

Memorandum

To: Oneida Business Committee/Tribally Designated Housing Entity

From: Dale Wheelock, Executive Director Oneida Housing Authority *DW*

Date: March 27, 2015

Subject: **OBC Direct Reports – Oneida Housing Authority**

Demographic Information

The Oneida Housing Authority housing stock as of February 28, 2015 includes;

59 Homeownership units (3 homeownership units were conveyed in the last quarter)

291 Rental units

3 Home Grant units

Total 353 units

The number of persons served this past quarter is 1,166.

The occupancy rate is 97% of all the housing stock that is available. Vacant units reflect move outs and maintenance /or rehabilitation of the units to bring them up to occupancy standards.

The workforce for Oneida Housing Authority is 39 employees of whom 31 are enrolled Oneida Tribal members, 2 other native, and 6 non-native. There are 3 vacant OHA positions; Office Manager, Service Coordinator, and Carpenter that have not been filled due to previous cost containment measures. 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.

Administration:

The Oneida Housing Authority is in receipt of Housing and Urban Development (HUD) changes of how we do business. The subject matter is the Transition to 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Final Guidance. A copy of the Transition to 2 CFR Part 200 has been forwarded to the Tribally Designated Housing Entity (TDHE) for review and consideration.

Major Reforms and Policy Changes

The policy reforms brought about by OMB's consideration of public comments and efforts to streamline federal grant-making processes are identified as the following:

- Eliminate duplicate/conflicting guidance;
- Focus on performance over compliance for accountability,

- Encourage efficient use of information technology (IT) shared services,
- Provide for consistent treatment of costs,
- Limit allowable costs for the best use of Federal resources,
- Incorporate standard business processes using data definitions,
- Strengthen oversight; and
- Target audit requirements on risk of waste, fraud, and abuse.

I bring this information before OBC/TDHE because of the dramatic change from compliance to performance as indicated from guidance regarding Transition to 2 CFR Part 200, 7. SUBPART D – POST-FEDERAL AWARD REQUIREMENTS: **HIGHLIGHTS.**

Performance Measurement: Section 200.301 requires, as appropriate and in accordance with OMB information collection requirements, recipients to related financial data to performance accomplishments of the Federal award and provide cost information to demonstrate cost effective practices (e.g., through unit cost data). This is in line with the shift in 2 CFR part 200 from compliance to performance.

Revision of Budget and Program Plans: Section 200.308 requires, among other things, recipients to obtain Federal agency approvals for budget and program or project scope revisions.

The Department of Housing and Urban Development has awarded the Oneida Tribe of Indians of Wisconsin a funding allocation for **FY 2015 of \$3,623,676** for Oneida Housing Authority programs for the period of October 1, 2015 thru September 30, 2016. The OHA Indian Housing Plan (IHP) has set aside \$1.9 million in development funding to be used for elder units at Elder Village. A modification of the IHP will be submitted to HUD to change the construction project from Elder Village to Uskah Village. This modification is due to Uskah Village being a FY 2012 project that was modified to cover the cost of Green Valley. The FY 2013 and FY 2014 construction project funding allocations will also need to be modified to cover the OTIE contract for Elder Village and Green Valley. It is HUD's priority that the older projects must be completed first to show progress in construction projects allocated in earlier years.

Internal Audit Findings

The last quarter provided no progress in resolving the Inventory System other than additional data collection and cost benefit analysis to bring network connectivity on line. The implementation of a computerized OHA Inventory Control System has been delayed by the high cost of fiber optic cable for network connectivity to the OHA Warehouse, OHA Office and accounting. Action is needed to hire an Inventory Receiving Clerk and Inventory Distribution Clerk to set up the implementation and maintenance of the system, once the fiber optic system is installed. Cost Containment to freeze all new hires had stopped all progress to complete this open audit finding since April, 2012. OHA has the financial resources at this time to fund the positions and equipment necessary to close out this audit finding. HUD approval will be needed

to make the modification for this project as an eligible activity and changes in the budget. Estimated time to begin installing the fiber optic cable would be the summer/fall of this year.

New Construction

Green Valley – Phase II

This project is in the southern portion of Green Valley. Oneida Development Division is overseeing this construction activity under an OTIE contract to construction 3 single-family Homebuyer Ownership units and 4 duplexes for the rental program. This project will produce 11 units in OHA's housing stock. The FY 2012 IHBG budget for development consists of \$1,674,115 HUD funded resources for new construction. All seven structures are up and enclosed with varies stages of construction activities taking place on exteriors and interiors. The Development Division has a more detailed report on the different completed construction work activities per specific unit.

Henry Road

There has been no construction taking place at Henry Road Lot 6 this quarter.

Elder Village Cottages

The Elder Village development is located southwest of Elder Services and consists of 32 lots. This OTIE contracted activity has been delayed due to estimates exceeding HUD Total Development Cost of each unit. The Development Division is in negotiations with OTIE to bring the unit cost into compliance with HUD requirements. The Elder Cottage design has been reduced in square footage in order to bring the construction cost down. This FY 2011 budget for development consists of \$1,474,115 in HUD funded resources. Once the final development cost comes in for the Elder Cottages from the Development Division I will submit the necessary modification of projects and funding allocations to HUD for approval.

Uskah Village

This is a multiplex development project located south of Elder Services with the site entrance off South Overland Road and designed to serve single adults and adult couples. The first phase of this development is expected to yield 12-16 dwelling units. A townhouse style is the expected building design. The Development Division is overseeing the infrastructure, design and construction phases of this project

The project is currently in design phase with Dimension IV. , who was contracted to work through all phases of this development project to include; site analysis, site layout, engineering, infrastructure design, and physical construction layout. Infrastructure ground breaking is expected in the spring/summer of 2015. This FY 2013 budget for development consists of \$1,597,026 in HUD funded resources. The Development Division has a more detailed report on the Dimension IV. progress in the Uskah Village project.