

Participatory Models in Housing

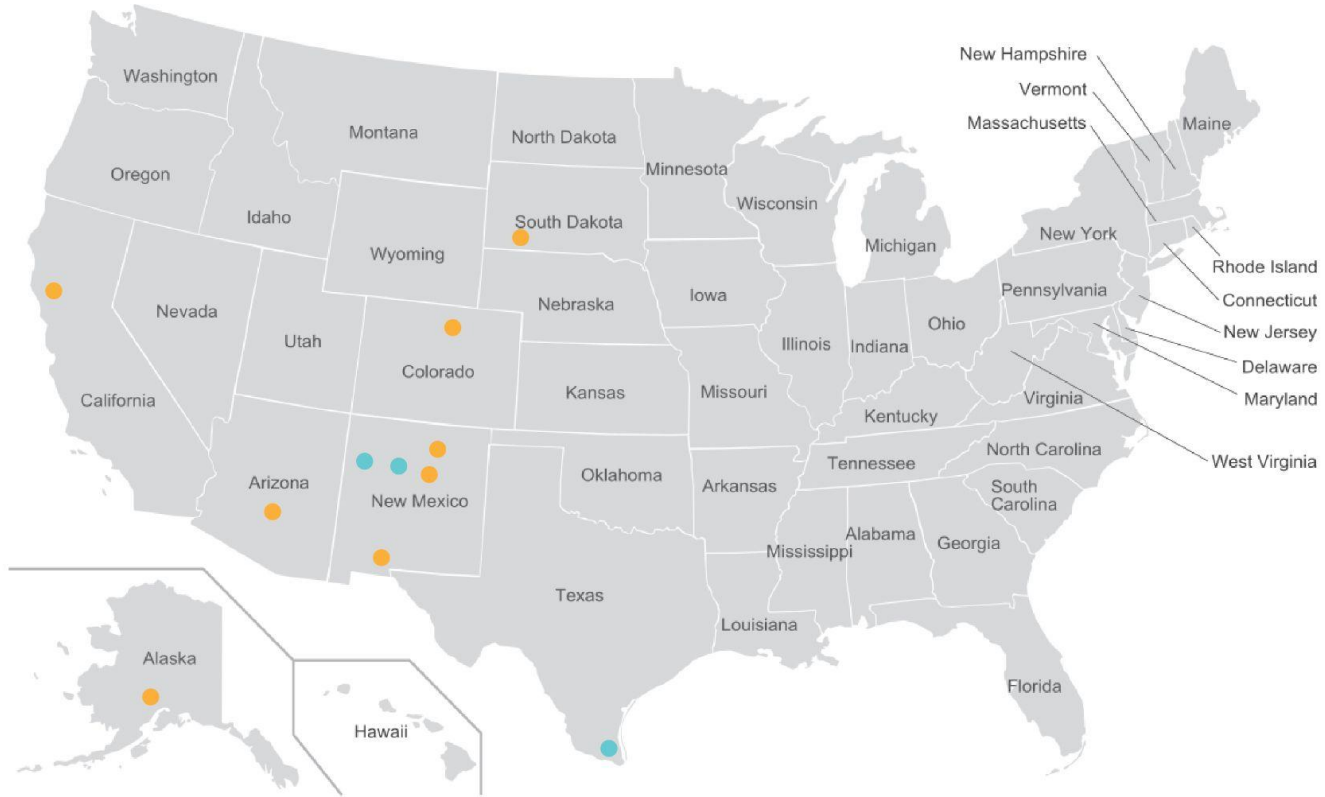
Promising Practices for Native Communities

Sharon Welch
2021 Gramlich Fellow



What does **participatory design** look like on Native affordable housing projects?

What role should design play in **uplifting** native communities?



