

**LDIR#144**

**NATIVE HOUSING**

**AND SCHOOLS**

**STUDY**

**MATERIALS**

FUTURE HOUSING PROGRAM - TLINGIT-HAIDA INDIANS OF ALASKA

BY

ROBERT W. LOESCHER

AUTHORITY: Chapter 170/SLA 1970  
 Alaska State-operated Schools  
 Area & Regional High Schools

\$20,300,000  
 \$ 9,200,000  
 \$11,100,000

I ALASKA STATE-OPERATED SCHOOLS

<u>Project Title</u>	<u>Location</u>	<u>Budget</u>	<u>Status</u>
Anderson Multi-purpose & Supplemental Facilities	Anderson	\$ 200,000	Completed
Angoon Kitchen	Angoon	22,000	Completed
Arctic Village Addition	Arctic Village	50,000	Completed
Bethel Regional High School	Bethel	1,560,000	Completed
Brown's Court Appraisal	Brown Court	1,500	Completed
Cantwell Trailer	Cantwell	8,190	Completed
Copper Center Kitchen	Copper Center	20,000	Final Design
Gakona School	Gakona	225,000	Final Design
Galena Transfer	Galena	100,000	10% completed
Glenallen Addition	Glenallen	228,000	Completed
Kenny Lake Addition	Kenny Lake	160,000	Under Construction
Kongigavak Water & Sewer	Kongigavak	80,000	Design
Manakotak Addition	Manakatak	120,000	Final Design
McGrath Kitchen	McGrath	12,000	Design
Red Devil Kitchen	Red Devil	40,000	Completed
Sand Point Addition	Sand Point	340,000	Completed
Southeastern Relocatables:			
Teacher quarters & Classrooms	Various	260,000	Completed
Western Relocatables:			
Teacher quarters & Classrooms	Various	1,310,000	Completed
Allakaket Teacher Quarters	Allakaket	12,000	Planning
Bethel Housing	Bethel	200,000	Planning
Bethel Housing Furniture	Bethel	16,000	Completed
Kokhanok Bay	Kokhanok Bay	50,000	Planning
Mentasta Addition	Mentasta	65,000	Design
Thorne Bay Multi-purpose	Thorne Bay	122,546	Completed
Sleetmute Addition	Sleetmute	100,000	Site Determination
White Mountain	White Mountain	75,000	Planning
Ft. Yukon Addition	Ft. Yukon	151,500	Complete
Metlakatla	Metlakatla	767,500	Complete
Tri-Valley School	Healy	679,050	60% Complete
ASOS Relocatables 1972	Various	1,120,000	85% Complete
New Stuyakok Addition	New Stuyakok	120,000	Final Design
Ft. Yukon Multi-purpose	Ft. Yukon	120,000	Complete
Red Devil Quarters	Red Devil	20,000	Planning
Bethel Project Bldgs.	Bethel	150,000	Complete
Rural Water & Sewer	Various	150,000	Complete

1-74

March 1, 1974

HUD FOCUSES ON INDIAN HOUSING ISSUES\*

The impoverished American Indian has always appeared on the bottom rung of the priorities' ladder for federal aid--and housing aid has been no exception. Although the Bureau of Indian Affairs estimates that nearly two-thirds of all reservation homes were substandard at the close of fiscal year 1973, development of new low-income housing on most reservations is either pitifully inadequate or nonexistent.

The Department of Housing and Urban Development, the federal agency charged with housing the millions of families who cannot afford a decent home, has long been criticized by Indian housing interests for ignoring the unique and often complicated needs of Indians. And, although equal opportunity officials at HUD apparently are sincere in some recent efforts to include housing priorities for native Americans, other policy actions of the department have travelled a different route.

Dr. Gloria E. A. Toote, assistant secretary for equal opportunity, asserted in a recent interview that HUD would not ignore the special needs of Indians. "The unique problems of Indians must be addressed now," she stated. She has promised Indians a national, HUD-sponsored conference to discuss their housing problems.

Her comments come at a time when HUD is under heavy criticism for the delay in completing a manual

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\* The Housing Assistance Council is completing a comprehensive study on the status and future needs of Indian housing on and off reservations. HAC's Southwest director, Roland Chico, who is a Zuni-Paiute Indian, is a member of an eight-person coordinating committee that is helping to plan an upcoming national conference on Indian housing problems sponsored by HUD. HAC's Southwest office is at 120 Madeira Dr., N.E., Albuquerque, New Mexico 87108, Phone: 505-268-4351.

ROBERT I. STAFFORD, VT.  
WILLIAM L. SCOTT, VA.  
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JAMES A. MCCLURE, IDAHO  
PETE V. DOMENICI, N. MEX.

M. BARRY MEYER, CHIEF COUNSEL AND CHIEF CLERK  
BAILEY GUARD, MINORITY CLERK

## United States Senate

COMMITTEE ON PUBLIC WORKS  
WASHINGTON, D.C. 20510

March 7, 1974

RECEIVED  
MAR 9 1974

LEGISLATIVE AFFAIRS  
AGENCY

Dear Friend:

The enclosed copy of S. 3066, the Federal Housing bill, and accompanying report is being rushed to you because the legislation has just been scheduled for Senate consideration. Your comments and criticisms would be welcome.

Unfortunately, the whole matter has come up rather unexpectedly and I will need to have a reply by Monday, March 11. In addition to possibly sponsoring some of my own amendments, I will be co-sponsoring an amendment with Sen. Montoya that would delegate \$15 million annually to low-income Indian housing. Also, I am considering the Hathaway amendment, a copy of which is enclosed.

Please do not hesitate to contact me should you see any problems with the bill or proposed amendments.

Sincerely,

  
Mike Gravel

*Nathaway*  
viz: On page 230, line 21, strike out the quotation marks,

viz: On page 230, between lines 21 and 22, insert the following new subsection:

"(3) (A) When necessary in order to enable a person of low income to provide adequate housing and related facilities for himself and his family, the Secretary may make or insure a loan under section 502 or 517 or under paragraph (1) of this subsection in terms which, with respect to a portion of the loan not to exceed 50 per centum, shall

"(i) bear interest after but not before it becomes due under clause (ii) or is reamortized under clause (iii) of this paragraph;

"(ii) become due upon expiration of the amortization period or upon full payment of the balance of the loan or in the event that without the Secretary's written consent or approval, the mortgaged property or any interest therein is transferred to or ceases to be occupied by the borrower or default occurs with respect to any obligation under the loan or mortgage, whichever occurs earliest; and

"(iii) on becoming due, may be amortized for payment of principal and interest in installments over a period not exceeding thirtythree years.

