

# COMMUNITY NEWS

## Housing Update

BY SHARIE BENSEN,  
Housing Director for  
Yavapai-Apache Nation.

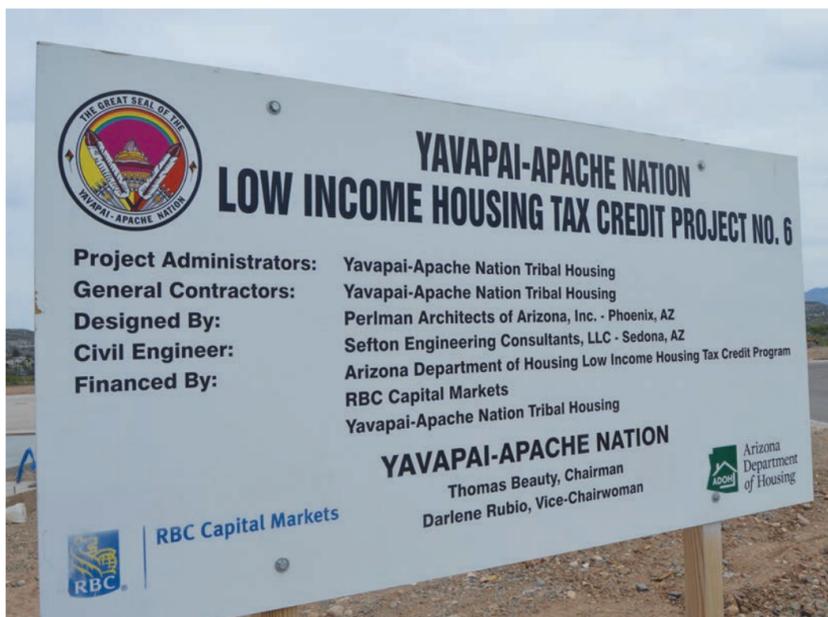
**New Construction** - What we're doing and how we are doing it: Tax Credit #5 has 38 Low Income Housing Tax Credit homes and a Community Center. Tax Credit #6 has 35 homes and a community park. The funding for both comes through a federal program known as Low Income Housing Tax Credits (LIHTC). The federal government (through the IRS), issues an allocation of tax credits to each state. In Arizona, the Arizona Department of Housing (ADOH) administers the LIHTC program. Each year in March, applications are submitted by both tribes and private developers. The applications

are reviewed and in June, the allocations for tax credits are awarded. Once we receive an award, we must find an investor who wants to "buy" our credits from us. We form a Limited Partnership (LP) with the chosen investor and start getting the construction going. Throughout construction, the investor releases funds to the LP to pay the contractors and miscellaneous expenses that are incurred. At the end of construction, the investor does not continue to fund the ongoing costs associated with maintaining the homes. This becomes the responsibility of the LP, which is YANTH.

Tax Credit #5 will have an approximate out of pocket expense of \$600k, while Tax Credit #6 will have an approxi-

mate net income of \$1.1 million. The projects will be completed and closed out by the end of 2018. At that time, YANTH will be able to pay the Nation back for the cost of the infrastructure associated with both projects.

The Community Center is coming along and we cannot wait to really get things going. We are hoping to open the doors at the end of October or early November. The Tax Credit #5 homes were all occupied by the end of 2016, while the first homes in Tax Credit #6 will be occupied in late June or July. The park will begin construction by June and offer families an awesome playground, tether ball, bbq and pagoda area, sand volleyball, and restrooms. A walking



This signifies the last housing project ( Unit 6) that will round out the current housing projects.

path will surround the park, giving everyone a chance to get out and enjoy the beautiful view toward the river.

At this time, we are discussing future development in Clarkdale, Rimrock, and possibly a conversion of the Lodge

hotel rooms. Each of these is at the early discussion phase, so stay tuned for updates.



The new slab floor is being prepared for the new community center in Tunlii housing. It will feature meeting rooms and activity center for banquets and temporary day -offices for the Nation.



New walls go up as recently as April 23 in Tunlii.

### Housing Corner: Frequently Asked Questions

BY SHARIE BENSON,  
Housing Director for YAN

Why are non-tribals moving into our homes? Per our housing policy, if a tribal child is a member of the household, then the entire family can live in a tribal home. Once the oldest tribal child reaches 18 years of age, that child becomes the head of household. In order for a family to receive a home, the parent or guardian must apply and wait according to the same rules as everyone else. The only difference is that no other preferences apply - These include elder, veteran, and disabled.



Sharie Bensen, housing director for the Nation.

*You Are Invited*  
*to a Saturday Dressmaking Class*  
*to be held May 13, 2017*

**Items Needed**

**Material:**  
8 yards for Adults 18 & up  
7 yards for ages 14-16  
6 yards for ages 6-12  
5 yards for ages 4-5  
Thread  
Rick Rack or Ribbon  
Bias Tape  
Snaps  
Elast for waist and sleeves

**Supplies**  
Tape Measure  
Scissors  
Seam Ripper  
Straight Pins  
Extra Bobbin

**Cultural Resource Center**  
10 - 4  
Bring a dish to Share for Lunch  
Have Your Sewing Supplies Ready and Sewing  
for more information call Reba at 649-6958 or 928-301-9886