Ending Homelessness on American Indian Reservations

2012 Central Region – Corporation for Supportive Housing Conference
St. Paul, MN
Minnesota Reservations

- 11 recognized reservations
- 7 Ojibwa or Chippewa bands in northern MN – Mille Lacs, Fond du Lac, Bois Forte, Grand Portage, Red Lake, Leech Lake, White Earth
- 4 Dakota bands – Mdewakanton Shakopee, Prairie Island, Upper Sioux, Lower Sioux
- Population on reservations vary from around 100 people to over 10,000 people
Ending Homelessness

- All of the seven northern reservations have or are finishing plans to end homelessness
- Beginning in 2006 reservations started surveying members about homelessness and housing
- Several reservations have projects that address homelessness
White Earth

- Location
White Earth

- People
White Earth

- Housing
Background

- Minnesota Chippewa Tribe
White Earth

- House-less, not home-less
White Earth Endayaa: A Plan for Housing Stability for All our People
White Earth *Endayaa*

- **Purpose**

White Earth Reservation Homeless Survey: 2006 and 2009
White Earth *Endayaa*

- **Process**
Plan Values and Outcomes
Goals, Updates and Next Steps
Miigwech
A Visit the Grand Portage Reservation
The Grand Portage Band of Chippewa Indians and Grand Portage Reservation

- Quick Facts
  - 1,200 Enrolled Members
  - Reservation Tribal Council – 5 Member Elected Governing Body
    - 48,200 Acre Reservation, 90% Tribal Ownership
  - Located in Extreme Tip (the ‘Arrowhead) of NE Minnesota
  - Grand Portage Village, Sole Community of 600 Residents
    - Band Owned Lodge and Casino, RV Park,
      - Marina, and Construction Company

A Place Where Development is Balanced with Preservation of the Land
Gitchee Manidou’s (‘Great Spirit’, ‘Creator’) Gift to the Chippewa People
Bois Forte

- 20 units, newly constructed addressing issues of long term and chronically homeless
- First tenant moved in June 29. Currently 6 units filled.
- 8-1 bedroom, 6-2 bedroom and 6-3 bedroom units
- Participated in Wilder Study in ‘06, ‘09 and will in ’12
- Many of our homeless population live doubled up
- Closest Shelter/Transitional housing is 30 or more miles away and almost always full
Bois Forte
Leech Lake Housing Authority Homeless Resource Program & Supportive Services for Rural Homeless Youth...

Genevieve Chase, Program Manager
218.335.7238
“It is the mission of the SSRHY Project to provide confidential, non-judgmental services to homeless, runaway and at-risk youth on the Leech Lake Reservation”. 
Our Program can help with rent, or host home monthly payments.

Confidential caring staff.

We can meet you where you’re at, such as, rental units, host home, school, work, anywhere we are needed.
Transportation to court hearings, with program approval.

Monthly activities.

Traditional involvement.

Community service activities.
Independent Living skills

- Money management.
- Tenant Rights & Responsibilities & Rental agreements.
- Job seeking & job retention strategies.
- Decision Making Skills.
- Personal Health & Wellness.
- Accessing Local Resources.
- Transportation.
Program Eligibility

- 16-21 Years Old.
- Homeless by federal guidelines.
- Un-accompanied youth.
- Must meet program guidelines, meeting weekly with case manager, job readiness classes, legal matters, school attendance, working towards independent living…
Program Guidelines

- Intervention.
- Harm reduction.
- Information, referral & support.
- Positive, supportive, non-judgmental role models.
- Youth empowerment.
- Positive peer involvement.
- Positive youth development.
Leech Lake Housing Authority Homeless Resource Program…

“We are here to address the needs of people who are experiencing homelessness on the Leech Lake Reservation.”
“It is the mission of the Leech Lake Homeless Program to empower people who are homeless in and around the Leech Lake Reservation, by assisting them to find and maintain permanent housing. To educate the broader community about the causes of homelessness and helping to find solutions through community efforts”
Requirements...

