



Dreamcatcher

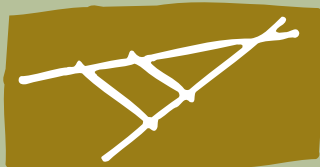
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10th Annual Travois Indian Country Tax Credit Conference: coming soon!

Inside this issue:

Four more LIHTC awards to provide for new homes	2
AHP fund awarded this summer to three clients	4-5
CIHA accomplishments	6
Native spaces: news from the industry	7
NMTC project updates	8-9
Legislation update	9
Robin's rules: important reminders	10-11
2010 Census news	11
Menominee troops featured on poster	12
News & notes	13
Tax credit calendar	14



TRAVOIS™

The **10th Annual Travois Indian Country Tax Credit Conference** is only a few weeks away, Aug. 31-Sept. 2 in Kansas City, Mo. The online registration system will be open through Friday, Aug. 27 at www.travois.com.

The room block at the **Marriott Country Club Plaza** has expired, but rooms may still be available. Please call the reservation line at 1-800-810-3708.

Top five things to know about the conference:

1. It is open to tribal housing authority staff, board and council members, economic development staff, Native entrepreneurs, tax credit investors and syndicators, accountants, attorneys and market analysts.
2. It educates attendees about Low Income Housing Tax Credits, New Markets Tax Credits, design and construction topics, asset management and more. This

year's theme is the "art of housing and economic development."

3. **Kevin Red Star**, an acclaimed Crow artist, will present a keynote talk on Wednesday, Sept. 1. Other luncheon speakers include Curator **Gaylord Torrence** of The Nelson-Atkins Museum of Art and **Eli Paul**, vice president of museum programs at the National World I War Museum and editor of the "Autobiography of Red Cloud: war leader of the Oglalas."
4. Conference registration fees cover breakfast and lunch over three days, entrance into the welcome reception on Tuesday night at the Nelson-Atkins and conference materials. In addition, each attendee will receive a **commemorative poster** featuring a work of art by Kevin Red Star and is invited to **Karaoke Night** at Jardine's Restaurant and Jazz Club.

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10th Annual Travois Conference continued...

5. Kansas City has many entertainment opportunities when conference attendees are not meeting. **The Country Club Plaza**, an outdoor shopping and entertainment district, is just blocks from the hotel, as are two museums of fine art: the Nelson-Atkins and the Kemper

Museum of Contemporary Art. Other attractions are the National World War I Museum at Liberty Memorial, the Crossroads Art District, Crown Center, the 18th and Vine Historic Jazz District, Kauffman Stadium and more!

For more information about the conference, or for registrations after Friday, Aug. 27, contact Beth Heap at 816-994-8970 or bheap@travois.com.

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Four LIHTC awards will provide 124 new or rehabilitated homes

Three Travois clients recently received a total of four awards of Low Income Housing Tax Credits: **The Pascua Yaqui Tribe** and **Yavapai-Apache Nation Tribal Housing** each received one award, and the **Menominee Tribal Housing Department** received two.

The Arizona Department of Housing awarded the **Pascua Yaqui Tribe** of Tucson, Ariz., with \$633,172 for its first LIHTC project and **Yavapai-Apache Nation Tribal Housing (YANTH)** of Camp Verde, Ariz., with \$717,908 for its fourth LIHTC project.

When the tax credits are sold to investors, about \$4.1 million in equity is expected to be raised for the Pascua Yaqui project and about \$4.6 million for the Yavapai-Apache project.

At the time of application, the Pascua Yaqui Tribe had a waiting list of 652 households in need of affordable homes. The tribe will use the proceeds

from the sale of the tax credits to build 20 new homes and rehabilitate 20 others on two sites in Tucson.

“The Pascua Yaqui Tribe is pleased to receive the award of tax credits,” said **Rolando Jaimez**, contracting officer of the Pascua Yaqui Tribe. “With the growing waiting list for affordable housing, this award will provide an opportunity to help our tribal members meet this need.”

The homes will be a combination of three-bedroom, four-bedroom and five-bedroom units and will include the following amenities: range, refrigerator, disposal, washer and dryer with hook-ups, air conditioner, carport and storage area.

Of the 40 units, 12 units will serve households at or below 40 percent Area Median Income (AMI), 16 units will serve those at or below 50 percent AMI and

12 units will serve those at or below 60 AMI.

The homes will use rocks and ornamental plantings of native and drought-tolerant plants to conserve water and minimize maintenance requirements. Green building features will include adhesives and paints with low volatile organic compounds (VOCs), dual flush toilets and recycled concrete. An office and maintenance facility will also be constructed at the 20 new homes site, which is part of a larger 43-unit planned development.

