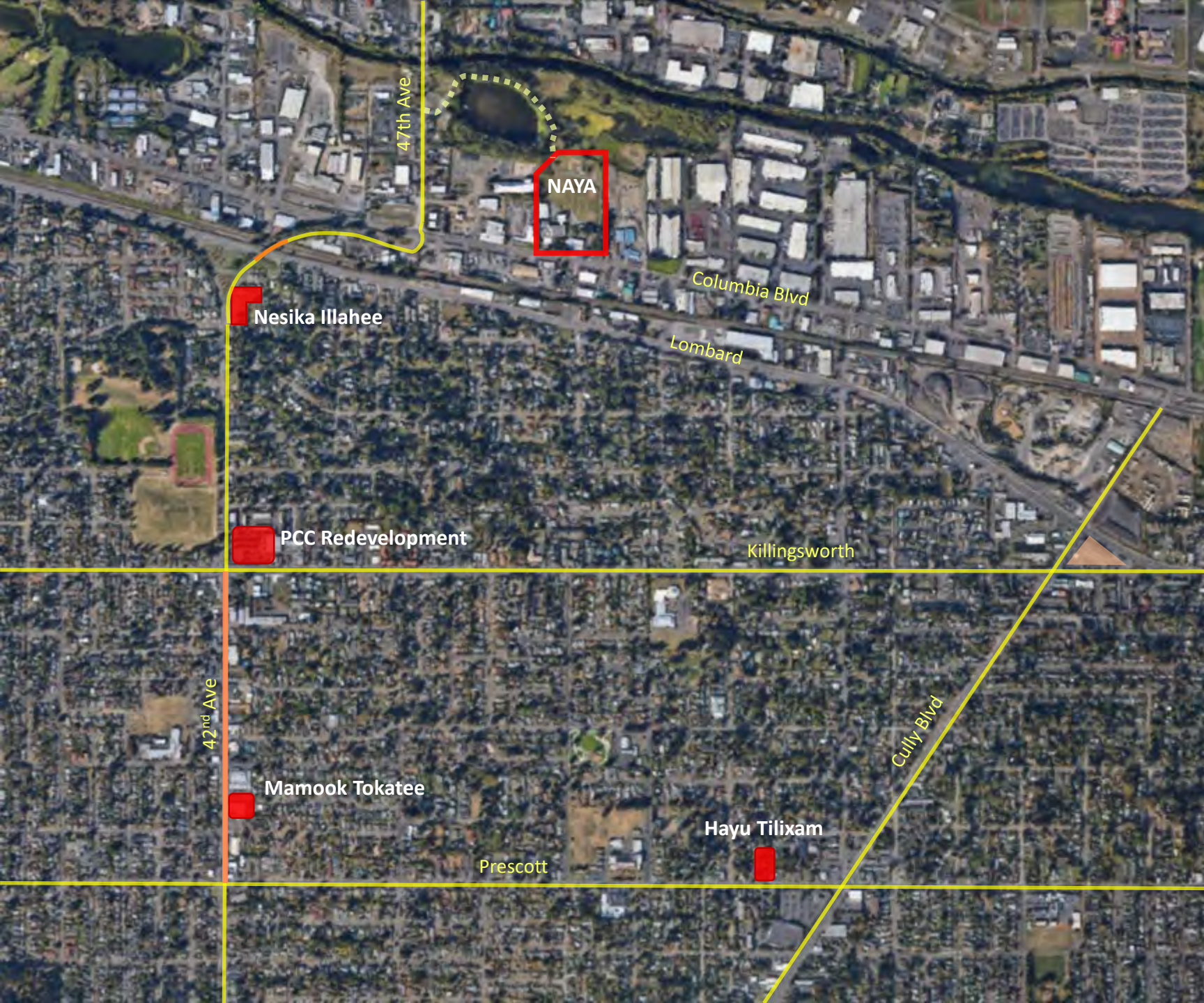




Portland's Native American Community, Housing and NAYA Initiatives

Northwest Indian Housing Association
April 19, 2022



NAYA Vision: Indigenous Cultural Corridor in the Cully Neighborhood

Former area of the
Neerchokikoo Tribal Fishing
Village





Nesika Illahee "Our Place"
Completed 2020

All Projects Start with a Vision (and guided by relationships)

- Sami Jo Difuntorum, Siletz Tribal Housing Authority
- Paul Lumley, NAYA Family Center
- Amy Thompson, Native American Rehabilitation Association



