



Dreamcatcher

Issued Quarterly By Travois, Inc.

Vol. 9, Fall 2009

Travois invests \$17.3 million in salmon processing plant in Native Alaskan community

by Phil Glynn, director of Travois New Markets

On Aug. 31, 2009, Travois New Markets provided \$17.3 million in funding to a new salmon processing plant in the windswept coastal village of Platinum, Alaska. Platinum, a Native village, is one of 23 communities that make up the Coastal Villages Region Fund (CVRF).

CVRF was the sponsor of the plant; it is one of dozens of projects and programs meant to create employment opportunity along the Bering Sea coast and in the Kuskokwim River Delta. The project

was funded using New Markets Tax Credits (NMTTC).

“Travois is incredibly proud to have CVRF as its partner,” said Travois Chairman David Bland. “The metaphor of our company name – Travois – is ‘you know where you want to go, let us help carry the weight.’ With the assistance of Travois and its investor, CVRF’s communities are headed toward a strong future of sustainable fishing and job growth.”

[click here to continue reading](#)

Inside this issue:

- Housing development updates ..2
- Cook’s corner4
- HEARTH Act5
- 2010 U.S. Census news5
- Native spaces: Tulalip II..... 6
- Robin’s rules8
- Travois in Kansas City 9
- 9th Annual Travois Indian Country Tax Credit Conference10
- Clients receive awards from state housing agencies 11
- National American Indian and Alaska Native Heritage Month ...12
- Client good news 13
- Tax credit calendar 14



Upper left: Goodnews Bay Regional Plant from the sky; Upper right: Local fishermen
Lower left: Interior of the Goodnews Bay Regional Plant during working hours; Lower right: The staff gather in front of the plant during grand opening festivities.



New Markets Tax Credit projects continued...

The project created 210 construction jobs and sustains 669 permanent jobs. A network of 596 fishermen can more effectively balance productivity with sustainability because of the new plant.

Travois worked with Capmark Finance, Inc. — one of the most prolific investors in the NMTC industry — to finance the salmon processing plant. All NMTC projects are a mix of NMTC equity and debt — the debt is often referred to as the “leverage loan.”

In many NMTC transactions, the leverage loan is provided by a bank or other financial institution. In Indian Country, however, CVRF and other Travois clients have proven that Tribal funds, internal funds or grant funds can also be powerful sources of the leverage loan. In this case, the leverage loan was provided by CVRF itself.

“CVRF and Travois structured a transaction that can be a model for Indian Country,” said Travois New Markets Chief Investment Officer JP Latenser. “By using its own funds for the leverage loan, as opposed to borrowing those funds from a bank, CVRF was engaged in every step of the NMTC process. More and more, we are seeing Indian Country organizations — both Native-focused non-profits and Tribes — engaging at every level of our transactions.”

Earlier this year, in fact, the Navajo Tribal Utility Authority (NTUA) employed a similar investment strategy to fund \$6.4 million in new infrastructure improvements

Explanation of leverage loans

Q: What is a leverage loan?

A: An NMTC leverage loan makes up 80 percent of a project’s funding. When a leverage loan is made to the NMTC transaction, it triggers funding from an NMTC investor to close the 20 percent gap.

Q: Who can make a leverage loan?

A: Leverage loans can come from banks or Tribes themselves. Tribes can use funding from other Tribes, internal funds or certain grant funds to make leverage loans.

Q: Why should a Tribe make a leverage loan?

A: First, if you only have 80 percent of your funding in place, using your dollars as a leverage loan can raise the required 20 percent from an NMTC investor. Second, as the leverage lender, the Tribe is in the “driver’s seat” of the NMTC transaction.

Q: Why would a Tribe invest in a tax credit transaction if it does not have tax liability?

A: The key part of the term leverage lender is “leverage.” A tax-exempt Tribe can provide funding that does not generate any tax credits for itself, but that leverages a further investment from an entity that needs the tax credits — like Capmark Finance, Inc. or U.S. Bancorp Community Development Corporation, for example.

on the reservation. This NMTC transaction represented a partnership between NTUA, Travois and U.S. Bancorp Community Development Corporation.

Native Nations across America are developing similar NMTC funding plans that include internal funds and funds from other Tribes.

According to Elizabeth Bland Glynn, vice president, Travois is also working with federal agencies such as the U.S. Department of Agriculture to see that a range of grant programs can be used by Tribes as NMTC leverage loans.

“When a Tribe provides its own leverage loan,” she said, “it gains a greater measure of determination over the future of its project. This is very important to Travois, and we encourage all of our potential future partners to work with us to develop this type of strategy.”

Contact Phil Glynn, director of Travois New Markets, at 816-994-8970 or pglynn@travois.com.