- Meet definition of homelessness.
- Meet income guidelines.
- Ongoing case management.
- Eviction notices.
- Remain in compliance with program guidelines.
- Documented disability.
Services We Provide…

- Assist in paperwork, copying, documents, faxing, filling out applications, phone calls, etc...
- Transportation – housing purposes only.
- Budgeting information.
- Referrals.
- Educate clients on landlords and tenants rights and responsibilities.
- Collaboration with other agencies.
Services We Provide…

- Provide outreach services to surrounding communities within the Leech Lake Reservation.
- Building successful renters.
- Case management.
Conifer Estates

- Conifer Estates is a 20 unit town home community. Program designed to provide permanent, supportive & affordable housing to families experiencing homelessness. Made possible through the cooperation of Beltrami County Housing and Redevelopment Authority, Headwaters Regional Development Commission, Bi-Cap Community Action Program, Red Lake Reservation Housing Authority & Leech Lake Band of Ojibwe Housing Authority.
Conifer Estates

# of Bed Rms.  Permanent  Transitional

<table>
<thead>
<tr>
<th></th>
<th>Permanent</th>
<th>Transitional</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Bedroom</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>2-Bedrooms</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>3-Bedrooms</td>
<td>8</td>
<td>1</td>
</tr>
</tbody>
</table>

Total of 20 Units
Conifer Estates

- Leech Lake Housing Authority manages 5 apartments.
- We have 2-3 bedroom apartments
- 2-2 bedroom apartments &
- 1-1 bedroom apartment.
Leech Lake enrollees and descendants are eligible to apply.

Rent is based on 30% of the household income.

We also provide case management for all members of our families in Conifer Estates.
Case Management...

- Landlord & Tenants Rights
- Money Management
- Education
- Legal
- Social Services
Leech Lake Band of Ojibwe

- Continuum of Care: Ten Year Plan to End Homelessness
Ten Year-Plan to End Homelessness

Vision
- “To prevent and end homelessness on and near the Leech Lake Reservation.”

Mission
- “Empowering individuals and families to succeed through education, housing options, and tribal and community support by coordinating efforts to maximize resources.”
GOAL 1: SYSTEMS IMPROVEMENT

- Strategy 1. Internal Collaboration/Coordination and Roles for/Participation of All Tribal Departments in Plan.
- Strategy 1a. Develop a strong process for external collaboration and coordination.
- Strategy 2. Gather and Use Current, Relevant Information & Data on Homelessness and Related Services on the Leech Lake Reservation. This is critical to funding.
- Strategy 3. Coordinate annual planning retreats with each division/department to identify annual priorities and work plans. Produce an annual report documenting what was accomplished. Bring all division directors together to review each division’s annual plan.
- Strategy 4. Change policies that perpetuate homelessness.
- Strategy 5. Provide ongoing education to tribal dept. staff, LLHRA, and Homeless COC group on issues that lead to, perpetuate, and can help solve/resolve homelessness.
GOAL 2: EDUCATION/PREVENTION/ & SERVICE COORDINATION

- **Strategy 1.** Create a centralized homelessness resource center.
- **Strategy 2.** Promote strong transitions to adulthood. Ensure community members have the skills they need to live independently/self-sufficiently.
- **Strategy 3.** Create a Pool of Dedicated Resources to Support Elders in Remaining in their Homes.
- **Strategy 4.** Create board and lodge residences that provide affordable housing for very low-income elders.
- **Strategy 5.** Establish Regular Interagency Meetings to Coordinate Services.
- **Strategy 6.** Establish a Process for Benefits Coordination.
- **Strategy 7.** Organize and Coordinate Discharge Planning so that Individuals are not discharged to homelessness
- **Strategy 8.** Create a Pool of Resources to Assist Households with utilities.
- **Strategy 9.** Create a designated department for prisoner re-entry support for both men & women.
- **Strategy 10.** Increase Social Security Disability Insurance Income & Earned Income Tax Credit Income for Homeless Members.
- **Strategy 11.** Ensure Educational Rights for Homeless Children and Youth.
- **Strategy 12.** Improve Readiness for Independence/Prevent Factors that lead to homelessness.
- **Strategy 13.** Implement 3rd party billing income options that can increase services for homeless individuals.
GOAL 3: Resource Development