Yavapai-Apache Nation Tribal Housing will use its LIHTC award to build 36 new units, to be located in the same Tunlii neighborhood as the homes that were developed and built through the nation’s third LIHTC project. The homes will be a mix of

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State	Housing entity	No. of units	tax credit allocation	est. investor equity
AZ	Pascua Yaqui	40	\$633,172	≈\$4,100,000
AZ	Yavapai-Apache	36	\$717,908	≈\$4,600,000
WI	Menominee	24	\$426,138	≈\$2,897,449
WI	Menominee	24	\$444,701	≈\$3,023,664
	TOTALS	124	\$2,221,919	\$14,621,113

Four LIHTC awards will provide 124 new homes continued...

triplexes, duplexes and three- and four-bedroom single-family homes.

“The award will help alleviate housing needs for several of the families on our tax credit waiting list,” said **Rick Preston**, executive director of YANTH.

“We also plan to introduce more energy efficient homes to community members, which will cut down operating costs of the homes. This should not only let the individuals enjoy a new home, but a home that will not cost them a substantial amount of money to manage,” he said.

Eleven homes will serve families with incomes at or below 40 percent AMI, 15 homes will serve those at or below 50 percent AMI and nine units will serve those at or below 60 percent AMI. One home will be reserved for a resident manager. Amenities for the homes will include ranges, refrigerators, dishwashers, garbage disposals, kitchen exhaust fans, air conditioners and washers and dryers.

YANTH will strive to create “net zero” homes, which means they will produce as much energy as they use. Planned green components include a solar photovoltaic system, spray foam insulation, stamped concrete floors, recycled concrete, dual flush toilets, low VOC products, a drip irrigation system and cool roofs, which reflect the sun so that less heat is absorbed and the buildings are cooler. In addition, two playgrounds will be constructed in the subdivision.

The Menominee Tribal Housing Department (MTHD) of Keshena, Wis., recently received two awards

from the Wisconsin Housing and Economic Development Authority (WHEDA): \$426,138 for its seventh LIHTC project and \$444,701 for its eighth project.

MTHD will use these awards to rehabilitate a total of 48 affordable homes in Keshena and Neopit. More than \$5.9 million is expected to be raised for the projects when the tax credits are sold to an investor.

“The Menominee Tribe is extremely gratified to be working once again with WHEDA to rehab homes,” said **Betty Jo Wozniak**, executive director of MTHD.



Above: Photo of home from YANTH's third tax credit project. Its fourth project will utilize identical architectural plans.

“Given that current federal funding under the Native American Housing Assistance and Self Determination Act is inadequate for this purpose and that cuts in future funding have been proposed, our ability to address the long standing needs of substandard housing on the Menominee Reservation is heavily reliant on our ability to attract other resources.

“With the help of our partners, we can continue to work to raise our standard of living and provide safe, energy efficient housing for our tribal members,” she said.

For its seventh LIHTC project, the Menominee Tribal Housing Department will rehabilitate 23 single-family homes in Keshena and one in Neopit. For its eighth project, MTHD will rehabilitate 24 single-family homes, all located in Keshena.

Construction on both projects is expected to be completed by November 2012.

Both projects consist of a mix of three-, four- and five-bedrooms, ranging from 1,260 square feet to 1,536 square feet. Amenities in the two projects will be identical.

Interior amenities include a range/oven, microwave, refrigerator, mini-blinds and high efficiency woodstoves. A front porch, an exterior storage shed and metal roofs will also be provided.

All homes will be affordable to households with incomes less than or equal to 60 percent of Area Median Income (AMI).

Five units in each project, or a total of ten homes, will feature universal design features, such as accessible switch heights, roll-in showers and exterior doors with delayed closures, to help tenants with physical disabilities.

For more information about developing affordable housing, contact President Lorna Fogg at 816-994-8970 or development@travois.com.

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Travois clients awarded total of \$1.25 million in AHP funds

Three Affordable Housing Program (AHP) applications prepared by Travois, Inc. were awarded a total of \$1.25 million in grants this summer. These awards will go toward the construction or rehabilitation of 97 housing units on reservations in Arizona, Oklahoma and Washington, reducing tribal contributions to the projects.

The three projects' primary funding comes from investor equity through the Low Income Housing Tax Credit program.

In Arizona, **Yavapai-Apache Nation Tribal Housing (YANTH)** will use its \$400,000 award to help build 36 new units, including one unit for an on-site resident manager, in the Tunlii subdivision in Camp Verde. The project will include three triplexes, four duplexes, 15 three-bedroom single family homes and five four-bedroom single family homes. Seven units are reserved for residents with mental or physical disabilities.

The project site will include two playgrounds, extensive tribal social services, empowerment activities and other community-related amenities that are available to all tribal members free of charge. Yavapai-Apache Nation Tribal Housing has developed 94 units in three previous Low Income Housing Tax Projects and oversees 167 other units.

"With the economy the way that it is, every dollar, every cent goes a long way," said YANTH Executive Director **Rick Preston**. "We are very fortunate to have won this award since our other funding resources are shrinking annually. With these AHP funds, we plan to address the need for homes on the nation's land."

In Oklahoma, the **Housing Authority of the Seminole Nation (HASNOK)** will receive a \$450,000 grant to go toward the construction of 25 new homes in rural Seminole County, reducing tribal contributions to the project.