"(B) In carrying out his functions under this subsection, the Secretary shall --

(i) limit the benefits of this subsection to mortgagors able to meet the responsibilities under the mortgage and to maintain the housing acquired thereunder;

(ii) require reasonable inspections to assure that the expected remaining life of a property subject to a mortgage under this subsection is equal to or exceeds the expected maximum term of such mortgage;

(iii) review at intervals of one year the income of each mortgagor subject to this subsection for the purpose of making adjustments in the amount of principal which is currently amortized and payable; and

(iv) report to the Congress not later than six months from the date of enactment of this paragraph (3) regarding the implementation of this paragraph, and not later than 18 months from such date of enactment

WILLIAM A. EGAN  
GOVERNOR



STATE OF ALASKA  
OFFICE OF THE GOVERNOR  
JUNEAU

March 7, 1974

The Honorable Terry Miller  
President of the Senate  
Alaska State Legislature  
Juneau, Alaska 99801

Dear Mr. President:

Pursuant to the Uniform Rules of the Legislature, I am transmitting a bill making a special appropriation to the Office of the Governor for a professional study of the costs and effects of relocating the capital of the State of Alaska.

Because of the public interest that has been generated in the possibility of moving Alaska's capital, it is incumbent upon the Administration and Legislature to inform Alaska voters to the fullest extent possible as to the costs and effects such an undertaking would entail. A thorough analysis, carried out by impartial professionals, is required so that the proposition can be objectively evaluated, free of bias from either side of the question that could be damaging to the state.

While it has been suggested that basic state governmental facilities for a new Capital City could be gained through exchanges of state land to a private-sector constructing entity, there are many other financial considerations involved above and beyond those basic costs. This unknown factor is of great concern in view of the state's already serious financial difficulties which will be felt in the years just ahead.

These unknown costs include the very substantial additional funding that would be required for the construction of municipal facilities, public utilities, schools, hospital and other medical facilities, an airport, a community college, a public transportation system, parks and recreation areas, and all of the other public needs of a new city. Would property taxpayers (that is, mainly individual wage earners already burdened with personal moving costs) be expected, as residents of the new city, to also bear the burden of paying for municipal services the new city would require immediately upon occupation?

## HOUSING PRODUCTION AND MORTGAGE CREDIT/FHA

### 14.100 HOUSING FOR EDUCATIONAL INSTITUTIONS (College Housing)

**FEDERAL AGENCY:** HOUSING PRODUCTION AND MORTGAGE CREDIT/FHA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**AUTHORIZATION:** Housing Act of 1950, as amended; Title IV; Public Law 81-475; 64 Stat. 48.77; 12 U.S.C. 1749.

**OBJECTIVES:** To help colleges and hospitals finance construction or purchase of housing and related facilities.

**TYPES OF ASSISTANCE:** Direct Payments for Specified Use; Direct Loans.

**USES AND USE RESTRICTIONS:** Payments may be made for periods not to exceed 40 years in an amount equal to the difference in the average annual debt service required to amortize a private market loan at market interest rates and that which would be required to amortize a 3 percent loan of like term. Direct HUD 3 percent loans will be available only to institutions unable to borrow in the private market at reasonable interest rates. Facilities eligible for construction or purchase include college residence halls, faculty and married student housing, dining facilities, college unions, infirmaries and housing for student nurses, interns and residents.

#### ELIGIBILITY REQUIREMENTS:

**Applicant Eligibility:** Public or private nonprofit colleges and universities offering at least a 2-year program acceptable for full credit toward a bachelor's degree and public or private nonprofit hospitals operating nursing schools or internship and resident programs are eligible. Each institution must develop its own plans, subject to local zoning and building codes. Competition for construction contracts is required.

**Beneficiary Eligibility:** Same as applicant eligibility.

**Credentials/Documentation:** None.

#### APPLICATION AND AWARD PROCESS:

**Preapplication Coordination:** Program is decentralized and all processing of applications is accomplished in HUD area offices. Applications should be reviewed under procedures in Part I of OMB Circular No. A-95 (revised). HUD regional and area offices will transmit a copy of the initial application to the appropriate State clearinghouses and metropolitan or regional clearinghouses.

**Application Procedure:** Applications (Form HUD 4501) are submitted by applicants directly to appropriate area office (listed in appendix) during specific periods in the year. Applicants prepare preliminary application and, if approved, prepare legal and financial data. No state plan is required.

**Award Procedure:** Reservations are approved by appropriate area offices. Approvals are announced in Washington without notification to Governors or State legislators. Grant and loan

agreements are executed in the field. The applicant advertises construction for competitive bidding, borrows capital funds in private market at lowest possible interest cost, and awards construction contract to lowest bidder. Applicant may designate an account into which Federal grant payments are deposited semiannually.

**Deadlines:** Fiscal year 1973 applications may be received from December 21 to May 1.

**Range of Approval/Disapproval Time:** 90 days.

**Appeals:** None.

**Renewals:** Not applicable.

#### ASSISTANCE CONSIDERATIONS:

**Formula and Matching Requirements:** Formula based on an annual contribution for debt service. No matching requirements.

**Length and Time Phasing of Assistance:** Up to 40 years.

#### POST ASSISTANCE REQUIREMENTS:

**Reports:** Annual loan management report for those with direct HUD loans.

**Audits:** Audit of applicant's construction account or submission of certificate in lieu of audit is required for project closeout.

**Records:** Applicants must retain all construction payrolls for period of 3 years after completion of construction.

#### FINANCIAL INFORMATION:

**Account Identification:** 25-02-4058-0-3-602.

**Obligations:** (Direct payments) FY 71 \$430,000; FY 72 est \$2,000,000; and FY 73 est \$8,000,000.

**Range and Average of Financial Assistance:** \$175,000 to \$5,664,000; \$1,550,000.

**PROGRAM ACCOMPLISHMENTS:** In fiscal year 1971, grants valued at \$48,843,000 covering 166 projects were reserved.

**REGULATIONS, GUIDELINES, AND LITERATURE:** "Guide to the College Housing Program"; "College Housing Handbook, Debt Service Grant Program for Public Institutions" HPmc- FHA 67820.1; "College Housing Handbook, Debt Service Grant Program for Private Institutions" FHA 7841.2.

