

Tribe/TDHE Survey

DRAFT version 8

Telephone Interview

Interviewer Name:		
Interview ID #:		
Interview Date:		
Start Time:		AM PM
Finish Time:		AM PM

Grantee/Tribal Area Contact Information	
Name:	
Telephone:	Email:

Address:

Affix Survey Case ID label here

Script for setting up the TDHE Survey appointment:

I am calling to speak with the Tribal Housing Official, **[name of person]**.

Hello, this is **[name]** from NORC at the University of Chicago. I am calling in reference to the Assessment of Native American, Alaska Native, and Native Hawaiian Housing Needs Tribal Designated Housing Entity Survey. Recently you should have received a letter from Thomas Kingsley and Carol Hafford regarding the project.

If the person remembers the letter, continue. If they do not remember the letter, offer to immediately email a copy and then continue to inform them of the project, answer any questions, and set up an appointment if possible. If more information is requested, find out the best time to call back.

As the letter explains, 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 answer questions about home ownership in Indian Country and the impacts of the recent financial crisis.

[Name of Reservation/Village] was one of only 80 sampled nationally to participate. The interview will take place on the phone at any time convenient for you. It takes approximately 45 minutes to complete. Are there any questions I could answer for you?

Be prepared to be flexible when setting up a time for the interview. If you cannot be available at the time requested, let your Field Project Manager know, and she will find a person available at that time. When all questions are answered:

What day and time would be good for you to speak with me and complete the interview? I'll send you an email as a reminder.

Date	Time	AM/PM (circle)
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Email address

Thank you so much for speaking with me today. I look forward to speaking with you again at **[date/time]** for the interview.

Record all information in the Call Records and enter the appointment on your calendar.

Script for conducting the TDHE Survey interview:

INTERVIEWER: Hello, my name is [name] from NORC at the University of Chicago. I have an appointment with (name) to conduct our HUD-sponsored survey of Indian Housing Block Grant administrators. Can I speak to her/him please?

WHEN CONNECTED: Is this (name)?

IF YES: Do you have any questions about the survey? May I tell you more about the survey?

IF NO: Make inquiries as needed to find the respondent or reschedule with the original respondent. If the original respondent will be unable to do the interview and can't reschedule, ask if someone else can do it. Say: "For the survey, we need to speak with the most senior person other than (name) in charge of administering IHBG funds in your organization. Are you the appropriate person in your organization to answer questions for this survey?"

IF YES: What is your job title? _____

Ask how position relates to the executive director:

IF NO: Would you provide the contact information of the person in your organization that is? **[Record information]**

Thank you for your time. **[End Call]**

The survey will take approximately 45 minutes to complete. Is now a good time to speak?

IF NO: When would be a good time for you to speak with me? **[Record information]**

Best date/time to speak with respondent:

Date	Time	AM/PM (circle)
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Phone number: _____

IF YES: [Conduct survey.]

INFORMED CONSENT

As you may have learned from the [ADVANCE LETTER SENT/MATERIALS SHARED/TRIBAL LETTER/COMMUNITY PRESENTATION HELD], this survey is 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 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. You also may end the interview at any point. The interview will take about 45 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.

If you have questions about your rights as a survey participant, please call the IRB Human Subjects Protection hotline, toll-free, at (866) 309-0542. You may also email xxx@norc.org or visit www.norc.org.

Do I have your permission to begin the interview?

- *IF YES*, Let's begin. [Certain tribes may require written consent]
- *IF NO*, ask:
Are there any questions I can answer for you?

- _____

- _____

What is the reason you prefer not doing the interview?

- _____

- _____

When is a good time to come back?

