



DISHGAMU HUMBOLDT
WIYOT TRIBE COMMUNITY LAND TRUST

LALILH RRAWAYU'GHURR
four rivers
STRATEGIC PLAN 2023-2028

The Wiyot people understand the sacred interconnectedness between people and place. Since time immemorial, the Wiyot people have lived along Shou'r (the Pacific Ocean) and around Wigi (Humboldt Bay). This region was once in balance. This balance was disrupted with the onset of settler colonialism and intensified through decades of extractive practices around fur, minerals, timber, fishing, and water diversion. This has left the region to face economic decline alongside increasing environmental threats such as sea level rise and wildfires.

The Wiyot Tribe (Tribe) sees an opportunity for place-based healing that is multi-generational, with benefits that are both immediate and looking ahead to the next 500+ years.

The Wiyot Tribe has already demonstrated how land return can restore balance, heal trauma, and provide opportunity. For over a century, Wiyot people have worked to remain connected to their unceded ancestral territory – through private land purchases, legal action, and more recently, voluntary land returns (see p.8-9 for a timeline of some of these events). Through this work, the Wiyot Tribe has exemplified how native and non-native peoples can exist in right relationship to the land and to one another.

As the Community Land Trust of the Wiyot Tribe, Dishgamu Humboldt is the next step on this journey. Named after the Soulatluk word for love, Dishgamu Humboldt is designed to facilitate the return of Wiyot ancestral lands to the Wiyot Tribe, putting land in trust for the purposes of affordable housing creation, workforce development, and environmental and cultural restoration.

Through Dishgamu Humboldt, the Wiyot Tribe will explore how to be in reciprocal relationship to the land in ways that restore balance to our region, guided by a core set of values that invite us to imagine..



How can we practice active decolonization in all aspects of how we relate to and develop land?

How can we work responsibly within the limits of the land?

How can we facilitate a loving relationship with the local animals, plants, earth, water, and air?

How can we treat our people, partners, and our indigenous and non-indigenous neighbors with love?

hello!
HA'WA'LOU

roots
WULABITK

four rivers
**LALILH
RRAWAYU'
GHURR**

let's get to work!
**SHOUNARR
DA
VAGURRIT!**

INTRODUCING DISHGAMU HUMBOLDT
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hello!

HA'WA'LOU INTRODUCING DISHGAMU HUMBOLDT

river

LALILH MISSION

the river that carries our work forward

Dishgamu Humboldt is the Community Land Trust of the Wiyot Tribe, operating in what is known today as the Humboldt Bay Area of Northern California.

We facilitate the return of Wiyot ancestral lands, putting land in trust for the purposes of affordable housing creation, workforce development, and environmental and cultural restoration.

IMPACT AREAS

LAND BACK

We work with community, capital, and government partners to return land to tribal ownership. Using the community land trust model, we direct land use towards three impact areas: →

As a tribal community land trust, land is at the center of everything we do. By using the CLT model, we maintain Wiyot ownership in perpetuity, remove land from the speculative market, and direct its use in ways that build community and individual wealth.

AFFORDABLE HOUSING CREATION

We develop and preserve affordable and sustainable housing to allow Wiyot people to remain in their homelands while addressing our region's dual crises of housing and climate change.

WORKFORCE DEVELOPMENT

We use our projects to create local living-wage jobs and green building training programs that empower our community.

ENVIRONMENTAL AND CULTURAL RESTORATION

We prioritize projects that protect and restore land with ecological, cultural, or ceremonial significance in collaboration with Wiyot Tribal Departments.



MIXED-USE MULTIFAMILY



LIMITED-EQUITY COOPERATIVES



COOPERATIVE BUSINESSES



INDIVIDUAL HOMES



ECOLOGICAL RESTORATION



CULTURAL RESTORATION

DEED RESTRICTIONS ♦ LONG-TERM LEASES ♦ EASEMENTS ♦ TAX BENEFITS

WIYOT ANCESTRAL TERRITORY ♦ HELD BY WIYOT TRIBE IN PERPETUITY



ocean

SHOU'R VISION

the ocean where all rivers lead

We are restoring balance to our region by restoring Wiyot people to be in reciprocal relationship with their ancestral land.

We call on native and non-native peoples to join us in healing the inter-generational trauma of settler-colonialism and reimagining our region's future in the face of environmental and social change.

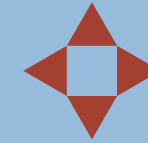
MISSION, VISION, VALUES

stone

PHLUTK VALUES

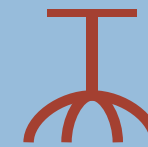
the hard rocks that shape the river's course

WIYOT-LED



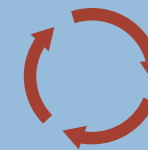
Wiyot culture, leadership, and knowledge guide our work. We return Wiyot land to Tribal ownership and actively work to decolonize our thinking and practices. We build indigenous power.

ROOTED IN PLACE



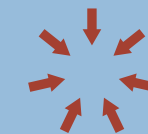
Our projects take place on ancestral Wiyot land. We cultivate an intentional relationship to the land and work responsibly within its limits. We celebrate the unique opportunities of each site by honoring Wiyot history and culture, our natural world, and the needs of our community.

REGENERATIVE



We focus on healing our land, our economy, and our relationships. We build for future generations by investing in environmental restoration and deep green building practices. We integrate transformative and non-extractive workforce development opportunities that generate local power and prosperity.

INCLUSIVE



We invite all people living in Wiyot ancestral lands, native and non-native, to join us in restoring balance to our home. We acknowledge past harms and trust indigenous leadership. We believe in our interconnectedness and pursue projects that will benefit all people in our community as well as animals, plants, earth, water, and air.

LOVING



Dishgamu means love. Our work is rooted in care for all people, beings, and land. We believe in the durability and power of love. We invest in and rehabilitate unloved and forgotten places. We believe that practicing love is key to decolonization, healing, and restoring balance.

hello!



THE WIYOT TRIBE IS A FEDERALLY RECOGNIZED TRIBE

TRIBAL CITIZENS
Elect council members and vote on referenda at annual meeting or special sessions

TRIBAL COUNCIL
7 elected members serve 4-year terms and meet monthly to conduct government business

The mission of the Wiyot Tribe is to exercise our tribal rights and promote our common welfare, to establish the supreme law of the Tribe, to provide for and protect our sovereign right to exercise self-government pursuant to our own laws, to protect and develop our lands and resources, and to promote and safeguard our aboriginal rights as Wiyot people.