Partners and key roles

- NAYA – co-owner/co-developer/managing partner
 - Siletz - IHGB – binding agreement (tribal preference)
 - Community Development Partners – lead developer and co-owner/co-developer
 - NARA – resident services/programming partner
 - Property management company is Viridian
 - Carleton Hart Architects
 - LMC Construction
-



Tribal preference

20 units designated for low-income Indian households

First preference:

Head of Household is an enrolled member of the Confederated Tribes of the Siletz Indians, or the HOH is not an enrolled Siletz Tribal member, but the family includes a minor or dependent child who is an enrolled Siletz Tribal member

Second preference:

At least one member of the household is an enrolled member of another federally recognized tribe or qualifying state-recognized tribe



Affordability

- Projected gross Monthly Rent Per Unit at Nesika Illahee

| | | |
|----|------------|---------|
| 13 | Studios: | \$924 |
| 30 | 1-Bedroom: | \$990 |
| 9 | 2-Bedroom: | \$1,188 |
| 7 | 3-Bedroom: | \$1,371 |
- The rent to be charged may not exceed 30% of the household's adjust income (30% Rental rate rule)
- Average IHBG rents are \$300.
- We have identified 120K in rent subsidies and are working on trying to identify additional rental subsidies, focusing on IHBG units first



On-site Programming

- On-site resident services provided through a partnership NAYA and NARA
- Resident services to include:
 - Clinical services including behavioral health services
 - Medical services
 - Dental services
- Recovery focused groups
- Access to NAYA's center-based programming
- Clean and sober building – will be included in lease agreement



Recovery Housing:

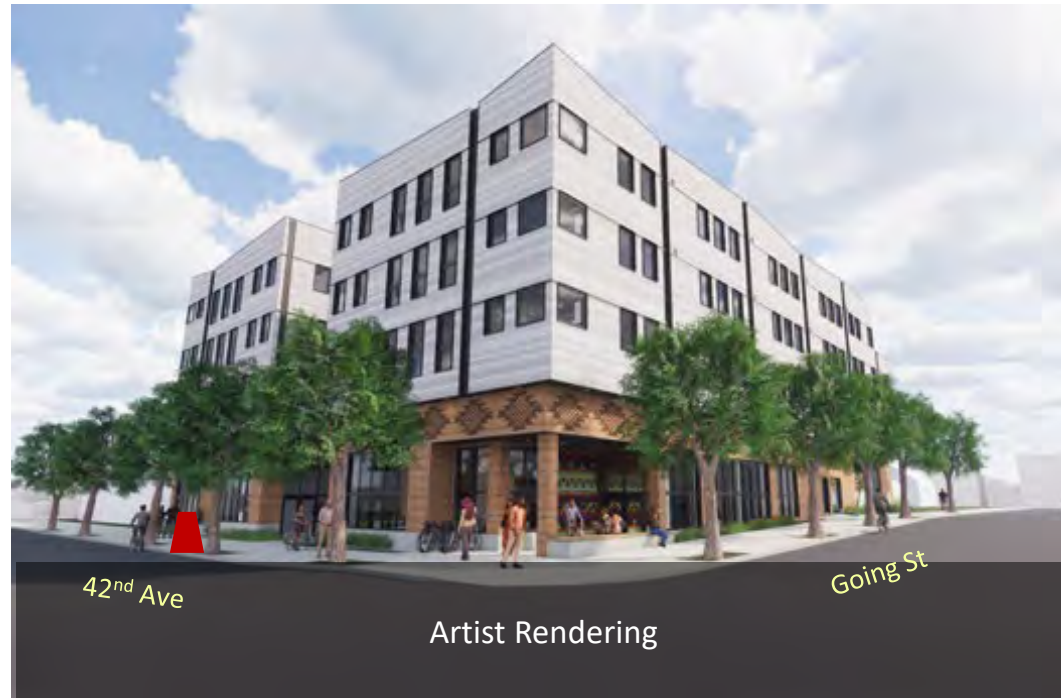
A focus on drug and alcohol recovery as well as mental supports



How?