The homes are the second phase of the Rolling Meadows subdivision, which is located on an 80-acre parcel of land in Earlsboro, Okla. The homes all have three bedrooms, two bathrooms and about 1,570 square feet of living space. The homes will incorporate energy efficient and Energy-Star rated doors, windows, roofing, insulation, lighting, water heaters, appliances and heating, ventilation and air conditioning systems.

The Housing Authority of the Seminole Nation's waiting list now includes 162 households who are in need of affordable housing in the area. These new homes will help address this need and will be reserved for households with

incomes at or below 50 percent of the Area Median Income. Five units will be set aside for mentally or physically disabled residents.

"I am very excited to receive the AHP funds," said **Tom McGeisey**, executive director of HASNOK. "These funds will greatly assist our housing authority's goal to begin to meet the housing demand for decent and affordable housing in our service area and to provide housing to those with the greatest need. These funds also further enhance the leveraging opportunities of the housing authority."

In Washington, the **Quinault Housing Authority (QHA)** will put its \$400,000 award toward the construction of 35 new single-family homes, which are currently under construction in Taholah on the Quinault Reservation.

The project includes nine two-bedroom homes, 12 three-bedroom homes, 12 four-bedroom homes and two five-bedroom homes. Seven units are reserved for residents with mental or physical disabilities.

The homes will be highly energy efficient and will have landscaped yards. Tenants will have access to the Quinault Indian Nation's extensive social services network, including a counseling staff that provides credit

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Tribal project	AHP award	No. of units	Sponsoring bank	FHLB district
Seminole Homes I	\$450,000	25	First United Bank and Trust	Topeka
Quinault Homes I	\$400,00	36	Bank of Arizona	San Francisco
Yavapai-Apache IV	\$400,00	36	Bank of Arizona	San Francisco
TOTALS	\$1,250,000	97		

Affordable Housing Program awards continued . . .

counseling, home maintenance training, and personal budget and financial management assistance.

“The Quinault Indian Nation has a need for more than 130 additional homes, as evidenced by the Quinault Housing Authority’s rental waiting list,” said QHA Acting Executive Director **Bill Parkhurst**.

“While the U.S. Department of Housing and Urban Development provides an annual appropriation to Indian tribes, it cannot meet QHA’s need for new homes and increased infrastructure capacity. The Quinault Housing Authority is very pleased to

be awarded the Affordable Housing Program grant for this project,” he said.

In total, Travois has assisted 22 tribes with 41 successful AHP applications, helping them to receive more than \$16.5 million in AHP funds to build or rehabilitate Indian Country housing.

Affordable Housing Program (AHP)

The Federal Home Loan Bank system makes funds available to member financial institutions working in partnerships with housing sponsors or developers to create affordable rental housing and homeownership opportunities.

AHP grants are awarded through a competitive application process to finance the purchase, construction or rehabilitation of low-income or moderate-income housing and can be used in combination with other programs and funding sources, including the LIHTC program and the Native American Housing Assistance and Self-Determination Act (NAHASDA).

Contact President Lorna Fogg at 816-994-8970 or development@travois.com with any questions.

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Cook’s corner: Chicken File Gumbo

Recipe submitted by Brandi Jones, Travois Asset Management

Brandi Jones, administrative assistant for Travois Asset Management, submitted this recipe. Brandi is an enrolled member of the Iowa Tribe of Kansas and Nebraska and a descendent of the United Houma Nation of southeastern Louisiana. Brandi said she often watched her mother and grandmother make Chicken File Gumbo when she was growing up.

Note: Gumbo file powder is used for cooking authentic Cajun cuisine. It is the powdered leaves of the sassafras tree. In addition to contributing flavor, the powder acts as a thickener. It may not be available in all regions but can be purchased online.

Ingredients

- 1 whole chicken cut into serving-sized pieces

- Salt and ground pepper
- 1/2 cup vegetable oil
- 2 large onions, chopped (2 cups)
- 1 green bell pepper, chopped (1 cup)
- 1 quart water
- 1 1/2 teaspoons gumbo file powder
- Louisiana hot pepper sauce to taste (optional)

Instructions

1. Rinse chicken and pat dry. Season with salt and pepper and reserve.
2. Heat oil in a large heavy pot or dutch oven over medium heat. Add onions and bell pepper
3. Cook, stirring for 10 to 12 minutes, until well browned. Pour off all but about 1 tablespoon of oil from pan and add chicken pieces.

4. Brown chicken well on both sides, 12 to 15 minutes. If pan juices begin to stick and burn, add a few drops of water and stir and scrape with a spatula to loosen them
5. When chicken is browned, add remaining water. Simmer over medium-low heat for 20 to 30 minutes, until chicken is tender and cooked through.

6. Stir in file powder, remove from heat and cover for 5 minutes. Season with salt, pepper and hot sauce if desired. Serve gumbo with rice.

From “Spirit of The Harvest: North American Indian Cooking,” by Beverly Cox and Martin Jacobs.

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CIHA accomplishes two key steps for LIHTC projects

Travois would like to congratulate the **Colville Indian Housing Authority** of Nespalem, Wash., Executive Director Elena Bassett and all Colville staff for completing important steps in its two Low Income Housing Tax Credit projects.