DA ROU GAWUK TRIBAL ADMINISTRATION
Oversees day-to-day business of the Tribe and Departments. Reports to Tribal Council

COMPONENT UNITS

SACRED SITES FUND NON-PROFIT
Established to purchase back portions of Tuluwat (Indian Island) as they became available and other site of religious and/or cultural significance

MOUL ASSOCIATION HOUSING AUTHORITY
Manages housing and housing benefits for Tribal enrollees on the Wiyot Tribe Reservation

DISHGAMU HUMBOLDT COMMUNITY LAND TRUST
Facilitates land returns and leads needs-based and values-driven development projects

TRIBAL DEPARTMENTS

SHAWIR DARRUDALUDUK NATURAL RESOURCES
Conducts environmental management and restoration work on tribal lands and easements; holds knowledge of native plants, animals, and ecosystems

GOU'WIL DA LALOULUWUK HEALTH AND HUMAN SERVICES
Manages youth and elder care services, resource referrals, education and health programs

LHATSIK HOUMOULU'L CULTURAL DEPARTMENT
Leads Wiyot cultural education and preservation, including Soulatluk language, cultural center programming, and cultural sites management

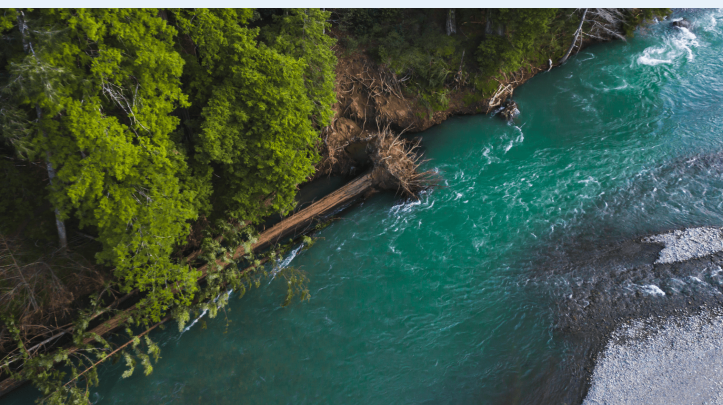
WIYOT TRIBE TIMELINE

SINCE TIME IMMEMORIAL

Wiyot people have lived in reciprocal relationship with the the lands from Plhut Gasamuli`m (Little River) to the north, Tsakiyuwit (Bear River Ridge) to the south, and from the Shou`r (Pacific Coast) out as far as Berry Summit in the northeast and Chalk Mountain in the southeast.

EARLY 1800S

Pre-contact: an estimated 1500 - 2000 Wiyot people thrived in balance with the natural environment



1849

Gold Rush brings sustained white settlements to Humboldt Bay

1860

Tuluwat Island massacre becomes the most infamous of a series of massacres during a period of active genocide of Wiyot people. Only 200 Wiyot people remain in the territory.

1860-1908

Forced relocation of remaining Wiyot people outside of their territory further reduces population to 100.

1908

Property purchased with private funds is established as the first Wiyot Reservation on Table Bluff.

1961

California Rancheria Act allots the original Reservation land to private owners, terminating the legal status of the Tribe.

1981

Legal status of Tribe reinstated.

2000

TULUWAT RETURN

2000: Grassroots fundraising enables Tribe to purchase 1.5 acres on Tuluwat Island.

2004: City Council of Eureka unanimously votes to return ~40 acres of Tuluwat Island to Tribe.

2019: City of Eureka transfers remaining majority of Tuluwat Island to Tribe for a total of 315 acres.

1991

Wiyot Tribe is first in state to successfully bring legal action against US government to regain reservation lands - setting an example many California tribes would follow. New 88 acre reservation is established on Table Bluff, one mile from the old reservation.

2019

Wiyot Tribe successfully opposes Terra-Gen's wind farm proposal on the Tsakiyuwit sacred site.



2018

The South fork of the Wiya't (Eel River) stops flowing from extreme drought.

2022

March: Dishgamu Humboldt established.

July: State assists in historic return of Mouralherwaqh - 46 acres of forested coastal land.

REGIONAL CONTEXT: ADDRESSING DUAL CRISES

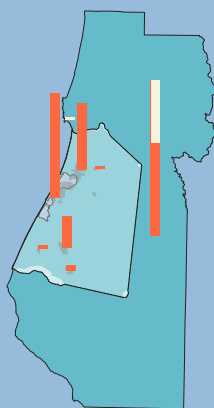
Since time immemorial, the Wiyot people have lived along Shou'r (the Pacific Ocean) and around Wigi (Humboldt Bay). Until the onset of settler-colonialism in the 1850s they lived in reciprocal relationship with their ancestral land, which included over 40 miles of coastline extending inland about 10 miles. The Wiyot people thrived in balance with the plants, animals, earth, water, and air across multiple ecosystems and watersheds. Today, this unceded ancestral territory is marked by the negative effects of decades of extractive practices around fur, minerals, timber, fishing, water diversion, and more recently, real estate speculation. This has left the region to face increasing economic inequality alongside environmental degradation and destabilization.

Dishgamu Humboldt was created to address these challenges and help restore balance to Wiyot ancestral territory - now a collection of highly interdependent yet disparately governed cities and towns, as well as the population center of Humboldt County and the northern California coast. The Tribe believes that our deeply rooted environmental knowledge and territory-wide perspective make us uniquely equipped to address the scale and complexity of the challenges before us.

AFFORDABLE HOUSING

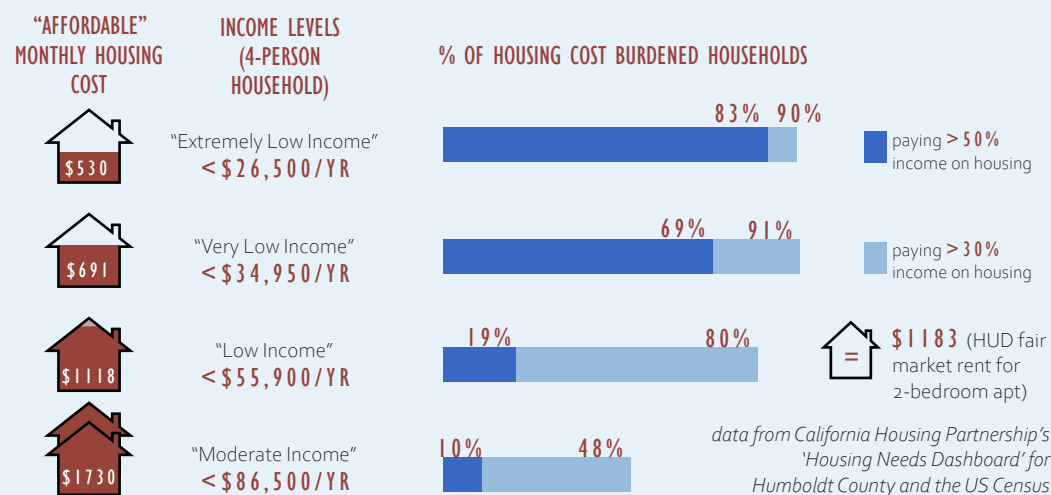
ACUTE HOUSING SHORTAGE IN WIYOT TERRITORY

According to Humboldt County's state-mandated Regional Housing Needs Assessment, the county must produce 3390 new units by 2027. The vast majority of these are either assigned to or likely to be built within Wiyot Ancestral Territory.



