

# **NOTICE OF INTENT TO APPLY FOR USDA SECTION 533**

## **HOUSING PRESERVATION GRANT FY 2022**

Housing has been a priority of the Tribe since first contact. Each year, the Swinomish Senate has identified safe affordable housing for tribal members as a tribal priority. The lack of housing has disenfranchised a large segment of the Tribe's citizens and more recently, the overcrowding in existing homes on the reservation has contributed to extensive outbreaks of COVID-19 in the community. For these and other compelling reasons, the Swinomish Senate declared a housing crisis on April 6, 2021, directing the Tribe to develop a strategy for addressing the crisis [See attached Resolution No. 2021-04-071].

In 2021, the Tribe organized a housing division within the Planning and Community Development Department (PCDD) to manage Tallawhalt Phase One housing administration, spearhead the development of Tallawhalt Phase Two (made up of 20 single family homeownership units) and to develop an affordable housing strategy for tribal members with a focus on filling those gaps left by HUD low-income efforts. In 2021 the Tribe commissioned a housing needs assessment and the development of a Housing Strategic plan. The Tribe also completed a homeowner's survey in May 2022 in relationship to the Homeowner Assistance Fund plan development. Housing rehabilitation and deferred maintenance needs are highlighted in both. The housing assessment, community survey and strategic plan all give direction to the Division's efforts and provide information for this current application.

The Housing Division is currently also managing the Tribe's Emergency Rental Assistance, Homeowner Assistance Fund and Housing Improvement Program allocations provided by the American Rescue Plan Act through the US Treasury Department. Type of Assistance Proposed – Homeowner Assistance, Rental Property, Cooperative

The Swinomish Tribe will utilize USDA Rural Housing Preservation funds to provide grants for home rehabilitation related to health and habitability for Swinomish Tribal Member homeowners within the Swinomish Reservation. The Tribe will leverage any USDA RPG funds received with funds already allocated towards housing rehabilitation, namely the Housing

Improvement Program and Homeowners Assistance Funds allocations, to create a program that can start to tackle the deferred maintenance needs in the housing stock on the Swinomish Reservation.

These programmatic goals align with both the USDA goals of this funding as well as the Biden Administrations’ goal to build and rehabilitate 100,000 homes over the next three years, as outlined in the Housing Supply Action Plan released May 16, 2022. These funds will be used to start the process of preserving affordable home owner units on the Swinomish Reservation through rehabilitation of existing units.

**DETAILS**

**Geographic Area to be Served:** the geographic are to be served is located on Fidalgo Island, Skagit County, WA within the boundaries of the Swinomish Reservation.

**Housing Preservation Need:** (complete discussion of the type of and conditions for financial assistance for housing preservation)

**Participant Eligibility/Selection Criteria:** Swinomish homeowners living within the Reservation boundaries will be eligible to receive grant funding for deferred maintenance repairs related to health and habitability if they have incomes that are at or below 80% of the median income for Skagit County based on the HUD FY 2022 Income Limits.

FY 2022 Income Limit Area	Median Family Income <a href="#">Click for More Detail</a>	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Mount Vernon- Anacortes, WA MSA</b>	\$86,100	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	30,150	34,450	38,750	<b>43,050</b>	46,500	49,950	53,400	56,850
		Extremely Low Income Limits (\$)* <a href="#">Click for More Detail</a>	18,100	20,700	23,300	<b>27,750</b>	32,470	37,190	41,910	46,630
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	48,250	55,150	62,050	<b>68,900</b>	74,450	79,950	85,450	90,950

Projects will be prioritized first for Elder and Disabled households, based on immediate need: more emergent projects may receive first priority.

**Permitting, and Other Regulatory Requirements:**

Swinomish has adopted several building and land use codes that apply to all areas of the reservation. Any housing renovation or rehabilitation project is subject to tribal codes. Codes

utilized for review include Title 12-Building and Construction, Title 15 - Business Regulations, Title 19 – Environmental Protection, Title 20 – Land Use and Zoning, and Title 21 – Archaeological and Cultural Resources. Title 12 includes adoptions of the 2015 international building and residential codes, plumbing codes, fire code and mechanical code.

1. USDA Categorical Exclusions Without Environmental Report: The Tribe will comply will all required processes.
2. Tribal Environmental Review: The Tribe will comply with all required Environmental Review processes.
3. Tribal Historic Preservation Review: The Tribal THPO will review and monitor all groundbreaking activities.

***Housing Preservation Project Work Plan:*** (objectives including the target number of very low- and low-income minority and nonminority homeowners and owners of rental properties the grantee will assist with HPG funds, milestone activities, timelines, responsible staff)

***Process for Identifying Dwelling Needs, Commissioning Rehabilitation Work, Monitoring:*** Projects will be managed by the Construction Division of the Office of Planning and Community Development. Applications will be received and evaluated by staff and prioritized based on income, household membership and urgency.

***Leveraging Funds:*** The Swinomish Tribe will utilize USDA Rural Housing Preservation funds to provide non-recourse grants for home rehabilitation related to health and habitability for Swinomish Tribal Member homeowners within the Swinomish Reservation. The Tribe will leverage any USDA RPG funds received with funds already allocated towards housing rehabilitation, namely the Housing Improvement Program and Homeowners Assistance Funds allocations, to create a program that can start to tackle the deferred maintenance needs in the housing stock on the Swinomish Reservation.

***Coordination/Collaboration:*** (description of the process for coordinating with other entities/programs providing assistance for rehabilitation of historic properties in accordance with 7 CFR 1944.673.) Swinomish does not anticipate needing to rehabilitate any homes that are on the National Historic Register.

**Program Evaluation:** Program elements will be monitored and evaluated in a manner consistent with the requirements of 7 CFR 1944.683(b).

**Public Comment and Outreach:** [7 CFR 1944.671(b)]: A notice was published in the La Conner Weekly News on June 22, 2022 and the Statement of Activities was physically posted at 11367 Moorage Way, La Conner, WA 98257 and placed on the Tribes website [swinomish-nsn.us](http://swinomish-nsn.us) for public comment from June 24-July 11, 2022.

**Project Management Capacity:** The Planning and Community Development Department is made up of 7 divisions: Housing, Planning and Licensing, Tribal Historic Preservation, Construction, Public Works and Cemetery. The construction division will oversee project planning, permitting and contracting for all rehabilitation work. Ideally, the Tribe will develop an on-call agreement with one or more general contractors who can perform the work needed on a revolving basis throughout the program period.

**Financial Management/Administrative Capacity/Systems:** Program funds will be managed and tracked through Abila MIP, Microix, LaserFiche, systems and policies that are consistent with 2 CFR 200 financial management requirements.

Please email any comments to [homes@swinomish.nsn.us](mailto:homes@swinomish.nsn.us) by July 10, 2022.