

Tribal Leader Consultation on HUD's Housing Needs Assessment: Proceedings and Notes

Lincoln City, Oregon, May 24, 2012

A. Proceedings

Chuck Hanson of Econometrica, Inc. introduced himself and welcomed the participants to this consultation, the fifth in the series of seven consultations. He then introduced Ken Bowring, HUD ONAP Regional Administrator.

Ken Bowring welcomed everyone to this consultation today and introduced Soy Redthunder to lead the invocation. Soy then delivered the invocation.

Ken Bowring: There are two thoughts to leave you with that may be repeated. Why are we here today? Over a year ago the department started a consultation process to get input on the housing needs study. One thing that arose was the need for more tribal input. It should be acknowledged that PD&R heard that message. Because of that message from Indian Country for the need for more input, they moved back the timeframe for implementation and are getting more input from this series of consultations. They heard and responded to the need.

Second, why is it important? Big thing to remember is that this study was requested by Congress. The last nationwide, objective statistically reliable study was conducted about 15 years ago. That identified need in an objective, reliable way for housing. The significance of Congress asking for this is the budgetary issue. There is a lot of competition for limited resources and funds. Those who have better data and information and can better articulate the need for resources are going to do better at the table. That is why the Department is trying to get it right.

Chuck Hanson then described the agenda for the day as a series of brief presentations that will then move to open discussion with questions and answers as well as reading of formal statements. During that time, we will first recognize tribal leaders and elders. All attendees were then asked to briefly introduce themselves and their tribal or organizational affiliation.

Erika Poethig, Deputy Assistant Secretary, HUD: Thank you for the introductions and invocation. For the next week I am the Deputy Assistant Secretary for PD&R. Then the current Assistant Secretary, Raphael Bostic, is going back to his post at USC and I will be taking over as Acting Assistant Secretary for PD&R after his departure next week. This is my first consultation and I'm pleased to be here today. Jennifer Stoloff will now guide you through the materials in your packets.

Jennifer Stoloff, Study Manager, HUD: Thank you for attending. My contact information is in your packet and on the screen. This is the mandate we are operating under. We have wanted to

do this study for a long time and we are ready to go forward now with funding in place. I will provide an overview of the study. This is a study managed by PD&R, the research wing of HUD tasked with conducting the study. The team working on the study has experience with AIAN populations; this team includes the Urban Institute, Econometrica, NORC and SSI. This is an enhancement and improvement of the previous study from 1996. That study is still available online if you are interested. This study will produce national level estimates of housing needs in Indian Country. Several components make up this study. Jennifer Stoloff then detailed the materials in the participant packets and noted that the web address for the study website is also in the presentation handout.

Erika Poethig: We are very excited to have the opportunity and resources to do this study, as others have mentioned. What is this study? It is an update of the 1996 study on housing needs. It's designed to produce a picture at the national level. An effort to quantify the scale and nature of the needs across our wide and diverse country. It's not a tribal level assessment. We are surveying households and coming up with a national estimate based on that. It will not inform the grant formula. However as pointed out –the size of the pie has been stagnant and what this study could do is say something about how the needs have grown. It will not speak to how to slice the pie though. This is not a closed exercise- it is a partnership. We started with a set of listening sessions and we heard that a formal consultation process was needed, and that is what we are doing now. Information from those listening sessions and other consultations has influenced how we are doing this study. This is not window dressing – we are here to hear from you and improve the quality of the survey and ensure its success. To do that we need to work with and hear from tribal leadership. We have heard that it is important to provide contextual information – what we are striving for is a nationally representative sample but we encourage tribes to conduct their own studies. We have been at this for 24 months we are in the design phase. We have some draft instruments developed and have provided those to you. July 9 is our last consultation in Oklahoma. We will finalize after that and move toward implementation and conducting the survey. Input is included in every phase and every step of every phase. One significant change already made to the survey is that we reduced the minimum tribal size from 250 to 150 to capture more smaller tribes. While here today, we want your support and input. This is essential for success and to ensure response rates that make this a valid survey. One of the key points we wanted to highlight is that all survey methods and the design process must go through OMB and that process is ongoing.