Date: ___/___/_____ Time: ___:___ ___ AM/PM (circle)

A. TRIBE/TDHE ORGANIZATION AND INSTITUTIONAL RELATIONSHIPS

<p>A1. Before we start, I'd like to know how you refer to your organization so I can use the correct term. Is your organization an office of the tribal government, a separate Tribal Designated Housing Entity, or something else?</p>	<ul style="list-style-type: none"> • Office of tribal government • Separate Tribal Designated Housing Entity (TDHE) • Something else (SPECIFY): _____ <p style="text-align: center;"><i>IF TDHE, continue with A1a.</i></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 the (name of reservation). I would like to know, however, if your organization also administers IHBG grants for other tribal areas as well?</p>	<p>YES NO Don't Know</p> <p>[If yes]: For how many other tribal areas? _____</p>
<p>A3. Has your organization always managed the IHBG grants for this reservation,¹ or has administration of the block grant transferred from a different organization since 1998?</p>	<ul style="list-style-type: none"> • Always managed the IHBG grants for this tribal area • Administration of the block grant transferred <p style="text-align: center;"><i>If ALWAYS, continue with A4. If TRANSFERRED, continue with A3a.</i></p>
<p>A3a. [If not the original administrator of IHBG funds]: In what year did your organization begin to administer the IHBG for this reservation?</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 reservation?</p>	<p>Name:</p> <p>Title:</p> <p>Organizational affiliation:</p>

¹ This form of the survey assumes the sampled tribal area is a "reservation." Names of other tribal area types will be inserted in other versions of the instrument as appropriate.

A5. How is the executive director of your organization selected?	<ul style="list-style-type: none"> Selected by tribal government Selected by your organization's own Board of Directors Other (SPECIFY): _____ Don't Know
A6. How many executive directors has your organization had over the past ...	3 years? _____ 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?	
✓	Partner Organizations
	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

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?	<ul style="list-style-type: none"> • Increased • Stayed the same • 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?	_____ 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? (Note: do not ask this question if current full-time staff is 2 or less.) INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.	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?	1. YES NO 2. 3. <i>If YES, continue with B5a.</i>	
B5a. If yes, the following is a list of possible functions that you might contract out to other entities. Which of these do you outsource on a routine basis? INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.	<ul style="list-style-type: none"> • Legal help • Finance/Accounting • Information management/IT/computer systems • Building management/ operations • Rent Collection • Maintenance • Construction • Other (SPECIFY): _____ 	
B6a. What is the most effective method you use to communicate with tribal members about the programs you offer? Ask open-ended first and record (check) answer. Then, read list EXCEPT FOR ANSWERS PREVIOUSLY GIVEN and ask for “Yes” or “No” for each.)	<ul style="list-style-type: none"> • Brochures YES NO • Word of mouth YES NO • Handbooks YES NO • Flyers YES NO • Newspaper notices YES NO • Website YES NO • Community meetings YES NO • Other (SPECIFY): _____ 	
B6b. What is the second most effective?	_____	
B6c. What is the third most effective?	_____	
B8. There are always improvements organizations can make to become more	Record verbatim response:	

effective. Examples might include more and better staff training, computer systems, increase in size of staff, or increased funding. What do you see as the highest priorities for improving the effectiveness of your organization? (Open-ended)

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 I will read to you. Refer to list B9 in the materials that were sent to you.

INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT. WRITE "1" NEXT TO TOP CHOICE; "2" NEXT TO SECOND CHOICE; "3" NEXT TO THIRD CHOICE.

- Administrative tasks, such as record keeping and organizing, preparing documents
- PR/Communications with the public
- Finances, Budget
- Case management with residents
- Construction Management/ building management
- Building maintenance
- Contracts
- Information management/ computer systems
- Other (SPECIFY): _____

C. PERCEPTIONS OF SOCIAL/ECONOMIC TRENDS AND ISSUES

<p>C1. How weak or strong would you say the economy in this reservation is, considering such things as strength of private businesses, government employment, and the financial stability of households?</p>	<ul style="list-style-type: none"> • Very strong • Somewhat strong • Neither strong nor weak • Somewhat weak • Very weak
<p>C2. How would you compare the current economic conditions of this reservation to conditions 5 years ago?</p>	<ul style="list-style-type: none"> • Better • Worse • No Change
<p>C3. Of all the residents of this reservation 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>-</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>If YES, ask for details: _____.</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>If YES, ask for details: _____.</p>