Most recently, Colville closed with Raymond James Tax Credit Funds on its second Low Income Housing Tax Credit project in July and is beginning construction on 20 new single-family homes in Inchelium, Wash.

Secondly, back in May, Colville's hard work on its first LIHTC project, Colville Homes I, came to fruition, and it received its final pay of \$338,550. A final pay is the last installment of the developer's fee that a project owner can receive after its LIHTC development's construction and/or rehabilitation is complete and usually at least 90 percent rented up.

Travois team members will initiate the process for clients, but information about the final pay can be found in the amended and restated limited partnership agreement for each project. **It will vary slightly depending on the project's investor.**

"One important step to receiving a final pay is for clients to order the final as-built survey as soon as construction is complete," said Elizabeth Glynn, Travois vice president. "This process can hold up the final pay process and should be started as soon as possible."

After the final pay, the developer must still remain in compliance with all LIHTC regulations for the minimum 15-year compliance period and must submit regular reports to their investor and their state agency.

Some examples of what an investor may require before releasing the final pay:

1. A certificate signed by the general partner certifying that construction or rehabilitation has been completed according to the plans and specifications, that it has been accepted complete by the lenders, closing of the first mortgage has occurred and the project has been placed in service.
2. A balance sheet from the accountant that shows the eligible basis of the project.
3. Photographs of each completed housing unit.

4. An as-built survey that meets American Land Title Association (ALTA) or equivalent standards, reflecting completion of the project.
5. A payoff letter from the contractor stating that the contractor has been paid in full.
6. Copies of all required insurance policies.
7. Copies of certificates of occupancy for the entire project.
8. A copy of the cost certification prepared by the accountant.
9. A copy of the IRS Form 8609 for each project building.
10. A copy of the Extended Use Agreement between the partnership and the allocator, as recorded in the appropriate public records office.

For more information about developing affordable housing, contact President Lorna Fogg at 816-994-8970 or development@travois.com.

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Pictured left: Colville scenery. Middle: Home built through Colville's first LIHTC project. Right: Construction on new homes for Colville's second LIHTC project begins after the project closed with an investor. Photos courtesy of Emily Giakoumis, Travois Asset Management.

Native Spaces: news from the industry

by Greg Giakoumis, senior project coordinator
for Travois Design & Construction Services

Travois Design & Construction Services prides itself on staying up-to-date with current trends and practices within the construction industry. We attend conferences throughout the year and would like to share some of the information we've gathered recently.

The Kansas City Chapter of the American Institute of Architects (AIA), the Lean Construction Institute and University of California, Berkeley Project Production Systems Laboratory (P²SL) hosted a Lean Design Forum in Kansas City recently.

Lean construction, in short, is a new, more precise way to design and build. It is a production management-based project delivery system that emphasizes reliable and speedy delivery of value. It challenges the generally accepted belief that there is always a trade-off between time, cost and quality.

Traditionally, the process from the design to the construction phase flows like this:

1. An architectural firm is hired by the owner.
2. The owner supplies the parameters and expectations to the firm.
3. The architects create/design and then hand plans off to their engineer sub-contractors.
4. After construction documents are prepared, the architects hand them off to the contractor who now has to interpret the design intent.
5. The contractor needs to be supplied the materials by a vendor, and once the contractor

starts receiving these materials, construction can begin.

As this process progresses, there are distinct "champions" in play. The architect is the first champion. Once he or she hands the plans off to the engineers, they become the champion. Once contractors start their work, they step into the champion role.

Basically this "champion" designation means that all parties are the champion within their realm of expertise. This traditional construction method is viewed as a silo of information that often results in communication challenges that slow progress.



The lean construction method is totally different. It has the owner, architect, engineers, general contractor and vendors all designated at the front end. No one is viewed as the "champion," and no one player is more important than the other. The level of risk that is normally involved for all parties is lowered substantially.

There is huge incentive to produce, and change orders are nonexistent because all parties were brought in on the front end and understand the need for collaboration.

Some lean principles can be applied to Low Income Housing Tax Credit projects. We recommend you consider the following:

1. Bring in the players (architect/engineers/contractors/vendors) as early in the process as possible. This will help in strategizing the best project delivery method.
2. Eliminate anything from the project that doesn't add value. Remember, adding value to your project doesn't mean you're adding higher construction cost.
3. The last and most important is incorporating a team mentality early on. This will foster better communication and trust between all parties.

Some might say the lean construction model is a radically new and untested idea that is likely to fail. That may or may not be true. Nonetheless, construction projects can benefit by choosing lean construction principles that apply.

For more information, visit these websites:

- [Kansas City Chapter of the American Institute of Architects](#);
- [The Lean Construction Institute](#);
- [University of California, Berkeley Project Production Systems Laboratory \(P²SL\)](#).

Contact Ashley Bland, director of Travois Design & Construction Services, at 816-994-8970 or ashley@travois.com.