#### INFORMATION CONTACTS:

**Regional or Local Office:** Contact the appropriate HUD area office listed in the appendix.

**Headquarters Office:** Assistant Commissioner for Subsidized Housing Programs, Housing Production and Mortgage Credit/FHA, Department of Housing and Urban Development, Washington, D.C. 20410. Telephone: (202) 755-6414.

**RELATED PROGRAMS:** None.

### 14.103 INTEREST REDUCTION PAYMENTS - RENTAL AND COOPERATIVE HOUSING FOR LOWER INCOME FAMILIES

(236)

**FEDERAL AGENCY:** HOUSING PRODUCTION AND MORTGAGE CREDIT/FHA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**AUTHORIZATION:** National Housing Act, as amended in 1968, Section 236; Public Law 90-448; 12 U.S.C. 1715.

**OBJECTIVES:** To provide good quality rental and cooperative housing for persons of low- and moderate-income by providing interest reduction payments in order to lower their housing costs.

**TYPES OF ASSISTANCE:** Direct Payments for Specified Use; Guaranteed/Insured Loans.

**USES AND USE RESTRICTIONS:** FHA insures lenders against losses on mortgage loans. Insured mortgages may be used to finance the construction or rehabilitation of rental or cooperative detached, semi-detached, row, walk-up, or elevator-type structures. The unit mortgage limits are as follows: efficiency, \$9,200; one bedroom,

\$12,937; two bedrooms, \$15,525; three bedroom, \$19,550; four or more bedrooms. \$22,137. Unit mortgage limits are somewhat higher for elevator type structures. In areas where cost levels so require, limits per family unit may be increased up to 45 percent.

#### ELIGIBILITY REQUIREMENTS:

**Applicant Eligibility:** Eligible mortgagors include nonprofit, cooperative, builder-seller, investor-sponsor, and limited-distribution sponsors. Public bodies do not qualify as mortgagors under this program.

**Beneficiary Eligibility:** Families and individuals, including the elderly and handicapped, eligible to receive the benefits of the subsidies must fall within certain income limits as determined locally on a case by case basis. Families with higher incomes may occupy

**Credentials/Documentation:** A nonprofit sponsor must receive

TABLE 9  
PUBLIC HOUSING BUILT SINCE 1966

Census District	Classification	Start	Complete	0	1	2	3	4	5	Total Bedrooms Built	Total Project Cost
Anchorage	Urban	1966	1967	10	42	8	2	62	1,866,500		
Anchorage	Urban	1967	1969	9	32	8	20	12	7	88*	2,576,000
Juneau	Urban	1966	1967	6	12	7	25	732,000			
Ketchikan	Urban	1968	1969	8	4	12	24	718,000			
Wrangell-Petersburg	Semi-Urban	1969	1970	4	4	12	20	601,000			
Wrangell-Petersburg	Semi-Urban	1966	1967	4	6	2	12	342,000			
Valdez-Chitina-Whittier	Semi-Urban	1966	1967	2	4	6	2	413,000			
Cordova-McCarthy	Semi-Urban	1969	1970	4	8	4	16	542,000			
Kodiak	Semi-Urban	1966	1967	8	14	12	6	1,271,000			
Ownership Units)											
Bethel	Rural	1968	1970					200	3,018,522**		
Nome	Rural	1970	1970					50	1,061,000		
Program											
Skagway-Yakutat	Rural	1968	1970					15	180,000		

## 15.116 INDIAN HOUSING - IMPROVEMENT (HIP)

FEDERAL AGENCY: BUREAU OF INDIAN AFFAIRS,  
DEPARTMENT OF THE INTERIOR

AUTHORIZATION: The Snyder Act, November 2, 1921; 42 Stat. 208;  
Public Law 67-85; 25 U.S.C. 13.

OBJECTIVES: Eliminate substandard Indian housing in the seventies in  
conjunction with other Federal housing programs.

TYPES OF ASSISTANCE: Project Grants.

USES AND USE RESTRICTIONS: The program is mainly devoted to housing improvement. The Bureau does, however, build an entire house in special situations where no other program will meet the need, i.e., extremely isolated areas or reservations where only a very small number of homes are needed.

### ELIGIBILITY REQUIREMENTS:

**Applicant Eligibility:** Indians in need of financial assistance to help repair or renovate existing homes or who need a new house and cannot be helped by any other Federal program. E Indians who have the financial ability to provide their own housing are not eligible to participate.

**Beneficiary Eligibility:** Same as applicant eligibility.

**Credentials/Documentation:** Indians must furnish information as to their financial inability to obtain assistance for repairs or new housing.

### APPLICATION AND AWARD PROCESS:

**Preapplication Coordination:** None.

**Application Procedure:** Verbal or written request from Indians to the local Indian housing organization.

**Award Procedure:** Grants are approved by the Indian tribe, and they may be concurred in by the Agency Superintendent or made under a standing agreement previously approved.

**Deadlines:** None.

**Range of Approval/Disapproval Time:** 30 to 90 days.

**Appeals:** 1. Agency Office, 2. Area Office, 3. Headquarters.

**Renewals:** Not applicable.

### ASSISTANCE CONSIDERATIONS:

Formula and Matching Requirements: Not required, however, HIP

money is used in conjunction with other Federal or privately financed programs that are appropriate to repair or build housing. This also includes the recipients self-help efforts where possible and practical.

**Length and Time Phasing of Assistance:** Not applicable.

### POST ASSISTANCE REQUIREMENTS:

**Reports:** None.

**Audits:** Not applicable.

**Records:** When the Bureau contracts with an Indian tribe for services, the tribe is required to maintain adequate records in order to make the appropriate reports.

### FINANCIAL INFORMATION:

**Account Identification:** 10-08-2507-0-1-601.

**Obligations:** (Total program costs including grants) FY 71 \$6,627,446; FY 72 est \$9,164,000; and FY 73 est \$9,678,000.

**Range and Average of Financial Assistance:** Maximum of \$3,500 for repairs, \$5,000 for transitional housing, \$3,500 for downpayment to obtain loan for housing, and \$16,000 for new standard housing. The average repair cost is \$1,300. Average new house construction is \$5,780.