Tom Kingsley, Principal Investigator, Urban Institute: Thank you Erika, it is a pleasure to be here and talk about this work. The 1996 study was a partnership and that made it rewarding. At that point in time there was an enormously important story to tell about the distressed housing conditions in Indian Country. What resulted from the process than is that we told the story in a different way and it was mutually reinforcing and we also explored problems with 1937 Act operating programs and the benefit of a block grant approach; this resulted in one input into the creation of NAHASDA. I believe that 15 years later, after a great recession and dramatic changes

in housing conditions- it is clear that this story needs to be told freshly, credibly and accurately. We are pleased to play a part again.

Regarding the project team, NORC is the survey contractor we chose for this work because they have really focused on doing surveys in a culturally consistent way in Indian Country. They are already working with many tribes that will be interviewed. They know what is important to conduct a survey in a way consistent with cultural expectations. They have taken steps already that indicate their expertise and as a result we are very optimistic about the outcome of this work. Econometrica is a research consulting firm in Bethesda, MD. We are also working with Support Services International, a Native American owned firm in Silver Spring, MD.

The main research topics will be presented. Housing conditions and need is the main focus and other aspects will reinforce to tell story better. Housing conditions and needs will be informed by Census data, although we know they are far from perfect and do not tell a complete story. If we look carefully at the survey, we learn a lot about conditions such as homelessness, lending, and occupancy. We will also look at demographic, social and economic conditions. Why? We need to understand these to understand changing patterns of demand and ability to pay. This is very important to understand in the context of need. We are also looking at housing conditions of Indians in urban areas. Housing policies and programs will be examined as well. But none of this work is directed at evaluating the performance of anybody. It looks only at finding out how work is done in an attempt to find out what is working best. ONAP provides a lot of TA & resources but this is an opportunity to ask what is working and share across programs. It will be the first time that we are able to say something about how NAHASDA is working overall. Also there will be a separate assessment of Native Hawaiian housing and programs. We will use Census data; we've already started this work using 2010 Census and ACS data from 2006-2010. There is useful information from those datasets but the key to understanding it all is the household survey. We can't look at statistics from Census and understand enough and in a way that is adequate, culturally, to understand what is going on in Indian Country. Instead we need direct visits, observations and interviews with families. We are aiming for 1280 interviews across 40 sites; a substantial increase from the 1996 effort. The methods, based on NORC's experience, suggest we can get a more accurate, reliable and useful survey. The household surveys are not going to be conducted by outsiders but by tribal members trained by NORC. In urban areas, data collection will include case studies and telephone interviews. To reinforce, the household survey is a nationally representative sample, stratified by region size and will include sizeable representation from groups from every region. The draft sample selected and names of those tribes are in your packet. We will also get very good geographic coverage with more households per site resulting in richer stories. The Census misses a number of critical elements of housing quality; e.g. structural problems, heating systems. The purpose of the interviews is not only to get at housing conditions but why are they emerging the way they are – what are the problems that make them difficult to address. Income, effects of recession are very important –

but how do they interact with other factors and how do they differ in different places? We look forward to sharing the results with you as they emerge.

Chuck Hanson: Next is the open discussion period, it is somewhat informal. We are looking for an open, honest and respectful dialogue of concerns. Please participate fully – don't rely on others. Please allow one person to speak at a time; sidebar comments should be taken outside. Please turn off your cell phones. First, questions from tribal leaders and elders will be accepted.

B. Questions and Answers

Richard George: Is this under executive order for consultation?

Erika Poethig: We are following HUD's consultation process.

Richard George: Under executive order 131-75 I do not consider this consultation with tribes. Regarding this survey, I know that on our reservation there are a lot of scattered sites and housing projects. If you attended some general council meetings, the housing needs include renovations and upgrades to current HUD housing, especially with scattered sites. A lot of the older people and traditional people would rather stay on scattered sites than move to projects – projects also contribute to crime, alcohol, etc. Also once houses are paid off, the owners are not maintaining them. This presents an issue regarding trespassing because they own the house but not the land.