A key symptom of this imbalance is the lack of access to affordable, safe, and healthy housing. This not only impacts the ability of Wiyot people to remain in their homeland, but threatens the ability of the entire community to thrive in right relationship to the land. Short-sighted or profit-driven responses to current housing market pressures threaten to destroy natural resources, put communities in the path of environmental hazards, and ignore the needs of historically underserved communities. The current market creates many contradictions: over a thousand houseless people live alongside vacant buildings; residents in subsidized housing must choose between economic advancement and housing security; and many proposed solutions only add fuel to the current crisis. Dishgamu Humboldt seeks to establish alternative forms of housing development that remove the profit-motive and empower communities.

Understanding the scale of our region's housing needs and the communities most impacted helps us set priorities for new housing construction and preservation.

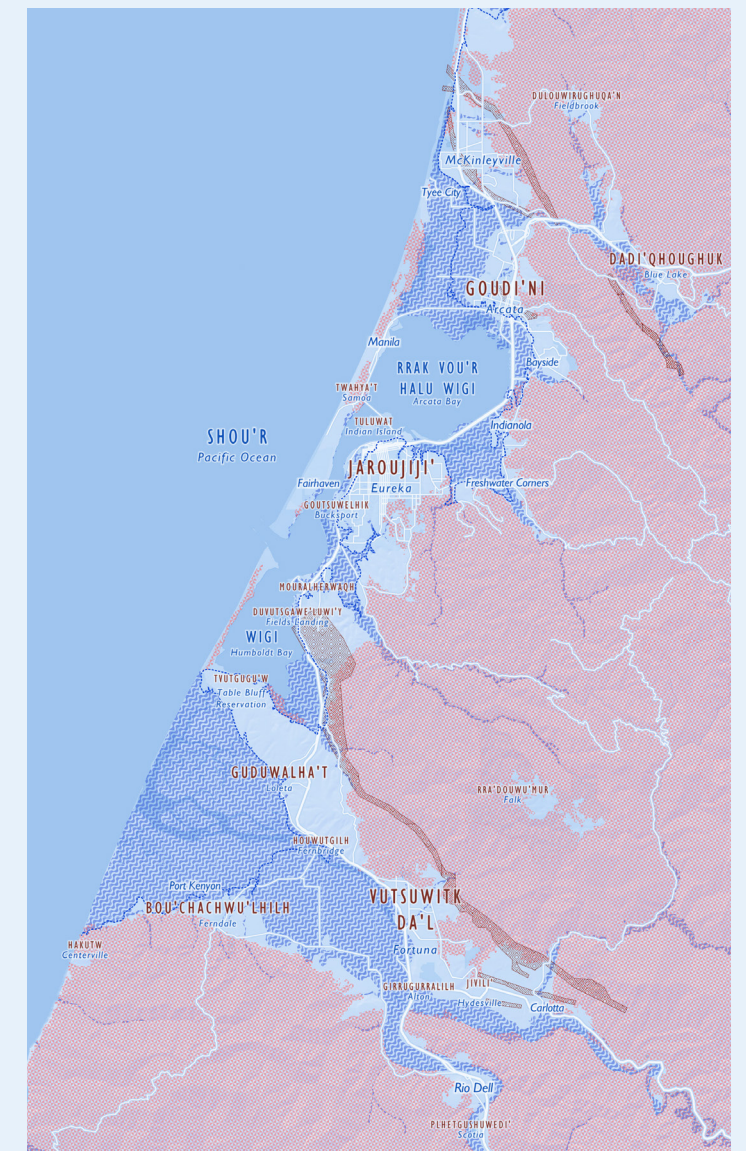


It is clear that those with incomes below the area median are the most vulnerable in our current housing market. Below are example median incomes for certain demographics in Humboldt County, compared to the area median of \$54,752.



ENVIRONMENTAL HAZARDS

Our region is growing - yet environmental hazards limit the areas suitable for new development and threaten already urbanized areas. Many of these hazards have been exacerbated or caused by human-driven climate change. We cannot only seek to avoid increasing hazards, but must also proactively combat their cause. This dynamic calls for a strategic approach to both land conservation and housing development. By mapping current and projected environmental risks, we can make informed decisions about how to acquire and use land, as well as how to direct development in ways that support community resilience and reduce carbon emissions that drive climate change.



WILDFIRE

While the coastal communities of Humboldt County are less susceptible to direct damage from wildfires, escalating fire danger throughout the rest of the county - and other rural communities across California - has led to an increased demand for housing in safer zones such as Eureka and Arcata. At the same time, these coastal areas often suffer from the accumulation of wildfire smoke and poor air quality. Regional wildfires are driven both by historic drought as well as overstocked forests. The Wiyot Tribe is committed to restoring balance to local forests and is investigating economic opportunities to utilize low-value timber that currently feeds major fires.

SEA LEVEL RISE

Most of the population of Humboldt County is centered around Wigi (Humboldt Bay) where the land is sinking at the same rate the sea level is rising, increasing the extent of the coastal inundation zone and tsunami hazard zone. Many buildings in Eureka and Samoa are currently in these zones. The area also relies on a natural gas power plant that is located within the current tsunami hazard zone.