[click here for the next story](#)

Travois development team helps raise millions for affordable housing

Congratulations to the following groups who have received allocations of LIHTCs:

State	Housing entity	No. of units	tax credit allocation
Arizona	Kaibab Paiute Housing	34	\$891,692
Arizona	White Mountain Apache HA	40	\$836,600
North Dakota	Fort Berthold HA	24	\$540,735
Texas	Yselta del Sur Pueblo	60	\$781,794
Wisconsin	Bad River HA	24	\$477,920
Wisconsin	Lac Courte Oreilles HA	24	\$699,720
Wisconsin	Menominee Indian Tribe	24	\$417,271
Wisconsin	Menominee Indian Tribe	21	\$368,778
TOTALS		251	\$5,014,510

This spring and summer, seven Travois clients received allocations of Low Income Housing Tax Credits, and three were awarded funds through the competitive Native American Housing Block grant program.

Low Income Housing Tax Credit program awards by state:

Arizona: The Kaibab Paiute Housing Department (\$891,692) and the White Mountain Apache Housing Authority (\$836,600) both received conditional awards of tax credits from the Arizona Department of Housing in late September. Kaibab will use the generated equity to build 12 new homes and rehabilitate 22 others in Fredonia. White Mountain will build 20 new homes in Fort Apache and rehabilitate 20 others in Whiteriver.

North Dakota: Fort Berthold Housing Authority received an allocation of \$540,735 from the North Dakota Housing Finance Agency for 24 new homes on scattered sites in Parshall and White Shield, N.D. The project, called Arikara Homes, will include three- and four-bedroom homes and will be targeted to families with incomes at or below 30, 40, 50 and 60 percent of the Area Median

Income (AMI). Fort Berthold Housing Authority has more than 700 families from the Three Affiliated Tribes on their housing waiting list.

Texas: The Ysleta del Sur Pueblo was allocated \$781,794 for 30 duplexes (60 units) on contiguous lots in Socorro, Texas, for its first LIHTC project, which is also the first Tribal LIHTC project in Texas. The project also includes a community service facility/police substation and a “pocket park,” which includes playground equipment and picnic and activity areas. YDSP currently has a waiting list of 210 families, and this project will set aside homes for people with special needs and those with incomes at or below 50 percent of the AMI.

Wisconsin: The Wisconsin Housing and Economic Development Authority (WHEDA) announced LIHTC awards in April and June.

The Bad River Housing Authority will receive \$477,920 in tax credits. The investor equity that will be generated will be used to rehabilitate 24 homes in Odanah, Wis., all of which will be set aside for tenants with incomes not exceeding 60 percent of the AMI. As

part of the project, a 1,200-square-foot community building that houses after-school and adult learning groups will be rehabilitated, furnished and equipped. An existing playground will also be refurbished.

Lac Courte Oreilles Housing Authority will receive \$699,720 in tax credits for its second tax credit project. The funds will be used to build 24 new units in Keshena, Wis. There will be two two-bedroom units, 12 three-bedroom units and 10 four-bedroom units, all of which are intended for eventual tenant ownership. Seven of the units will be set aside for tenants with incomes not exceeding 60 percent AMI; Seventeen units will be set aside for tenants with incomes not exceeding 50 percent of the AMI. A playground will also be built on the project site.

The Menominee Indian Tribe of Wisconsin Housing Department’s fifth tax credit project, Menominee Homes V, will rehabilitate 24 single-family homes in Keshena, Wis., with a \$417,271 allocation. All 24 homes are set aside for residents with incomes less than or equal to

[click here](#) to continue reading

Travois clients to build more homes to meet housing needs

60 percent of the AMI. The project will incorporate a new playground, and the homes will likely serve large families, as all homes have at least three bedrooms.

With a \$368,778 allocation, Menominee Homes VI will rehabilitate 21 homes in the towns of Keshena, Zoar, Neopit and South Branch, Wis. The homes range from a 768-square foot two-bedroom up to a 1,512-square foot five bedroom. All 21 homes will be reserved for families with incomes less than or equal to 60 percent of the AMI. Three playgrounds will be included in the project. Menominee has worked

with Travois on four successful tax credit projects, and so far, has built or rehabilitated 86 homes using nearly \$8.5 million in investor equity generated through the Low Income Housing Tax Credit program.

NAHBG program

Travois assisted three Tribal housing authorities prepare applications for grant funding through the competitive Native American Housing Block Grant program, authorized by the American Recovery and Reinvestment Act.

The Pleasant Point Passamaquoddy Reservation Housing Authority

won \$2 million to construct nine apartment units. The Red Lake Reservation Housing Authority received \$3 million to build 20 single family homes. The White Earth Reservation Housing Authority was awarded \$3 million to build eight housing units for Tribal elders, construct a transitional housing shelter and weatherize 65 homes. A complete list of recipients can be found [here](#) and [here](#).