Erika Poethig: One part of this study that is important to highlight particularly about concern with seniors not living in projects, the household survey will randomly select and capture people in both kinds of housing so we can say something about the conditions in public housing and in their own housing. Regarding other questions in terms of how we can capture issues of ownership of land versus home, Tom Kinglsey will respond.

Tom Kingsley: We recognize that this is an important concern; there will be a bank of questions that relate to whether you are an owner or renter but also special conditions that may exist in which they own the home but not land. Questions about feelings about this; opportunity to examine those answers.

Richard George: Is someone going to assist you to go out to do these surveys? Because a lot of households won't open doors.

Erika Poethig: Tom alluded to this issue of trust.

Tom Kingsley: We won't go to any site until we have had long discussions with the tribe about how they want the survey to be implemented in their site. There are varying ways depending on cultural conditions- we want to use the same instrument and standards but how it is implemented will vary. Assuming the tribe wants it; NORC will train and pay tribal members to conduct the household interviews.

Richard George: So you are going to come to the tribal council and not the housing program correct?

Tom Kingsley: We will first and foremost talk to tribal leaders and with their approval; we will speak with housing program staff as well.

Mavis Kindness: The most recent problem I have heard in reference to HUD houses – a lot of people were not advised that the homes they have paid off are under the status name change ‘home ownership’ are not eligible for grants that the tribe receives for grants, repairs, maintenance etc. This is upsetting because the community has 15 homes and no one knew that, they hoped for help to repair homes, address mold etc. and there are problems from inception. Whoever decided to build the homes did not consider how hot it gets- no AC, some have no insulation.

Erika Poethig: you are raising an important policy issue under NAHASDA about the conveyance of transfer to ownership. This study will be an opportunity to quantify how widespread those conditions are in Indian Country and will provide information for policy and decision makers.

Mavis Kindness: This was an issue before homes were even built and questions went unanswered. No one considered family size, some doors too narrow, etc.

Erika Poethig: I encourage you to look at the survey and find questions regarding housing condition and make sure they capture the things you think are of greatest concern and let us know if something is missing.

Mavis Kindness: My main concern is about land conveyance with homes and deeds to property without land.

Aaron Mcnutt: We do not have a central reservation, we are scattered across 5 counties. Successful housing projects exist but this is a stumbling block that has created hesitance to develop. The cap has been met for maintenance and upkeep of existing housing. We have an unfulfilled need for housing but if we build, how are we going to pay? One normal way is through rent but since income is low, rent is low and there are not enough funds for maintenance. In your survey, how are you capturing those people that are not participating that would like to? There is a growing need for rental assistance and first time home buying assistance.

Erika Poethig: We are capturing needs of persons not on reservations that are tribal members. We focused on the household survey but the other part of the methodology is 120 directed TDHE surveys and all TDHEs are invited to provide web responses. Through the housing organizations we can capture an understanding of the issues you raised about ceilings, impediments to meeting need, operating costs, etc. Trying to understand needs but also barriers to meeting needs.

Jennifer Stoloff: Our approach regarding cap and operational work is the TDHE survey. Even without a land base, you can respond to that survey that will soon be online.

Mavis Kindness: are you talking about the telephone survey?

Jennifer Stoloff: There are three response mechanisms. All TDHEs will be able to respond – some via telephone, some interviews in-person, and everyone else can respond via the web.

Soy Redthunder: I have a comment regarding maintenance. Homes built 30-40 years ago and now need upkeep but we receive no other funds in order to do that. We are given a pot of money and are supposed to be up keeping these old homes. That was the resolution introduced this morning – to ask for additional funds to provide for upkeep rather than taking out of presently awarded funds.

Erika Poethig: Thank you for your comment.

Sharon Goudy: I have a question about the assessment tools. The household survey is 52 pages long. Are you hiring individuals at the reservation level?

Erika Poethig: Yes.

