

Oneida Business Committee Agenda Request

1. Meeting Date Requested: 07 / 19 / 16

2. General Information:

Session: Open Executive - See instructions for the applicable laws, then choose one:

3rd Quarter - Direct Report OHA

Agenda Header: Reports

Accept as Information only

Action - please describe:

For Oneida Business Committee approval of 3rd Quarter - Direct Report on OHA

3. Supporting Materials

Report Resolution Contract

Other:

1. 3rd Quarter - Direct Report

3.

2.

4.

Business Committee signature required

4. Budget Information

Budgeted - Tribal Contribution

Budgeted - Grant Funded

Unbudgeted

5. Submission

Authorized Sponsor / Liaison: Dale Wheelock, Director/OHA

Primary Requestor/Submitter:

Your Name, Title / Dept. or Tribal Member

Additional Requestor:

Name, Title / Dept.

Additional Requestor:

Name, Title / Dept.

Oneida Business Committee Agenda Request

6. Cover Memo:

Describe the purpose, background/history, and action requested:

Requested action by OBC to accept 3rd Quarter OHA Report to meet HUD requirement of reporting progress and status of OHA grant activities to the Tribally Designated Housing Entity.

1) Save a copy of this form for your records.

2) Print this form as a *.pdf *OR* print and scan this form in as *.pdf.

3) E-mail this form and all supporting materials in a **SINGLE** *.pdf file to: BC_Agenda_Requests@oneidanation.org

Memorandum

To: Oneida Business Committee/Tribally Designated Housing Entity
From: Dale Wheelock, Executive Director Oneida Housing Authority *DW*
Date: July 19, 2016
Subject: **FY 2016 3rd Quarter Report – Direct Report Oneida Housing Authority**

Demographic Information:

The Oneida Housing Authority housing stock as of June 30, 2016 has served an average of 1,194 rental and homebuyer family members each month this quarter.

OHA Vacant Review Period Ending – June 30, 2016
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	Number of units in housing inventory	Number of units Vacant	Total number of eligible waiting list
Family Rental	245	9	77
Elder/Disabled Rental	68	5	46
Home Buyer	52	0	47
Totals	365	14	170
Occupancy Rate of 96 %			

The **occupancy rate is 96%** for all the housing stock that is available at the Oneida Housing Authority. Vacant units reflect move outs and maintenance/or rehabilitation of the units to bring them up to occupancy standards. Vacant units are always in transition for the next qualified and available occupant. Peak move out and move time of units is in June – August. This is also the same time of additional maintenance work load of grass cutting and outside housing repairs. **Rents range from \$50 to \$600 per month with an average rent of \$355 per month.**

The workforce for Oneida Housing Authority is 32 employees of whom are enrolled Oneida Tribal members, 2 other native and 6 non-natives. The Oneida Housing Authority is 100% funded by the Department of Housing and Urban Development. The revenue stream comes from rent receipts, homebuyer payments and annual HUD Indian Housing Block Grant and competitive Indian Community Development Block Grants (ICDBG). There are two open infrastructures ICDBG grants for Elder Village and Uskah Village and are scheduled to be completed by August, 2016. The Oneida Tribe would then be able to submit a competitive grant application for additional ICDBG funds (\$600,000) starting in the spring of 2017.

Administration:

The Chicago HUD office informed the Oneida Nation in June of the **FY 2017 Indian Housing Block Grant allocation in the amount of \$4,075,713**. The FY 2017 Indian Housing Plan (IHP) was developed and submitted for Oneida Business Committee approval on July 13, 2016. The FY 2017 IHP was submitted to HUD on July 15, 2016 and includes new construction of 12 elder cottages to begin construction in Elder Village in May, 2017.

Key activities for the past quarter include;

- The Internal Audit High Risk Finding is moving forward to resolve an old finding. The Fiber Optics issue is being addressed, bids have been submitted and all that is needed is finance committee and OBC approval. Once the contract is approved the work can begin and the work can be completed this fall. A Fiber Optics line would be run from the Tribal Turtle School to the OHA Warehouse thereby providing connectivity to the OHA central office on Commissioner Street.
- The Oneida Tribe has received the HUD – Draft of the On-Site Monitoring Report and a management response is in the process of development within the next 90 day timeline.
- OHA administration has maintained positive communication and relationships with the Chicago HUD grant staff during the quarter through reports and requests for information,
- OHA has submitted a request for an extension of the FY 2011 ICDBG grant for infrastructure at Elder Village until August 31, 2016. If funding for this project is not fully expended by August, 2016 the remaining funds will be recaptured from the grant award. At this point it appears we will meet the extension of the timelines to close out these two ICDBG grants for FY-2011 and FY 2012.
- The Oneida Tribe of Indians of Wisconsin has received a HUD Veterans Affairs Supportive Housing (VASCH) grant award in the amount of \$204,934 in vouchers to provide supportive housing for 20 veterans who are homeless or at risk of becoming homeless. This is a collaborative project with the VA and Tribe and will begin in August, 2016.
- The OHA Policy Review Team consists of the Operations Manager, Resident Services Staff, Office Manager and an AmeriCorps VISTA (Volunteer). As a retired lawyer the VISTA worker has extensive experience in a variety of legal topics; Indian Law, Indian Housing Authorities and familiarization with HUD regulations.
 - The team is working on **Admissions** including; Application and Admission Rules.
 - The team is working on **Occupancy** including; Rental Agreement, Occupancy Rules and Tenant Handbook. The **Tenant Handbook** is based on the Occupancy

Rules. The intent is to provide tenants with key occupancy rules and establish bright lines for tenants to help them clearly know tenant expectations.

New Construction Development:

- Oneida Development Division has oversight and control of all OHA construction projects. Kevin House, Project Manager at Development Division has been working closely with OHA staff to ensure the construction projects at Green Valley, Elder Village and Uskah Village proceed on schedule. OHA has provided guidance to the Development Division regarding HUD requirements such as procurement and changes in HUD requirements by the 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Final Guidance.
- The FY 2015 IHP calls for a combination of Acquisition and New Construction. There has been one unit purchased at Cornelius Circle this quarter through Acquisition. Another unit in Chief Hill Lane will be reflected in the 4th quarter.
- The FY 2016 IHP also calls for a combination of Acquisition and New Construction. Plans are underway for the bidding out of two more 4-plex units this fall and construction to begin this year. These 4-plexes will be located in Uskah Village. The infrastructure at Uskah Village is near completion of sewer and water and the road has been black topped connecting Metoxen to Overland Road.