



SWONAP QUARTERLY NEWSLETTER

June 2010

Volume II Issue III

Welcome ~ From Carolyn J. O'Neil, Administrator

A sunny and warm, (in more ways than one!), Boozoo from Carolyn;

I pray that you are all doing well and enjoying our warmer weather. It's those summer days that really help in moving along the many construction projects, so we certainly do look forward to them.

It is exciting to see the ARRA funds being obligated, contracts awarded, jobs being filled and the work started. Congratulations to all the grantees that have completed their projects. Please send pictures and allow us to celebrate with you and share your successes with the rest of ONAP and Regions VI and IX.



SWONAP is implementing an awards program to recognize the accomplishments of our tribal grantees. Many of my staff are traveling and making on-site visits to provide technical assistance and training; and will be looking at the projects you are doing. (Challenge them and ask if they brought a camera!) On an annual basis, I will be presenting awards to those who have achieved outstanding accomplishments, have overcome obstacles to achieve success, or demonstrate continued excellence. You are welcome to self-nominate or suggest possible candidates at any time.

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U.S. Small Business Administration ~ Office of Native American Affairs

This section of the newsletter is to highlight other federal and local agencies that may have useful information for Native American communities, individuals, and businesses. This issue focuses on the U.S. Small Business Administration, Office of Native American Affairs.

Mission Statement

The Office of Native American Affairs ensures that American Indians, Native Alaskans and Native Hawaiians seeking to create, develop and expand small businesses have full access to the necessary business development and expansion tools available through the Agency's entrepreneurial development, lending and procurement programs.

Native American owners of small businesses can find helpful information and tips for success through the U.S. Small Business Administration (SBA). The SBA can be reached through its website at: <http://www.sba.gov/aboutsba/sbaprograms/naa/news/index.html>. All sorts of useful information is available, including access to over 25 self-paced, online business courses covering a variety of topics, including business planning, loan packaging and marketing.

Indian Country News

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Ak Chin Community Housing Division Maximizes Funding to Provide Housing to Community Members

In January 2001, the Ak Chin Housing Authority was restructured, and shifted focus to manage housing activities as a division of the Ak-Chin Indian Community. Since that time, not only has the Housing Division managed a number of rehabilitation projects, but it has also completed new housing development. Under the guidance of Marlene Garcia, Executive Director, the Housing Division has successfully leveraged funds representing the Native American Housing Assistance and Self Determination Act (NAHASDA), the Low Income Housing Tax Credit program (LIHTC), and the American Recovery and Reinvestment Act (ARRA), among others. Marlene exhibits the skills necessary to guide the Community into new housing concepts necessary with leveraging and partnerships among local and Federal agencies. Always exploring new ways to improve housing opportunities in the Community, Marlene has proven herself to be a strong leader. Working with two maintenance specialists, an office assistant and a housing counselor, the staff of five manages over 310 houses scattered throughout the Community.



*Ak Chin Community Housing Division Staff
May 2010, with Marlene in front center*

The Ak-Chin Community manages a large farm, a casino, and a variety of other ventures. A tour of the village confirms that the majority of the homes are well kept, and graffiti free.

Families sign a life time lease upon acceptance into the housing programs, and housing expenses are paid on behalf of the family by the tribe. A tour of the community and village confirm that the houses clearly show pride of ownership.

The staff, oversight board, and other tribal officials work well together. When asked what she considers her greatest accomplishments as a director, Marlene offered the following activities:

- ✿ Remodeled elder housing to be handicapped accessible, including reconfiguring homes to accommodate a wheelchair.
- ✿ Completion of bedroom additions to four homes built under HUD's 1937 Housing Act funds.

- ✿ Replaced gravel with sod for the elderly complex, reducing the risk of falling.
- ✿ Added barbeque stations located conveniently throughout the elderly complex.
- ✿ In 2002, the Ak Chin Housing Division successfully finished building 120 homes.
- ✿ Successfully built 25 new homes utilizing the LIHTC program.

