <input type="checkbox"/> Lack enough savings for down payment  <input type="checkbox"/> No or blemished credit history  <input type="checkbox"/> Insufficient income  <input type="checkbox"/> Other (SPECIFY): _____</p>
<p>J4. What are the 3 most important barriers to attracting private lending opportunities for households interested in homeownership?</p>	<p><input type="checkbox"/> Trust land status  <input type="checkbox"/> Fractional ownership of land available for units  <input type="checkbox"/> Uncertainty about recovering mortgaged properties in the event of a foreclosure  <input type="checkbox"/> Other land/title issue  <input type="checkbox"/> Lender discrimination  <input type="checkbox"/> Lack of mortgage institutions in your area  <input type="checkbox"/> Other (SPECIFY): _____</p>
<p>J5. What are the sources of home mortgage lending in your service area?</p>	<p><input type="checkbox"/> State agency programs  <input type="checkbox"/> Rural housing services (formerly Farmers Home)  <input type="checkbox"/> Federal Home Loan Bank  <input type="checkbox"/> Private lenders  <input type="checkbox"/> Tribe and tribal lenders  <input type="checkbox"/> Other (SPECIFY): _____</p>

*Thank you for taking the time to respond to this survey. Your answers will be shared with the research team but the information will be kept confidential. In the case where we do not understand the answers provided, we would like the opportunity to contact you and make the appropriate corrections. If you are willing to be contacted, please provide your name and phone number below. Thank you again for your participation.*

NAME OF RESPONDENT: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_