- **Strategy 1.** Identify new housing development priorities. Note: This logically has to happen first to enable effective resource development.
  - Strategy 1a. Create a housing inventory and annually update it.
  - Strategy 1b. Have each tribal department identify capital and grant writing needs.
- **Strategy 2.** Identify resources to pay for new housing development projects, including tax credit development opportunities. Leech Lake needs to develop relationships with developers to come onto the reservation to build for the tribe.
  - Strategy 2a. Create a 501c3 (IRS tax exempt) Organization to access additional resources available to nonprofits.
- **Strategy 3.** Establish a Halfway House for Prisoner Re-Entry for both men & women.
- **Strategy 4.** Create Additional Affordable Housing, especially SRO and other options for very low-income people.
  - Strategy 4b. Obtain sites for future homes and housing projects.
  - Strategy 4c. Bring current housing stock up to code.
  - Strategy 4d. Create Permanent Supportive Housing Units with Services.
- **Strategy 5.** Develop and Annually Update a List of Financial and Housing Resources.
  - Strategy 5a. Create a list of temporary housing resources.
- **Strategy 6.** Create a Strong Services Branch for the LL Housing Authority.
- **Strategy 7.** Collaboration with other organizations for resources.
  - Strategy 7c. Collaborate with Traditional & Faith-based & other organizations for meals.
Goals & Strategies include…

- **Goal #1: Systems Improvement.** The focus of this goal is creation of policies & procedures that support our mission to prevent & end homelessness by using current, relevant information & data to educate the broader community. There are 6 strategies to implement this goal which include coordination of services & collaboration with internal & external partners, gathering info & using the most current data on homelessness and related services, changing policies that perpetuate homelessness, raising awareness and providing staff development on the causes of & solutions to homelessness, & Transportation access.
Goal #2  Education/Prevention and Service Coordination

- The emphasis of this goal is increasing awareness & education on factors that contribute to homelessness and coordination of tribal & other resources for homelessness prevention & services. There are 13 strategies in support of this goal.
Goal #3 Resource Development

- The intent of this goal is to create collaborative partnerships & seek & develop new financial, & housing resources to generate additional housing units & services at all points along the continuum from emergency shelter to supportive housing to affordable home ownership. There are 17 strategies that support this goal. These include: identification, creating a halfway house to support re-entry for those returning from prison/jail, establishing a 501 c3 organization can capture resources not otherwise available to tribal governments, creating additional affordable housing (especially single room occupancy options & other options for very low-income people) creating land/community/housing project guidelines, obtaining sites for future homes, updating current housing stock to code, creating permanent supportive housing units with services, maintaining a current list of housing and financial resources, creating a list of temp
Fond du Lac

- 4000+ Band members
- Northeastern Minnesota, about 20 miles south of Duluth
- 100,000 acre Reservation, about 1/3 of which is controlled by the Band
- Rural
- In addition to running a full service government (including health and human services, housing, licensing, natural resource management, planning, police, roads, transportation, utilities, etc.), the Fond du Lac Band of Lake Superior Chippewa runs a school system, tribal college, two casinos, a convention center, hotel, golf course, propane company, gas and grocery store, and other business enterprises.
Fond du Lac Band of Lake Superior Chippewa

Supportive Housing Development
Fond du Lac Supportive Housing - Townhomes
Cloquet, Minnesota
Fond du Lac Divisions
Fond du Lac Supportive Housing Team

**Developer**

*Reservation Business Committee*
Bring the development concept from idea to occupancy.

**Service Provider**

*Human Services Division*
Provide supportive services to residents of the development.

**Property Manager**

*Housing Division*
Operate the real estate to ensure financial and physical viability of the development.

**Expert Advisors**

*Corporation for Supportive Housing*
Provide guidance throughout the process.

*Broen Housing Consultants*
Prepare development budgets and funding applications.

*Others as Needed*
Architect, Specialized Attorneys, etc.
Fond du Lac Supportive Housing Team

**Developer**
*Reservation Business Committee*
Bring the development concept from idea to occupancy.

**Construction Manager**
*Construction Projects Division*
Implement the construction of the development on time and within budget.

**Service Provider**
*Human Services Division*
Provide supportive services to residents of the development.

**Owner and Operator**
*Housing Division*
Act as owner and oversee the property management company.

**Expert Advisors**
*Corporation for Supportive Housing*
Provide guidance throughout the process.
*Broen Housing Consultants*
Prepare development budgets and funding applications.
*Others as Needed*
Architect, Specialized Attorneys, etc.