When asked what her plans are for the future, Marlene responded with the following list of goals:

- ✿ Increase the office support staff with one more position.
- ✿ Increase the number of maintenance specialists to three.
- ✿ Build an office/maintenance complex, with computer access for the maintenance staff in a stand alone building.
- ✿ Build enough houses to do away with the waiting list.
- ✿ Develop 80 additional homes scattered throughout the community by 2011.



This venerable old building once housed a school used in the Village. Marlene Garcia attended school here as a child. The Community is in the preliminary planning phase to restore and refurbish the building to be useful once again.

Talking with Marlene and the staff of the Ak Chin Community Housing Division is a pleasure. Ak Chin stands as an example for others, demonstrating the successful management of projects and programs in a way that gets the job done, ultimately improving the quality of life of the community members.



An example of one of the homes located in the community which shows pride of ownership.

Continued . . . From the Administrators Desk of Carolyn J. O'Neil

If we all share our knowledge and work together for the success of one, everyone benefits in the end. We here at SWONAP want to partner with you, and I'll continue directing my staff to find ways to do that. Here are a few new things I have started or developed: Debbie Broermann sends e-mail blasts almost daily to keep you informed, she also writes an electronic newsletter that provides current information for training, Q and A's on relevant and sometimes complicated regulations; Debbie has formed a partnership with HUD's Center for Faith Based Neighborhood Partnerships to offer and present Grant Writing training which has been very well attended; Thorin Druch and Andrea Dunyon have developed and presented training on Mixed Financing and How to Do a Survey the Right Way. Developing and completing a good survey that really captures what is needed is very challenging, and we all know it is so important when planning for the future. Andrea continues to work with tribes to help them develop the required legal ordinances for participation in the loan guarantee programs that open doors to homeownership and opportunities for housing projects. She also continues to partner with non-profits and other federal and state agencies in researching ways to streamline the mortgage process for complicated trust land transactions.

Marlin Knight is on the road quite often to provide procurement training and construction contracting. He's also working closely with HQ on the new opportunity for tribes and TDHE'S to access GSA. Marcia Fredman is working with HUD's Center for Faith Based Neighborhood Partnerships, and we have begun planning two summits for the southwest.



I and my principal staff have initiated our plan to have regular meetings with representatives from the federal agencies working with tribes. The goal is to develop a solid understanding of each other's programs and then to provide specific technical assistance for projects that require leveraging. By opening communication between the agencies, we can certainly better assist our clients.

I'm writing a novel so I had better stop for now. It is exciting here in SWONAP and it's because we have dedicated staff with a sincere desire to help you succeed. Have a productive and safe summer, I hope our paths cross in the near future and until then, Meigwich and Ba Ma Pee!

Negotiated Rulemaking Sessions Continue

For a week during May, 2010, the Negotiated Rulemaking Committee met in Colorado for the third session of the planned seven meetings. The purpose of the meetings is to identify topics and issues to be discussed during negotiated rulemaking, and those that can be enacted with a notice from HUD. The committee, with members representing tribes and tribal entities across the country as well as top HUD Public and Indian Housing staff, meets monthly as it works through agenda items. The remaining meeting schedule is identified below:

- Seattle, WA - June 8-10th
- Seattle, WA - July 20-22nd
- Minneapolis, MN- August 17-19th
- Washington, DC- September (TBD)

A summary of information resulting from the Negotiated Rulemaking Sessions can be found on the National American Indian Housing Association website by accessing the following address: <http://www.naihc.net/index.asp>. Further, the Federal Register also includes information related to the Negotiated Rulemaking Sessions, as well.