1. Project funding sources:
 - OHCS/LIFT - \$2.24M
 - OHCS/Mental Health - \$1.96M
 - LIHTC - \$6M
 - Indian Housing Block Grant/Siletz - \$1.7M
 - Meyer Memorial Trust - \$250,000
 - Citibank loan
 - Rental supports from Home Forward and Joint Office of Homeless Services
2. The more funding, the more restrictions

Mamook Tokatee “Making Beautiful” Currently Leasing Tenants



Partners and key roles

- NAYA – co-owner/co-developer/managing partner
- Siletz - IHGB – binding agreement (tribal preference)
- Community Development Partners – lead developer and co-owner/co-developer
- Property management company is Viridian
- Carleton Hart Architects
- LMC Construction



Tribal Preference and Affordability

- Projected gross Monthly Rent Per Unit at Mamook Tokatee

| | | 30% | 50% | 60% |
|----|------------|-------|-------|---------|
| 6 | Studios: | \$475 | | |
| 33 | 1-Bedroom: | \$504 | \$866 | \$1,042 |
| 7 | 2-Bedroom: | \$601 | | \$1,254 |
| 10 | 3-Bedroom: | \$685 | | \$1,614 |

- The rent to be charged may not exceed 30% of the household's adjust income (30% Rental rate rule)
- We are working on trying to identify additional rental subsidies, focusing on IHBG units first





On-site Programming

On-site resident services provided by NAYA:

- Resident services
- Access to NAYA's center-based programming
- Cultural Arts Program Coordinator

6 Artist Preference Units - Studio Lofts

Mural in children's section of the Community Room



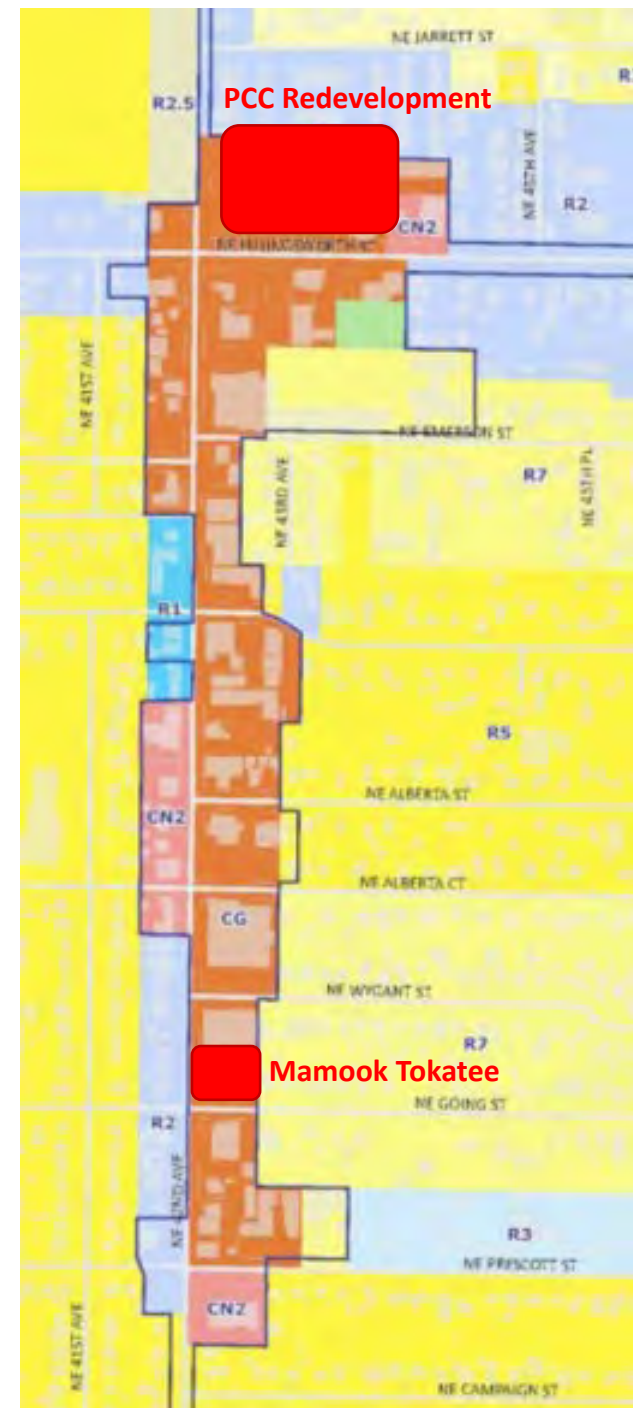
Hayu Tilixam
“Many Nations”

