

DEVELOPING A STRATEGY FOR SUCCESS



Project
Map

Certified B
Corporation

Video

Asset
Management
& Compliance

Recent
partnerships

You know where you
want to go; Let us
pull some of the
weight for you.

Environmental
Services

Housing

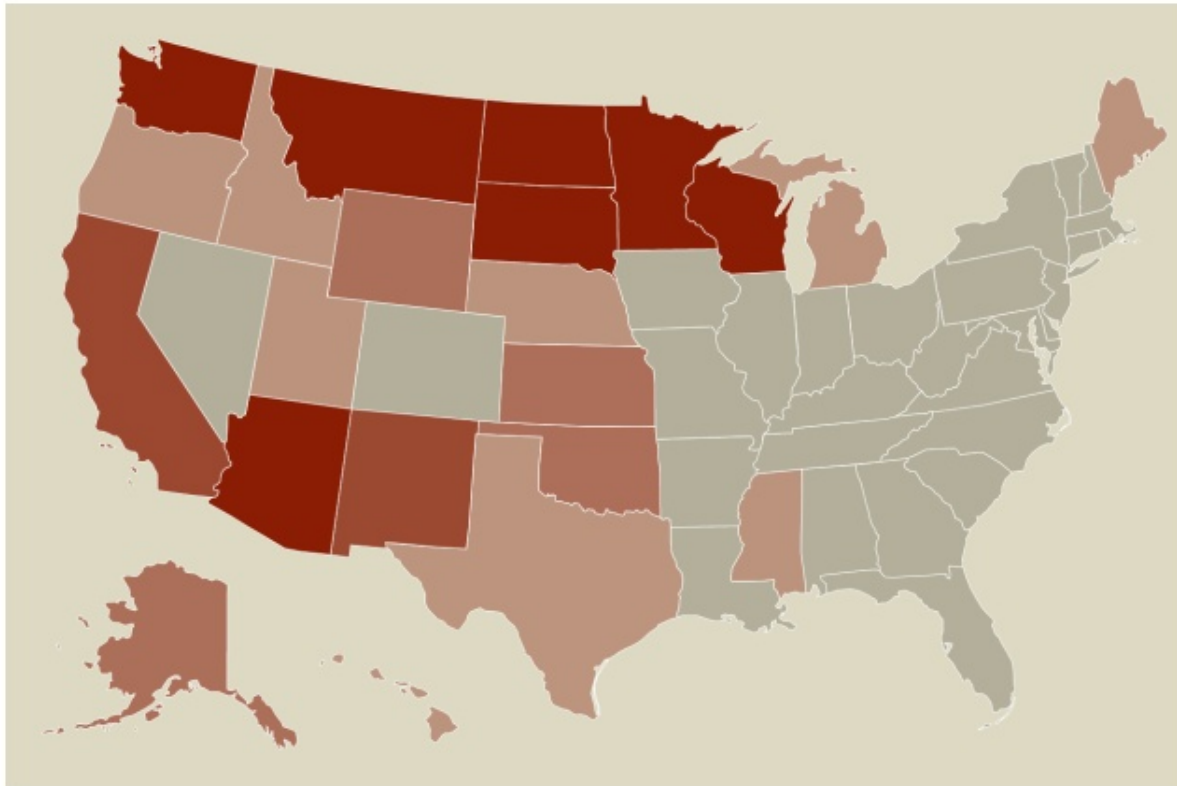
Economic
Development

Design

Certified B Corporation

- **Using business as a force for good**
- Highest standards of social and economic impact
- 2019 **Best For The World** Honoree
 - Top 10% of all B Corporations





HOUSING

Total Projects:	198
Total Homes:	5616
Total Costs:	\$1,016,390,710
Total Investor Equity:	\$727,058,981

ECONOMIC DEVELOPMENT

Total Projects:	25
Total Costs:	\$450,972,878
Total Investor Equity:	\$87,646,213

TOTAL NATIVE ORGANIZATIONS 95



Housing Development

Travois secures financing for affordable housing developments primarily through the Low Income Housing Tax Credit (LIHTC) program.