SWONAP Annual Report Story Collection



SWONAP is searching for examples of best practices, outstanding projects, innovative ideas, and maximizing funding with leveraging and partnerships with other organizations. SWONAP staff nominate partners for best practices, but HUD grant recipients can also nominate their own projects or ideas. **If you know of a project that you would like to see included in the Annual Report, please send a brief description to: Marcia Fredman, SWONAP Senior Advisor, One North Central Avenue, Suite 600, Phoenix, AZ 85004. Nominations can also be sent via email to: Marcia.A.Fredman@hud.gov. Please email pictures in electronic .jpeg or .gif form, if possible, included with the emailed articles. The cut off date for receipt of nominations is November 1, 2010.** Questions can be forwarded to Marcia either by email or by phone at (602) 379-7225.

From the Desk of Miguel Correa, Director, Grants Management Division:

As of April 2010, the Office of Public and Indian Housing (PIH) is electronically posting notices, and no longer duplicating communications through hard copy mailings. Native American communities, leaders, and executive directors may now find these documents electronically posted at hud.gov under HUDclips or by searching “Notices, Rules and Regulations”. Those interested in the most current information may now check HUD postings regularly and may choose to print such documents for those desiring to maintain hard copies of posted information.

Grants Management Retirement News

30+ Years

John Dugas, SWONAP Grants Management Specialist, retired from Federal service in March 2010. John spent over 30 years in Federal service and was committed to assisting and guiding his assigned grantees to success. Before his position as a Grants Management Specialist, John spent many years as a HUD CPD Specialist. John has many goals in mind for his retirement years, including pursuing his talent as a singer. His willingness to help will be missed by all, and we wish him luck in his retirement.



*John Dugas ~ March 2010
Retirement Party at the Wyndham Hotel*

SWONAP Awards Presented During SWIHA Annual Meeting and Banquet

Office of the Administrator

(602) 379-7100

During the evening banquet dinner held annually for regional grantees by the Southwest Indian Housing Association (SWIHA), SWONAP recognized tribes and tribal organizations for exemplary service. On behalf of Carolyn O’Neil, SWONAP administrator, plaques were awarded to the following deserving tribes and tribal entities:

- ◆ Salt River Indian Community
- ◆ Salt River Indian Community, Community Housing Division
- ◆ Cocopah Indian Housing and Development
- ◆ Isleta Pueblo Housing Authority
- ◆ Ysleta del Sur Pueblo
- ◆ Northern Circle Indian Housing Authority
- ◆ Pit River Tribal Housing Board
- ◆ Hualapai Nation

Categories of selection were: outstanding achievement; sustained achievement; innovative project; and most improved. In addition to the general awards, grantees were also recognized for timely implementation of the ARRA program projects.

Carolyn O’Neil, Administrator	379-7235
Marcia Fredman, Senior Advisor	379-7225
Marlin Knight, ONAP Program Specialist	379-7226
Thorin Druch, ONAP Program Specialist	379-7224
Mary Shirley, HUD Attorney	379-7227
Debbie Broermann, ONAP Program Spec.	379-7198
Andrea Dunyon, Section 184 Specialist	379-7202
Diane Burgins, Administrator Program Asst.	379-7201
Timothy Webel, ARRA Program Assistant	379-7211
John Fernandes, Grants Evaluation Director	379-7215
Bob Holden, Grants Evaluation Team Leader	379-7213
Jan Cheney, Grants Evaluation Team Leader	379-7214
Gorman (Wade) Horne, ARRA Specialist	379-7219
Miguel Correa, Grants Management Director	379-7192
Beverly Hill, PHX GM Team Leader	379-7195
Rita Alejandro, PHX GM Team Leader	379-7195
Audra Ouellette, PHX GM Program Asst.	379-7205
Sharon Booth, ALB GM Team Leader	(505) 346-6923
Ana Rosas, ALB GM Program Assistant	346-6923

For a full list of SWONAP Office Staff in Phoenix, AZ and Albuquerque, NM please visit the web at:

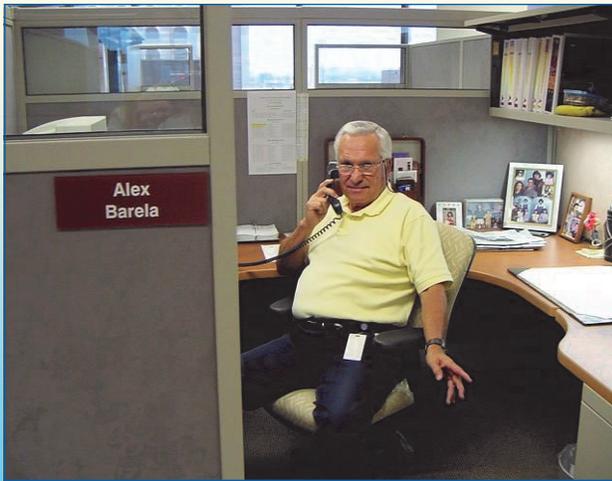
www.hud.gov/offices/pih/ih/codetalk/onap/swonap/contact.cfm

From the Desk of John Fernandes, Director, Grants Evaluation Division:

I would like to introduce you to the SWONAP Grants Evaluation Division. As the GE Division Director, I am responsible for the oversight, management, and administrative and technical direction of my division. I supervise a full range of activities from performance monitoring and enforcement functions of the GE division. Some of the duties the GE Division is responsible for are reviewing performance reports, reviewing grantee audit reviews and finding resolutions, monitoring grantees for compliance with program requirements, providing technical assistance, etc. My staff is always available to assist you the best we can.

Grants Evaluation Retirement News

45+ Years



*Alex Barela
Retired after 45+ Years of Federal Service*

Alex Barela, Grants Evaluation Specialist with the SWONAP Office, is retiring after a federal career spanning 45 years on June 4, 2010. Alex began his career in service to the military sector of the country as a young officer in the United States Air Force. After his military duty ended, Alex used his training and education as an engineer for many years in the facilities management divisions of SWONAP. Alex's cheerful disposition and ready smile will be missed by his coworkers and his many friends among the tribes in the Southwest region. We wish Alex the best on his well deserved retirement.

Grants Evaluation Retirement News

30+ Years



*Shirlene George
Retired after 30+ Years of Federal Service*

Shirlene George, Program Assistant, Grants Evaluation Division, retired during April 2010, after a federal career spanning over 30 years. Shirlene worked for many years with SWONAP, beginning with an assignment to the Community and Planning Development Division under a previous organization structure. Shirlene's willingness to help others, and her quiet unassuming ways will be missed by all of her coworkers.

Upcoming Training and Events

Date	Event Description	Location	For More Information
Aug. 3 ~ 5, 2010	Construction Contract Administration Training	Phoenix, AZ	Marlin.Knight@hud.gov (602) 379-7226
Aug. 10 ~ 11, 2010	HUD Title VI Loan Guarantee Program Training	Albuquerque, NM	www.hud.gov/offices/pih/ih/codetalk/calendar.cfm
Sept. 8 ~ 10, 2010	Greener Homes National Summit	Reno, NV	www.hud.gov/offices/pih/ih/codetalk/calendar.cfm
Sept. 27 ~ 30, 2010	National Native Wellness Gathering	San Diego, CA	www.hud.gov/offices/pih/ih/codetalk/calendar.cfm
Oct. 7 ~ 10, 2010	NIEA 41st Annual Convention	San Diego, CA	www.hud.gov/offices/pih/ih/codetalk/calendar.cfm
Nov. 14 ~ 19, 2010	67th Annual Convention of the National Congress of American Indians	Albuquerque, NM	www.hud.gov/offices/pih/ih/codetalk/calendar.cfm

We Want to hear from You!

Do you have news, information, announcements or a question for SWONAP and would like to see it in an upcoming Newsletter?



Call the Editors

Marcia Fredman (602) 379-7225 marcia.a.fredman@hud.gov
Ann Gonzales (602) 379-7232 ann.gonzales@hud.gov

2010 Newsletter Information Schedule

Issue	Submit by:
Fall 2010	Sept. 30, 2010
Winter 2010	Dec. 30, 2010

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