For more information, contact Lorna Fogg at 727-868-2059 or development@travois.com.

[click here](#) for the next story

Cook's corner: recipe using traditional Native foods

Tohono O'odham Community Action (TOCA), a nonprofit organization dedicated to creating a healthy, culturally vital and sustainable community, recently founded a new cafe called the Desert Rain Cafe on the Tohono O'odham reservation in Sells, Ariz.

The cafe's menu includes traditional foods of the O'odham people, including squash, tepary beans, cholla buds, prickly pear cactus, saguaro fruit and corn. These foods help regulate blood sugar levels and control diabetes, which is an epidemic on many reservations across the country, including the Tohono O'odham.

The recipe below is reprinted with permission from [TOCA](#).

White Tepary Beans and Mesquite Grilled Chicken Chile

Serves: 6-8

Ingredients:

2 tablespoons olive oil
 1/2 cup onions, chopped
 4 cloves garlic, finely chopped
 2 serrano chiles, seeded and finely chopped
 2 teaspoons cumin
 1 1/2 teaspoons dried oregano
 1/2 teaspoon crushed chiltepin
 6 cups chicken stock
 4 chicken breasts, grilled and chopped into large chunks
 8-10 cups cooked white tepary beans
 Salt to taste

Garnish:

Diced tomatoes
 Chopped green onions

Diced avocado
 Cilantro

Directions: Heat oil, add onions and cook until translucent, about 10 minutes. Add garlic, chiles, cumin, oregano and chiltepin peppers and cook a few minutes longer. Add chicken stock and bring to a boil. Salt to taste. Reduce heat to a simmer, add cooked, chopped chicken and cooked beans and cook till warmed through, about 10 minutes. Adjust seasonings. Top with chopped tomatoes, onions, cilantro and avocado. Serve hot.

Adapted from Barbara Pool Fenzl for the Desert Rain Cafe.

If you have a recipe to share, please e-mail Beth Heap at bheap@travois.com.

[click here](#) for the next story

Congressman introduces bill to smooth Tribal leasing process by Elizabeth Glynn, vice president

Rep. Martin Heinrich (D-NM) hopes to improve what has often delayed the financing and construction of affordable housing and economic development on Tribal land – the land lease process – through legislation that will offer Tribes the opportunity to manage their land, under certain conditions, without requiring Bureau of Indian Affairs approval.

The “Helping Expedite and Advance Responsible Tribal Homeownership” (HEARTH) Act (H.R. 2523) is currently referred to the Committee on Natural Resources in the United States House of Representatives. While most Tribal land is not alienable and is held in trust or in restricted status by the Federal Government, the land can be leased to Indians or non-Indians for a variety of purposes.

However, all residential leases must be approved by the United States Secretary of the Interior, and this process can be arduous. The Bureau of Indian Affairs administers the lease process, and unfortunately an approval can sometimes take months and even years to complete – delaying vital infrastructure, affordable housing construction and economic development.

The HEARTH Act aims to streamline the process by offering Tribes the opportunity to manage and lease their land without the approval of the Secretary. The bill also commissions reviews of the Land Title and Records Offices and the Title Status Report procedure.

“With this legislation, Representative Heinrich has shown his commitment to reforming Federal laws in a manner

that respects Tribal authority and decision-making,” Marty Shuravloff, chairman of the National American Indian Housing Council’s Board of Directors, said in a statement. “This is good legislation that improves the delivery of housing assistance and related economic development to meet the needs of Indian Country.”

Tribal members are encouraged to contact their representatives and show their support of the HEARTH Act. [Download a template letter here.](#)

For more information on the HEARTH Act or other issues, contact Elizabeth Glynn at 816-268-1283 or elizabeth@travois.com.

[click here](#) for the next story

Complete Count Committees needed now

Article submitted by U.S. Census Bureau



An integral part of achieving a complete and accurate count in the 2010 Census is identifying,

communicating and inspiring hard-to-count groups to participate. One of the most strategic and effective ways is through the creation of Complete Count Committees (CCCs), especially Community CCCs.

Community CCCs are teams of community leaders that speak the language of their community, and use local knowledge, expertise and influence to design and implement a census awareness campaign targeted to inspire others to take action and participate in

the 2010 Census. Community CCCs have the local knowledge and the ability to focus on potential problem areas such as populations speaking languages other than English, low response rates, high number of renters, and other hard-to-count groups.

The knowledge and expertise then leads to the development of innovative activities geared to specific groups within the community.

Please contact your Local Census Office or Partnership Specialist for information and/or training on how to set up a Complete Count Committee. To find a regional office, visit www.2010census.gov then click on “contact us.”

