



Oneidas bringing several hundred bags of corn to Washington's starving army at Valley Forge. after the colonists had consistently refused to aid them

# Oneida Tribe of Indians of Wisconsin

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UGWA DEMOLUM YATEHE  
Because of the help of this Oneida Chief in cementing a friendship between the six nations and the Colony of Pennsylvania, a new nation, the United States, was made possible



## INFORMATIONAL MEETING

ONEIDA HOUSING AUTHORITY, ONEIDA BUSINESS COMMITTEE, HUD

TUESDAY, MARCH 30, 1993

Present: Deborah Doxtator-Vice Chairperson, Loretta V. Metoxen-Treasurer, Amelia Cornelius-Secretary, Lloyd Powless, Russell Metoxen, Julie Barton, Mark Powless, Shirley Hill-Council Members

Excused: Rick Hill-Chairman

Others: Sarah Plummer, Leann Doxtator, Kathy Porter, Randy Jourdan, Donna White, Celene Elm, Patti Hoefft, Mary Dodge, Pat Cornelius

OHA BOARD: Ernie Stevens, Jr., Evelyn Elm, Warren Skenandore, Chris Doxtator, Lois Powless

OHA STAFF: Randy Parker, Arlyce Paulson, Ron Hill, CIAP

HUD: Elmer Leon Jacobs, Alma

LEON: CIAP funds are available for repair - funds available for units of over 250 units. OHA has 262 units and is eligible. OHA must come up with a plan. OHA may be eligible for about \$400,000.00 Cannot legally use these funds now - must use current available funds. 21 vacant units -- anticipate eight weeks with 9 staff to repair. 10 units at three sisters.

LEON: Foundation of units at three sisters. Recommendations have been followed and foundations have been repaired.

Problem with damaged homes is that there is a number of individuals who have no respect for their homes.

No. of people waiting - 125 - 150 family  
# vacant homes - 21 were 31 about one month ago.

HUD is the agency through which funds from the Federal Government flows to the Tribe. they are here to assist Oneida Housing Authority to find solutions to the vacant units.

Elmer: COMP Plan last day due is July 25, 1993. Funds can be released upon approval of plan and when funds are released to HUD.

The first criteria- OHA must look to its own operating budget - Amount of reserves is low.

Randy Parker said he is short staffed in summer

Difference between Maintenance or renovation:  
One Maintenance person for every 57 units.

Need to encourage tenant participation in repair.

Tribe has received over \$23 million in the construction of 26 units, CIAP, Modernization, repairs, etc. since 1962.

Randy Parker stated his maintenance staff could maintain units once all the units are repaired. Suggest using someone else to do inspections rather than maintenance persons. Tenant counselors could do more frequent inspections than annually. OHA makes this decision and note damages specifically in rental units.

HUD is an oversight agency - they do not do inspections. OHA is totally accountable for operations of Housing. HUD reviews OHA audit to see that funds are expended properly.

## 2. DEBT FORGIVENESS

Elmer: Change in the way HUD does business. HUD sold notes - OHA receives funds - HUD used 30 year bonds. Cannot have loan forgiveness on bonds. Money is owed to investors - Project 10-1 is under a bond - other units are through other funding. OHA needs to execute amendment Debt Forgiveness documents. Savings in proceeds from sales of homes - OHA has about \$700,000. Must have resident consultation and tribal council consultation. -- No subsidy funds. Innovated programs can be used to develop - Then funds lose their identity and can be invested. Presently in C.D.'s these funds can be consolidated now.

Recommend OHA send a letter to HUD in regard to past due billing on this bond. there has been a lapse of 10 years of payment and approximately \$40,000.

## 3. CEILING RENTS

Present is 30% of wages. Due to increased employment of tribal members this has caused tribal members to have high rents and many families move out. Arlyce will need to justify how many families will be affected and can get the rents lowered.

Regulations required ceiling rates for Mutual Homes. They will be different based on different projects. It may be possible to convert low rent units to Mutual Help. Conversion is based on appraisal of units. Hand out of general section for the conversion of rental units to Mutual Help. CIAP has same regulations for rental and Mutual Help now.

  
Amelia Cornelius, Tribal Secretary  
Oneida Business Committee