

Community is still at the heart of Tulalip's lifeways. Safe neighborhoods and affordable homes are a necessary step for healthy and culturally vibrant communities. The goal of Tulalip housing programs is to walk with Tulalip people and ease the path to finding a home that meets their needs. Creating these housing opportunities on the Reservation will strengthen our people and keep families better connected to community and culture.

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Housing belonging to all people.



Housing

Goal HG 1

Provide housing opportunities to meet the needs of Tribal members on and off the Reservation with a focus on preserving the Reservation as the permanent homeland for the Tulalip Tribes.

Policy HG 1-1: Perform regular housing needs assessment and use growth projections for the Tribe and housing stock assessments to ensure that all tribal members have an opportunity to secure housing on the Reservation now and in the future.

Policy HG 1-2: Continue to purchase fee simple lands on the Reservation to ensure there is adequate land available for future Tribal housing developments.

Policy HG 1-3: Seek out opportunities to purchase existing housing on and off the Reservation for immediate rehabilitation, re-sale, rental, or lease to tribal members.

Policy HG 1-4: Support tribal member owned land and home development by providing information and assistance with fee to trust process, tribal family subdivisions, accessory dwelling units, septic system funding, Section 184 insured loans, and other assistance programs.

Goal HG 2

Provide a range of housing options including type, design, affordability, and location.

Policy HG 2-1: Ensure that Tribal housing development include a mix of single family and multi-family housing options for various income levels and age groups.

Policy HG 2-2: Offer a range of residential zoning densities throughout the Reservation including higher density residential zones located near existing or future water, sewer, and transportation infrastructure.

Policy HG 2-3: Offer a mix of options for tribal members to own their own home and land, lease land and own their own home, and rent homes or apartments.

Policy HG 2-4: Continue to offer elder home replacement and rehabilitation for eligible tribal members and their families.

Policy HG 2-5: Allow development of accessory dwelling units and support multi-generational housing types and design elements where feasible.

Policy HG 2-6: Promote design elements that support tribal culture and life ways.

Policy HG 2-7: Encourage multifamily workforce housing close to employment centers and transportation corridors.

Policy HG 2-8: Provide low barrier emergency housing programs and a variety of transitional housing options and supportive services for tribal members in need.

Goal HG 3

Develop new and update existing housing developments in order to create safe, healthy, and community supported neighborhoods.

Policy HG 3-1: Encourage walkable neighborhood design with sidewalks and safe road crossings with access to community services, open space, and recreational amenities.

Policy HG 3-2: Encourage design elements such as front porches, street lighting, garages, fencing, and landscaping that promotes tribal character and public safety in every neighborhood.

Policy HG 3-3: Encourage mixed-use neighborhoods that support Tulalip culture and values, provide access to tribal services and compatible neighborhood commercial uses within or adjacent to Tribal neighborhoods.

Policy HG 3-4: Identify budget for maintaining vacant housing lots and coordinate between tribal departments in order to share costs and maintenance responsibilities and to keep lots free from unauthorized use, trash, dumping, or invasive species.

Policy HG 3-5: Enforce leased land policies consistently and equitably in order to keep leased lots in compliance with level of standards and expectations outlined by the Tribe for these neighborhoods.

Goal HG 4

Locate future housing where it can be supported by adequate utility and transportation infrastructure.

Policy HG 4-1: Direct development and promote higher density housing development in areas with existing or planned water and sewer service.

Policy HG 4-2: Develop and/or buy houses near existing or planned sewer, water, and transportation services.

Policy HG 4-3: Identify Indian Health Service funding to upgrade water and sewer infrastructure.

Policy HG 4-4: Explore and facilitate all funding options for onsite sewage disposal systems to support the development of Tribal member housing units where public sewer is not available.

Policy HG 4-5: Design road infrastructure that supports safe pedestrian connectivity between neighborhoods and recreational areas.

Goal HG 5

Maintain healthy, safe, and durable housing stock through education, technical assistance, funding, and direct support from Tulalip Housing programs.

Policy HG 5-1: Develop homeowner education and outreach program in order to promote regular homeowner maintenance and inspections and best practices for homes and septic systems.

Policy HG 5-2: Conduct annual housing stock inventory and identify budget and staff needs for maintaining existing and growing housing stock.

Policy HG 5-3: Utilize existing budgets and staff to implement a regular operation, maintenance, and inspection schedule for existing tribal housing stock.

Policy HG 5-4: Where feasible, coordinate between tribal departments' in order to build capacity, save money, and utilize available staff and skills necessary to maintain homes and onsite utilities/septic systems to increase housing longevity.

Policy HG 5-5: Protect residents' health by adopting guidelines for indoor air quality moisture control systems, heating, ventilating and air-conditioning systems, combustion-venting systems, radon resistant construction and low-emitting building materials.

Policy HG 5-6: Apply for funding to pay for the mitigation of persistent mold and moisture issues in Tulalip housing and utilize available technical assistance from the Indoor Environments Program and Tulalip Grants to apply for grants for mold clean-up, mold prevention, and resident education in existing homes.