A timeline for the 2010 census:

Spring 2009: Census employees started going door-to-door to update addresses.

Fall 2009: Recruiting for census takers.

February 2010: Census Bureau begins mailing or delivering questionnaires to households.

April 1, 2010: Census Day

April to July 2010: Census takers visit households that did not mail in a questionnaire.

December 2010: Census Bureau delivers population counts to the president for apportionment.

March 2011: Census Bureau completes delivery of redistricting data to states.

[click here](#) for the next story

Native spaces: Tulalip Tribes get creative

by Ashley Bland,
director of Travois Design & Construction Services

In 2008–2009, Travois Design & Construction Services had the great pleasure to collaborate with the Tulalip Tribes Housing Department on the designs for their second tax credit project.

The units are now completed, and tenants are moving in and enjoying the revamped spaces.

I'd like to highlight some of the successful aspects of the project, in the hopes that it will provide inspiration for those of you who are planning the design and construction of your own project.

Tulalip Homes II is a unique example of the many ways you can use tax credits to rehabilitate existing housing stock.

The Tulalip Tribes Housing Department (TTHD) selected units in two different neighborhoods that were desperately in need of improvements. In one development, 10 existing units were selected for renovation and expansion. Due to their relatively large lot sizes, these units were converted into duplexes, improving the quality of housing while also doubling the units available.

TTHD elected to set aside five duplex buildings (10 units) for

the elders of the community. Premium lots were selected with lovely views overlooking the Tulalip Bay. These units were designed as single story, fully handicapped accessible homes. The open living spaces (kitchen, dining and living) were oriented to take advantage of water views.

Just across the street, the remaining five lots were designated for families to create an integrated neighborhood. These units are larger (three and four bedrooms) and are two-story. Travois suggested moving the open living spaces to the second story and providing a balcony to

Tulalip Homes II is a unique example of the many ways you can use tax credits to rehab existing housing stock.

allow the families to also enjoy the view.

These designs were achieved by a creative use of the existing construction. The structures were small and in such poor condition that Travois proposed, and TTHD agreed, that the best use of LIHTC capital was to utilize the existing slab foundation as the central slab under the garages connecting the duplexes and then build new foundations and wood frame construction for the units off either side.

At a second site, five single family homes were selected for



Pictured: Tulalip families enjoy open living spaces, hardwood floors and second story porches in their newly remodeled duplexes.

[click here](#) to continue reading

Native spaces continued . . .



Left: Example of Tulalip home “before” (top); Example of one unit in a newly rehabilitated duplex (bottom).
Middle: Example of a single-family home “before” (top); Example of one unit of a new duplex, which was set aside for Tribal elders (bottom).
Right: The Tulalip Homes II sign with a “before” home in the background (top); A front porch and exterior finish on a single family home (bottom).

rehabilitation, and again TTHD requested an extensive renovation including expansion of the spaces to better accommodate large families. Travois was able to utilize spaces previously under-used (a covered walkway and storage area) to capture additional space in the living and kitchen areas.

Plans were drawn to open the living areas from the interior of the unit and spaces were rearranged to

allow for larger bedrooms, additional bathrooms, and new storage spaces for tenants. Covered garages were added to all five units.

Updated materials were used throughout the rehabilitation. A strong emphasis was placed on efficiency and quality in the selection of building materials and interior finishes.

The results are stellar.

Congratulations, Tulalip Tribal Housing Department, on another successful LIHTC construction project!

Ashley can be reached at 703-845-9630 or via e-mail at ashley@travois.com. Greg Giakoumis can be reached at 727-857-3207 or via e-mail at giakoumis@travois.com.

[click here](#) for the next story

Robin's rules: compliance questions

by Robin Thorne, director of
Travois Asset Management

Robin Thorne, director of Travois Asset Management, will answer your 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.

Notes/updates:

On Sept. 25, 2009 the Internal Revenue Service (IRS) issued the first revision to the "Guide for Completing Form 8823 Low-Income Housing Credit Agencies Report of Noncompliance or Building Disposition."

This is the guide that state housing agencies use to determine if there is reportable non-compliance related to a LIHTC project and when and how to properly report the non-compliance to the IRS on Form 8823.

Travois' Asset Management Staff is currently reviewing the new guide and will provide updates in future editions of *Dreamcatcher*.

Change 3 to the U.S. Department of Housing and Urban Development (HUD) Handbook 4350.3 was issued on June 23, 2009. All of the changes included in this revision became effective on Aug. 1, 2009. The major changes to the LIHTC program as a result of the changes are as follows:

1. Live-in-Aide: HUD has not removed the requirement that a live-in aide not be obligated for support

of a household, meaning that as long as all other conditions for a live-in aide are met, a spouse may not be a live-in aide. Change 3 clarifies the need for owners to verify the need for a live-in-aide through a "physician, psychiatrist, or other medical practitioner or healthcare provider."

