

Tsigo bugeh Village Success Story

Tsigo bugeh Village demonstrated that Tribally Designated Housing Entities (TDHE's) could adapt mainstream financing and merge new as well as traditional development ideas to create a viable housing development on the reservation. The development was also a pilot for many "firsts for the Ohkay Owingeh community and Tribal Housing in general:

- Community and Tribal Leadership Involvement
- Land Use & Infrastructure
- Design
- Financing
 - \$1,053,921 – NAHASDA
 - \$310,000 – AHP
 - \$310,000 – HOME
 - \$405,000 - RHED
 - \$169,855 – Risk Share Loan
 - \$2,322,050 – LIHTC Equity
 - \$4,570,826 Total Project Costs

It is the first time that federal HOME funds have been used for rental housing on tribal land in New Mexico.

It is the first time that the New Mexico Mortgage Finance Authority used its risk-sharing loan on American Indian trust lands. The MFA program allows the authority to underwrite construction and permanent first-mortgage financing that is insured by the Federal Housing Administration.

It is the first project the housing authority leveraged a variety of funding sources.

Lessons Learned

- Prepare in house capacity: staff training, policies
- Keep Tribe in the loop
- Get financials inline ASAP
- Address infrastructure needs
- Community input and wisdom from elder Tribal members- "ownership" of project
- Need a consistent project champion
- Ask for (expert) help when needed!

Project Team

Ohkay Owingeh Housing Authority (OOHA)

Architect of Record: Van Amburgh + Pares

Contractor: Stynx Construction

Development Consultant/ Grant writer: Deborah Webster, (at the time director of Enterprise Foundation Native American Program)

Development Consultant: Jonathan Rose & Companies
Syndicator: National Development Council
Ohkay Owingeh Realty Department: Herman Agoyo
Ohkay Owingeh Utility Department: Curtis Aguino
Tsay Corporation: Ron Lovato
Surveying: Paisano Surveying
Engineering: ABQ Engineering
Market Study: New Mexico Mortgage Finance Authority
Legal: Law Office of Mark Berry
Legal: Sh'eh Wheel Law Office, P.C.
Tax Accountant: Novogradac & Company
Soils Test: Vinyard & Associates
EA: Eco System Management
Cost Estimate: Balis & Company

Steps to determine if your organization is ready to implement a tax credit project.

- Do you have the capacity in house to develop the project?
- Is there a need for the project?
- Does the Board and the Tribal Council want to build a development project?
- How knowledgeable are you about tax credit?
- Do you need to find resources outside of the organization to assist with the project?
- Does the Board and Tribal Council need to get educated on tax credits?
- Is there an approved site for the project by Board and Tribal Council?
- Is the project fully supported by all parties?

Lease Up Phase

- ✓ Establish management policies and procedures
- ✓ Market project to target area or your community
- ✓ Introduce application process if it is a first tax credit project in community
- ✓ Accept and perform application process
- ✓ Qualify applicants based on selection criteria per funding requirements
- ✓ Need to meet lease up deadline by filling all units in the project
- ✓ Applicants information cannot be older than three months prior to qualifying to move into a unit
- ✓ Lease up process can happen simultaneously as construction is occurring
- ✓ Present qualified applicants to Tribal Council (if necessary)