Our team will assist you at each stage of the process: application, award, securing an investor and beginning construction.



Economic Development

The New Markets Tax Credit (NMTC)

- Federal economic development incentive program
- Attracts private investor capital to community economic development projects

As an independent Community Development Entity, Travois works with a vast network of leverage lenders and NMTC investors to provide low-cost, flexible debt or equity to projects.



Design Services

- Architectural design services
 - Design charette and preliminary planning meetings
 - Preliminary plans for LIHTC and other funding applications
 - Full, stamped construction documents
 - Coordination of bid process, submittal review and draw requests
- Master planning services
- Construction consulting and cost estimating services
- Construction monitoring and work-in-place building services
- Housing inspections using Uniform Physical Conditions Standards (UPCS)
- Green build consulting — LEED certification
- Capital Needs Assessments (CNAs)
- Plan reviews for LIHTC and building code compliance



Environmental Services

In addition to design and inspection services, Travois Design conducts environmental reviews and testing to help tribes, investors and their partners move through the due diligence process.

- Phase I Environmental Site Assessments — employees qualified under ASTM E 1527-13 guidelines
- Consulting on sustainability improvements — solar, geothermal, biomass, biofuels, wind and other renewable and sustainable energy sources on or near Indian reservations
- Inspections and testing of mold, lead, asbestos and vapor intrusion



Asset Management & Compliance

Travois Asset Management ensures that your affordable housing development meets all the requirements of the Low Income Housing Tax Credit (LIHTC) program.

- On-site training and technical assistance
- Waiting list development and review
- Initial qualifying move-in approvals and investor certification
- Tenant file reviews
- Policy and procedure development and review
- Form 8609s completion
- Compliance reports
- Troubleshooting
- Accounting assistance



TOKA Homes #3

38 LIHTC units

\$9.83M estimated total cost
\$8.74M investor equity

14 one- or two-bedroom townhomes
24 three- or four-bedroom single-family homes



TOKA Homes #3

38 LIHTC units

\$9.83M estimated total cost
\$8.74M investor equity

14 one- or two-bedroom townhomes
24 three- or four-bedroom single-family homes



TOKA Homes #3

38 LIHTC units

\$9.83M estimated total cost
\$8.74M investor equity

14 one- or two-bedroom townhomes
24 three- or four-bedroom single-family homes



Hanem Ke:K Subdivision (Phase 2)