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

<p>D1. For each of the types of housing in your reservation I am about to read to you, tell me whether your perception is that residents are very satisfied, satisfied, or not satisfied with their current housing situation? INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	VERY SATISFIED		SATISFIED		NOT SATISFIED	
<ul style="list-style-type: none"> • Formula Current Assisted Stock (FCAS) Mutual Help housing 						
<ul style="list-style-type: none"> • FCAS rental housing 						
<ul style="list-style-type: none"> • IHBG owner-occupied housing 						
<ul style="list-style-type: none"> • IHBG rental housing 						
<ul style="list-style-type: none"> • 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	2	3	4	5 highest	
<p>Finding better locations</p>						
<p>Constructing different types of structures</p>						
<p>Improving the external appearance of their structures</p>						
<p>Improving the quality of construction</p>						

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? INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.	1 lowest	2	3	4	5 highest
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, would you say there is a high unmet need for affordable housing units in this reservation, a moderate unmet need, or a low unmet need for affordable housing units?</p>	<ul style="list-style-type: none"> • High need • Moderate need • Low need
<p>E2. Would you say the level of unmet need for affordable housing units in this reservation has increased in the past three years, decreased, or stayed about the same?</p>	<ul style="list-style-type: none"> • Increased • Decreased • Stayed the same
<p>E3. Do you 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;"><i>If YES, continue with E3a. If NO, skip to E4.</i></p>

<p>E3a. To your knowledge, has the number on the waiting list increased, decreased, or stayed about the same in the past 3 years?</p>	<ul style="list-style-type: none"> • Increased • Decreased • Stayed the same • Don't know 		
<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. Can you tell me whether this occurs in your community?</p>	<p>Doubling up? YES NO Don't know Refused</p> <p style="text-align: center;">IF DOUBLING UP SELECTED, ASK HOW SERIOUS A PROBLEM THIS IS: 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;">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")</p>		
<p>E4a. How many homeless shelters are there in this reservation?</p>	<p>Number of homeless shelters: ____</p>		
<p>E5. Now I am going to read a list of items that may or may not be a need in this reservation. For each, please tell me how much of a need you think there is: a high need, some need, or little or no need.</p>			
	High Need	Some Need	Little or No Need
New construction of housing units			
Rehabilitation or modernization of existing units			
Subsidized homeownership opportunities			
Subsidized rent			
<p>E6. About what proportion of assisted rental units within this reservation are in need of major repair or modernization?</p>	<ul style="list-style-type: none"> • 0-10% • 10-25% • 25-50% • Over 50% 		

<p>E7. About what proportion of assisted owner-occupied units in this reservation are in need of major repair or modernization?</p>	<ul style="list-style-type: none"> • 0-10% • 10-25% • 25-50% • Over 50%
<p>E8. What types of repairs have you had to make frequently over the past 3 years for the housing units your organization administers? Refer to List E8 in the materials that were sent to you.</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> • Roof • Electrical • Plumbing • Interior walls • Exterior surface (not roof) • Property infrastructure, such as sewers, driveways/ parking lots • Other (SPECIFY): _____ • None
<p>E9. What type of capital improvements have you made over the past 3 years for the housing units your organization administers? Refer to List E9 in the materials that were sent to you.</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> • Roof • Electrical • Plumbing • Interior walls • Exterior surface (not roof) • Asbestos removal • Lead paint abatement • Property infrastructure, such as sewers, driveways/ parking lots • Other (SPECIFY): _____ • None
<p>E10. Are there repairs and improvements to the stock of housing your organization administers that you would currently like to make, but haven't?</p>	<p>YES NO Don't know REFUSED</p> <p><i>If YES, continue with E10a.</i></p> <p><i>If NO, skip to E11.</i></p>
<p>E10a. Why haven't you made these changes? Refer to List E10a in the materials that were sent to you.</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> • Lack of funding • Equipment not available/ Lack of affordable materials • Lack of maintenance professionals/ industries in the area • Difficulties overseeing projects due to limited technical capacity • Difficulties accessing units, such as inadequate road or size of area served • Age of housing stock (too old to repair/renovate) • Harsh climate, recent natural disasters