Generations of Detrimental and Discriminatory Policy

Colonial Period + Assimilation

Systematic stripping of native assets and identity

1492

Termination

End of federal assistance to tribes

1953

Self-determination

Incomplete shifting of power to tribes

1975

ISDEAA

Indian Self-Determination and Education Assistance Act

1996

NAHASDA

Native American Housing Assistance and Self-Determination Act

- Section 184

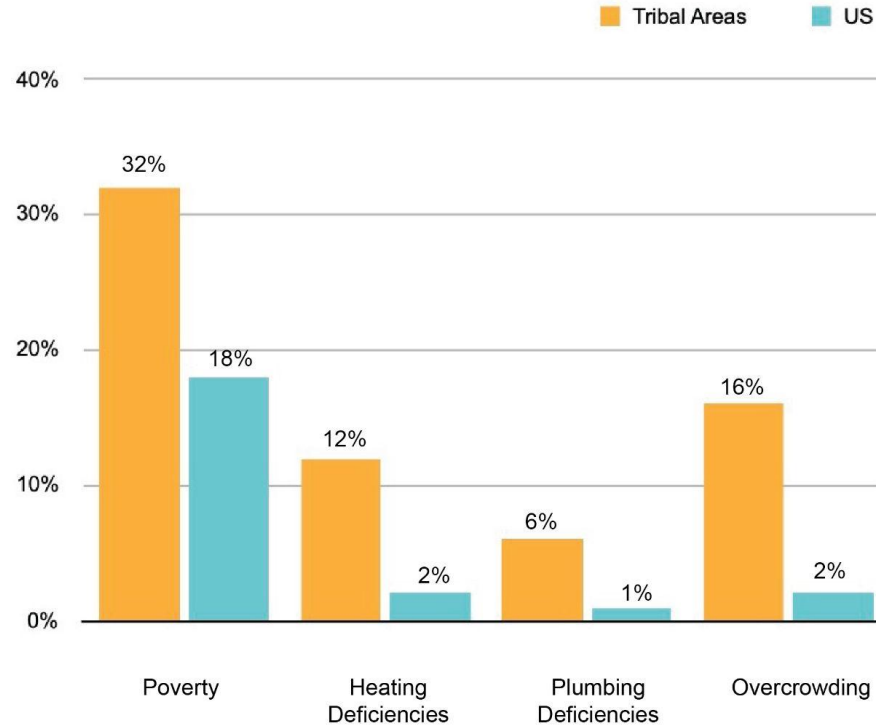
- Rural Dev 502

“The NAHASDA statute gives tribes the ability to identify their housing needs but yet we’re still regulated by 2 CFR 200 ... When we identify our needs it still has to go to HUD for approval. And then if they don’t like it, they tell you that you aren't in compliance. There are still so **many regulations that we have to go through just to spend those dollars and yet the statute says that tribes have the right to decide what housing activities they'll be doing.** There are a lot of issues there.”

-Pueblo of Jemez Housing Authority Staff

7 - 13% of Section 184 loans have been used on reservations

Households and Housing in Tribal Areas



Estimated need for **68,000 - 200,000** new units

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84533
San Juan
Bernard Black

Home, Navajo Nation;
Courtesy of Buu Nygren





Blackrock, Navajo Nation;
Taken by Sharon Welch



NHA development in Kayenta, AZ, Navajo Nation;
Courtesy of Arizona Republic



Arctic Entryways added to HUD homes, Alaska;
Courtesy of Michael Fredericks



Multipurpose Leadership Building Design, Navajo Nation
Courtesy of Navajo Engineering Construction Authority

One cannot build any house...

Home as an **asset**

Home that creates **pride**

How can models of financing and design of Native housing provide homes that are assets to a family and instill pride?

Case Study 1: Native Partnership for Housing (NPH)





Navajo Nation, Courtesy of LA Times

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87325
San Juan

House, Navajo Nation
Courtesy of Buu Nygren





Blackrock, Navajo Nation



Blackrock, Navajo Nation

Karigan Estates



Karigan Estates, Navajo Nation

NPH



Financing

- Private \$ for construction
- Federal \$ for down payment and loan assistance



- Not beholden to federal regulation (NAHASDA)
- Serve populations < and > 80% AMI



Design

- Resident choice
- Aesthetic: Suburban home



- Pride, attachment to home
- Identity?