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From New Mexico to Alaska, Travois projects thriving

by Phil Glynn, director of Travois New Markets

Before March 2009, the Navajo Nation had plans for the communities of Cudeii and Shiprock. It was not until the Navajo Tribal Utility Authority (NTUA) and Travois worked together to close a \$6.4 million New Markets Tax Credit (NMTC) investment that those plans could be realized.

“The Navajo Nation had projects that were ready to proceed but for a lack of electrical infrastructure,” said Travois New Markets CDE Manager Chris Vukas. “That was the main thing that attracted Travois and our investor (U.S. Bancorp Community Development Corporation) to this investment – the opportunity to spark economic development beyond just our project.”

That spark has led to three new development projects in the past year. These projects meet community needs and are connected to Navajo culture:

1. A behavioral health center offers free services to those in need. It is based on the traditional Navajo concept of hozhoo – encompassing physical, spiritual and mental health.
2. A home for women and children provides shelter, education and advocacy for victims of domestic violence. It incorporates k’e and ho’zho (kinship and harmony) into caring for and advocating for its clients.
3. The Chaco River Apartments serves the community that has

clustered around the Northern Navajo Medical Center – a regional economic engine.

Half a continent away, another Travois client is thriving. The Platinum Salmon Processing Plant is entering its second salmon processing season. The Platinum Plant in the Native village of Platinum, Alaska, provides an economic outlet for hundreds of fishermen in the region. The project was sponsored by a community development quota organization called Coastal Villages Region Fund (CVRF).

“CVRF is an impressive organization,” said Travois New Markets Chief Investment Officer JP Latenser. “Travois was attracted to this investment because of CVRF’s double bottom line approach to business.”

CVRF’s mission is two-fold. It participates in a very profitable business – fishing for salmon, crab and halibut in the Bering Sea – but it uses these revenues to develop the next generation of community leaders in its region through scholarships and internships.

“CVRF sustainably manages the fishing resource in the Bering Sea and focuses on its most important resource – the youth of the Calista region,” Chris said.

NTUA received \$6.4 million in NMTC allocation from Travois. Travois’ investment in CVRF used

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Pictured in top pair: Construction on the NTUA substations in the communities of Cudeii and Shiprock was completed in February 2010.

Pictured in bottom pair: In addition to fish processing facilities, the CVRF Plant in Alaska includes a maintenance building, camp and dining facilities for 130 people, a dock and on-site utilities including power generation, water treatment, septic systems and a tank farm.

New Markets project going strong continued...

\$17.3 million in NMTC allocation. In each case, the allocation provided a roughly 20 percent subsidy to pay for construction costs and reimbursement of other development costs.

The NMTC benefit to a project is that the return on investment expectation of the NMTC investor is realized exclusively in the form of NMTCs.

This allows Travois to pass the 20 percent subsidy onto projects at very low cost with highly flexible features.

Any project that has a budget gap – whether in the planning stages, under construction or recently completed – can take advantage of this program.

For more information about New Markets Tax Credits or economic development in Indian Country, contact Phil Glynn, director of Travois New Markets, at 816-994-8970 or newmarkets@travois.com.

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Legislation update: two bills moving forward in Congress

Two Acts, the **Requirements, Expectations and Standard Procedures for Executive Consultation with Tribes (RESPECT) Act** and the **Helping Expedite and Advance Responsible Tribal Homeownership Act (HEARTH) Act**, are moving forward in Congress.

The U.S. House of Representatives Natural Resource Committee recently held a legislative hearing on the RESPECT Act (H.R. 5023), sponsored by Representative Raul Grijalva (D-Ariz.).

The RESPECT Act aims to prescribe procedures for effective consultation and coordination by federal agencies with federally recognized Indian tribes regarding federal government activities that impact tribal lands and interests to ensure that meaningful tribal input is an integral part of the federal decision-making process.

Chairman Ned Noriss of the Tohono O'odham Nation of Sells, Ariz., Chairman McCoy Oatman of the Nez Perce Tribe of Lapwai, Idaho, and

Professor Robert Williams Jr. of the James E. Rogers College of Law at the University of Arizona provided testimony during the hearing.

The Natural Resources Committee will continue to debate the bill, may revise it and may report the bill favorably, which allows it to receive consideration by the full House of Representatives and move forward toward a vote.

The HEARTH Act was originally introduced in the House by Representative Martin Heinrich (D-N.M.) in May 2009 as H.R. 2523, and a Senate companion bill was later introduced by Senator Byron Dorgan (D-ND) in April 2010 (S. 3235).

The Senate bill was referred to the Senate Committee on Indian Affairs and unanimously approved in late June.

The Act is designed to amend the Indian Long-Term Leasing Act of 1955, reforming federal leasing requirements and encouraging housing and community

development in American Indian communities by allowing tribes to enter into certain leases without prior expressed approval from the Secretary of the Interior.

The House companion bill (H.R. 2523) is awaiting markup from the House Natural Resources Committee, and if reported favorably in the future, it will receive consideration by the full House of Representatives and could move forward.

The full House and Senate must consider both versions before the act can be signed into law.