2. Student Income: HUD clarified that student financial assistance is excluded from household income. The only time student financial assistance is to be counted toward household income for a LIHTC resident is if the resident is also receiving Section 8 income.

Four major changes to compliance within the LIHTC program became effective Aug. 1, 2009.

3. Income of Foster Children & Adults: The unearned income of foster children under age 18 is now counted as part of the household's gross income. In addition, both the earned and unearned income of foster adults is counted as income. Payments received by the household from the foster care agency are still not counted toward the total household income.

4. Pensions: HUD expanded excluded income to include anyone with a pension of any type when part of that pension is paid to a former spouse by court order. Previously this exclusion applied only to federal pensions.

A copy of the complete HUD Occupancy Handbook 4350.3 REV-1, CHG-3 is posted on HUDCLIPS [here](#).

Compliance questions

Question: One of the household members of a family we are trying to qualify is currently receiving unemployment compensation. Although there is a projected end date on the verification provided by the state Department of Labor's unemployment office, we all know that unemployment keeps being extended. Should we calculate a full 52 weeks of unemployment compensation as part of the household's total gross income?

Answer: Yes. As you noted, most states have been extending unemployment benefits. The best way to ensure you are counting all possible income for the household over the next 12 months is to count a full 52 weeks of unemployment compensation.

Question: Our state housing agency only requires that our households complete qualification paperwork at move-in (i.e. application, third party verifications, self certifications and TIC). Our annual recertification paperwork is now limited to a Self Certification form, which includes income and household composition, the Annual Student Certification Form and the Lease Addendum, which confirms the tenants' acknowledgment of the requirements

[click here](#) to continue reading

Robin's rules continued . . .

of the LIHTC program. Our project is an acquisition/rehabilitation project where some of our existing NAHASDA units were rehabbed utilizing the LIHTC program. Are we still required to verify income at recertification?

Answer: Yes. The recertification waiver was granted as a result of the 2008 Housing and Economic Recovery Act (HERA) and only

applies to 100 percent LIHTC projects. If you have a low income housing project that includes other funding sources, the stricter program rule applies. HUD has not issued a waiver of the need to verify a household's income under the NAHASDA regulations, therefore your tenant file must contain the self certification paperwork you noted above, as well as NAHASDA accepted income verification documentation.

If you would like to arrange for an on-site LIHTC compliance training for your staff or to discuss the benefits of an annual asset management contract, please contact our office at 727-868-2059 or send us an e-mail at assetmanagement@travois.com.

[click here](#) for the next story

Travois in Kansas City, Mo.

by David Bland, chairman of Travois

As many of you know, over the past few years Travois has had offices in Red Lodge, Mont.; New Port Richey, Fla.; Chesapeake and Alexandria, Va.; and in Kansas City, Mo. As a growing company, in a complex industry, we made the difficult decision to consolidate all of our offices, with some exceptions, in Kansas City.

We will still maintain small satellite offices in Virginia and Montana and even in Florida, but nearly everyone will now be in our new office in Kansas City.

Kansas City is literally in the middle of the country, and since we have clients on both coasts and from Texas

to North Dakota, being centrally located makes good sense.

In our new office, which we expect to be completed in mid-December, we will have faster internet service, giving us the potential to host video conferences on a variety of topics.

We will have our Development team right there with our New Markets team, right there with our Asset Management team, to answer our customers' questions, to respond quickly and accurately to problems and opportunities.

We have plans for our new office to eventually be a Kansas City showcase for American Indian art. We will have some gallery space to display the work of American Indian artists and craftspeople, and we will be actively working with local and national artists to highlight their work. (More on that in future issues of *Dreamcatcher*.)

We also have several new employees

in our Kansas City office. Please help us welcome:



Duane Buscher, project coordinator. Duane holds a master's degree in urban planning from the University of Kansas.



Mike Price, compliance specialist for Travois Asset Management. Mike is a Housing Credit Certified Professional and also holds a Housing Compliance Manager designation from HUD (HCM-H).



Matt Raplinger, project coordinator. Matt holds a master's degree in urban planning from the University of Kansas.

[click here](#) for the next story



9th Annual Travois Indian Country Tax Credit Conference

Tribal housing and economic development staff from around the country attended the 9th Annual Travois Indian Country Tax Credit Conference, held Aug. 17–19 at the Hyatt Regency Tamaya Resort & Spa in Santa Ana Pueblo, N.M., near Albuquerque.

