Employee Housing

IHS Quarters Program
Hoopa Valley Tribal Representatives

Primary Tribal Representative
Joe Davis, Council Chairman
Hoopa Valley Tribe

Alternate Representative
Dr. Stephen Stake, Chief Executive Officer
K’ima:w Medical Center, Hoopa Valley Tribe

Special Thanks
Harley Smith, Projects Manager
K’ima:w Medical Center, Hoopa Valley Tribe
Provider Housing on Tribal Lands

- Lack of Available Housing
- Lack of Affordable Housing
- Ethical Decisions due to Limited Housing
- Juggling of Temporary Solutions
- Workplace Stress and Complicated Onboarding
- Provider Community Connectedness
Funding for Employee Housing

• Only Fee Property can be Mortgaged (Not Trust Land). Banks Require Collateral.

• Title VI Loan Guarantee (HUD pays up to 95% of Defaulted Loan to Banks). The Interest Rates Are Current Market Conditions with the Lender. Rental Rates May Not Cover Mortgage and Expenses Leading to Negative Cash Flow and Liability.

• Housing Block Funds are Limited and Defaulted Loans Could Have Greater Liability for Tribe

• Scarce Grants or Loans for Higher-Income Earners
IHS Quarters Program

- IHS Hospitals Have Housing Options
- No IHS Hospitals in California
- Quarters Program, Allowing for Application for Employee Housing on Tribal Land
- Limited Funding and Usage
- No Funded Programs in California to Date
IHS Quarters Program Requirements

- Application Total of Approximately 120 Detailed Pages
- Summary 3-5 pages with Addendums
- Program Justification Document for Staff Quarters (PJDQ) - About 39 Pages
- Service Area Data & Maps - About 6 pages Project Summary; 3-5 pages with Addendums
- Program Justification Document for Staff Quarters (PJDQ) - About 39 Pages
- Staffing Roster & Housing Pattern Data - About 7 Pages
- Housing Verification Survey Report (HVSR) – Roughly 61 Pages
Preparation & Knowledge Needed

• Ability to research and analyze real estate supply and demand dynamics

• Construction Technology background to prepare realistic cost estimates

• Ability to analyze and estimate staffing needs in relation to housing

• This is a major project and application, requiring many months for planning and potential years for development
The Future Hope

• To have a funded project in California

• Additional (Rural) Tribes in California will submit successful applications

• More future funding to grow the Quarters Program

• The Quarters Program will be commonly used to assist Tribes without provider housing

• Optimal Health Services for Tribes