20 multifamily units
20 single-family units

\$10M estimated total cost

Market-rate housing/non-LIHTC

One-, two- and three-bedroom homes

Covered patios and courtyards



Bad River Homes #2

24 Rehab units

LIHTC and AHP

\$4.46M total cost

\$4.15M investor equity

\$452K AHP grant

5 ADA-compliant units



Bad River Homes #2



Bad River Homes #2



Little River Band Elder Housing

10 phase 1 units
10 phase 2 units

\$2.3M phase 1 estimated
total cost

Community round room

Energy efficient design

Complete ADA
accessibility



Little River Band Elder Housing

10 phase 1 units
10 phase 2 units

\$2.3M phase 1 estimated
total cost

Community round room

Energy efficient design

Complete ADA
accessibility



Little River Band Elder Housing

10 phase 1 units
10 phase 2 units

\$2.3M phase 1 estimated
total cost

Community round room

Energy efficient design

Complete ADA
accessibility



Little River Band Elder Housing

10 phase 1 units
10 phase 2 units

\$2.3M phase 1 estimated
total cost

Community round room

Energy efficient design

Complete ADA
accessibility



Sokaogon Homes #2

20 units + park and playground

\$6.61M total cost

\$4.44M investor equity

\$360K AHP

Three-, four-, and five-bedroom homes

Energy efficient design



Sokaogon Homes #2

20 units + park and playground

\$6.61M total cost

\$4.44M investor equity

\$360K AHP

Three-, four-, and five-bedroom homes

Energy efficient design



Sokaogon Homes #2

20 units + park and playground

\$6.61M total cost

\$4.44M investor equity

\$360K AHP

Three-, four-, and five-bedroom homes

Energy efficient design



Sokaogon Homes #2

20 units + park and playground

\$6.61M total cost

\$4.44M investor equity

\$360K AHP

Three-, four-, and five-bedroom homes

Energy efficient design



Sokaogon Supportive Residences



Rehab of existing motel

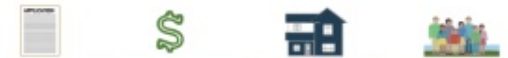
24 studio-style units

On-site manager

Community space w/ laundry facility

\$2.36M project
\$1.56M investor equity
\$414K AHP

2017 Charles Edson Award
Winner (rural)



Sokaogon Supportive Residences



Rehab of existing motel

24 studio-style units

On-site manager

Community space w/ laundry facility

\$2.36M project

\$1.56M investor equity

\$414K AHP

2017 Charles Edson Award
Winner (rural)



Sokaogon Supportive Residences



Rehab of existing motel

24 studio-style units

On-site manager

Community space w/ laundry facility

\$2.36M project

\$1.56M investor equity

\$414K AHP

2017 Charles Edson Award Winner (rural)



Sokaogon Supportive Residences



Rehab of existing motel

24 studio-style units

On-site manager

Community space w/ laundry facility

\$2.36M project

\$1.56M investor equity

\$414K AHP

2017 Charles Edson Award Winner (rural)



Educare Winnebago

Early childhood education program

\$11.4M total cost

\$3.55M investor equity through New Markets Tax Credit program

Created 59 full time jobs and 73 construction jobs

Estimated to serve 191 students and families



Educare Winnebago

Early childhood education program

\$11.4M total cost

\$3.55M investor equity through New Markets Tax Credit program

Created 59 full time jobs and 73 construction jobs

Estimated to serve 191 students and families



Educare Winnebago

Early childhood education program

\$11.4M total cost

\$3.55M investor equity through New Markets Tax Credit program

Created 59 full time jobs and 73 construction jobs

Estimated to serve 191 students and families



Prairie Band Potawatomi #3

27 single-family units

Playground, picnic area, barbeque pits
and covered pavilion

LIHTC & AHP

\$9.9M total cost
\$4.35M investor equity
\$500K AHP

6 three-bedroom homes
17 four-bedroom homes
4 five-bedroom homes

2019 Charles Edson Award Winner
(rural)



Prairie Band Potawatomi #3

27 single-family units

Playground, picnic area, barbeque pits
and covered pavilion

LIHTC & AHP

\$9.9M total cost
\$4.35M investor equity
\$500K AHP

6 three-bedroom homes
17 four-bedroom homes
4 five-bedroom homes

2019 Charles Edson Award Winner
(rural)



Prairie Band Potawatomi #3

27 single-family units

Playground, picnic area, barbeque pits
and covered pavilion

LIHTC & AHP