**PROGRAM ACCOMPLISHMENTS:** In fiscal year 1971, over 3,800 homes were repaired, and some 574 new houses were constructed. During fiscal year 1972, it is estimated that the program will provide more adequate or improved housing conditions for some 4,300 Indian families.

**REGULATIONS, GUIDELINES, AND LITERATURE:** Housing Improvement Program Criteria and Administration.

### INFORMATION CONTACTS:

**Regional or Local Office:** Nearest Bureau Agency Office or nearest Bureau Area Office. (See appendix.)

**Headquarters Office:** Division of Housing Development, Office of Community Services, Bureau of Indian Affairs, 1951 Constitution Ave., N.W., Washington, D.C. 20242. Telephone: (202) 343-4961.

**RELATED PROGRAMS:** 15.115, Indian Housing - Development; 13.229, Indian Sanitation Facilities.

## 15.117 INDIAN INDUSTRIAL AND TOURISM DEVELOPMENT AND ON-THE-JOB TRAINING

FEDERAL AGENCY: BUREAU OF INDIAN AFFAIRS,  
DEPARTMENT OF THE INTERIOR

AUTHORIZATION: The Snyder Act of November 2, 1921; 42 Stat. 208; Public Law 67-85; 25 U.S.C. 13; Indian Adult Vocational Training Act of August 3, 1956; 70 Stat. 986; Public Law 84-959; 25 U.S.C. 309.

OBJECTIVES: To create both jobs and income for Indians; to train Indians for more responsible positions; and to involve Indians more deeply in management and ownership of businesses.

TYPES OF ASSISTANCE: Direct Payments for Specified Use; Advisory Services and Counseling; Dissemination of Technical Information; Training.

USES AND USE RESTRICTIONS: The Indian Industrial Development Program is used as an aid in the establishment of industrial plants and commercial and tourism enterprises in areas on or near Indian reservations. On-the-job training is used as an inducement for industry to locate plants on or near Indian reservations and thus provide job opportunities for Indians.

### ELIGIBILITY REQUIREMENTS:

**Applicant Eligibility:** Corporations or associations with existing on-the-job training programs which are recognized by industry and labor as leading to skill employment. Individuals are not eligible. Tribes and Indian groups are eligible.

**Beneficiary Eligibility:** Indians.

**Credentials/Documentation:** None.

### APPLICATION AND AWARD PROCESS:

**Preapplication Coordination:** None.

**Application Procedure:** Use of BIA On-the-Job Training Form No. 5-440, available from the Central Office or Area Offices of BIA. Tribes should request industrial development assistance from BIA by tribal resolution.

**Award Procedure:** When approved, the contracting officer of the BIA Central Office notifies the entrepreneur of that fact.

**Deadlines:** None.

**Range of Approval/Disapproval Time:** Immediately.

**Appeals:** Not applicable.

**Renewals:** Renewals are available upon request by letter.

### ASSISTANCE CONSIDERATIONS:

**Formula and Matching Requirements:** For on-the-job training, BIA pays up to 50 percent of the Federal minimum wage for each Indian trainee during the training period. The employer pays the remainder of the trainee's salary.

**Length and Time Phasing of Assistance:** For on-the-job training, the training period is determined by the type of industry and job classification and description, using national standards. Maximum for any job is 2 years. For on-the-job training, assistance is ended with termination of contract applicable to final training of last trainee.

### POST ASSISTANCE REQUIREMENTS:

**Reports:** None for on-the-job training. However, employer must audit voucher to BIA in order to be reimbursed for payment of trainee's wages.

**Audits:** None.

**Records:** None.

# Break school prospects for 1,500

By ELAINE WARREN  
Daily News Staff Writer

In rural areas of Alaska 1,500 high school students are wondering if they will be able to go back to school this fall.

Their educational prospects are sinking in the midst of a simmering battle over who should pay the bills.

In dispute are \$4.7 million of Johnson-O'Malley federal education funds, which since 1966 have helped foot the cost of educating rural students with no high school in their immediate community.

Now, it has been decided, those funds, received through the Bureau of Indian Affairs (BIA), have been used wrongfully and should be prohibited from aiding the boarding home and dormitory programs in the future.

The decision has been made by unanimous vote of the Johnson-O'Malley Review Committee, organized under the auspices of the Alaska Federation of Natives.

Johnson-O'Malley funds are to be used to supplement education, not to cover the basic cost of education, which is the state's responsibility, the committee claims.

Already, one-fourth of last year's funds have been held up in a restraining order, stemming from a lawsuit which threatens this year's funding.

Filed on behalf of Moly Hootch, a Native Alaskan, the suit alleges it is the state's obligation to provide a secondary education to every

child in the state, within the community he lives.

The cost of transporting and caring for Caucasian students is paid through state general funds, committee members complain.

"The state has the responsibility to educate all its children," maintains Netie Peratrovich, chairman of the review committee. "Johnson-O'Malley funds are to be used merely as a supplement, for cultural and educational enrichment."

In addition, the boarding home and dormitory programs are a disaster, many educators and officials say.

"The programs have not improved one iota since 1966, in fact they're getting much worse," Peratrovich says.

"Our suicide rate is spiraling upward, our dropout rate is spiraling upward. We are not just holding up the funds — our committee is saying we will no longer be a party to this. We will not help the state maintain substandard conditions for our students."

The committee says it is willing to match state funds with Johnson-O'Malley funds, if the programs are improved, but no agreement has been reached.

Meanwhile, time is running out, state Department of Education officials say. They portray a dim picture for the students this fall if the money doesn't come through.

"If we receive no money to transport or board students, they will of necessity remain in their home

communities," says Robert Thomas, deputy commissioner of education.

"I don't think there's a chance we could get the dorms in operation at this point in time, even if they were funded. We do think we can handle the boarding home program if funded, but it's going to be close."

Every effort will be made, he says, to plug in educational programs in the communities, but in many cases correspondence and teachers will have to take the place of buildings and teachers.

Thomas claims that the state has no authority to plug general fund money into the programs.

"The governor is precluded by statute from doing so," he says. "Section 14 of the appropriations bill prohibits the governor from operating a program where anticipated receipts do not come in."

State officials say that the BIA, under area director Morris Thompson's authority, has the power to override the committee's decision.