SEISMIC

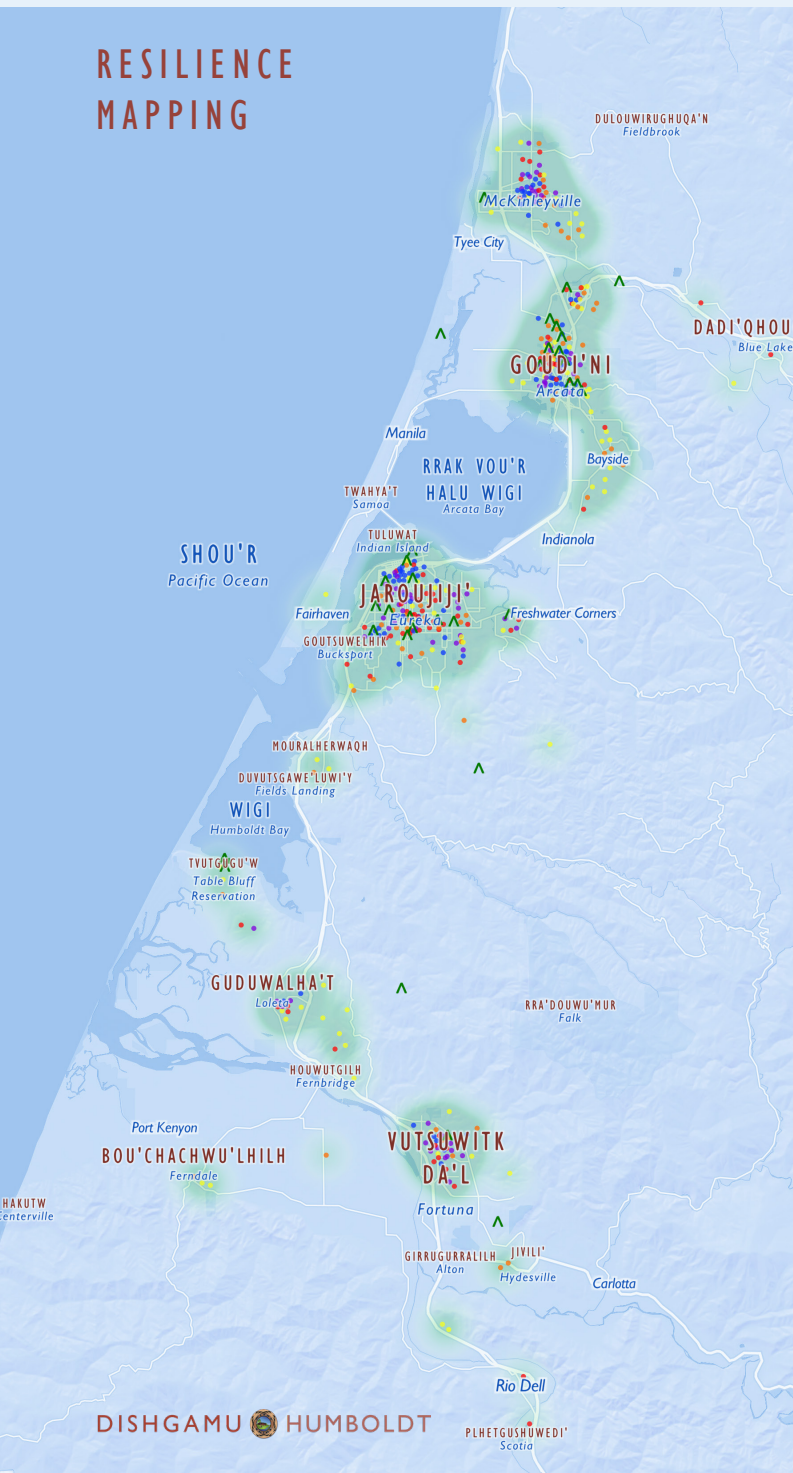
Major fault lines cross Wiyot ancestral territory, including Alquist Priolo Zones that slice through densely populated areas of Arcata and McKinleyville. Offshore seismic zones contribute to extreme tsunami threats. Much of the low lying area around Wigi (Humboldt Bay) is a liquefaction zone, including most of the City of Arcata.

roots
WULABITK OUR STORY

COMMUNITY ENGAGEMENT

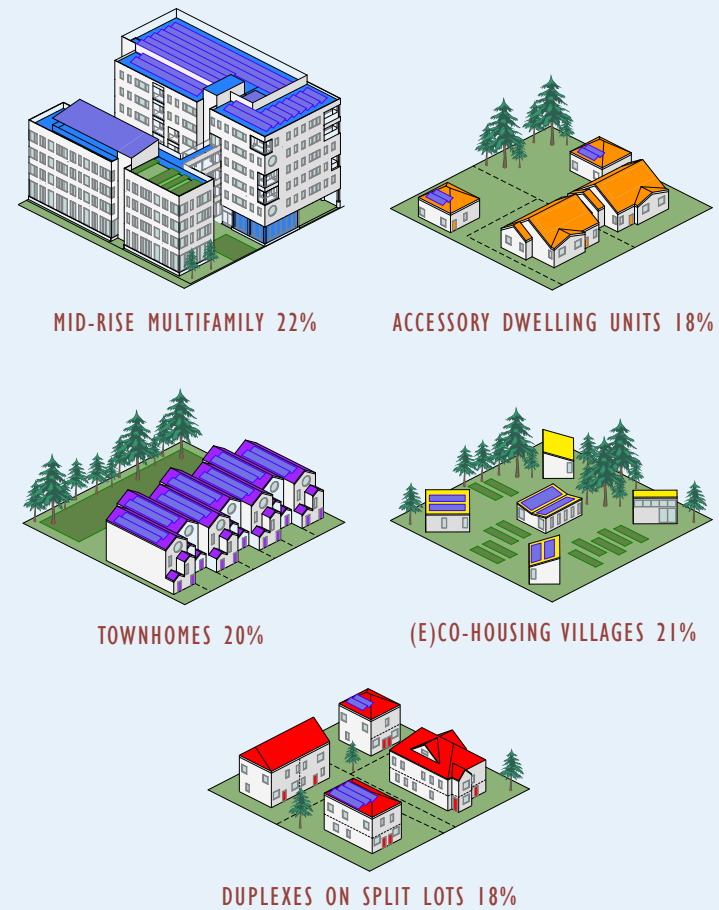
Wiyot ancestral territory is now the population center of Humboldt County, and home to a diverse set of communities with differing needs, priorities, and perspectives. In the summer of 2022 we set out to meet communities where they are through a series of pop-up engagement events at local markets and community gatherings. Our goal at these events was to introduce Dishgamu Humboldt and start conversations around regional environmental hazards, responsive housing typologies, and community visions for the region's future development.

RESILIENCE MAPPING

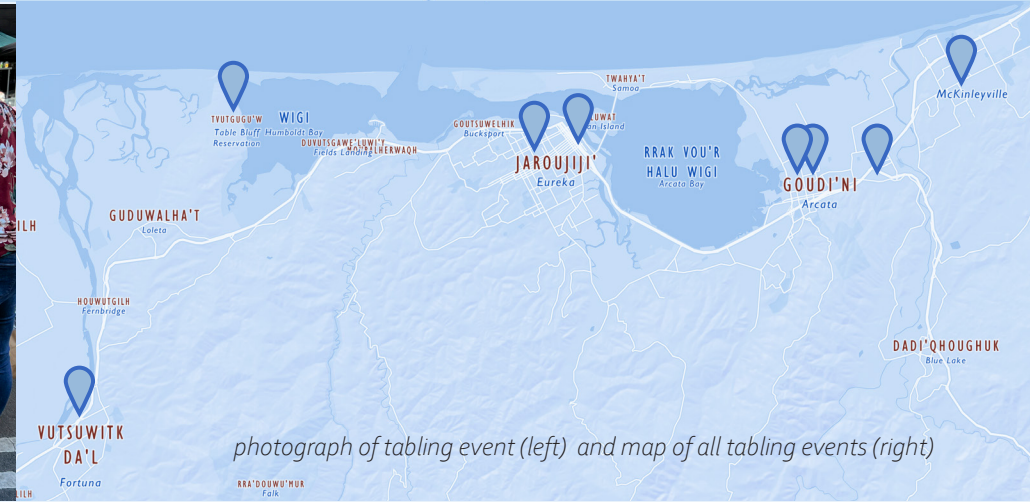


Participants were asked to 'play developer' and place pieces representing different housing densities on a map of the region showing environmental hazards as well as community resources. Attitudes towards different housing densities were mixed, but the composite map shows a clear preference for the highest density housing at urban infill sites in existing city centers.

