

U.S. House of Representatives
Committee on Natural Resources
Washington, DC 20515

November 24, 2025

The Hon. Wena Supernaw
Chair
Quapaw Nation
5681 South 630 Road
Quapaw, OK 74363

Dear Chair Supernaw:

Thank you for appearing before the House Committee on Natural Resources, Subcommittee on Indian and Insular Affairs legislative hearing on Wednesday, November 19, 2025 to present testimony on H.R. 5696 (Rep. LaMalfa), "*Strengthening Tribal Real Estate Authority and Modernizing Land for Indigenous Nation Expansion Act*" or the "*STREAMLINE ACT*".

Your testimony was extremely helpful in defining the Subcommittee's understanding of the issues and I appreciate the effort you took to prepare and present your testimony. While many questions were asked during the hearing, the Subcommittee has additional questions, attached, for your reply.

Please forward your responses to Haig Kadian, Legislative Assistant, on Subcommittee on Indian and Insular Affairs at haigkadian@mail.house.gov by December 9, 2025. Your assistance in meeting this deadline is requested, as failure to meet it will be noted in the printed transcript.

Once again, thank you for your extensive effort in making this a valuable hearing.

Sincerely,



Jeff Hurd
Chairman
Subcommittee on Indian and Insular Affairs

Enclosure

Committee on Natural Resources
Subcommittee on Indian and Insular Affairs
Legislative Hearing
1334 Longworth House Office Building
November 19, 2025
10:15 AM

- **H.R. 4276 (Rep. Case)**, To amend the Native American Tourism and Improving Visitor Experience Act to authorize grants to Indian tribes, tribal organizations, and Native Hawaiian organizations, and for other purposes.
- **H.R. 5515 (Rep. Hurd)**, *“Indian Trust Asset Reform Amendment Act”*
- **H.R. 5682 (Rep. Issa)**, To take certain land in the State of California into trust for the benefit of the Pechanga Band of Indians, and for other purposes.
- **H.R. 5696 (Rep. LaMalfa)**, *“Strengthening Tribal Real Estate Authority and Modernizing Land for Indigenous Nation Expansion Act”* or the *“STREAMLINE ACT”*

Questions from Rep. Westerman for The Hon. Wena Supernaw, Chair, Quapaw Nation, Quapaw, Oklahoma

1. You mentioned that some Quapaw Nation projects have sat for “half a year” waiting for an AVSO appraisal or review.
 - a. Can you walk us through one specific project that was delayed, what the financial or opportunity cost was, and how quickly your team could have completed the valuation in comparison?
2. You noted that in Eastern Oklahoma there is effectively only one BIA-approved appraiser.
 - a. How does that staffing shortage distort timelines and delay projects across your Nation?
 - b. Does the bottleneck create uncertainty that scares off investors or partners?
3. Given everything you’ve described about duplication, bottlenecks, and capacity, it raises a bigger question.
 - a. Based on your experience, should Congress consider clarifying in the STREAMLINE Act that no federal appraisal is required at all when a tribe provides a USPAP-qualified valuation through its Title I or Title IV realty program?

- b. What would be the practical difference between mandatory federal acceptance - which the bill currently provides - and explicitly stating that no federal appraisal is required?
- 4. It's my understanding that A-V-S-O does not tell you where your appraisal is in the queue or how long it will take.
 - a. When you submit an appraisal, how reliably does AVSO provide a timeline, status update, or completion estimate?
 - b. Does the lack of predictable timelines make it harder to negotiate leases, secure financing, or schedule contractors?
- 5. We understand D-O-I structures the workflow sequentially: Regional Realty first, then AVSO, then the Superintendent, which compounds delay.
 - a. How much additional delay is created because BIA requires these reviews to occur in sequence rather than in parallel?
 - b. Is that sequence mandated by law, or is it an internal practice?
- 6. Unpredictable delays can undermine investor confidence even before a project begins. Have you seen investors, lease partners, or business counterparts hesitate or walk away because they view the current federal appraisal process as unpredictable?
 - a. Would the ability to rely on tribal valuations restore predictability in those negotiations and relationships?
- 7. If Congress does not push towards a fix for the appraisal system in this context, what types of projects will continue to be stalled, downsized, or abandoned over the next five years?
 - a. Do you foresee continued delays limiting your Nation's ability to expand economic development?
- 8. You've made a compelling case that the current federal appraisal system is slow and fundamentally misaligned with the self-governance framework Congress created fifty years ago.
 - a. From your perspective, what is the single most important change Congress must make to ensure that tribal governments, not federal bottlenecks, determine the pace of their own economic development?

- b. On the flip side, what is the one thing that D-O-I needs to stop doing immediately that would have the biggest impact on removing these delays?