Thomas, however, says he has not discussed this project with the director. Thompson could not be reached Thursday for comment.

The dispute has a chance to be resolved the first week in August in Juneau, where the committee has asked to meet for three days with Gov. William A. Egan, Thompson, Marshall Lind, commissioner of education, Stanley Friese, superintendent for State-Operated Schools, and Bill Yaudry, executive director for the State Human Rights mission.

TRIBAL SYSTEMS  
IAUC-554-401A  
REGION-ALEUT LEAGUE

001 ADAK  
007 AKUTAN  
027 ATKA  
041 BELKOFSKY  
048 BIURKA  
099 COLD BAY  
147 FALSE PASS  
156 FORT GLENN  
159 FORT RANDALL  
193 HERENDEEN BAY  
239 KASHEGA  
252 KING COVE  
293 MAKUSHIN  
336 NELSON LAGOON  
346 NIKOLSKI  
374 PAULOFF HARBOR  
422 SANAK  
424 SAND POINT  
441 SINARU  
454 SQUAW HARBOR  
455 ST. GEORGE  
458 ST. PAUL  
510 UNALASKA  
511 UNGA  
512 UNIHAK  
540 AT LARGE

## HOUSING PRODUCTION AND MORTGAGE CREDIT/FHA

### 14.100 HOUSING FOR EDUCATIONAL INSTITUTIONS (College Housing)

**FEDERAL AGENCY:** HOUSING PRODUCTION AND MORTGAGE CREDIT/FHA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**AUTHORIZATION:** Housing Act of 1950, as amended; Title IV; Public Law 81-475; 64 Stat. 48.77; 12 U.S.C. 1749.

**OBJECTIVES:** To help colleges and hospitals finance construction or purchase of housing and related facilities.

**TYPES OF ASSISTANCE:** Direct Payments for Specified Use; Direct Loans.

**USES AND USE RESTRICTIONS:** Payments may be made for periods not to exceed 40 years in an amount equal to the difference in the average annual debt service required to amortize a private market loan at market interest rates and that which would be required to amortize a 3 percent loan of like term. Direct HUD 3 percent loans will be available only to institutions unable to borrow in the private market at reasonable interest rates. Facilities eligible for construction or purchase include college residence halls, faculty and married student housing, dining facilities, college unions, infirmaries and housing for student nurses, interns and residents.

**ELIGIBILITY REQUIREMENTS:**

**Applicant Eligibility:** Public or private nonprofit colleges and universities offering at least a 2-year program acceptable for full credit toward a bachelor's degree and public or private nonprofit hospitals operating nursing schools or internship and resident programs are eligible. Each institution must develop its own plans, subject to local zoning and building codes. Competition for construction contracts is required.

**Beneficiary Eligibility:** Same as applicant eligibility.

**Credentials/Documentation:** None.

**APPLICATION AND AWARD PROCESS:**

**Preapplication Coordination:** Program is decentralized and all processing of applications is accomplished in HUD area offices. Applications should be reviewed under procedures in Part I of OMB Circular No. A-95 (revised). HUD regional and area offices will transmit a copy of the initial application to the appropriate State clearinghouses and metropolitan or regional clearinghouses.

**Application Procedure:** Applications (Form HUD 4501) are submitted by applicants directly to appropriate area office (listed in appendix) during specific periods in the year. Applicants prepare preliminary application and, if approved, prepare legal and financial data. No state plan is required.

**Award Procedure:** Reservations are approved by appropriate area offices. Approvals are announced in Washington without notification to Governors or State legislators. Grant and loan

agreements are executed in the field. The applicant advertises construction for competitive bidding, borrows capital funds in private market at lowest possible interest cost, and awards construction contract to lowest bidder. Applicant may designate an account into which Federal grant payments are deposited semiannually.

**Deadlines:** Fiscal year 1973 applications may be received from December 21 to May 1.

**Range of Approval/Disapproval Time:** 90 days.

**Appeals:** None.

**Renewals:** Not applicable.

**ASSISTANCE CONSIDERATIONS:**

**Formula and Matching Requirements:** Formula based on an annual contribution for debt service. No matching requirements.

**Length and Time Phasing of Assistance:** Up to 40 years.

**POST ASSISTANCE REQUIREMENTS:**

**Reports:** Annual loan management report for those with direct HUD loans.

**Audits:** Audit of applicant's construction account or submission of certificate in lieu of audit is required for project closeout.

**Records:** Applicants must retain all construction payrolls for period of 3 years after completion of construction.

**FINANCIAL INFORMATION:**

**Account Identification:** 25-02-4058-0-3-602.

**Obligations:** (Direct payments) FY 71 \$430,000; FY 72 est \$2,000,000; and FY 73 est \$8,000,000.

**Range and Average of Financial Assistance:** \$175,000 to \$5,664,000; \$1,550,000.

**PROGRAM ACCOMPLISHMENTS:** In fiscal year 1971, grants valued at \$48,843,000 covering 166 projects were reserved.

**REGULATIONS, GUIDELINES, AND LITERATURE:** "Guide to the College Housing Program"; "College Housing Handbook, Debt Service Grant Program for Public Institutions" HPmc-FHA 67820.1; "College Housing Handbook, Debt Service Grant Program for Private Institutions" FHA 7841.2.

**INFORMATION CONTACTS:**

**Regional or Local Office:** Contact the appropriate HUD area office listed in the appendix.

**Headquarters Office:** Assistant Commissioner for Subsidized Housing Programs, Housing Production and Mortgage Credit/FHA, Department of Housing and Urban Development, Washington, D.C. 20410. Telephone: (202) 755-6414.

**RELATED PROGRAMS:** None.

### 14.103 INTEREST REDUCTION PAYMENTS - RENTAL AND COOPERATIVE HOUSING FOR LOWER INCOME FAMILIES (236)

**FEDERAL AGENCY:** HOUSING PRODUCTION AND MORTGAGE CREDIT/FHA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**AUTHORIZATION:** National Housing Act, as amended in 1968, Section 236; Public Law 90-448; 12 U.S.C. 1715.

**OBJECTIVES:** To provide good quality rental and cooperative housing for persons of low- and moderate-income by providing interest reduction payments in order to lower their housing costs.