Labor

- Local native labor
- Subsidiary construction company



- Builds wealth within the community
- Stability for workers



Cost: \$400,000 - \$460,000



Karigan Estates home



Cost: \$350,000 - \$447,000



Navajo Housing Authority Development, Kayenta

NPH



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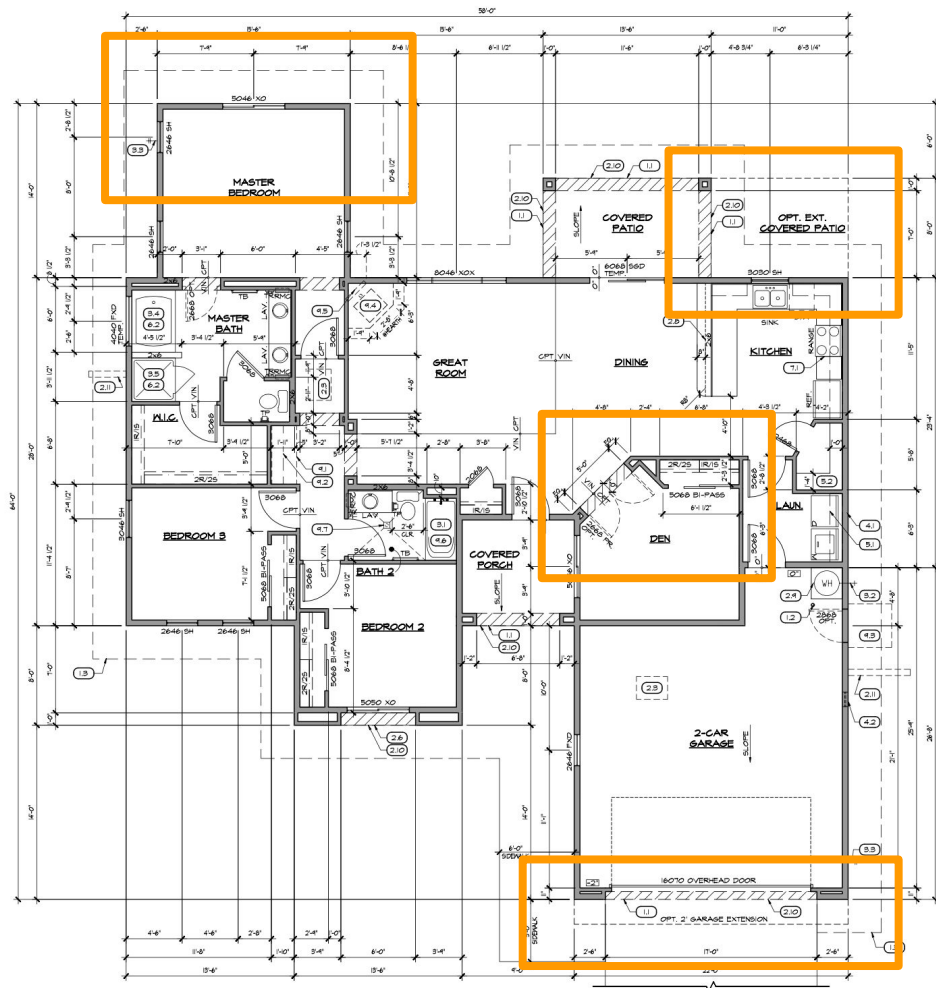


Labor

- Local native labor
- Subsidiary construction company



- Builds wealth within the community
- Stability for workers





Karigan Estates Street



Karigan Estates Exterior



Karigan Estates Exterior



Karigan Estates Kitchen

NPH



Financing

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Karigan Estates Worksite



- High quality construction to lower maintenance costs + maintain the home's value over time
- Financing to allow lower income residents to move into high quality homes



- High quality materials and construction
- Choice in design to instill pride and a sense of ownership
 - Suburban aesthetic



- Local labor to keep wealth in the community

Case Study 2: Come Dream, Come Build





Colonia House



Colonia House



Colonia House



Colonia House

CDCB



Financing

- Franchise
- Manufactured model 20% cheaper than stick built



- Meet urgent need
- Lower barrier to entry for resident



Design

- Expanded over time
- Resident choice (additions)
- Aesthetic: Manufactured



- Meet urgent need
- Pride, attachment to home
- Identity?