HOUSING DENSITIES (% OF RESPONSES)



WORKING AT THE TERRITORIAL SCALE



photograph of tabling event (left) and map of all tabling events (right)

HOUSING PRIORITIES

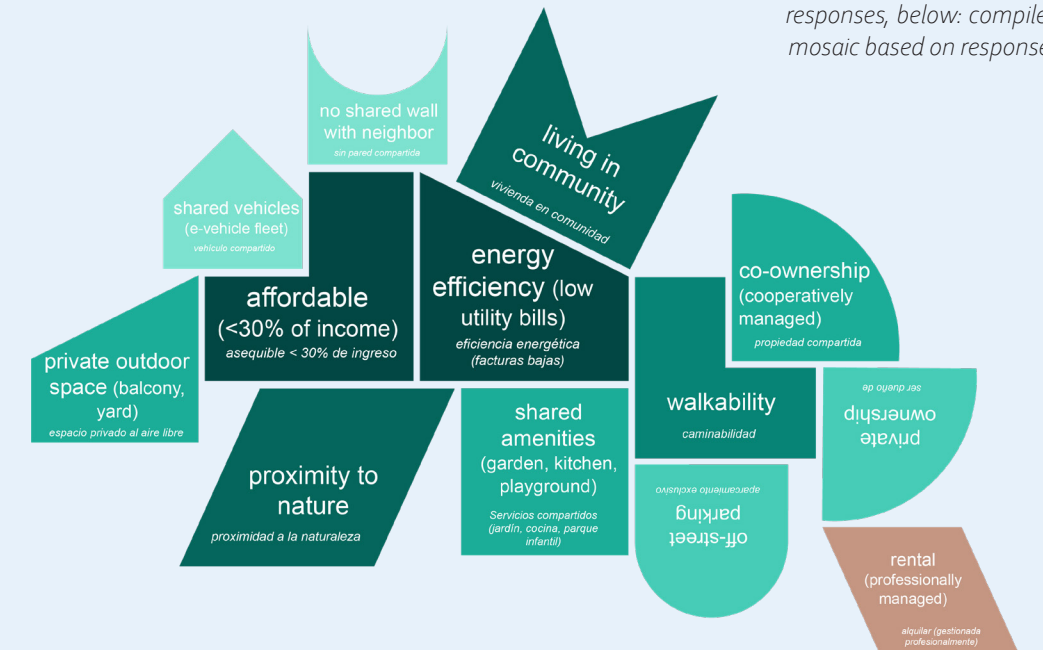
Participants were asked to assemble a mosaic of their top personal housing priorities - choosing up to 5 from a collection of 13. Affordability and energy efficiency came out on top, followed by an emphasis on community and access to nature that reflects the unique culture and appeal of Humboldt County.

% OF RESPONSES

- 78% AFFORDABLE (<30% of income)
- 76% ENERGY EFFICIENCY (low utility bills)
- 67% LIVING IN COMMUNITY
- 67% PROXIMITY TO NATURE
- 54% WALKABILITY
- 35% PRIVATE OUTDOOR SPACE
- 32% SHARED AMENITIES
- 30% CO-OWNERSHIP (cooperatively managed)
- 17% OFF-STREET PARKING
- 13% PRIVATE OWNERSHIP
- 8% SHARED VEHICLES (e-vehicle fleet)
- 6% NO SHARED WALLS WITH NEIGHBOR
- 0% RENTAL (professionally managed)



above: individual activity responses, below: compiled mosaic based on responses



OVERVIEW

This five-year Strategic Plan marks nearly two years since Dishgamu Humboldt started as the seed of an idea amongst Wiyot Tribal leaders and local community organizers. Since then, the organization has become an established Component Unit of the Tribe with dedicated staff and a robust pipeline of projects. We have answered this rapid growth by undertaking an intentional, in depth strategic planning process to guide our work as we continue to grow and pursue new projects. With support from the California Resilience Challenge, we engaged facilitators and subject matter experts to guide staff in this work, while ensuring that Wiyot Tribal values and priorities remained at the forefront.

The title and primary organizing principle of the resulting strategic plan - Lalilh Rrawayu'ghurr or four rivers - reflects the Wiyot Tribe's long history living in reciprocal relationship with the four rivers that cross Wiyot territory on the way to Shou'r (the Pacific Ocean): Wiya't (Eel River), Baduwa't (Mad River), Hikshari (Elk River), and Gidugharralilh (Van Duzen River). Just as these four rivers have sustained and shaped Wiyot life since time immemorial, the four work streams described here aim to provide Dishgamu Humboldt with clear direction, achievable benchmarks, and abundance over the next five years and beyond.

KEEPING OUR RIVERS FLOWING

Our rivers are filled by bou'wurr (rain) and nourished by the life on the lhiwel (banks) around them. This is the ecosystem we must cultivate to keep our work flowing towards our goals. The following action plans are organized by these four supporting elements - funding, capacity building, community engagement, and strategic partnerships.

FUNDRAISING



CAPACITY BUILDING



EDUCATION
ORGANIZING
VISIBILITY

TRIBAL-DEPTS
GOVERNMENTS
NON-NATIVE-PEOPLE

COMMUNITY
ENGAGEMENT

OUR MISSION

STRATEGIC
PARTNERSHIPS

FOUR WORK STREAMS

The selection of four primary work streams was influenced by tribal priorities, assessment of local housing and environmental conditions, and outreach to local communities. Over the next five years our work will focus on:

LAND RETURN through donations and transfers

LAND ACCESS through easements

GREEN CONSTRUCTION of affordable housing

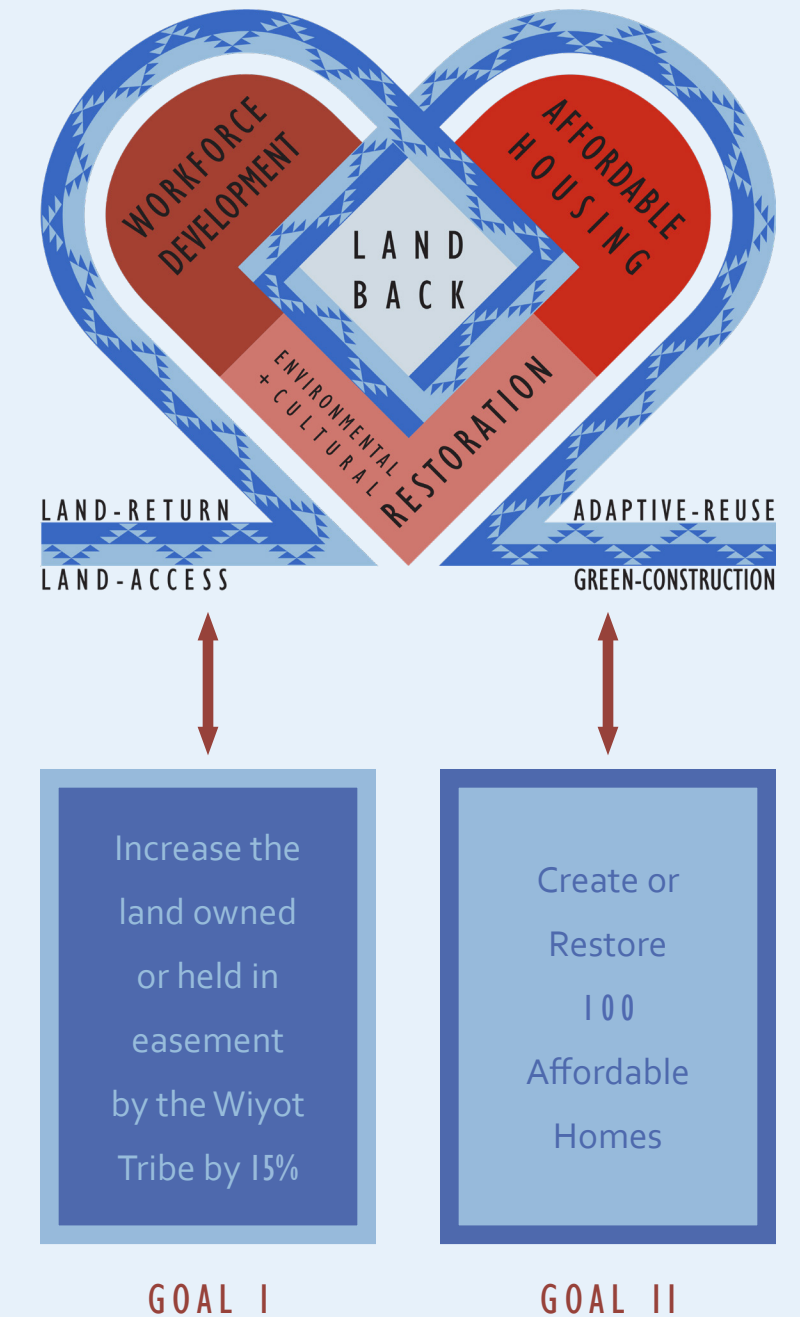
ADAPTIVE REUSE of unloved buildings

FIVE YEAR GOALS

Our four work streams flow towards two primary goals for the next five years. The following pages describe each work stream in detail, followed by action plans that chart how the department will navigate these rivers to meet our goals across the next five years.

ACTION PLANS

Our action plans lay out a series of strategic tasks for the department in the 6 month, 1-2 year, and 3-5 year ranges.



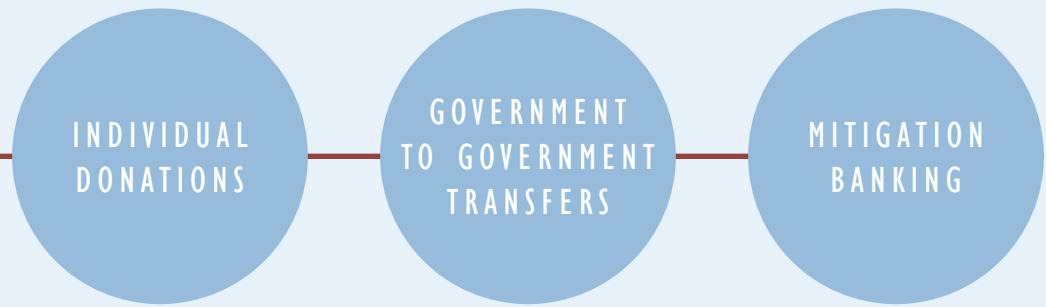
LAND RETURN

LAND ACCESS

WHAT WE OFFER

- COLLECTIVE VISIONING
- LEGAL RESOURCES
- MANAGEMENT AND DEVELOPMENT PLANNING
- SHARED TRANSFER COSTS
- WIYOT LEADERSHIP IN PERPETUITY

We build solidarity and heal trauma by facilitating land returns to the Wiyot Tribe from individuals, governments, and organizations. We put returned land in trust through deed restrictions that limit its use for purposes such as affordable housing or conservation, in perpetuity.



We are actively establishing best practices and legal precedent for several types of land return including life estate deeds, wills, and donations.

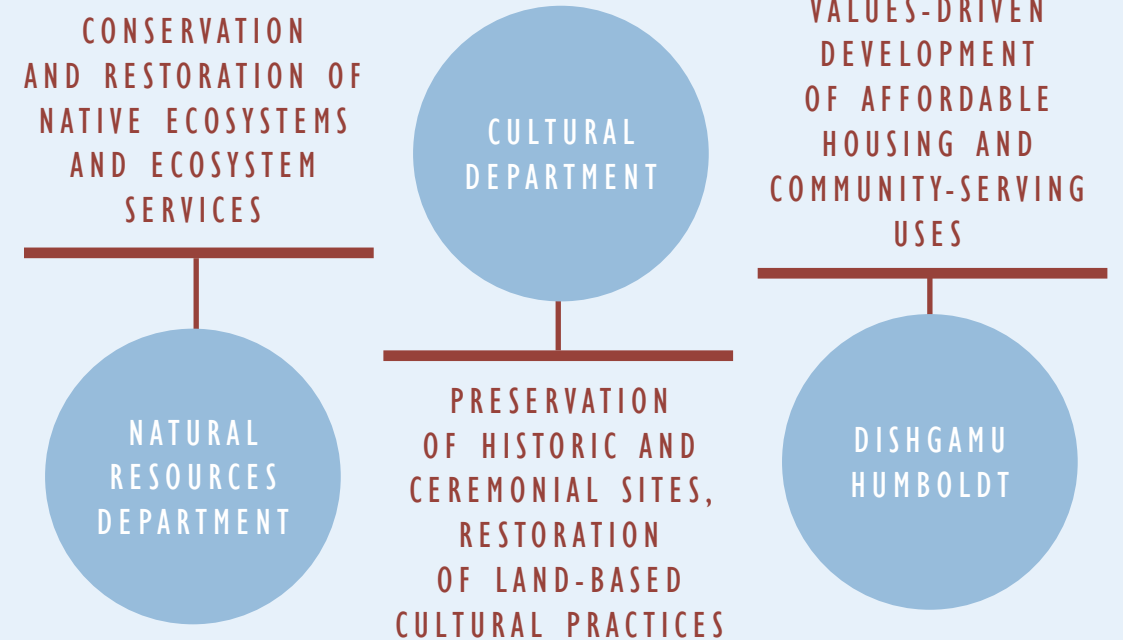
We create MOUs to define intent and terms for potential land transfers, and put resources towards ensuring that a joint vision for the site is achievable.

The Wiyot Tribe is equipped to take on and manage sensitive ecological areas for the purposes of providing mitigation credits for development projects.