**TYPES OF ASSISTANCE:** Direct Payments for Specified Use; Guaranteed/Insured Loans.

**USES AND USE RESTRICTIONS:** FHA insures lenders against losses on mortgage loans. Insured mortgages may be used to finance the construction or rehabilitation of rental or cooperative detached, semi-detached, or row housing. Mortgage limits are as follows: efficiency, \$9,200; one bedroom,

\$12,937; two bedrooms, \$15,525; three bedroom, \$19,550; four or more bedrooms, \$22,137. Unit mortgage limits are somewhat higher for elevator type structures. In areas where cost levels so require, limits per family unit may be increased up to 45 percent.

**ELIGIBILITY REQUIREMENTS:**

**Applicant Eligibility:** Eligible mortgagors include nonprofit, cooperative, builder-seller, investor-sponsor, and limited-distribution sponsors. Public bodies do not qualify as mortgagors under this program.

**Beneficiary Eligibility:** Families and individuals, including the elderly and handicapped, eligible to receive the benefits of the subsidies must fall within certain income limits as determined locally on a case by case basis. Families with higher incomes may occupy

**Credentials/Documentation:** A nonprofit sponsor must receive

# ted stovons

# united states senator for alaska



NEWSLETTER  
Vol. 5 No. 4  
May 1973

## Fishing Industry Situation Gets Close Attention

The Senator has requested the U.S. government take immediate steps to stop the Japanese take of undersized halibut in the Bering Sea. Stevens warned in a letter to the National Oceanic and Atmospheric Administration head, Dr. Robert White, that foreign decimation of one more North American fish species could short-circuit international Law of the Sea negotiations.

Stevens, a Senatorial adviser to the Law of the Sea Conference scheduled for next year in Chile, stressed, "I fully appreciate the importance and sensitivity of Law of the Sea negotiations, but I believe you must likewise recognize that depletion of one more species, such as the halibut, could create overwhelming demands for the strongest of unilateral actions."

Alaskan waters will be receiving more protection from the Coast Guard this year, however. The Coast Guard Commandant has informed the Senator that high-endurance Coast Guard cutters will be patrolling Alaskan waters 87 more days in 1973 than last year.

A Boating Safety Detachment and helicopter will also be sent to the Bristol Bay area during busy periods of salmon runs.

This word of expanded activities comes at a time of budgetary limitations and cutbacks. "So this is particularly welcome news," said the Senator.

Alaska's interests are now being looked after on the Senate Com-



Senator Stevens accompanied Washington Senator Warren Magnuson at University of Alaska graduation ceremonies in Fairbanks May 20. Senator Magnuson was awarded an honorary degree from the U of A.

## SEN. STEVENS ATTENDS COLLEGE GRADUATIONS

Senator Stevens delivered the Commencement address at Alaska Methodist University May 27th, and told graduates they "are the best-equipped class in history to deal successfully with the many problems confronting us on a local and international scale."

The Senator cited the importance of having a reliable energy supply in the years ahead, both for economic and environmental reasons. "It's going to take a lot of energy to clean up all the air, water, and noise pollution that has been created."

"There is a different sort of war looming on the horizon—tied to

The Senator said, "No where is there the opportunity to develop a land so rich in natural resources—no where is there a state which offers the opportunity for wilderness experience and natural resource development and needs the contribution of each individual to assure compatibility between the two."

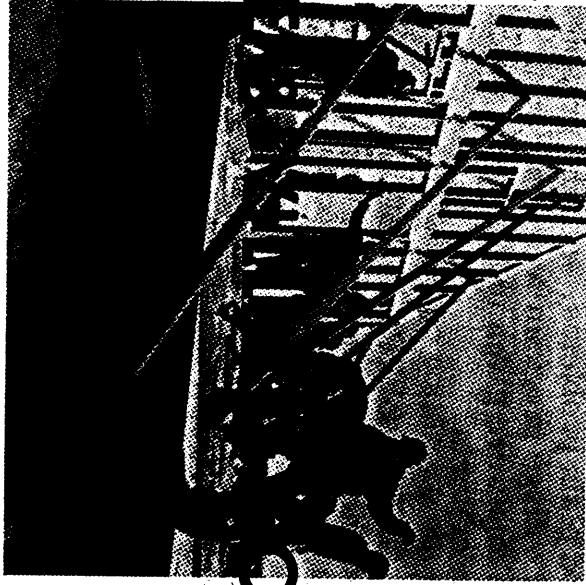
## 14 Interns Picked

For the fifth year in a row, Senator Stevens will bring a number of young Alaskans down for two five-week periods in the summer to work in his Washington

ALASKA STATE HOUSING AUTHORITY



ALASKA STATE HOUSING AUTHORITY REMOTE HOUSING PROJECTS



REMOTE HOUSING PROJECTS

1969

Aktachak	15		
Chefornak	19 + 2 rehabs		
Emmonak	17 + 1 rehab		
Kiana	16		
Kivalina	7 + 4 rehabs		
Kotlik	17		
Minto	20		
Noorvik	21 + 1 rehab		
Quinhagak	6		
Shishmaref	21		
	<u>159 + 8 rehabs</u>		

1970

Chevak	25 + 1 rehab	
Scammon Bay	15	
Hooper Bay	24 + 1 rehab	
Point Hope	24 + 1 rehab	
Selawik	26	
Buckland	12	
Pilot Station	22	
Mt. Village	28	
	<u>176 + 3 rehabs</u>	

1971

Tetlin	10	
Golovin	10	
Chaikytzik	11	
Toksook Bay	26	
Napakiaak	20	
Alakanuk	31	
	<u>111</u>	

HUD PROGRAM:

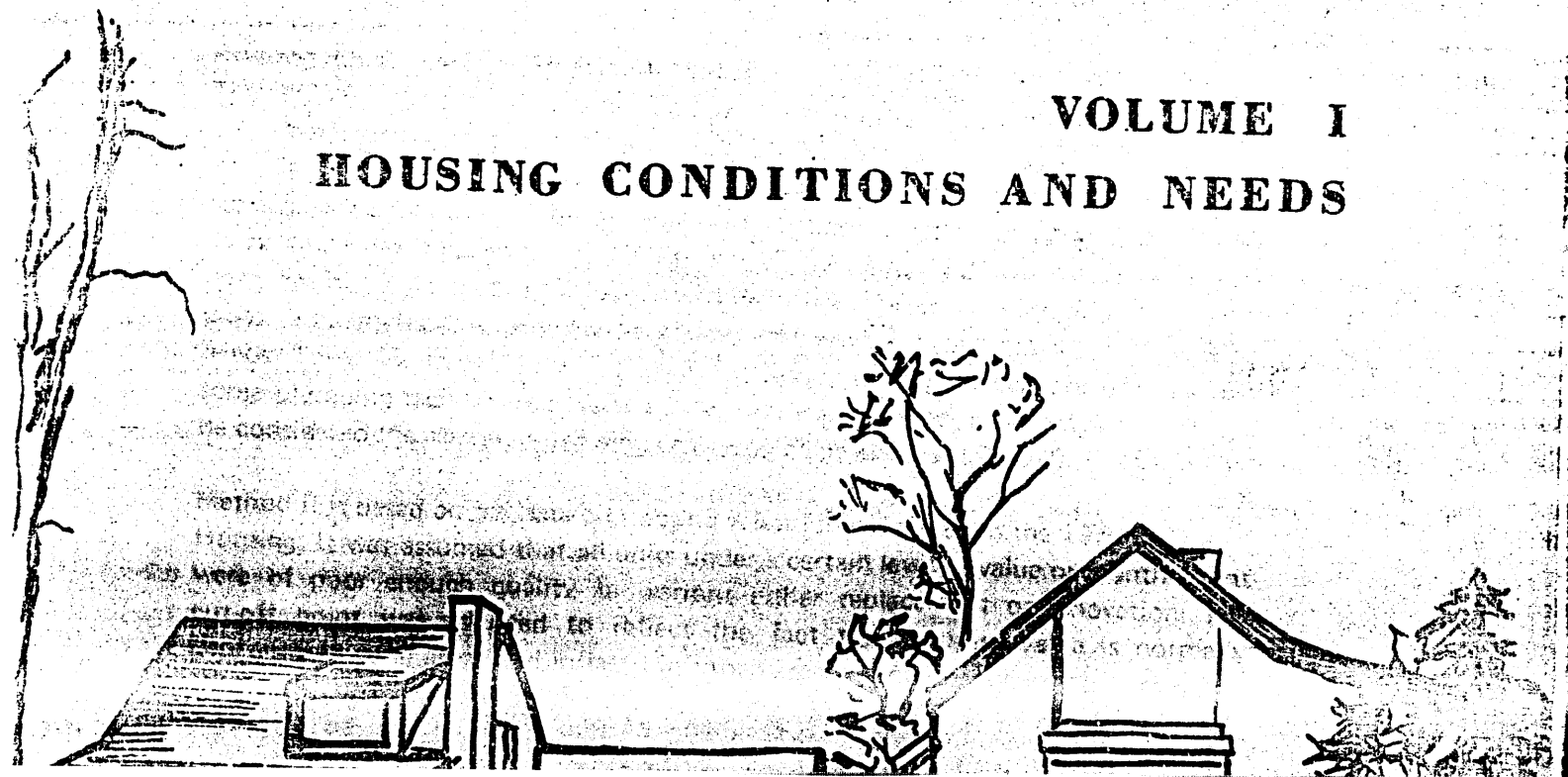
Maimwright	25
Unalakleet	19
Ambler	16
Kaitag	19
Mekoryuk	20
New Stuyahok	17
Manokotak	19
Goodnews Bay	20
Holy Cross	15
Kwethluk	30
	<u>200</u>