The Indian Country attendees, who represented nearly 40 Tribal organizations, were presented information on the Low Income Housing Tax Credit and New Markets Tax Credit programs, compliance and design and inspections, and they heard excellent keynote addresses by Donna J. Gambrell, CDFI Fund director, and Richard Litsey, counsel and senior advisor on Indian Affairs to the U.S. Senate, Committee on Finance.

Highlights from Ms. Gambrell's keynote address:

1. She spoke about the Native American CDFI Assistance (NACA) Program. The 2010 round of the NACA Program is underway. [The Notice of Funding Availability was published here](#), and it will make approximately

\$12 million more in awards available.

2. She listed a series of training programs – collectively known as the Expanding Native Opportunities initiative – to organizations working in Native communities:
 - the Native Communities Financing Initiative (NCFI), which is a series of workshops and follow-up technical assistance to help Native communities develop and expand Native CDFIs;
 - the Native Enterprise and Entrepreneurship Development (NEED) Initiative, which focuses on entrepreneurship development systems, curricula integration and program development at the local level;
 - the Native Financial Skills Initiative (NFSI), which is a training of the trainers in the Building Native Communities financial education curriculum and integrated asset building programs; and

- the Native Individual Development Account Initiative (NIDA), which provides a three-day training session designed to help communities start, implement, and sustain Individual Development Account – or IDA programs.

She also discussed two Travois New Markets projects that successfully used New Markets Tax Credits for economic development projects in Indian Country: two electrical substations for the Navajo Tribal Utility Authority and a salmon processing plant for the Coastal Villages Region Fund.

[A copy of her full remarks can be found here.](#)

Highlights from Mr. Litsey's keynote address:

- Alternate funding sources from the American Recovery and Reinvestment Act of 2009 and the Web sites are listed at

[click here](#) to continue reading



Pictured left to right: Mr. Richard Litsey at the podium, Attendees playing a game, and Ms. Donna Gambrell and David Bland, chairman of Travois

Travois conference continued...

www.recovery.gov and www.indiancountryworks.org.

- The first round has passed, but the second tranche for Tribal Tax-Exempt Bonds are due Jan. 1, 2010, and bonds must be issued by Dec. 31, 2011. These can be used for economic development.
- Advice on legislative strategies for Tribes. Mr. Litsey recommended visiting the state offices of federal representatives to meet with staffers who handle Tribal issues. He also suggested that Tribes should find out if their representatives/senators have a particular day of the week or month set aside to meet

with constituents for breakfast or lunch. These meetings can be as effective as scheduling appointments months in advance.

Mr. Litsey also recommended sending letters and e-mails with Tribal resolutions and memoranda explaining issues to congressional staffers. This will help educate the officials, save time and ultimately help Tribes, he said.

Aside from the education aspects of the conference, a karaoke night, raffle and interactive game led by Vanna White and Pat Sajak (aka Lorna Fogg, president of Travois, and Bryan Schuler, development director) were entertaining highlights of this year's

conference. To view more photos from the event on Travois' Web site, [click here](#).

The newspaper Indian Country Today published an article about the conference. To view a copy, [click here](#).

Travois is currently scouting out sites for next year's 10th Annual Indian Country Tax Credit Conference. The date and location will be announced as soon as it is available. Check the Travois Web site for updates in the coming months.

[click here](#) for the next story

Travois clients receive special recognition from state agencies

Two Travois-nominated projects were recently honored by state housing agencies.

In July, the Oklahoma Housing Finance Agency announced the winners of its 2009 Apex Awards, which recognize contributions and commitment to affordable housing in Oklahoma. The Wichita Housing Authority was recognized for its 25 single-family rental home project in the Iscani Subdivision of Andarko, Okla. All of the homes will eventually be converted to homeownership.

Ben Hatfield, executive director of the Wichita Housing Authority, attended the ceremony and received the award on behalf of all the staff.

"Wichita Housing Authority is very appreciative of receiving an OHFA Apex Award," Ben said. "The award affirms the excellence our organization seeks to maintain in addressing affordable housing needs to our clients and low-income families in the Anadarko and Caddo County areas.

"The award has made us both proud of our achievements and humble. It also has allowed us to include the 25 families we placed, our development partners and consultants as being included in the recognition. We thank them and OHFA for sharing our vision for Iscani Community Phase I under the Wichita Housing Limited Partnership #1."



Pictured left to right: OHFA Executive Director Dennis Shockley, OHFA Board of Trustees Chairman Richard Lillard and Ben Hatfield.

In September, the Hopi Tribal Housing Authority received a 2009 Brian Mickelsen Housing Hero Award in the Tribal Initiative category from the Arizona Department

[click here](#) to continue reading

Travois clients' awards continued . . .

of Housing for its first LIHTC project, Hopi Homes I. The project rehabilitated 27 units, which included two-, three-, and four-bedroom units designed for families with incomes at or below 60 percent of the AMI. Renovations began in spring 2006 and were completed in the fall of 2007.