Sharon Goudy: You said that you would be consulting with tribes including those with local housing authorities? So both are involved even if not connected in communication?

Erika Poethig: Yes, absolutely.

Jo Anna Meminick: I am an elder; I purchased a HUD home which I didn't know. I borrowed money to get it and I'm still paying and today it is just a shell. I was told I need a roof and the rest of the structure looks ok. The wood is good. HUD said they would rebuild for 60-70K but I cannot pay for that. I've been looking for someone to rewire and get panels up; purchased materials to remodel myself, but I got robbed and my lumber was burned so my house is an empty shell. People want to rent but it's not complete and everything inside is ripped out. I let people live there temporarily who needed a home but they brought cockroaches so we tore out everything. I still pay for the loan on this shell. This loan has escalated higher than worth of home. I was going to put an ad in the paper to ask for help to rebuild this vacant home; the home I live in was damaged in a flood in 1996. We do have a lot of homeless people and I feel sorry for them and would like to help them. We are in dire need of homes. The government failed to recognize that our population has increased and has grown. I did work with HUD previously but I'm not satisfied with the way homes are allocated to tribes. We got a fraction of what we need. It's competitive so we have to compete for dollars.

Erika Poethig: Thank you for sharing your story. Part of why we are here today is to get this kind of information to help us improve the quality of our survey that will be able to tell the nation about the housing needs in Indian Country.

Katrice Romero: How will homeless population data be captured?

Erika Poethig: This is a household survey. One thing we are getting at when asking at the household level is ‘who is living in the home’ ‘are you doubling up’ etc. to capture people who are housing insecure. The TDHE survey also asks questions about estimations of homelessness.

Leonard Forsman: I’ve been on the tribal council for 23 years and chairman for 7. I’m involved with the intertribal housing authority and we contracted our own. This is important for sovereignty and cultural identity to provide affordable housing. We have a checkerboard reservation and are continuing to fight to reacquire land. We are close to owning 1,000 of the original 8,000 acres; a lot of progress. We have brought people home that had left to provide for families. Others live off reservation in substandard homes. Conveyed homes are an issue; we do have problems with these aging structures. We lack resources to pay for all of those along with everything else (e.g. education, health) and the budgets are not fully funded. Regarding the assessment – some testimonies today are not relevant to the assessment but take them into consideration and change questions and think about the audience you speak to. Housing comments should be addressed in the survey. One thing we did in Suquamish is we acquired land in tribal ownership with HUD or other funding so most of our homes are on tribal land and lease. This is handled differently by different tribes; there are advantages and disadvantages to conveying land with homes. We passed an ordinance that legislates activities that occur on our land. We have issues with registered sex offenders moving in, for instance, so we use leased land language. There are also a variety of different programs because housing was not affordable in 2005 but the recession did make housing affordable on reservations. The grant down payment assistance program prior to that was successful. Since the markets are depressed, the tribe is buying properties for people that don’t qualify so there is affordable rental stock. We have a wide variety of clients and need help from HUD; we face bureaucratic challenges working with regulations. Some don’t make a lot of sense; some are still urban HUD program regulations applied in rural areas to sovereign governments and these are particularly troubling. We manage a variety of government functions and maintain our treaty agreements as best we can. We are hoping the assessment can address these issues by talking to people who work in the field. We need to be partners in this – need to talk the same language and trust each other to move forward. And provide a good home in the right place.

Erika Poethig: You touched on the method we hoped to get at; diversity of approaches to commonly shared issues. You raised some practices that we would hope to capture and make available more broadly. The TDHE survey will provide good information for policy makers regarding regulatory issues. These are all an effort to get a high quality of information to inform decision making. The partnership is so important to ensure we have trust and get that information. We need honest information including barriers.