RETURNING TO RIGHT RELATIONSHIP

We support Wiyot people living in reciprocal relationship with the land by managing and tracking easements that give the Tribe exclusive access to lands for dedicated uses.

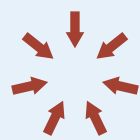
We work closely with Tribal Elders, Tribal Council, and Tribal Departments to prioritize and determine the best legal structures and ongoing management of easements. The Wiyot Tribe's Natural Resources and Cultural Departments are key partners in supporting Environmental and Cultural Restoration projects.



WIYOT-LED



INCLUSIVE



WORKSTREAM
VALUES ALIGNMENTS

PROJECT EXAMPLE:
TRADITIONAL BURIAL SITE










We work with Wiyot Tribal leaders and those returning land to determine the intended use for each site. In 2022, we received a donation of nearly 8 acres in Hydesville that will be converted to a traditional Wiyot burial site, allowing for both native and non-native peoples to return to the earth in a non-toxic and ecologically responsible way. The donor will continue to live on the site for the remainder of their life.



ACTION PLAN: GOAL I

INCREASE LAND STEWARDED BY WIYOT TRIBE BY 15%

SHORT TERM
(6 MONTHS)

 <p>LB.01 Work strategically with other tribal departments and local organizations to maintain returned land</p>	 <p>BB.01 Nurture relationships with local governments, financial institutions, and realtors that can help identify properties and secure acquisition funding</p>
 <p>LB.02 Dedicate fundraising to support land return work</p>	 <p>BB.02 Develop and deploy coordinated communications materials to build local buy-in, engagement, and recognition for Dishgamu Humboldt</p>
 <p>LB.03 Develop legal and logistical operating procedures for land return</p>	 <p>BB.03 Formalize a volunteer program to provide pathways for individuals to directly contribute to Dishgamu's work</p>
 <p>LB. 04 Create new staff position - Land Return Coordinator - dedicated to facilitating land returns</p>	 <p>BB.04 Create tools for assessing values-alignment of potential projects and integrate them into operating procedures at key points in the decision-making process</p>
 <p>LB. 05 Work with other Tribal Departments to create a priority list for land return and stewardship opportunities. Get Council approval of priority list.</p>	 <p>BB. 05 Develop and maintain a property tracking system</p>
 <p>LB.06 Create standard non-disclosure agreements for all parties involved in pre-acquisition work</p>	 <p>BB. 06 Define staff roles and responsibilities around ongoing and project-specific community engagement</p>

note: task numbers beginning with 'BB' also support Goal II

MEDIUM TERM
(1-2 YEARS)

 <p>LB.07 Dedicate fundraising to support maintenance and management of non-income generating properties</p>	 <p>BB.07 Dedicate fundraising to support general community engagement activities</p>
 <p>LB. 08 Dedicate Land Return Coordinator time to managing the ongoing maintenance and security of non-income generating properties</p>	 <p>BB.08 Dedicate Project Finance Coordinator time to grant and loan applications for property acquisition</p>
 <p>LB. 09 Develop a plan to manage non-income generating properties during natural disasters and other environmental shocks and stressors.</p>	 <p>BB.09 Develop participatory processes to engage key stakeholders (tribal members, community partners, residents) in setting priorities and shaping projects</p>
 <p>LB. 10 Develop engagement strategy including cultural and technical educational materials to promote and facilitate land return</p>	

LONG TERM
(3-5 YEARS)

 <p>LB.11 Fundraise to support property acquisitions (purchases)</p>
 <p>BB.10 Develop a "Good Guests of the Wiyot" educational offering for non-native community members.</p>

see p. 23 for description of Project Finance Coordinator role

LEGEND

-  FUNDRAISING
-  CAPACITY BUILDING
-  COMMUNITY ENGAGEMENT
-  STRATEGIC PARTNERSHIPS

GREEN CONSTRUCTION

ADAPTIVE REUSE

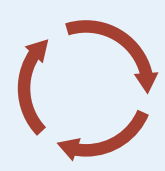
BUILDINGS FOR A REGENERATIVE ECONOMY

We incubate a Wiyot-led regenerative economy by using local labor to build mixed-use multifamily housing on urban infill sites using deep green construction practices and materials such as on-site energy generation and cross laminated mass timber.

SHOWING LOVE FOR PLACE

We show love for place by rehabilitating vacant or underutilized buildings into affordable housing and community serving uses and restoring green spaces around buildings.

REGENERATIVE



WORK STREAM VALUES ALIGNMENTS

CARBON NEUTRAL

New housing will have on-site energy production and be built with low-carbon materials such as mass timber to offset the impacts of construction.



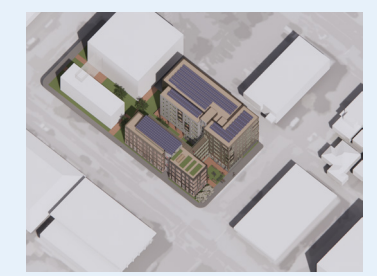
COMMUNITY-FOCUSED

Housing will be combined with community-serving uses such as day care and gardens, and designed to encourage interactions between neighbors.

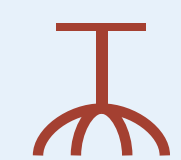


URBAN INFILL

Focusing on building new housing in already urbanized areas allows for the conservation of agricultural and recreational spaces.



ROOTED IN PLACE



LOVING



WORK STREAM VALUES ALIGNMENTS

VACANT COMMERCIAL

Large lots dominated by unused surface parking can be redeveloped to provide housing and open space along major transit routes.



VICTORIANS

Large, aging Victorian homes and commercial buildings can be converted into multiple units while restoring and preserving architectural character.



URBAN GREENING

We can adapt existing hardscapes around buildings to provide green space and ecologically restorative stormwater management.



PROJECT EXAMPLE: MASS TIMBER CASE STUDY

We developed a case study for a 6-story, 40 unit, affordable family housing development that shows how mass timber can be a competitive alternative to traditional concrete and light framed construction, both economically and environmentally. This project also includes a day care center, common areas, and electric vehicle parking. We are currently working with public and private landowners to locate urban infill sites appropriate for this type of development. The mass timber superstructure saves 474 metric tons of CO₂ compared to traditional methods - roughly equivalent to the emissions of 102 passenger vehicles driven over a year.

PROJECT EXAMPLE: PROJECT HOMEKEY











We are using state funding to acquire and renovate vacant commercial and residential buildings into thirty-nine bedrooms across a mix of unit types (dormitory, shared house, private studio) and supportive services for homeless and at-risk youth. Renovations will include energy efficiency upgrades and new landscaping.