**Property Manager**
*DW Jones Management Company*
Operate the real estate to ensure financial and physical viability of the development.
Supportive Housing Development

- 24 units, on a seven-acre site owned by the Band
- Located on Reservation Trust Land
- Permanent supportive housing for long-term homeless families and individuals
- Site is ¼ mile from the Min No Aya Win Human Services Center and 1 ½ miles from the Tribal Center and Cloquet Community Center
- Services are available both on site and at the clinic
- 3+ years to develop
Unit and Population Mix

- 24 units
- Singles and families
  - 4 efficiency apartments
  - 4 one-bedroom apartments
  - 8 two-bedroom townhomes
  - 4 two-bedroom apartments
  - 4 three-bedroom townhomes
- 20 units for long-term homeless households
- 3 of those units for chronically homeless individuals
Characteristics of Participants

- Mental illness, diagnosed and undiagnosed
- Chemical dependency
- Domestic violence
- History of sexual, physical, and mental abuse
- Low level of positive life skills
- Criminal history
- Low or no income
Bus Service Available

Funded by the Federal Highway Administration, MN-DOT, and the Fond du Lac Band
Benefits of Supportive Housing

- Families are housed in affordable and stable housing and building a good rental history
  - Barriers, homeless, no rental history, bad rental history

- On the Fond du Lac Reservation
  - In the community, close to clinic and services, transit available
  - Community events such as the Easter Egg Hunt and monthly birthday celebrations

- One on one assistance available
  - Applying for programs such as GA, food stamps, medical assistance, MFIP
  - Help with achieving the goals in their Carlton County social services plan if applicable
  - Referrals to children’s mental health services
  - Help ensure the kids are not truant
  - Other support needed by any family member

- Voluntary Service Model
  - Housing First, Harm Reduction, voluntary services
Lessons Learned

- Even when we are in the same room, we are not always on the same page
  - Competing goals, conflicting work styles, lack of “ownership” or “buy in” for the project

- Fear of the new and unknown

- People with divergent backgrounds hold different levels of respect for the funders
  - Minnesota Housing, Greater Minnesota Housing Fund, Federal Home Loan Bank Affordable Housing Program, Minnesota Department of Human Services HASMI

- Partnering with outside agencies and companies requires a leap of faith
  - Broen Housing Consultants, Corporation for Supportive Housing, DW Jones Property Management, AICHO

- Public bias against the homeless exists, even in our small community
Dollars Leveraged

Total development cost of approximately $5 million

1. Minnesota Housing LTH Capital HTF $1,400,000
2. Minnesota Housing Tribal Indian Housing Program $807,306
3. Fond du Lac Band HUD NAHASDA ARRA Funds $471,563
4. Federal Home Loan Bank AHP $440,000
5. Fond du Lac Band BIA Roads Funds $415,457
6. HUD Rural Housing and Economic Development Grant $300,000
7. Fond du Lac Band HUD NAHASDA ARRA Funds $228,437
8. Minnesota Housing ELHIF Capital $204,239
9. Greater Minnesota Housing Fund $204,000
10. Fond du Lac Band Land Donation $112,000
11. CSH Predevelopment Loan $50,000
12. HUD McKinney Vento CoC via partnership with AICHO $25,000
13. Greater Minnesota Housing Fund MN Green Communities $15,000
14. Enterprise Community Partners $10,000
15. Fond du Lac Band Furniture Donations $10,000
Contacts for more information

- White Earth – Mary Riegert 218 935-5554 or maryr@whiteearth.com  Roberta Basswood 218 983-3011 or robertab@whiteearth.com
- Grand Portage – Dave Danz 218 475-0170 or dave.danz@gmail.com
- Leech Lake – Genevieve Chase 218 335-7238 or Genevievechase@yahoo.com, Ron Schulman 218 335-3707 or ronschulman@midconetwork.com
- Fond du Lac – Amy Wicklund 218 878-2631 or amywidcklund@fdlrez.com
- Bois Forte – Theresa Drift 218 753-3131 or thdrift@boisforte-nsn.gov