Currently under
construction

A focus on
Permanent
Supportive
Housing

42nd Avenue Business District

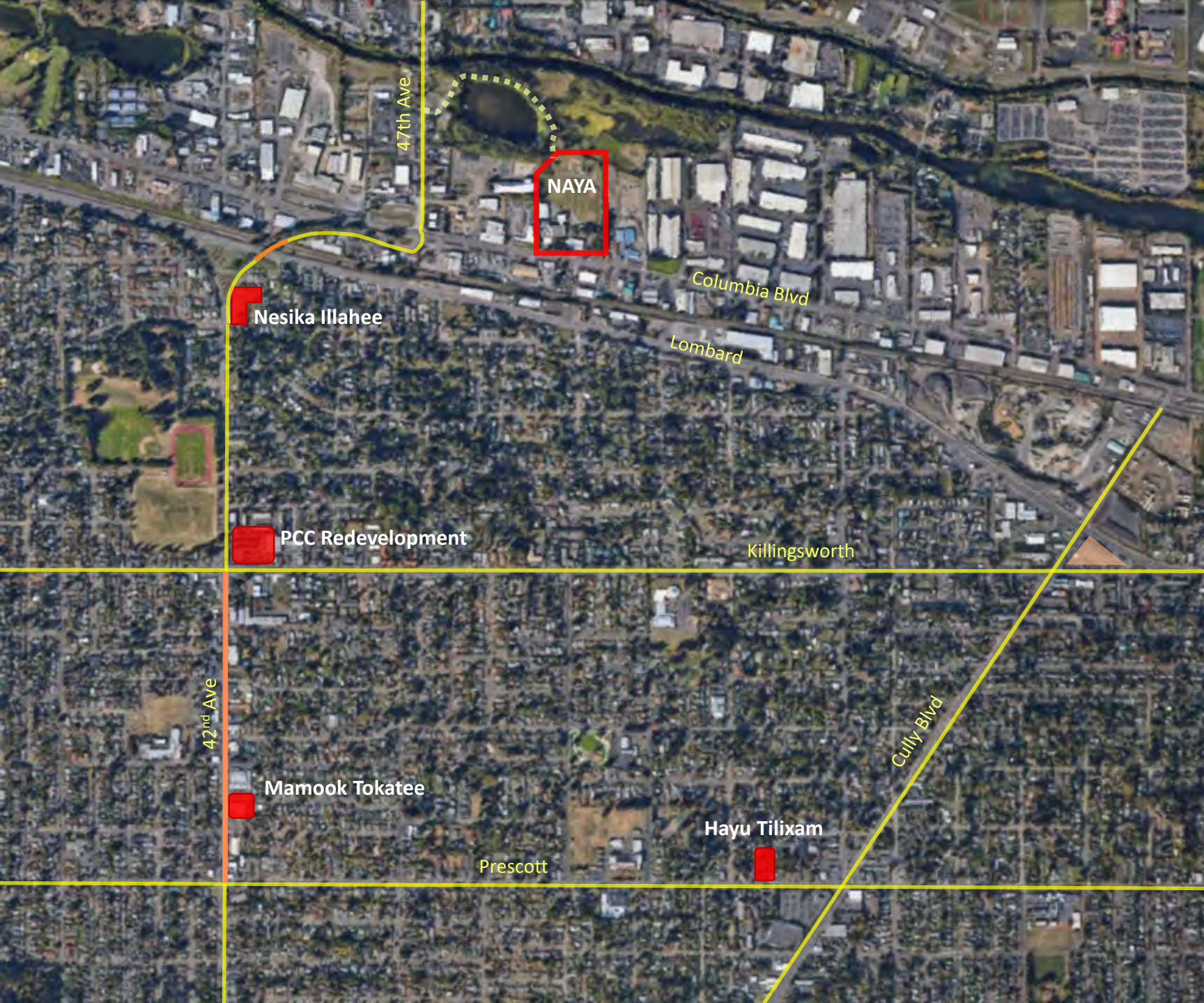
- Our 42nd Ave organization was transferred to NAYA in 2020.
- NAYA manages 12 subleases for commercial properties.



PCC Redevelopment at Killingsworth and 42nd Ave

NAYA received funding in 2022 for a new Early Child Learning Center at this Site





Vision: Indigenous Cultural Corridor in the Cully Neighborhood

NAYA was selected by the City for a grant in March 2022 to implement this vision



“Art brings community together” *Lillian Pitt*



- Many more Native families living in the Cully area, very near NAYA for our support services.
- We want to do more than just help the neediest of our community.
- We want to lift the community out of poverty and give them opportunities for success.
- The Native community needs a place that looks and feels like home.
- We want to express ourselves proudly to the City as a Native community through Indigenous art.