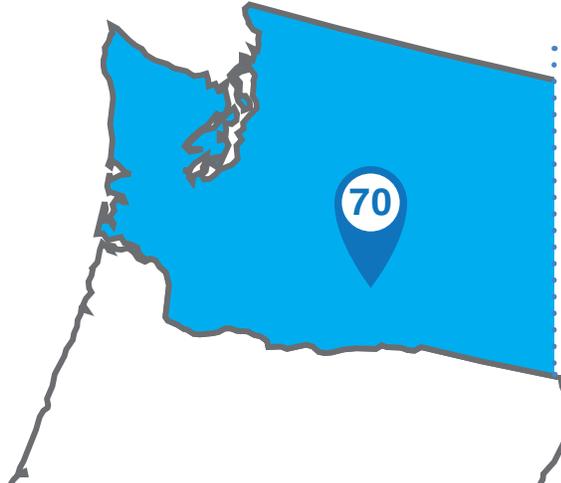




LIHTCs Pave Way for More Tribal Housing



WAPATO, WASH.
LEAD DEVELOPER
YAKAMA NATION HOUSING AUTHORITY
CONGRESSIONAL DISTRICT
WASHINGTON 4TH RENTAL HOMES
68
CATEGORY
NATIVE AMERICANS, FAMILIES, SINGLE-FAMILY, GREEN DEVELOPMENT, RURAL



Photo: Courtesy of ARC Architects

LIHTCs Pave Way for More Tribal Housing

On the Yakima Nation Reservation near Wapato, Wash., there is a significant housing need. Thanks to Adams View, it's a little less than it used to be. "The supply and demand of affordable housing is a huge issue on the reservation, as it is on most reservations," said Don Clem, Yakama Nation Housing Authority project manager. "We have about 1,350 applications representing over 8,000 individuals on lists for housing."

That need decreased when Adams View opened in 2013. The 68 single-family homes were added to an existing 30-home development as a low-income housing tax credit (LIHTC) property.

between 30 percent and 60 percent of the area median income (AMI), are built around an 11.3-acre center green. It has two basketball courts, bleachers, picnic tables and a 1-mile walking path that

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For Yakama tribal members who live near Wapato, economic survival is a struggle. The unemployment rate when Adams View opened was more than 18 percent and 42 percent of residents lived below the poverty level in the previous year. "The income in the county generally isn't enough to drive new market-rate housing," said Alisa Lubber, the senior project developer for Mercy Housing Northwest, who worked on Adams View.

winds through the park and surrounding neighborhood. There's also a conventional playground for toddlers and older children and a second "natural" play area with logs from Yakama Forest Products, a tribal enterprise.

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The homes have six floor plans for one- or two-story rental homes. They include three or four bedrooms, two bathrooms, two-car garages and large patios. Adams View was designed so rental homes could accommodate extended families, with large gathering rooms that can accommodate groups of family or friends.

There is also energy-efficient green construction, Energy Star appliances, high-efficiency heating and cooling, cellulose insulation, fiberglass windows and doors, metal roofs and fire sprinkler systems.

Adams View was quickly 100 percent occupied. The homes are required to be rented for 15 years and then there are options for the tribe to continue renting the homes or to sell them. If the tribe decides to sell the homes, leasees have the option to purchase them if they meet certain requirements, which Clem said is crucial. "It's important to have a start in a place that lets you prosper and grow," he said. ❖

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FINANCING

- ◆ \$12.2 million LIHTC equity from Key Bank, syndicated by Raymond James Tax Credit Funds.
- ◆ \$11.4 million housing loan from Bank of America
- ◆ \$4.4 million infrastructure loan from Bank of America