Kim Kumpf: Regarding household survey, I suggest that you use the term houseless not homeless because a lot of tribal people don’t consider themselves homeless – they live with a brother, sister, etc. or there are multiple generations in one home. Persons feel small with the term homeless. People who live on streets are homeless but in Indian Country, more live in a

camper or with others or in a mobile home without functioning systems. They may even have land but no home. The situation ranges from people living in campers to those who have custom built homes. Another thing is formulas are based off of 1937 Act figures, so as we convey homes we receive less money. HUD administrative rules kill us and there is not enough money to cover that. We need an easier way to access data; we are buried in paperwork and need to expedite processing of hundreds of people and financials. I've see a system out there that renters use for background checks and such but it's not available to the tribal world. I'd like to see something more user friendly for us, especially for audits. Regarding homeownership and mortgage lending, one issue we have is that tribal members don't understand the credit process and in the process of trying to get credit, they destroy credit; even if they make money.

Erika Poethig: Could you please provide an example of this?

Kim Kumpf: They are over applying for credit. They need education to help them use Section 184, etc. The rules changed and it is hard now to get people qualified.

Erika Poethig: So on your first two points; we will take those under consideration as we review the survey instrument. Regarding policy issues, the TDHE will capture some of those barriers to serving needs. Were you referring to an employment verification system? And extending it to tribal lands?

Kim Kumpf: Yes

Erika Poethig: That's an interesting suggestion and we would like to consider that further.

Brenda Bremner: In looking through the household survey, it refers to whether there are adult tribal members but some households may not have adults but child tribal members only.

Jennifer Stoloff: An adult must respond to the survey so we can only include the household if an adult is a tribal member.

Erika Poethig: It is considered a tribal household if child is a tribal member.

Jennifer Stoloff: This is a technical problem with how we have to do a survey.

Brenda Bremner: But then you are not capturing households of tribal children living with non-tribal adults who don't have heat, etc. They should not be discounted and you should count them somehow.

Jennifer Stoloff: We will give that thought as to how we might address that issue.

Brenda Bremner: Some of these questions are opinion based; how does that add to quantifiable data for needs?

Erika Poethig: What concerns you about that? Lots of surveys attempt to understand satisfaction.

Brenda Bremner: How does it help get additional dollars?

Erika Poethig: One outcome could be a platform for arguing for additional dollars. But another outcome, from HUD's perspective, is satisfaction with housing providers to assess the quality of the system providing housing assistance. Are people satisfied? This survey addresses many aspects.

Brenda Bremner: It is an issue of weighing valuable time with tribal members and the importance of the need for funding to get better housing against an opinion of what we like or dislike.

Erika Poethig: Are you saying that among all the questions you would like to ask, these may be less important?

Brenda Bremner: Yes.

Unidentified Participant: Who wrote the questions?

Erika Poethig: UI, NORC, Econometrica, PD&R, and through consultations. Also another group that will inform questions is the Office of Management and Budget. I mentioned them earlier; their role is reviewing all of these instruments.

Tom Kingsley: I do appreciate these questions; one thing that came from earlier feedback sessions with tribes is that it will be helpful to learn more about what works at the TDHE level and that also includes what perhaps does not work. Understanding that HUD is making an effort to improve the level of TDHE service overall is part of building credibility needed for more money on grants. We appreciate the relative priority aspect, though.

Scott Crowell: How long does the survey take to fill out?

Jennifer Stoloff: The pretesting indicates 40-45 minutes; many instructions are not read to respondents but are for interviewers use only.

Scott Crowell: 30-35 minutes of time on previous surveys took a toll on respondents for other surveys.

Suzanne Bard, NORC: We did do a field test and carefully timed each one and they came in under an hour except a few cases where conversation went astray. When the interview is done face to face with two people, the time seems to go faster and the respondents will be compensated for their time as well.

Scott Crowell: Thank you. Receiving half of the funding we did 14 years ago demands that we spend dollars in the most effective way possible. We have a difficult time spending money on existing housing especially with regulations in place. The folks that got the homes are from a generation when there were few opportunities and those people have least income generally. I

could personally have a second loan or equity mortgage but that is not available to most of these people.