Both the House and Senate are recessed until mid-September to allow representative to return to their districts for summer campaigning.

For more information about legislation, contact Vice President Elizabeth Glynn at 816-994-8970 or development@travois.com.

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Robin's rules: compliance questions

by Robin Thorne, director of
Travois Asset Management

Robin Thorne, director of Asset Management, answers compliance



questions in this quarterly column. This column is not intended to replace Travois Asset Management services. If you have questions, please send an e-mail to robin@travois.com.

In this quarter's column, Robin will provide a few updates and reminders about important compliance topics.

Housing Economic Recovery Act (HERA) data collection requirements

The U.S. Department of Housing and Urban Development (HUD) published its final guidelines for the data collection requirements outlined in HERA on March 3, 2010 (Federal Register, Vol. 75, Issue 41 – Effective Date: April 2, 2010).

Many of the state housing agencies have begun modifying their existing Tenant Income Certification (TIC) forms or issuing separate forms to satisfy these new data collection requirements.

Please keep an eye out for e-mails or mailings from your state housing agency outlining the new forms and explaining the information to be collected from your Low Income Housing Tax Credit (LIHTC) households.

The additional data that HUD is required to collect as a result of HERA is as follows:

- Disability – limited to whether any household member is disabled

- Race of household members
- Ethnicity

Households must be advised that providing answers to the questions above is voluntary, and they can choose not to provide the requested information.

The race and ethnic data will only need to be collected once.

If you have not yet reviewed your current utility allowances, there is no time like the present! Remember, you are required to update the utility allowances for your projects on an annual basis.

The requirement to provide information on family composition, resident ages, income, monthly rent payments and rental assistance has not changed and is required to be provided on an annual basis.

However, if you have a 100-percent LIHTC project that is exempt from annual recertification, it is also exempt from the annual data collection requirement.

Note: Individual state housing agencies may require this data be submitted on an annual basis even if your project is exempt from annual recertifications.

The above described information will need to be provided to the state housing agencies as part of the annual reporting process.

Many state housing agencies are in the process of modifying their forms and their electronic reporting formats to accommodate the collection of this new data.

Utility Allowances

If you have not yet reviewed your current utility allowances, there is no time like the present! Remember, you are required to update the utility allowances for your projects on an annual basis.

This includes updating the supporting documentation that was utilized to determine the final utility allowances.

Budgets

Annual budgets must be submitted to your project investors and some state housing agencies on or before October 31 each year.

Now is an excellent time to check with your finance department and your project accountants to confirm they have all of the current financial information for your Low Income Housing Tax Credit projects.

This information will be an invaluable tool when you are working on your 2011 project budgets.

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Robin's rules continued . . .

The Travois Asset Management staff is happy to answer questions about any of these reminders. Also, if you would like to arrange for an

on-site LIHTC compliance training or discuss the benefits of an annual asset management contract, please contact Travois Asset Management

at 816-994-8970 or send an e-mail to assetmanagement@travois.com.

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A thank you from the U.S. Census Bureau

Submitted by U.S. Census Bureau's Al Midkiff



As the 2010 Census decennial count is winding down, I would like to take this opportunity to **thank you all for your help and cooperation** with this massive operation.

As we move into the final stages of the **quality assurance phase** you may be asking: "When will this data become available to the public?"

As you may already know, the Census Bureau delivers apportionment counts to the President of the United States on Dec. 31, 2010.

By April 1, 2011, the Census Bureau delivers redistricting numbers to the states.

The National Summary File of Redistricting Data is anticipated to become available for population and housing unit counts for the United States, regions, divisions, and American Indian, Alaska Native, and Native Hawaiian areas in the spring of 2011.

The population counts for many detailed race categories, including American Indian and Alaska Native tribes, is expected to be available during the summer of 2011.

The American Community Survey provides population and demographic estimates in an ongoing process of samples throughout the country.

This data along with the decennial count can be accessed on our web site: www.census.gov.

American Community Survey data for tribal areas are planned to become available sometime during the winter of 2011.

Again, thank you for helping with this large and important task of counting everyone in America.

Sincerely,

Al Midkiff
Regional American Indian/Alaska Native Program Lead

Kansas City Region,
U. S. Census Bureau

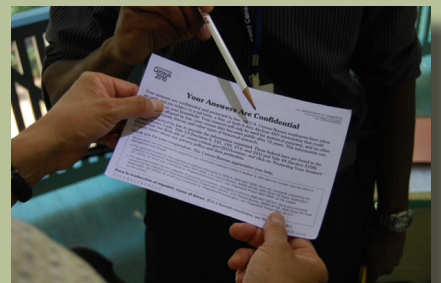
[click here](#) for the next story.



Above: This summer marks the peak of the quality assurance operations. A small number of households will receive a follow up phone call or visit from a census taker to ensure that all of the collected data is complete and accurate.



Above: During the quality assurance operations this summer, Census workers will verify the status of housing units that were believed to be vacant on Census Day, to make sure no one is missed.



Above: The Census Bureau will never share any responses with anyone or any other government agency. Responses are protected by law.