<p>E11. About how often do you conduct formal inspections of the housing units your organization administers? Refer to List E11 in the materials that were sent to you.</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> • Once-when unit is put into service but not after that • When there is new tenant but not after that • Regularly, about once a year • Regularly, about twice a year • Regularly, and more than twice a year • Don't know
<p>E12. What housing quality standards do you use when assessing housing conditions? Refer to List E12 in the materials that were sent to you.</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> • Those of a specific housing code adopted by this tribe • Those of a housing code used by neighboring local jurisdiction • Those of state code • Those of a model housing code • Those used by HUD for the Section 8 program, called Housing Quality Standards (HQS) • There is no set of standards that we use

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 tell me which of the groups I am about to read to you, if any, you consult with each year when you prepare your Indian Housing Plan (IHP)? If you do consult with a particular group, please tell me whether you have extensive consultation, some consultation, or no consultation. Refer to List F1 in the materials that were sent to you.

	EXTENSIVE CONSULTATION	SOME CONSULTATION	NO CONSULTATION
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 reservation?</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> • Community meetings • Informal visits and discussions • Formal recommendations provided in reports, letters or plans • Voting on program options • Other (SPECIFY): _____
<p>F3. Do you conduct or utilize a formal</p>	<ul style="list-style-type: none"> • YES the Tribe/TDHE conducts a needs assessment • YES we utilize the needs assessment conducted by

needs assessment as a basis for your IHP?	<p>the state agency</p> <ul style="list-style-type: none"> • NO we do not conduct or utilize a needs assessment <p><i>If YES, continue with F3a.</i></p> <p><i>If NO, continue with F4.</i></p>
F3a. When was the most recent formal needs assessment conducted?	<ul style="list-style-type: none"> • In the past year • Two to four years ago • 5 years ago or more

F3b. Which of the following were included in your needs assessment?	YES	NO
INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.		
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 reservation, to providing assistance to other parts of the service area outside the reservation boundary(ies), or about equal priority to both?	<ul style="list-style-type: none"> • Highest priority inside the reservation • Highest priority outside reservation boundaries • About equal priority to both • Do not work outside of tribal area boundaries
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<p>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 a one or two word description of the types of activities you perform:</p>	<p>Type of Activity</p> <ul style="list-style-type: none"> (1) Indian housing assistance (2) Development (3) Housing services (4) Housing management services (5) Crime prevention and safety activities (6) Model activities 	<p>4. Y/N</p>	<p>5. Activity</p>
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F6. Now, please think about your organization’s spending priorities. I’m going to read a list of possible activities. When I finish, please tell me what you think your highest funding priority, the second highest funding priority, and the third highest funding priority is for this reservation over the next 3 years? Refer to List F5 in the materials that were sent to you.

What is your second priority?

What is your third priority?

INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.

	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): _____			

<p>F7. Do you provide any counseling services for eligible families? If so, what types?</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> • General financial literacy • Becoming a homeowner • Other (SPECIFY): _____ • No counseling services provided
<p>F8. I am going to read a list of different types of special populations. For each one, please tell me if any of your IHBG funds for housing programs target that population.</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> • Homeless Y__ N__ • Elderly Y__ N__ • Disabled Y__ N__ • Veterans Y__ N__ • Domestic violence victims Y__ N__ • Single parents Y__ N__ • Other Y__ N__ (SPECIFY): _____

F9. In the past 5 years, how many housing construction and rehabilitation projects has your organization been working on? _____

F9a. How many of these involved housing subsidies from sources other than IHBG funds?