Ben Baca, executive director, accepted the award on behalf of the Hopi Housing Authority, along with Laverne Dallas, chair of the Board of Commissioners, and Phillip Quochytewa, chair of the Hopi Tribal Council.

“The Hopi Tribal Housing Authority is honored to have been selected from many outstanding potential recipients in the state of Arizona,” Ben said. “This award represents collaboration by many Hopi community entities, Tribal government, Board of Commissioners, Arizona Department of Housing and HTHA staff.

“The housing authority has committed itself to provide housing services to all Hopi residents in accordance with approved government and Hopi Tribal laws. We pledge ourselves to deserve this award now and in future projects.

Our thanks go out to all that made this award possible.”



Pictured left to right: Ted Simons, PBS host; Lin Mickelsen, widow of Brian Mickelsen; Ben Baca, HTHA executive director; Phillip Quochytewa, Tribal council chairman; and Michael Traylor, ADOH director.

[click here](#) for the next story

National American Indian and Alaska Native Heritage Month

November is National American Indian and Alaska Native Heritage Month. It was first designated by President George H.W. Bush in 1990. It is celebrated to recognize the intertribal cultures and to educate the public about the heritage, history, art and traditions of American Indians and Alaska Native people.

Early proponents

- Arthur C. Parker, a Seneca Indian who lived in New York, is credited with persuading the Boy Scouts of America to set aside a day for the “First Indians,” in the early 20th century. For three years, the Scouts celebrated it.
- In 1914, Red Fox James, a Blackfeet Indian, rode 4,006 miles on horseback to collect endorsements from 24 governors

for a holiday, which he delivered to Washington, D.C., and presented to the president on Dec. 14, 1915.

- The president of the Society of American Indians, Rev. Sherman Coolidge, an Arapahoe, issued a proclamation on Sept. 28, 1915, which declared the second Saturday of May as American Indian Day and contained the first formal appeal for recognition of American Indians as citizens. Read the proclamation, as published by *The New York Times*, [here](#).
- The first American Indian Day to be celebrated in a state was declared on the second Saturday in May 1916 by the governor of New York.

Other cities and states, such as the state of South Dakota and the city of Berkeley, Calif., have decided to celebrate Native American Day on Columbus Day, which falls on Monday, Oct. 12 this year. Others, such as Alaska and Nevada, do not celebrate the day and offices remain open.

November 2009

While a national holiday has not yet been proclaimed, the month of November includes many celebrations and opportunities for reflection and learning. As November nears, the [Smithsonian Institution](#) and the [National Museum of the American Indian](#) will publish a calendar for events in Washington, D.C. and nationwide.

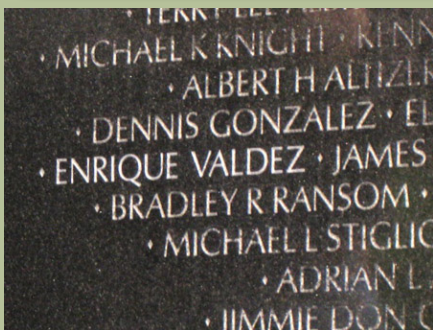
[click here](#) for the next story

Client good news: Tina Valdez of Pojoaque Housing Corp.

Tina Valdez, assistant director of the Pueblo of Pojoaque Housing Corporation, shared news with Travois recently. Fifteen years after he died, Tina's father's name was added to the Vietnam Veterans Memorial in Washington, D.C. on May 5, 2009.

"It took along time, but it was well worth the wait," Tina said. "I think my father would be very proud to know that his name was added to the wall, and there are so many people

Pictured top to bottom: Sgt. Enrique Valdez; Valdez family at The Wall; Enrique, Tina, Yolanda and Lyndora; Sgt. Valdez' name on The Wall.



who appreciate his service to our country."

Marine Corps Gunnery Sgt. Enrique Valdez of Santa Fe, N.M., enlisted in the Marine Corp in November 1955 and served for a total of 14 years, with several tours of duty in Vietnam.

On his last tour, beginning in March 1969, he was wounded when shrapnel severed his spinal cord. The wound left him quadriplegic, and when he passed away from pneumonia in 1994, the U.S. Marine Corps determined that it was directly attributable to the wounds he received in Vietnam.

Tina and her family wrote letters and made phone calls for many years to try to get his name added, and last year, the Department of Defense finally agreed and notified the family.

Tina and her two sisters, Lyndora and Yolanda, and her brother Enrique traveled to Washington, D.C., for the ceremony in May.

