**TEekalet Housing | Port Gamble S’Klallam Tribe**

Kingston, WA

**Project Contact:**
- Your Name
- Your Job
- Your Organization

**Type of Construction:** New Construction

**Proposed No. of Units:** 17

**Preliminary Budget:** $4.45 Million

**TOP GOALS**
- Culturally Appropriate Design
- Green Building
- Sustainable Development and Planning

**PRIORITIES**
- Learn about Green Building and/or how to build healthy housing
- See how other tribes are developing new housing that is culturally and place specific
- Find ways to engage with my community to develop new housing

**A Typical Timeline for your type of project is a minimum of 24 months**

2014

Projected Start

JAN 2016

Projected End

**Preliminary Budget:** $4.5 Million

**NAHASDA Amount:** $XXX,XXX

**Funding Source(s):**
- IHBG, HUD Rural Innovation Fund, LIHTC, State Resources

- Application requirements researched
- Application submitted
- Funding Received

- Operating Costs have not been estimated

**Resolutions may be required for site control and various funding sources. It is important to begin engaging your Board and/or Council to support your project.**

**Training required for your project team:**
- Compliance Reporting, Contracts and Contract Management, Financial Readiness Counseling

**Consultant required for:**
- LIHTC experience, Architecture and Engineering, Green Building Accreditation, Leading a Community Meeting, Environmental Assessment

**Project is aligned with NAHASDA IHP goals**
Your architect and engineer will need a topographic survey and a boundary survey in order to begin work.

**NEED GREEN BUILDING INSTRUCTION FOR:**
- Integrated Design,
- Site Planning and Habitat Protection,
- Water Conservation,
- Energy Efficiency and Conservation

**AFFORDABILITY FACTORS:**
- Types of Soils and other Environmental Issues,
- Proximity to Amenities and Services, and Size of Property and Proposed Density

**TOP SITE DESIGN PRIORITIES:**
- Efficient Irrigation,
- Shared Outdoor Space,
- Connection to Existing Trails and Sidewalks,
- Cultural Appropriateness

**AFFORDABILITY FACTORS:**
- Architect selected
- Tribal Trust Site Selected
- Master Plan in place

It may be very difficult for families to receive a mortgage without a long-term plan for financial counseling.

**POPULATION(S) TO BE SERVED:**
- Families, Student Housing,
- Workforce Housing

**INCOME LEVEL:**
- Below 50% AMI

**BEDROOMS BY UNIT:**
- 10 three bedroom,
- 7 two bedroom

**INCOME LEVEL:**
- Below 50% AMI

**CULTURAL NEEDS:**
- Ceremonial space, outdoor space, multi generational,
- traditional forms

**COMMUNITY OVERVIEW**

**ATTENDEES:**
- Potential residents, neighbors, youth, cultural leaders, and tribal department staff.

**CONSTRUCTION PREFERENCE:**
- Wood frame, Structural Insulated Panels, and Prefab or Modular

**LEARNED FROM COMMUNITY:**
- The community would like the feeling of the nearby forest walking trails to continue through the project. The trails should have an organic, forested feel and be meandering rather than rigid or grid-like.
GENERAL TIPS

A project budget must include total development costs, operating costs and maintenance costs. During a project, your Indian Housing Plan (IHP), by-laws and policies may need to be revised or created. Your in-house team will most benefit from developing skill at Grant Writing and Financial Proforma. Develop a plan for all the Tribal Approval needed throughout the entire process.

These are projects that may be relevant to your project because of region, priorities, cultural values or construction style.

**NAME OF PROJECT**
A pleasing cluster of homes in a variety of layouts and colors are anchored by a community center and an access loop. timber porches and detailing. A pleasing cluster of homes in a variety of layouts access loop. access loop. timber porches and detailing. A pleasing cluster of homes in a variety of layouts access loop.

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**PROJECT STRENGTHS**
Community Outreach  
Master Planning In Place  
Tribal Leadership Engaged  
NAHASDA IHP Alignment

**PROJECT CHALLENGES**
Funding Not Secured  
Operating Costs Not Estimated  
In-House Team Requires Significant Training  
Residents not pre-approved
BUDGET RESOURCES

Budget Resources will include funding sources nationally and within your region; opportunities for technical assistance; sample project budgets in spreadsheet format; Information around unqualified audits; Specifics for operational costs, maintenance costs, HUD development; and Budgeting for outside consultants.

MANAGEMENT

Project Management Resources will include selecting architecture and engineering firms; Tribal Trust land; Fee simple land; Building codes; Grant writing and compliance; Contract management; Organizational Readiness; Needs evaluation; and operational and maintenance management. You will find sample RPS, contracts and schedules.

DESIGN

Design Resources will include information on Green Building; Integrated Design; Alternative Energy; Water Conservation; Health and Air Quality; Materials; Site Selection; Site Planning; Master Planning; Building Standards; Surveying; and Environmental Assessments. You will receive models for conducting green charrettes and developing design priorities with the community.

COMMUNITY

Community Resources will include Assessing Needs; Home Ownership Counseling; Community outreach and engagement; and Working with Tribal Leadership.

RESOURCES LINKS

Opportunity websitelink.com
Opportunity websitelink.com
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