

NAHASDA IHBG Program Evaluation: Source for Addressing Research Questions

Research Question	How Being Addressed	Comparison Group (Waiting List Households)
<i>Does the IHBG program increase the availability of safe, decent, affordable housing?</i>		
Have net housing inventories grown since the implementation of IHBG?	<ul style="list-style-type: none"> Analyze APR data on: Total # of new units built using IHBG funds since 1998 (separately for rental and homeownership) 	
To what degree, if any, has overcrowding in Indian Country been reduced since the implementation of IHBG?	<ul style="list-style-type: none"> Use household Quex responses on # of people and rooms to quantitatively determine share of IHBG households in overcrowded housing. Use other Household Quex responses to determine whether respondents overcrowded (using non-bedrooms for sleeping, household members sleeping elsewhere) Review tribal housing policies to determine if priority for serving overcrowded households and whether have policies for avoiding overcrowding (e.g., occupancy policies and whether post-occupancy inspections look for overcrowding) 	<ul style="list-style-type: none"> Compare overcrowding of current recipients to overcrowding of comparison group (people on the waiting list).
If overcrowding has not been reduced what are the mitigating factors that have worked against the provision of an adequate supply?	<ul style="list-style-type: none"> Discuss barriers, mitigating factors, difficulties in reducing overcrowding with tribal housing staff. Also discuss whether any of these barriers could be alleviated by adjustments to IHBG program? If so, what adjustments? 	
Are the rents/mortgages paid by IHBG households affordable?	<ul style="list-style-type: none"> From household Quex, determine whether rent/mortgage affordable (<33% of income), moderate burden (33 to 50%), or severe burden (> 50%) For each tribal housing program, review the rent and subsidy determination policies. 	<ul style="list-style-type: none"> Compare burden to waiting list households.
Is IHBG housing in safe, decent condition?	<ul style="list-style-type: none"> Analyze Household Quex responses to interior housing condition questions (e.g., plumbing that doesn't work, peeling paint) and respondent perception of overall condition of housing. 	<ul style="list-style-type: none"> Compare housing conditions to waiting list households.

	<ul style="list-style-type: none"> Analyze Household Quex responses to exterior housing condition questions (e.g., roof that leaks, broken or missing windows) Drainage issues from Household Quex on standing water. Site visitor tour of IHBG housing to obtain site visitor input on exterior housing and property conditions 	
Do IHBG households live in safe areas?	<ul style="list-style-type: none"> Household Quex on safety of area near home at night. 	<ul style="list-style-type: none"> Compare perceptions of safety to waiting list households.
In communities that have used IHBG funding since the program's inception, how has the general welfare been affected?	<ul style="list-style-type: none"> Review Indian Housing Plans to identify all project funded by IHBG in most recently completed fiscal year and obtain tribal information on actual number of people served by each program and any available outcomes. Community member input from community meeting on how IHBG affected the community. 	
Has the average time been reduced that applicants must spend on waiting lists for affordable housing?	<ul style="list-style-type: none"> Obtain waiting list information (e.g., average waiting time now versus 2 years and 5 years ago) What is driving changes of time on waiting list (or why is time not changing) 	
<i>Does the IHBG program efficiently provide safe, decent, affordable housing?</i>		
Are tribes and TDHEs using IHBG funds efficiently to maximize their impact?	<ul style="list-style-type: none"> Analyze APR data on IHBG and total cost trends in cost-per-unit acquired and built, for both homeownership and rental units. Discuss trends with tribe to understand reasons for trends. Calculate admin costs as percentage of IHBG budget to determine whether tribes using the maximum (20%) or lower amount so more available for providing housing. Analyze APR data to determine time it takes tribes to obligate and expend IHBG funds. Determine unit vacancy rate, turnaround time for vacant units, turnaround time for repairs, rent collections procedures, and inspection procedures to ascertain whether tribes are fully utilizing and taking care of their IHBG housing assets. 	

<i>Is the IHBG program addressing the primary housing needs in Indian Country?</i>		
Is there a shortage of decent, safe, affordable housing that is being addressed by the program?	<ul style="list-style-type: none"> • Review literature on housing needs in Indian Country. • From community meeting attendees, obtain the primary housing issues in their community. • Review of Indian Housing Plans and APR on housing needs in tribal area. 	
Is the IHBG program appropriate for meeting Tribes' housing needs?	<ul style="list-style-type: none"> • Comparison of identified housing needs with eligible activities that can be funded by IHBG. • Comparison of identified housing needs with actual IHBG housing activities. • Discuss with tribal housing staff whether any barriers to using IHBG funding to meet their housing needs. 	