Erika Poethig: This is obviously a common issue that we heard across the country. Old multifamily housing stock and dollars go to the preservation of that stock; resources to build new versus renovating and preserving stock. This is not an uncommon issue and is an important challenge and we hope to capture the scale through this study. It is also an important issue at national level – how to do more with less. I said this may be a platform for growing resources, and it may, but you have to use it that way. But I would be remiss if I were to come here and state that the pie in Washington is growing overall – it is not. Everyone needs to find ways to do it better together – we hope to capture those ideas.

Corazon Gaane: Regarding the list of tribes included in survey, I'm not a researcher but I understand it is a sample supposed to be representative of the group. At least in CA there are over 100 tribes with more than half with gaming in place. The general perception may be that they don't need help because of this but I know for a fact that they have a very long waiting list for homes. Maybe they aren't viewed as low income but they cannot afford homes. What caught my attention is that in the household survey sample, there is only one tribe representing Nevada.

Erika Poethig: In order to get a representative sample, you have to put all of the tribes in, and use a computer to select randomly the tribes to participate.

Jennifer Stoloff: This was a combination method. First, we did a cluster by region so we ensure tribes are selected from every region (based on ONAP and additional subdivision). Somewhat larger tribes have a somewhat greater likelihood of being selected initially but once in, they have the same chance. We have lowered the household size from 250 to 150 per tribe. You have fewer selected in CA because you have many tribes of small size there- recall that this is a survey of households not of tribes. Not representative of any particular region, state or tribe. We know there are a lot of tribes in CA but this builds up to a nationally representative sample. A sheet in your packet goes into more detail about this approach we have used- it is common.

Aaron McNutt: You asked a question regarding what is being done right. We applied for a grant and are retrofitting houses with HVAC systems. I would encourage education regarding the benefit of an HVAC system. With low income families who need to pay bills or turn on heat, some people have children and families and personally we ran into an issue of health problems due to mold. We are trying to correct that. The moisture and mold can be addressed and overall cost of heating can be lowered with HVAC.

Erika Poethig: Your comment makes me also want to acknowledge another study we are doing on sustainable building practices in Indian Country. We are interested in finding out those practices and sharing that information to make the housing last longer and be more energy efficient since those costs can be so high and unsustainable. Coupled with other practices, homes can be healthier which speaks to your comments.

Renaldo Minjarez: Regarding sampling, so, the sampling was based on a population size?

Erika Poethig: Yes with a minimum threshold of 150 households.

Renaldo Minjarez: So it is based on population rather than need?

Erika Poethig: This is an attempt to get a nationally representative sample of all folks. To do that in a rigorous way, as Jennifer described. We will then be able to tell you need and how it is distributed. I would be interested in how you are defining need.

Renaldo Minjarez: The needs of housing based on homeless or houseless figures. Families have lost homes.

Erika Poethig: This study is our way to understand that need; we can't draw a sample based on need since the last study was 15 years ago. We have to capture the need first. The general population sample will be a rigorous approach and our outcome will be a valid estimate of the need.

Renaldo Minjarez: Use homeless shelters and their NA population as an indicator perhaps. Regarding technology issue raised earlier, we may look at a partnership with the individuals that hold information for tribes and tribal housing authorities to access systems (e.g. social security) because man hours are astronomical.

Erika Poethig: That is an important issue and we will bring it to our colleagues in PD&R.

Soy Redthunder: Five years ago we tried to implement innovative or new projects in the housing authority; we tried to think of better things to help the people get by and HUD would strike them down as ineligible. For example, daycares, homeless shelters, Veterans homes, self-help for elders. These are needed in communities so when you talk about needs, those are needs. Preconceived ideas about need prevent these from being raised. I've seen several needs assessments in housing and here we are doing another one. The needs are the same today as they were 20-30 years ago. Everyone here that works in housing knows what I am talking about. These things aren't new. Overcrowding, for instance continues.

Erika Poethig: Thank you for raising the issues. The last time we did this was 1996 so that is HUD's last assessment. Other research organizations perhaps performed some more recently. We are using the 1996 study to explore this but we think it is important to measure need to ensure recent information for policy making and decisions. The currency of the information is important for decision makers. It has been way too long since the last study. The other set of issues regarding what is permitted under NAHASDA; that is a statutory issue. Is that right, Ken?