Policy HG 5-7: Review and adopt industry-recognized standards and guidelines, such as EPA's Indoor Air PLUS program, for use with new construction, retrofits, and remodels to prevent mold in Tulalip housing..

Goal HG 6

Identify and implement sustainable housing development practices in order to reduce the impact of housing on the environment.

Policy HG 6-1: Consider the use of solar panels for all tribal housing projects as well as retrofit existing housing developments with solar panels.

Policy HG 6-2: Site housing developments away from environmentally sensitive areas and relocate or demolish outdated housing stock in environmentally sensitive areas in order to protect and restore these natural areas where ever feasible.

Policy HG 6-3: Create an urban forestry plan necessary to enhance urban tree canopy along tribally maintained streets and in tribal neighborhoods and developments by planting trees without creating additional fire risk on the Reservation.

Policy HG 6-4: Institute low impact development regulations for new developments as well as redevelopment projects in order to better treat polluted storm water and to minimize the potential for flooding.

Policy HG 6-5: Incorporate sustainable design concepts and green building practices for all tribal housing developments that help retain existing tree cover, reduce energy needs, and promote efficient use of materials and other housing infrastructure needs.

Goal HG 7

Identify and implement strategies necessary to build new housing that will be resilient to the impacts of climate change while also reduce the greenhouse gas emissions associated with housing development.

Policy HG 7-1: Site new housing and supportive infrastructure away from hazard areas that increase vulnerability to fire, flooding, rising groundwater, and coastal erosion.

Policy HG 7-2: Consider adopting the most up to date WA state energy code to ensure that new residential homes utilize the most up to date energy efficient materials and construction techniques.

Policy HG 7-3: Encourage all tribal housing developments and contractors to use non-toxic, fire resistant, low emission building materials.

Policy HG 7-4: Adopt energy efficiency guidelines for new construction and rehabilitation of Tribal housing units to reduce greenhouse gas emissions, improve thermal comfort, and reduce occupant utility bills.

Goal HG 8

Identify and implement strategies necessary to protect existing housing from the impacts and hazards made worse by climate change, while also reducing the greenhouse gas emissions associated with housing.

Policy HG 8-1: Identify tribal housing developments and infrastructure most vulnerable to fire risk and remove invasive species, thin trees, and clear potential fuel sources in urban forest interface areas.

Policy HG 8-2: Encourage “defensible space” practices for private home owners that reduce the accumulation of wildfire fuels such as fire wood, dry vegetation and other flammable materials near the home.

Policy HG 8-3: Retrofit or redevelop housing in order to improve drainage and reduce negative impacts of rising groundwater and increased winter rains that cause flooded crawl spaces.

Policy HG 8-4: In areas not identified for managed retreat, but where a primary structure is still at risk from the impacts of climate change, allow environmentally friendly retrofits to improve resilience to occasional flooding, coastal erosion, wildfire, and power outages.

Policy HG 8-5: Identify tribal housing without back up power and explore options for backup generators including solar powered batteries. Provide backup power (generators) for all tribal elders and other vulnerable populations, who require reliable power.

Policy HG 8-6: Weatherize existing housing stock and look for opportunities to upgrade Tulalip Tribes owned homes with new windows, insulation, or other energy efficient renovations.

Policy HG 8-7: Promote outreach and technical assistance to home owners on the Reservation to weatherize homes and take advantage of opportunities to upgrade homes with energy efficient appliances and mechanical equipment.

Goal HG 9

Identify housing and supporting infrastructure at risk and implement managed retreat strategies in high risk areas to mitigate safety concerns, reduce cost, and minimize the need for emergency response or environmental clean-up.

Policy HG 9-1: Develop an incremental and phased approach for managed retreat from vulnerable coastal properties prone to erosion, flooding, storm surge, and sea level rise.

Policy HG 9-2: Use the best available science to evaluate risk and monitor vulnerable areas in order to create a priority timeline for managed retreat.

Policy HG 9-3: Identify high risk neighborhoods on tribal land and create specific strategies for managed retreat that discourage re-investment, estimates the cost, and identifies specifics for demolition/relocation, environmental restoration, redevelopment, and housing stock replacement.

Policy HG 9-4: Work with partners (e.g., Snohomish County, BIA, FEMA, EPA) to help manage retreat in high-risk neighborhoods on non-tribal owned and tribal member owned lands.

Policy HG 9-5: Identify and promote disinvestment strategies with partners to discourage home owners from staying in high risk areas that are identified for managed retreat. Implement building/permit moratoriums following events of significant property damage or loss to limit or prevent emergency repair and replacement of homes and coastal armoring that negatively impact coastal processes and Tribal tidelands.

Policy HG 9-6: Utilize land acquisition strategies and promote opportunities for homeowners in high risk areas to utilize buyouts, fee to trust land acquisitions, conservation easements, land swaps, life-use reservations, defeasible estates, executory interests, and sea level purchase option (SLPO).

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