\$9.9M total cost
\$4.35M investor equity
\$500K AHP

6 three-bedroom homes
17 four-bedroom homes
4 five-bedroom homes

2019 Charles Edson Award Winner
(rural)



Prairie Band Potawatomi #3

27 single-family units

Playground, picnic area, barbeque pits
and covered pavilion

LIHTC & AHP

\$9.9M total cost
\$4.35M investor equity
\$500K AHP

6 three-bedroom homes
17 four-bedroom homes
4 five-bedroom homes

2019 Charles Edson Award Winner
(rural)



Prairie Band Potawatomi #3

27 single-family units

Playground, picnic area, barbeque pits and covered pavilion

LIHTC & AHP

\$9.9M total cost
\$4.35M investor equity
\$500K AHP

6 three-bedroom homes
17 four-bedroom homes
4 five-bedroom homes

2019 Charles Edson Award Winner
(rural)



Pueblo of Acoma Housing Authority



30 LIHTC units

\$7.59M total cost

\$7.21M investor equity

2BR, 2 bath - 1,114 sq ft

3BR, 2 bath - 1,561 sq ft

2018 Charles Edson
Award Winner (rural)



Pueblo of Acoma Housing Authority



30 LIHTC units

\$7.59M total cost

\$7.21M investor equity

2BR, 2 bath - 1,114 sq ft

3BR, 2 bath - 1,561 sq ft

2018 Charles Edson
Award Winner (rural)



Pueblo of Acoma Housing Authority



30 LIHTC units

\$7.59M total cost

\$7.21M investor equity

2BR, 2 bath - 1,114 sq ft

3BR, 2 bath - 1,561 sq ft

2018 Charles Edson
Award Winner (rural)



Pueblo of Acoma Housing Authority



30 LIHTC units

\$7.59M total cost

\$7.21M investor equity

2BR, 2 bath - 1,114 sq ft

3BR, 2 bath - 1,561 sq ft

2018 Charles Edson
Award Winner (rural)



Coyote Valley Homes #1 (under construction)

21 rehab
28 new construction
Community building

\$18.41M total cost
\$15.8M investor equity

Three-, four- and five-
bedroom single-family units

Duplexes

Solar panels



Coyote Valley Homes #1 (under construction)

21 rehab
28 new construction
Community building

\$18.41M total cost
\$15.8M investor equity

Three-, four- and five-
bedroom single-family units

Duplexes

Solar panels



Yurok Indian Housing Authority

17 units

\$8.74M total cost

\$6.58M investor equity

11 new construction units

6 rehab units

Includes 1 manager's unit

Community amenities



Karuk Homes #1



29 LIHTC units
1 manager unit

\$12.3M total cost
\$10.8M investor equity

3BR, 2 bath - 1,610 sq ft
4BR, 2 bath - 1,725 sq ft
5BR, 2.5 bath - 2,480 sq ft



Karuk Homes #1



Karuk Homes #1



Karuk Family Services Center

4,800 square-foot Family Services Center

Part of larger NMTC project:
\$6.8M total cost
\$1.85M investor equity

Programs include cash aid, behavioral and substance abuse counseling, job training and employment assistance, and Indian Child Welfare and social services



Greeley Heights (Warm Springs)



35 LIHTC units

\$9.4M total cost
\$7.3M investor equity
\$305K AHP

15 three bedroom - 1,824 sq ft
15 four bedroom - 1,906 sq ft
5 five bedroom - 2,049 sq ft

Community building



Greeley Heights (Warm Springs)



35 LIHTC units

\$9.4M total cost
\$7.3M investor equity
\$305K AHP

15 three bedroom - 1,824 sq ft
15 four bedroom - 1,906 sq ft
5 five bedroom - 2,049 sq ft

Community building



Greeley Heights (Warm Springs)



35 LIHTC units

\$9.4M total cost
\$7.3M investor equity
\$305K AHP

15 three bedroom - 1,824 sq ft
15 four bedroom - 1,906 sq ft
5 five bedroom - 2,049 sq ft

Community building



Greeley Heights (Warm Springs)



35 LIHTC units

\$9.4M total cost
\$7.3M investor equity
\$305K AHP

15 three bedroom - 1,824 sq ft
15 four bedroom - 1,906 sq ft
5 five bedroom - 2,049 sq ft

Community building



Greeley Heights (Warm Springs)



35 LIHTC units

\$9.4M total cost
\$7.3M investor equity
\$305K AHP

15 three bedroom - 1,824 sq ft
15 four bedroom - 1,906 sq ft
5 five bedroom - 2,049 sq ft

Community building



Greeley Heights (Warm Springs)



35 LIHTC units

\$9.4M total cost
\$7.3M investor equity
\$305K AHP

15 three bedroom - 1,824 sq ft
15 four bedroom - 1,906 sq ft
5 five bedroom - 2,049 sq ft

Community building



Greeley Heights (Warm Springs)



35 LIHTC units

\$9.4M total cost
\$7.3M investor equity
\$305K AHP

15 three bedroom - 1,824 sq ft
15 four bedroom - 1,906 sq ft
5 five bedroom - 2,049 sq ft

Community building

