

PERMANENT HOUSING CASE STUDY



Title: Makah Indian reservation, Neah Bay, Washington, Supportive Housing for Tribal Communities

Property Name: Sail River Longhouse

Basic Description: New construction, 21 units, 12 one-bedroom units, 4 two-bedroom units, 4 three-bedroom units and 1 manager's unit

Developer: Makah Tribal Housing Department and Ally Community Development

Property Management: Makah Tribe with consultation from Ally Community Development

Service Provider: Makah Indian Tribe and Clallam County Health and Human Services

Tenant Profile: Low-income, Tribal members and their families, impacted by behavioral health conditions

Service Approach: Sail River Longhouse operates from a Housing First model, with an overarching goal of tenants receiving needed addiction and/or mental health treatment to heal and reunify with their families and reintegrate into their Tribal community. Supportive services are provided by the local Tribal health and substance abuse office and include substance abuse treatment, mental health counseling, integrative medicine, basic education, employment, and legal services. Other services offered include budgeting and cultural support. A service coordinator is onsite five days a week to aid in service provision for tenants.

Project Background:

Makah Indian Tribal leaders and concerned members came together to recognize the severity of need for supportive housing on the reservation, particularly for those impacted by homelessness and substance abuse. The tribe found that addiction was the primary cause of homelessness on the reservation. Tribal leaders also recognized significant barriers to Tribal members feeling whole, including homelessness, addiction, and mental illness. As a result, the effort began to develop supportive housing for Tribal members to ensure needed support services and housing were available to promote healing for Tribal members and families impacted by homelessness and behavioral health struggles.

As project planning occurred, the Makah Tribal Housing Department recognized its limited experience in new construction development. As a result, Ally Community Development (ACD), which had extensive affordable housing and multi-family housing development experience, was hired as the project consultant to assist in the project. In addition, the Tribal Housing Department utilized the architectural design firm Environmental Works, known for its charrette designing process, to ensure project partners planned collectively and had an equal and valued voice in the development process.

Key Features and Impact:

- First permanent supportive housing facility on Northwest Tribal lands for homeless individuals and families
- Three-bedroom units are set aside for families with the goal of family reunification
- 20 formerly homeless Makah families have secured permanent supportive housing
- Adjacent to community building, wellness center, Makah health care campus and community garden
- A significant waitlist continues for Tribal members in need of supportive housing on the reservation

FINANCING INFORMATION

Development Budget

Funding Source	Amount Received
Washington State Housing Trust Fund	\$1,200,000
Low-Income Housing Tax Credit	\$3,400,000
Federal Home Loan Bank of Seattle	\$500,000
Tribal Investment	\$268,000
Total	\$5,368,000

TRIBAL PROFILE

The Makah Indian reservation, which includes the town of Neah Bay, Washington, is in the northwestern-most point of Washington State. The reservation is extremely isolated from other communities in Clallam County. Clallam County's major commercial center, Port Angeles, is 75 miles from Neah Bay and Forks, the closest town, is 60 miles away. Currently, there are approximately 2,900 tribal members. In 1967, the Tribe created the Makah Housing Authority, known since 2007 as the Makah Tribe Housing Department (MTHD). The Makah Tribe works to improve housing conditions and opportunities among the reservation. In 2005, as part of their housing improvement strategy, the vision for the Sail River Heights Subdivision was borne – a 51-acre neighborhood where the Sail River Longhouse Apartments are located. The subdivision is under construction through 2022 and will include mixed-use, single family, supportive housing, townhomes, and more for tribal members.

DEVELOPMENT PICTURES



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