ALASKA STATE LIBRARY

# ALASKA STATEWIDE HOUSING STUDY

1971

## VOLUME I HOUSING CONDITIONS AND NEEDS



ALASKA STATE LIBRARY

ALASKA

STATEWIDE HOUSING STUDY

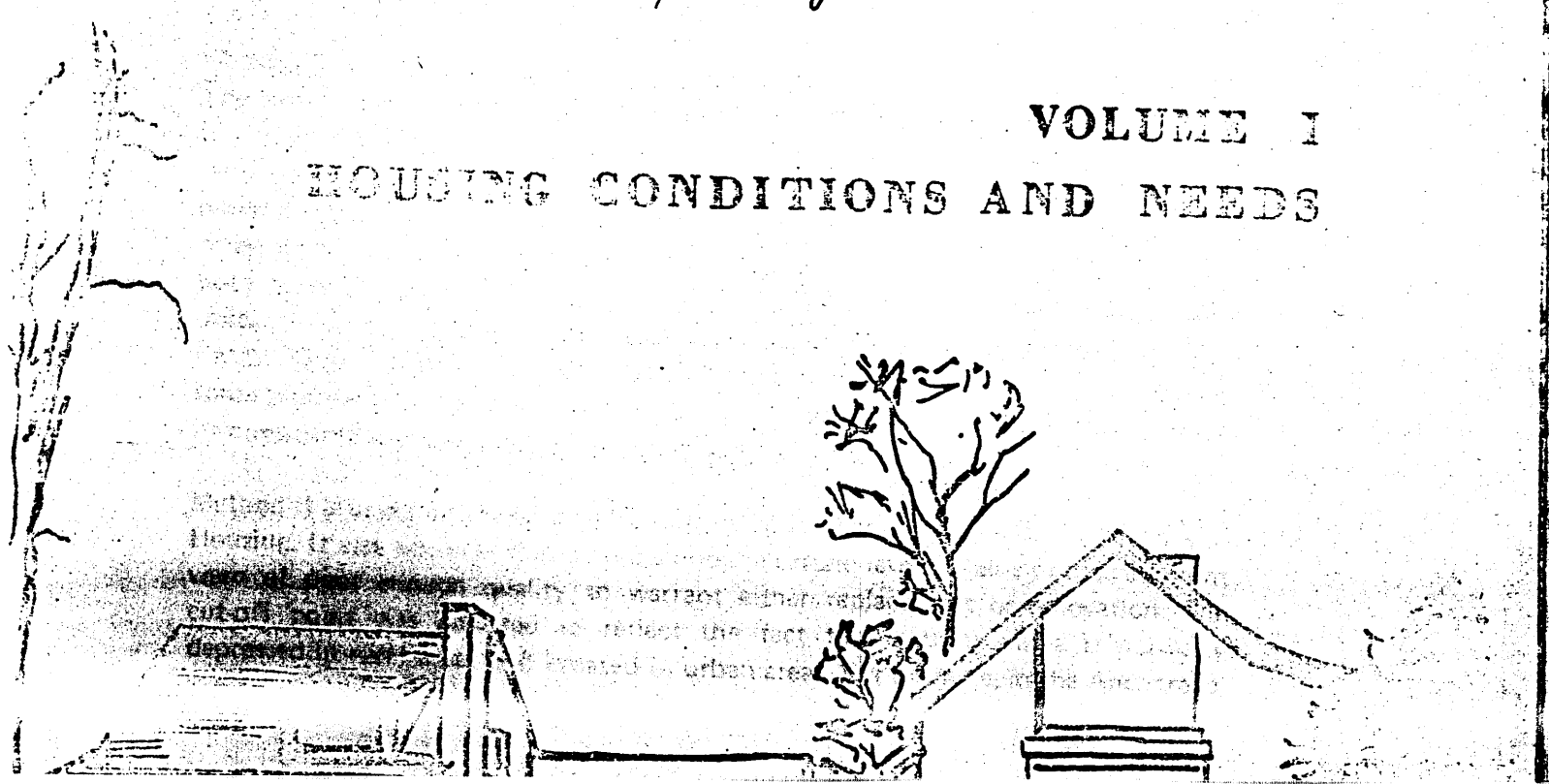
1971



needs, by village

VOLUME I

HOUSING CONDITIONS AND NEEDS





# United States Department of the Interior

BUREAU OF INDIAN AFFAIRS  
WASHINGTON, D.C. 20242

IN REPLY REFER TO:

Housing Assistance

JUN 19 1970

Memorandum

To: Area Directors; Superintendents, Cherokee & Seminole  
From: Commissioner of Indian Affairs  
Subject: HIP Criteria and Administration

The enclosed Housing Improvement Program - Criteria and Administration has been revised to incorporate the new Housing Standards furnished by Central Office Memorandum of May 18, 1970.

Please also note that the financial limitations for Categories IV and V have been increased from a maximum of \$12,500 to \$16,000.

Acting Associate Commissioner

*George W. Scott*

Enclosure

*BIA Material*

HOUSING PROGRAM FOR INDIANS

Under the United States Housing Act of 1937, as amended, the Department of Housing and Urban Development is authorized to make loans and pay annual contributions to local housing authorities to assist in developing low income housing projects. Local housing authorities are corporate bodies authorized to function in a locality pursuant to State law for the purpose of developing, owning, and managing low income housing projects.

When an Indian tribe, under its Constitution and Bylaws, has an established governing body with police power for its Reservation (that is, the legislative power to promote peace, health, safety, and morals on the Reservation), the governing body can perform the legal functions, for purposes of public housing projects, which would otherwise be performed by the State legislature and local government. Specifically, such a tribal governing body is legally competent to enact an ordinance creating a housing authority with the necessary local cooperation. In certain states such as Oklahoma where the tribes do not have such police power, the state legislatures have enacted statutes to provide for the establishment of housing authorities for the tribes in those states.

Approximately nine years ago, the Bureau of Indian Affairs made the first full scale effort to provide housing for needy Indian people through the help of federal programs. Combining overseas experience and applying this to the rather unique reservation status of Indians, a self-help or mutual-help technique was molded to fit the Indian situation. The HUD program was selected as the vehicle to finance this large scale effort to build Indian houses because this one program could subsidize the capital cost as well as the interest cost, thereby making the greater mass of low income Indians eligible for decent housing. In 1961, HUD determined that many Indian tribes could establish public housing authorities under tribal law, the same as cities and counties throughout the country under state law, for the purpose of obtaining financial assistance from HUD for the development and operation of low income housing projects.

The principal emphasis in attempting to improve Indian housing continues to be that of helping Indians obtain assistance under federal housing programs administered by HUD. Under agreements between the BIA and HUD, tribal governments and Indian housing authorities are assisted in developing and managing housing programs until they have the experience and staff to operate on their own.

Three types of public housing programs are in use on Indian reservations - conventional low-rent, mutual-help and Turnkey III. In each of these programs, the local Indian housing authority and HUD enter into a financial assistance contract (called "Annual Contributions Contract") providing for HUD financial assistance for the development and operation of housing at rents which are based on the low income occupants' ability to pay.

RENTAL POLICIES COVERING STATE-OWNED

HOUSING FOR STATE EMPLOYEES

A Study With Recommendations

Prepared By

Ronald D. Lehr

Division of Budget & Management

Pouch C

Juneau, Alaska 99801

July 1972

Source: Alaska Standard Industrial Survey.

**160 UNITS OF TURNKEY III HOUSING**

to be located in Southeast Alaska  
for

**ALASKA STATE  
HOUSING AUTHORITY**

in cooperation with

**The Central Council of the  
TLINGIT & HAIDA INDIANS OF ALASKA**



200  
~~250~~

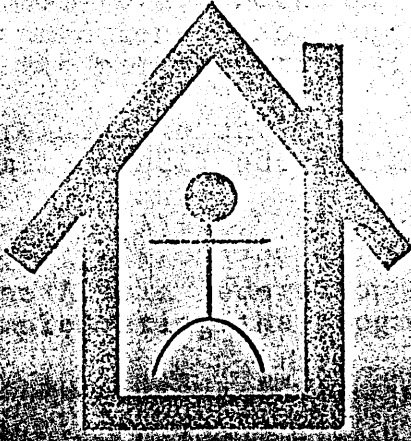
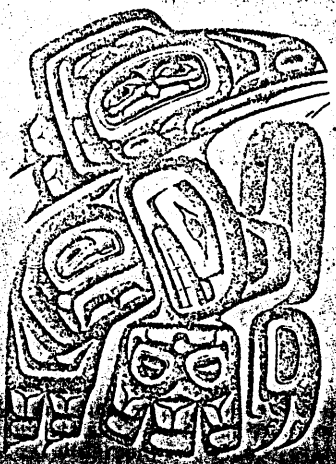
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to be located in Southeast Alaska  
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## ALASKA STATE HOUSING AUTHORITY

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The Central Council of the  
TLINGIT & HAIDA INDIANS OF ALASKA





11 III → 10<sup>th</sup> grade students  
Sand Point School  
Sand Point, Alaska 99661

SOS-SAVE OUR SCHOOL

a photo-essay by the  
high school students  
of Sand Point School  
December 1973