Ken Bowring: Yes that is correct.

Erika Poethig: So what you described as ineligible, the limitations I am not familiar with specifically, but they are in the statute and we can't change unless Congress alters it. We run into this all of the time and we can't do anything without statutorily changing things.

Sharon Goudy: Regarding the interface with the local housing authority; they have conducted their own housing needs assessments. Also the down payment assistance program that was discussed, we are attempting to fill the unmet need that housing doesn't provide in trying to find housing for members who work. With use of down payment program, it's hard to find where they are available since they are tied by NAHASDA to income. Trying to match guidelines with debt to income and find housing they can afford and have multiple housing needs is difficult. I heard someone mention Section 184 and its hard finding mortgages on trust land, when credit history needs to be addressed due to lack of education, and other issues. It would be nice to figure out interface between HUD and local tribal housing authorities.

Erika Poethig: Thank you for your comment.

Ryan Sudbury: Can you speak to how the conclusions will be drawn from the study information? Also how to avoid unintended consequence of drawing conclusions that encourage more limitations. Refinement of process rather than a new approach – an approach already bifurcated from NAHASDA and 1937 ACT.

Erika Poethig: These are important questions. There are two parts of this process, the research report and data analysis. Conclusions will be analytical and summarize data. A second piece is meaning – that is, policy implications. That is informed by conversations with others who are looking at the same research. Sometimes we have conferences or panel discussions with stakeholders and these people tell us what conclusions and policy implications they have drawn based on the findings. Once the research is ready in 2014, we can follow that approach and will have the stakeholders and policy makers provide input. We will make this an open process.

Jennifer Stoloff: The notion of a conference to discuss the analytical, descriptive report once the report is prepared has arisen. The report will not contain policy change suggestions, etc. We think this conference could be helpful and provide a venue for face-to-face discussion. We also will share an early draft of the report with any tribe in the sample to ensure we got the story right.

Leonard Forsman: One issue we face is identifying the role that the homebuyer or renter or participant plays in the housing system. That may be a difficult research question but there is great variance. Some people are extremely active and understand requirements and others feel the tribe or the Federal government has a greater commitment. It would be helpful for us to inform if people understand their role, fulfill it, responsibilities, differentiation between tribe and HUD, etc.

Erika Poethig: What do you mean by 'their role'?

Leonard Forsman: For example, saving money for improvements.

Jennifer Stoloff: There are questions about satisfaction with the housing entity, etc. Also people may not identify correctly if they are or are not in assisted housing. This relies mostly on self-reported data. I want to think about what you are suggesting; we have some related questions, but obviously this is a big issue so we would like to capture it.

Erika Poethig: One of the major issues is the conveyance of homes and responsibility that encompasses.

Leonard Forsman: There is also an issue with home purchasing. We do educate people but maybe we need to do a better job of that.

Erika Poethig: I want to mention a question I was asked earlier regarding the sampling for the TDHE phone survey sheet. Because of limited funds we had to make choices. We are committed to getting the full universe of TDHEs. The collection approaches include 120 in telephone surveys, but on a HUD website we will post the survey instrument so that it is available for all TDHEs to fill out. So if your tribe is not on this list, there will still be an opportunity to complete this survey.

Chuck Hanson confirmed that there were no further questions from the participants.

Erika Poethig: As I said before, this is my first consultation as I take on my new role, and I have really enjoyed the conversation today. It's been enormously valuable and we take back a number of issues we have not heard before. We will look at opportunities to amend or adjust the surveys if we can. For example, the tribal member children in households where adults are not tribal members. That is one thing we heard and we will look at that. The conveyance issue is another that came forth in several ways today. These are what we hope to capture through best practices and we will ensure our survey captures these and other issues.

This is a partnership and it is intended to get the absolute best research as possible so we have the best information to inform policy decisions important to you. Thank you for your participation and the team for all of their work. Good afternoon and best wishes on safe travels home.