ACTION PLAN: GOAL II













CREATE OR RESTORE 100 AFFORDABLE HOMES

SHORT TERM
(6 MONTHS)



 AH.01 Identify and pursue grants and philanthropies that specifically focus on and fund enhanced sustainability, resilience, and workforce development	 AH.06 Research / interview existing CLT and community housing providers around property development and management best practices
 AH.02 Ensure that pre-development budgets (and funding timelines) for new projects include staff and consultant time for community engagement	 AH.07 Procure the appropriate insurance and holding entities (like an LLC) to limit liability
 AH.03 Dedicate staff time (shared across leadership and technical staff) to conceptual design and feasibility studies for potential projects	 AH.08 Create prioritized list of target populations and housing types based on existing understanding of local needs and tribal priorities.
 AH.04 Create operating procedures for assessing viability and values-alignment of potential housing development opportunities at key points in the development process	 AH.09 Work with Wiyot Economic Development staff to ensure there is capacity for running apprenticeship programs related to housing developments
 AH.05 Create a guide to implementing sustainable and resilient building features into Dishgamu developments and integrate into staff training / workflows	 AH.10 Get Tribal member and community feedback on different resident relationship models including ownership, management, and maintenance

see the companion "Resilient Housing - Resilient Communities" Implementation Guide for an overview of resident relationship models and sustainable and resilient building strategies being implemented by Dishgamu Humboldt

MEDIUM TERM
(1-2 YEARS)

 AH.11 Fundraise for concept design and feasibility studies for ~4 projects a year	 AH.17 Identify and evaluate potential development partners (government, institution, private developer, etc) and partnership structures for viability and values-alignment
 AH.12 Fundraise for staff time dedicated to project-specific grant and loan applications and ongoing reporting	 AH.18 Engage local organizations, institutions, and businesses to build local support and capacity for green construction
 AH.13 Dedicate staff time to assisting with logistics of property acquisitions for development projects (prior to assignment of Project Manager)	 AH.19 Partner with organizations that can provide financial support, mediation, and protocols to help residents in need
 AH.14 Retain an architectural firm on an hourly basis to provide concept design, scoping, and feasibility consulting for potential projects	 AH.20 Identify or incubate a property management model that is values-aligned
 AH.15 Grow internal expertise necessary to create initial project proformas and explore financial models	 AH.21 Work with researchers to describe root causes of regional housing crisis, asking questions not covered by existing local housing research.
 AH.16 Create new staff position - Project Finance Coordinator - dedicated to pursuing and managing project-specific funding opportunities (pre-development, construction, and post-occupancy costs)	 AH.22 Create educational materials for the general public and local governments around non-extractive and alternative housing models

LONG TERM
(3-5 YEARS)

 AH.23 Hire staff to manage job creation and workforce development aspects of Dishgamu Projects
 AH.24 Investigate how to grow Tribal capacity for workforce development around green construction and infrastructure improvements that directly impact housing development

LEGEND

-  FUNDRAISING
-  CAPACITY BUILDING
-  COMMUNITY ENGAGEMENT
-  STRATEGIC PARTNERSHIPS

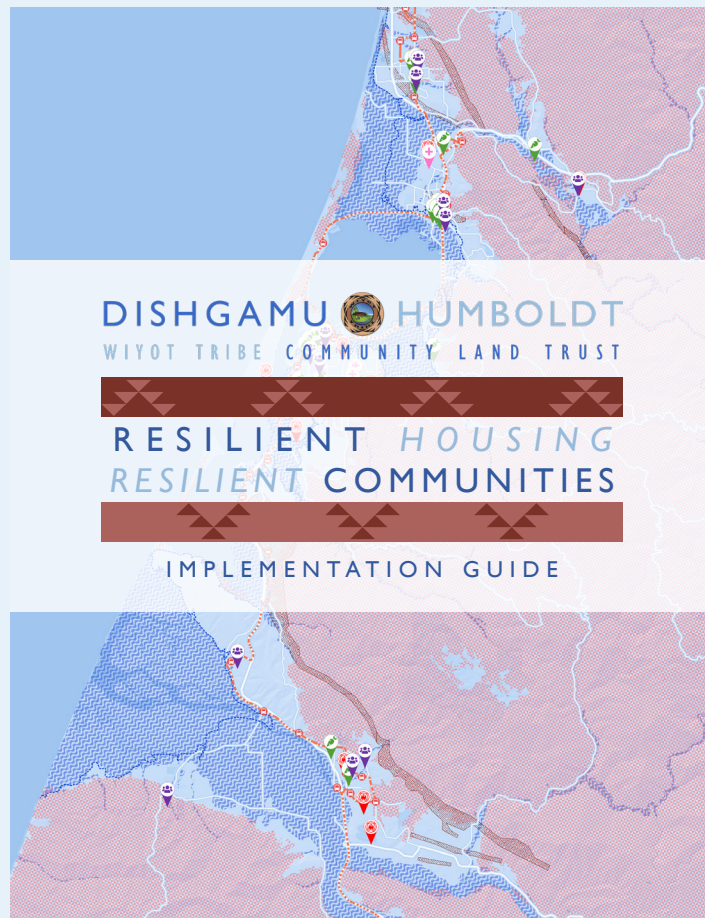
let's get to work!

SHOUNARR DA VAGURRIT!

NEXT STEPS

IMPLEMENTATION PLANNING

Our research and engagement on the unique characteristics and challenges facing our region leaves us with the question - how do we manage land and create housing that adequately meets these needs and aligns with Wiyot Tribal values and priorities? Beyond the preceding Strategic Plan, which broadly outlines Dishgamu Humboldt's priorities and work plan for the next 5 years, we have also produced a detailed "Resilient Housing - Resilient Communities" Implementation Guide to specifically direct our housing development activities in ways that will increase resilience and restore balance - environmental, economic, and social - within Wiyot Ancestral Territory.



OUR INVITATION

AS A GUEST ON WİYOT ANCESTRAL TERRITORY

WE INVITE YOU TO

- ~ Participate in land return by donating or deeding your land
- ~ Give the tribe access to your land through an easement
- ~ Give money to support the costs associated with land return and pre-development planning

AS AN INSTITUTIONAL INVESTOR

WE INVITE YOU TO

- ~ Support our acquisition and pre-development funds through tax-deductible donation
- ~ Become a capital partner for a specific development project
- ~ Provide capacity-building, resources for staffing, or access to experts

AS A COMMUNITY STAKEHOLDER

WE INVITE YOU TO

- ~ Share your priorities and ideas!
- ~ Volunteer with us
- ~ Invite us to speak or table at your meetings or events

AS A LOCAL GOVERNMENT PARTNER

WE INVITE YOU TO

- ~ Return Wiyot Ancestral Territory to Wiyot Stewardship for conservation or values-driven development
- ~ Work with the Wiyot Tribe on Wiyot Lands as a skilled partner in restoration, development, and community serving projects
- ~ Partner with us to pursue grants that fund affordable housing and sustainable development projects

CONNECT WITH US!

Website: <https://www.wiyot.us/350/Dishgamu-Humboldt-Community-Land-Trust>

Newsletter Sign-up: <https://www.wiyot.us/list.aspx?ListID=246>

DISHGAMU HUMBOLDT

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