"We went to Washington twice in May," Tina said. "The first week in May was to actually see his name inscribed on the wall. My sisters, brother and I were there to witness his name being added. We also traveled there for Memorial Day, and what an emotional experience that was. This trip we took our kids and also in attendance were veterans who served with our father. His name being added is a lasting tribute and honor for our father."

Gunnery Sgt. Valdez' name was added to Panel 17W, Row 51, which

is the panel for casualties from 1969. His name was "officially" added to the records when it was read aloud during the annual Memorial Day Ceremony at The Wall on May 25, 2009. He joined 58,260 men and women who were killed or remain missing in action.

The Department of Defense sets the criteria for and makes decisions about whose names are eligible for inscription on The Wall. The Vietnam Veterans Memorial Fund pays for the name additions and status changes and works with the National Park Service to ensure long-term preservation and maintenance of The Wall. Dedicated on Nov. 13, 1982, the Vietnam Veterans Memorial was built to honor all who served with the U.S. armed forces during the Vietnam War. It has become known as an international symbol of healing and is one of the most-visited memorials on the National Mall.

CNN and WJLA-TV of Arlington, Va., have posted videos about Tina's family's story [here](#) and [here](#).

Congratulations to Tina and her family for this tremendous honor!

Travois would like to publish good news from clients or other friends in each quarterly issue. It could be business or personal good news, such as a promotion, awards, a marriage or birth announcement or more. If you have good news to share, please e-mail Beth Heap at bheap@travois.com.

[click here](#) for the next story

Tax credit calendar

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	31

Oct. 3–6: National Council of State Housing Agencies – The Housing Finance Agency Institute; San Antonio.

Oct. 15: Wisconsin Housing and Economic Development Authority – Multifamily Conference; Madison, Wis. (Elizabeth Glynn and Bryan Schuler will present and attend.)

Oct. 20–22: AMERIND – Annual Meeting & Expo; San Antonio. (Lorna Fogg will attend.)

Oct. 22–25: National Indian Education Association – Annual Convention; Milwaukee. (David Bland will be a presenter.)

Oct. 22–23: Novogradac & Company LLP – New Markets Tax Credit Investors Conference; Chicago. (Travois New Markets staff will be in attendance.)

Oct. 27–29: National American Indian Housing Council – Improving Tribal Housing Maintenance Management; Portland, Ore.

Oct. 26–28: Affordable Housing Finance – Tax Credit Developers Summit; Chicago.

November						
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					

Nov. 2–6: National American Indian Housing Council – Pathways Home: A Native Guide to Homeownership; Anchorage, Alaska.

Nov. 17–20: National American Indian Housing Council – Environmental Compliance; San Diego.

Nov. 19 – Maine State Housing Authority – Round 1 Low Income Housing Tax Credit applications due.

December						
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		

Dec. 7–11: National American Indian Housing Council – Introduction to Indian Housing Management; Las Vegas.

Dec. 8–10: National American Indian Housing Council Legal Symposium – Las Vegas.

December 14–17: National American Indian Housing Council – Hands-On Maintenance for Tribal Housing; Tampa, Fla.

In the coming months, please note that Travois offices will be closed:



Wednesday, Nov. 11:
Veterans Day

Thursday, Nov. 26 and
Friday, Nov. 27: Thanksgiving

Friday, Dec. 25: Christmas

Friday, Jan. 1: New Year's
Day

Monday, Jan. 18: Martin
Luther King Day

Looking ahead . . .

In January, LIHTC applications are due in these states: North Carolina, Oklahoma, Washington, Montana, Hawaii and Wyoming. Deadlines are subject to change.

Did you receive Dreamcatcher 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.

Be sure to whitelist bheap@travois.com through your e-mail service provider to ensure that e-mails from Travois are delivered.

The Travois Team

Travois development staff



David Bland
chairman



Lorna Fogg
president



Elizabeth Glynn
vice president



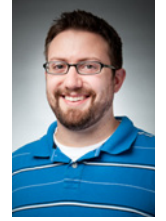
Bryan Schuler
development director



Adam Rose
project coordinator



Matt Raplinger
project coordinator



Duane Buscher
project coordinator

Travois Asset Management staff



Robin Thorne
director of Travois
Asset Management



Marie Synder
senior compliance
specialist



Emily Giakoumis
compliance
specialist



Mike Price
compliance
specialist

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



Greg Giakoumis
project coordinator

Travois administrative, finance & marketing staff



Marianne Roos
chief operating
officer



Joan McMickle
financial analyst



Beth Schwarz
financial analyst



Beth Heap
communications
director



Matthew Bland
financial analyst



TRAVOIS™

© 2009 Travois, Inc.

Dreamcatcher is published by Travois, Inc.

104 W. 9th St., Suite 404

Kansas City, MO 64105

info@travois.com

www.travois.com