



TURTLE MOUNTAIN HOUSING AUTHORITY, T.D.H.E.

A TRIBALLY DESIGNATED HOUSING ENTITY

P.O. BOX 620 · 1/4 MILE SOUTH ON HWY. 5 · BELCOURT, NORTH DAKOTA 58316
TELEPHONE 701-477-5673 ADMINISTRATION OFFICE FAX 701-477-0193

June 11, 2020

NOTICE

The Turtle Mountain Housing Authority has submitted application to the US Department of Housing and Urban Development for funding under its Indian Community Development Block Grant (ICDBG) Imminent Threat funds under the CARES Act. TMHA is seeking comment on the following project. Please provide comments on this page by June 17, 2020.

PROPOSED PROJECT

- **Construction and site work of 8 modular rental units to alleviate overcrowding**
- **Demolition of existing hazardous housing site to reduce the spread of COVID-19**

The proposed project under this ICDBG-CARES Imminent Threat grant consists of two activities as TMHA responds to the current threat of COVID-19; and its existing need to remove the hazardous structures that once housed its tribal members by alleviating overcrowding and removing unsafe, unsanitary conditions that increase the likelihood of spreading the virus. The dangers posed by this need underscore the critical urgency of the proposed project. There exists an immediate, urgent unfilled need for affordable, safe and sanitary housing in the Turtle Mountain area for low, very low and extremely low-income Tribal Members for these reasons.

Activities

- Construction of 8 modular housing units, including site development of utilities/infrastructure
- Demolition of current LaBelle Cour (Barnsville) housing project site

The first proposed activity will consist of infrastructure construction e.g., roads, water and sewer facilities to facilitate the construction of new modular rental units to begin to address the overcrowded conditions, especially in response to the current COVID-19 environment. TMHA cannot assure its own rental housing units are safe and sanitary housing because of the overcrowded conditions and the increased threat of the spread of the pandemic; because of this, TMHA proposes to construct units to alleviate the overcrowded conditions of its rental units. A site has been identified and the environmental review is being conducted in an effort to expedite the construction process, in anticipation of funding for the activities under this proposal. The recent pandemic has added to the stress of the overcrowded conditions, and a shelter in place order has created several social problems in recent weeks, including increased drug and alcohol usage by TMHA tenants; domestic violence and other violence; and law enforcement and security calls to service. Due to shut down of schools, youth vandalism, and other negative behaviors have increased. As a result of the overcrowding coupled with the requirement to shelter in place, the potential spread of COVID-19 has also increased.

The second activity proposed under this project is the demolition of existing housing structures by the removal of an existing hazard. This activity will also address the issue of the spreading of the COVID-19 virus. Recently, the TMHA began the process of asbestos remediation in these units through EPA grant funding. The decontamination of the units consists of virtually gutting the unit, with basically just the structure left standing. The units are no longer habitable, and once the asbestos remediation is completed, only the shell of the structure remains. The current status of the project is unsafe, uninhabitable homes, and a real physical threat to the community. Several Tribal members (youth and adult) are found entering the vacant units at LaBelle Cour, which are boarded up due to hazardous conditions. This situation is exasperated by the current COVID-19 pandemic. The vacant units already pose an immediate urgent threat to the health and safety of Tribal members, but in the wake of the pandemic, the threat of spreading COVID-19 due to unsanitary conditions of no water, drug use and squatting in the abandoned units is an immediate viable threat to the community. Thus, it is important to demolish the units in a well-planned—yet urgent, fast tracked—manner.

Estimated Budget

The overall cost is estimated at **\$2,992,568.00**