F9b. How many of the total projects above (F8) were carried out jointly with private developers who have invested their own capital in the project? _____

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? Refer to List F10 in the materials that were sent to you.

**INTERVIEWER: READ RESPONSE
CHOICES OUT LOUD TO RESPONDENT.**

- Lack of availability of programs
- Administrative constraints
- Lack of interest of other organizations/ financial institutions
- Political tensions between tribe, TDHE and other organizations
- Differing priorities
- Other (SPECIFY): _____

G. CHALLENGES IN HOUSING DEVELOPMENT AND OPERATION

<p>G1. We are interested in knowing how development costs per housing unit have changed over the past three years. Have they increased greatly, increased somewhat, decreased somewhat, decreased greatly, or stayed about the same?</p>	<ul style="list-style-type: none"> • Increased greatly • Increased somewhat • Decreased somewhat • Decreased greatly • Stayed about the same
<p>G2. What are the three most important factors that raise the cost of developing new housing in this reservation? Refer to List G2 in the materials that were sent to you.</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> • Developing infrastructure • Environmental conditions • Geography and terrain of area served • Availability of labor and construction professionals • Availability of construction materials • Availability of outside financing • Acquiring/assembling land • Cost of labor • Strict building code requirements • Lack of funds • Other (SPECIFY): _____
<p>G3. What are the three most important factors that lengthen the time it takes to develop new housing in this reservation? Refer to List G3 in the materials that were sent to you.</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> • Environmental review process • Developing architectural/engineering plans • Satisfying HUD administrative requirements • Satisfying state or local administrative requirements • Locating and securing outside financial support • Lack of staff • Issues with property rights and leasing land • Transport and delivery of construction/housing materials • Other (Specify): _____
<p>G4. How serious a constraint is the total development cost in developing housing in this reservation?</p>	<ul style="list-style-type: none"> • Very serious • Fairly serious • A factor, but not very serious • Not a factor • Other (Specify): _____

<p>G5. Does this reservation have a comprehensive land use plan?</p> <p>IF YES: continue to G6.</p> <p>IF NO: How serious a problem is the lack of a plan in your efforts to develop new housing?</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<p>YES NO Don't know Refused</p> <ul style="list-style-type: none"> • Very serious • Fairly serious • A factor, but not very serious • Not a factor
<p>G6. What are the main difficulties you face in assembling land to build new IHBG housing?</p>	<ul style="list-style-type: none"> • Trust Land and related problems • Tribe not providing enough priority to releasing tribal lands for housing • Other (SPECIFY): _____
<p>G7. What are the three most difficult challenges your organization faces in managing the stock of rental housing you administer?</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> • Lack of trained staff • Performance problems with contractors • Controlling criminal activity • Tenants causing damage to the unit • Tenants not paying rent on time • Other (SPECIFY): _____
<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>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> • Lack of trained staff • Performance problems with contractors • Controlling criminal activity • Residents causing damage to the unit • Residents not making payments on time • Other (SPECIFY): _____

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>	<ul style="list-style-type: none"> • Very familiar • Somewhat familiar • Not familiar <p>If Very or Somewhat familiar, continue with H2.</p> <p>If Not familiar, skip to H7.</p>
<p>H2. [IF VERY or SOMEWHAT FAMILIAR]: I'm going to ask you to compare several aspects of the current IHBG program to what existed before NAHASDA.</p> <p>How did you become familiar with how things worked back then? Check all that apply.</p>	<ul style="list-style-type: none"> • Worked on HUD assistance programs at that time • Told about it by co-workers • Told about it in ONAP training sessions • Reviewed administrative records • Other (Specify): _____
<p>H3. Would you say the administrative procedures under the current IHBG program, such as submitting plans, maintaining records and reporting to HUD require more work than they did prior to NAHASDA, less work, or about the same amount of work?</p>	<ul style="list-style-type: none"> • Require more work than they did prior to NAHASDA • Less work • About the same amount of work
<p>H4. Would you say your organization's ability to leverage funds with other private sources become easier since the advent of NAHASDA, become harder, or has stayed the same?</p>	<ul style="list-style-type: none"> • Easier • More difficult • No change, compared to programming prior to NAHASDA
<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;">If NO, continue with H5a.</p>