Menominee troops featured on Department of Labor poster

The U.S. Department of Labor recently published a poster that featured Wendy Warrington’s husband, Sergeant Larry Warrington of the U.S. Marine Corps, and their sons, Lance Corporal Dana Dodge of the U.S. Marine Corps and Specialist Matthew Dodge of the U.S. Army.

Wendy is the special program coordinator at the **Menominee Tribal Housing Department**, and she, her husband and sons are members of the Menominee Indian Tribe of Wisconsin.

The poster promotes the Indian & Native American (INA) Workforce Investment Act (WIA) and honors “the priority of services for veterans and eligible spouses.” The INA WAI provides employment and training opportunities that are administered in ways that are consistent with the traditional cultural values and beliefs of the people they are designed to serve.

For more information, [click here](#). To download the poster at full size, [click here](#).

Wendy and Larry’s son Dana is currently serving in Afghanistan and is expected to return to the U.S. in October. Their son Matthew is expected to be deployed within the next year.

In addition to her husband and their sons, Wendy’s father, Lance Corporal Richard Dodge, served in

the Marines as a field radio operator during the Cold War and her father-in-law, Corporal Joseph Warrington, was a military police officer in the Army and served in Korea. She has many other family members including aunts, uncles, nieces and nephews who have also made the commitment to serve in the military.

“I believe my husband, my father and my father-in-law played a huge part in influencing our boys into joining the service. Although they never pushed them, I believe it was what they saw in them that made them want to be more.”

For those who would like to get involved and support our active servicemen and women, Wendy recommended contacting the Menominee Warriors Support Group, which was organized by Menominee Tribal members.

She said they have fundraisers throughout the year to raise money to send care packages to the young men and women of the Menominee Nation who are stationed outside of the U.S. She said contacts for the organization are Allen (Sarge) McCann (harley1450ccs@yahoo.com) and John Newton (newtonjsr@frontiernet.net).

We thank Sergeant Larry Warrington, Lance Corporal Dana Dodge, Specialist Matthew Dodge, all active servicemen and women, veterans and their families for their service to our country!

Note:

If you have professional or personal news to share, Travois would love to hear about it and may include it in a future issue. Please contact Beth Heap at 816-994-8970 or e-mail bheap@travois.com.

[click here](#) for the next story.



“I am very proud of my family’s commitment to the military,” Wendy said. “As I grew up, it was obvious that my dad was a Marine. He made sure that everything was always in order. He could have been a drill sergeant.

News & notes

In the news*

Travois staff, clients and New Markets advisory board members have been featured in a number of news articles.

Two New Markets advisory board members recently received prestigious awards:

Dr. Laurel Vermillion received the distinguished Alumni Achievement award from the University of North Dakota College of Education and Human Development. [Click here](#) to read the Indian Country Today article.

Lance Morgan received the Region VII Minority Small Business Person of the Year award, given by the U.S. Small Business Administration. SBA Region VII encompasses Nebraska, Iowa, Kansas and Missouri. To read about the award, [click here](#).

Ingram's magazine recognized Travois New Markets Director **Phil Glynn** in its 2010 class of "20 in their Twenties," an honor given to young professionals who are "embracing the promise of entrepreneurship and advancing its principles" in Kansas City. To view the article, visit www.ingramsonline.com, click on "archive" and then "June 2010."

The **Menominee Tribal Housing Department** was featured in the Shawano Leader of Shawano, Wis., and the Novogradac Journal of Tax Credit's August issue for its two recent Low Income Housing Tax Credit awards. [Click here](#) to read the Shawano article and [click here](#) to visit the Novogradac Journal.

*Articles may not be reproduced or redistributed.

A new Asset Management staff member



Marisa (pronounced Maa-DEE-Sah in Spanish or Mah-REE-suh in English) **Martinez** joined the Travois Asset Management team in June as a

compliance specialist. She helps asset management clients meet investor and state reporting requirements and reviews tenant files to ensure accuracy. Marisa holds a bachelor's degree in social psychology from Park University and a Site Compliance Specialist designation from the Housing Credit College.

A new baby



Development Director **Bryan Schuler**, his wife, Lindsay, and son, Cole, welcomed baby Scarlett to the family on June 27. She was 7 pound, 7 ounces at birth and measured 21.5 inches long. Congrats, Bryan!

Dreamcatcher announcements

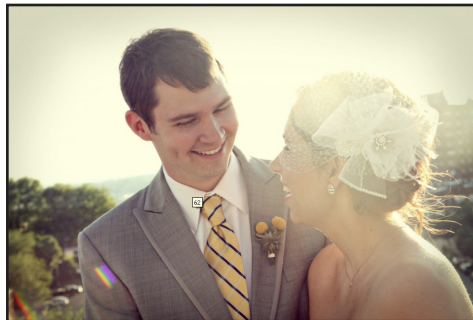
Did you receive this newsletter as a forward from someone else?

To sign up for your own copy, e-mail dreamcatcher@travois.com and write "subscribe to news" in the subject line. New subscribers will also receive other e-newsletter updates from Travois.