Labor

- Local manufacture and assembly



- Builds wealth within the community

CDCB



Financing

- Franchise
- Manufactured model 20% cheaper than stick built



- Meet urgent need
- Lower barrier to entry for resident



Design

- Expanded over time
- Resident choice (additions)
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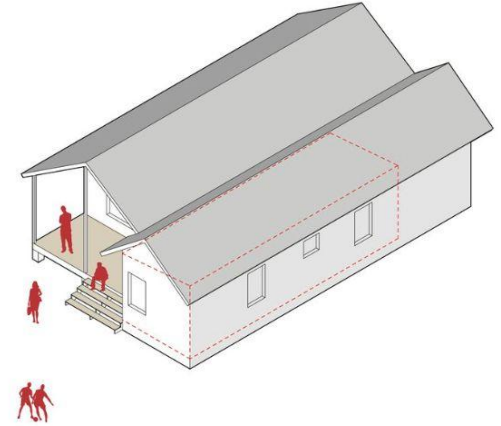
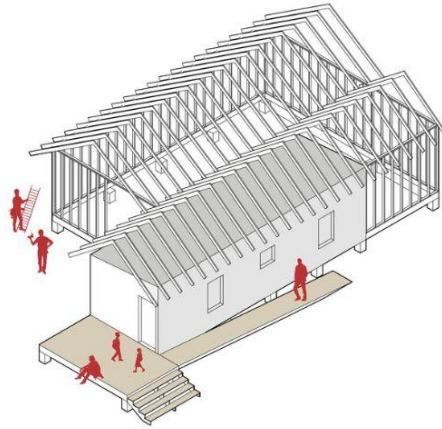
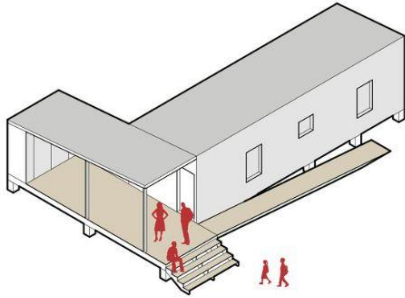
Labor

- Local manufacture and assembly



- Builds wealth within the community

MiCASiTA Housing Model



Conceptual Drawing
Courtesy of BcWorkshop



Another home built and financed
by
cdcb
come dream. come build.
Start your homeownership journey today!
call 956-541-4955

CDCB House Aesthetic

CDCB



Financing

- Franchise
- Manufactured model 20% cheaper than stick built



- Meet urgent need
- Lower barrier to entry for resident



Design

- Expanded over time
- Resident choice (additions)
- Aesthetic: Manufactured



- Meet urgent need
- Pride, attachment to home
- Identity?



Labor

- Local manufacture and assembly



- Builds wealth within the community



- Privately funded construction
- Less expensive than a stick built model in order to lower barrier to entry



- High quality prefabricated unit that can be expanded
- Choice in how home is expanded to instill pride and a sense of ownership



- Local labor to keep wealth in the community

Conclusions

What role can design play in Native affordable housing projects?

Design must

1. Design must create new visions for what Native housing can look like

2. Understand local identity + context

3. Allow for residents to be involved in decision making

Conclusions - Pathways Forward



Federal policies need to be less restrictive and rooted in an understanding of the full financial picture of a community/individual



Housing developments need to meet urgent need but also address the long-term

- Quality



Labor should bring wealth into the community where possible

THANK YOU

Sharon Welch
sharonwelch@gsd.harvard.edu