<p>H5a. What should the lease year limit be? (Open-ended)</p>	
<p>H6. Would you change current IHBG program rules or practices in any of the following areas? Refer to List H8 in the materials that were sent to you.</p> <p>(CHECK BOX FOR YES)</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p> <p>FOR EACH YES, ASK:</p> <p>What changes would you make? (OPEN-ENDED)</p> <p>IF RESPONDENT HAS NO SUGGESTIONS, WRITE "NO SUGGESTIONS FOR CHANGE."</p>	<ul style="list-style-type: none"> • General program administration • Preparing your Indian Housing Plan • Leveraging funds with private money or partnering with other organizations to provide housing and services • Developing new housing units, including acquiring/ financing land and construction • Encouraging and supporting homeownership • Encouraging and supporting development of housing by private investors <p>General program administration</p> <p>Preparing your Indian Housing Plan</p> <p>Leveraging funds with private money or partnering with other organizations to provide housing and services</p>

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

J. ASSESSMENT OF MORTGAGE LENDING PROGRAMS

(SECTION 184 AND OTHER)

<p>J1. How strong would you say is the demand for homeownership opportunities in the area you serve? Is it high, moderate, or low or none?</p>	<ul style="list-style-type: none"> • High • Moderate • Low or none
<p>J2. Over the past three years has demand for your organization’s homeownership programs increased, decreased, or stayed the same?</p>	<ul style="list-style-type: none"> • Increased • Decreased • Stayed the same
<p>J3. What are the 3 most important barriers to getting tribal members living on Indian land to apply for a mortgage?</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> • Potential borrowers are wary of formal institutional lenders • Language issues • Paperwork issues • Limited demand—minimal interest in or familiarity with homeownership • Lack enough savings for down payment • No or blemished credit history • Insufficient income • Other (SPECIFY): _____
<p>J4. What are the 3 most important barriers to attracting private lending opportunities for households interested in homeownership?</p> <p>INTERVIEWER: READ RESPONSE CHOICES OUT LOUD TO RESPONDENT.</p>	<ul style="list-style-type: none"> • Trust land status • Fractional ownership of land available for units • Uncertainty about recovering mortgaged properties in the event of a foreclosure • Other land/title issue • Lender discrimination • Lack of mortgage institutions in your area • Other (SPECIFY): _____
<p>J5. Do you think that the American Indian and Alaska Native populations experience discrimination based on race when applying for a mortgage? (Open-ended)</p>	
<p>J6. What are the sources of home mortgage</p>	<ul style="list-style-type: none"> • State agency programs • Rural housing services (formerly Farmers Home)

lending in your service area?

**INTERVIEWER: READ RESPONSE CHOICES
OUT LOUD TO RESPONDENT.**

- Federal Home Loan Bank
- Private lenders
- Tribe and tribal lenders
- Other (SPECIFY): _____

CONCLUDING THE INTERVIEW

I will be sending this document to the NORC central office in Chicago, so that your responses can be included in this important research. An editor will check to see that I have indicated an answer to all of the appropriate questions. If I mistakenly skipped a question, someone from the NORC central office will call you to fill in the missing information. This is standard procedure to ensure that all of the information needed is provided [quality assurance]. All of our central office employees are bound by the same confidentiality rules that I am.

My office may want to verify that I was here. Someone may call you to make sure that I conducted the interview. Please give me your name and telephone number so that my office may contact you.

NAME OF RESPONDENT: _____

TELEPHONE NUMBER: _____

ADDRESS: _____

Interviewer: Thank the respondent for his/her time.

FINISH TIME: _____ AM/PM **TRANSFER FINISH TIME TO FRONT COVER**