If you have professional or personal news to share, Travois would love to hear about it and will consider it for a future issue.

Please contact Beth Heap at 816-994-8970 or e-mail bheap@travois.com with any questions about Dreamcatcher.

Bland-Childers wedding



Matthew Bland, financial analyst for Travois, married Melina Childers on Saturday, May 29 at Club 1000 in Kansas City, Mo. The happy couple honeymooned in Belize. Congrats, Matthew!

[click here](#) for the next story.

Tax credit calendar

August						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Aug. 22–24: National Council of State Housing Agencies – Educational & Development Workshop; Portland, Ore.

Aug. 24– 25: Reznick Group – Real Estate & Renewable Energy Markets Forum; Atlanta.

Aug. 31–Sept. 2: 10th Annual Travois Indian Country Tax Credit Conference; Kansas City, MO

Sept. 1: Federal Home Loan Bank (FHLB) of Topeka – Affordable Housing Program applications due.

Sept. 1: Federal Home Loan Bank (FHLB) of Chicago – Affordable Housing Program applications due.

Sept. 8–10: HUD ONAP – Greener Homes National Summit; Reno, Nev. (Lorna Fogg will be attending and participating on a panel)

Sept. 12–15: Council of State Community Development Agencies – 2010 Annual Training Conference; Sacramento, Calif.

Sept. 13–14: U.S. Senator Max Baucus – 5th Montana Economic Development Summit; Butte, Mont. (David Bland and Phil Glynn will be attending and participating on a panel)

Sept. 14: Washington State Housing Finance Commission (WSHFC) – Tax Credit Compliance Workshop; Seattle.

Sept. 15: Arizona Department of Housing – 2010 Arizona Housing Forum: Innovation, The Road to Recovery; Tucson, Ariz.

Sept. 15–16: Northwest Indian Housing Association – Quarterly Meeting; Ocean Shores, Wash.

Sept. 28–Oct. 1: National American Indian Housing Council – Financial Options for Indian Housing Development; Nashville, Tenn.

Sept. 30–Oct. 1: Novogradac & Co. – 17th Annual Affordable Housing Tax Credit Conference; San Francisco.

Oct. 1: Federal Home Loan Bank of San Francisco – Affordable Housing Program applications due.

Oct. 1: Federal Home Loan Bank of Boston – Affordable Housing Program applications due.

Oct. 2–5: National Council of State Housing Finance Agencies – Annual Conference; Boston, MA

Oct. 5–6: 2010 National Compliance Professionals Conference; Madison, Wis. Travois Asset Management staff will attend.

Oct. 13–14: NAIHC– Low Income Housing Tax Credit Compliance Training for Tribal Housing; Bloomington, Minn. (Robin Thorne is a presenter.)

Oct. 19–20: Washington State Housing Finance Commission – 17th Annual Housing Washington Conference; Tacoma, Wash.

Oct. 19–22: 2010 AMERIND – Annual Member Meeting & Expo; Atlanta.

Oct. 20–21: Novogradac & Co. – New Markets Tax Credit Investors Conference; Chicago.

Oct. 21: Wisconsin Housing and Economic Development Authority – Multifamily Housing Conference; Madison, Wis.

Oct. 25–29: NAIHC – Pathways Home: A Native Guide to Homeownership; Asheville, N.C.

Oct. 28: Maine State Housing Authority – 2011 Low Income Housing Tax Credit applications due.

Looking ahead to events in November . . .

Affordable Housing Finance – The Affordable Housing Developers’ Summit; Chicago.

New Mexico Mortgage Finance Authority – 8th Biennial Governor’s Housing Summit; Albuquerque, N.M.

Southern Plains Indian Housing Association – Fall Meeting; Marksville, La.

National Congress of American Indians – 67th Annual Convention; Albuquerque, N.M.

Please note that Travois offices will be closed:



Monday, Sept. 6:
Labor Day

The Travois team

Travois development staff



David Bland
chairman



Lorna Fogg
president



Elizabeth Glynn
vice president



Bryan Schuler
development director



Adam Rose
senior project coordinator



Matt Raplinger
project coordinator

Travois Asset Management staff



Robin Thorne
director of Travois Asset Management



Marie Snyder
senior compliance specialist



Emily Giakoumis
senior compliance specialist



Mike Price
compliance specialist



Marisa Martinez
compliance specialist



Brandi Jones
administrative assistant

Travois New Markets staff



Phil Glynn
director of Travois New Markets



JP Latenser
chief investment officer



Chris Vukas
CDE manager

Travois Design & Construction Services staff



Ashley Bland
director of Design & Const. Services



David Grimes
architect



Greg Giakoumis
senior project coordinator

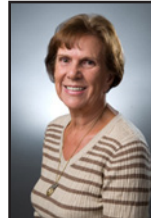
Travois administrative, finance & marketing staff



Marianne Roos
chief operating officer



Brett Schwarz
chief financial officer



Joan McMickle
financial analyst



Beth Schwarz
financial analyst



Matthew Bland
financial analyst



Beth Heap
communications director



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