

Oneida Business Committee Agenda Request

1. Meeting Date Requested: 08 / 08 / 18

2. General Information:

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

Agenda Header:

Accept as Information only

Action - please describe:

3. Supporting Materials

Report Resolution Contract

Other:

1.

3.

2.

4.

Business Committee signature required

4. Budget Information

Budgeted - Tribal Contribution

Budgeted - Grant Funded

Unbudgeted

5. Submission

Authorized Sponsor / Liaison:

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:

Comprehensive Housing Division Quarterly Report

Requested action: Approve Report.

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

COMPREHENSIVE HOUSING DIVISION
FY 2018 3rd QTR REPORT
April-June 2018

Dana McLester
Comprehensive Housing
Division Director

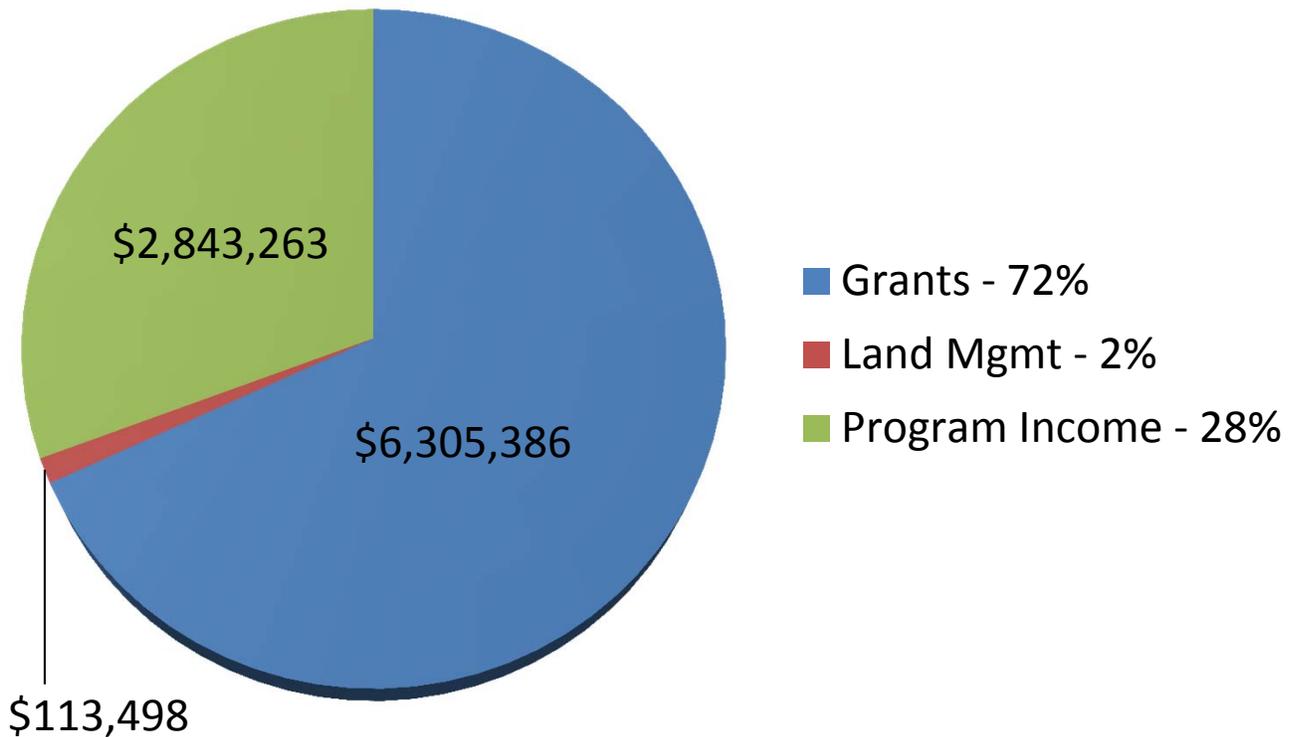
The Comprehensive Housing Division consists of all residential services offered by the Nation, including all rental programs, the rent-to-own program, and the residential sales and mortgages.

Departments within the Comprehensive Housing Division

- Finance and Administration
- Resident Services
- Maintenance
- Residential Development
- Community Outreach
- Rehabilitation & Modernization
- Residential Sales & Mortgages
- Residential Leasing

FY 2018 Budget Revenues

Total \$9,262,147



Program Income Includes:

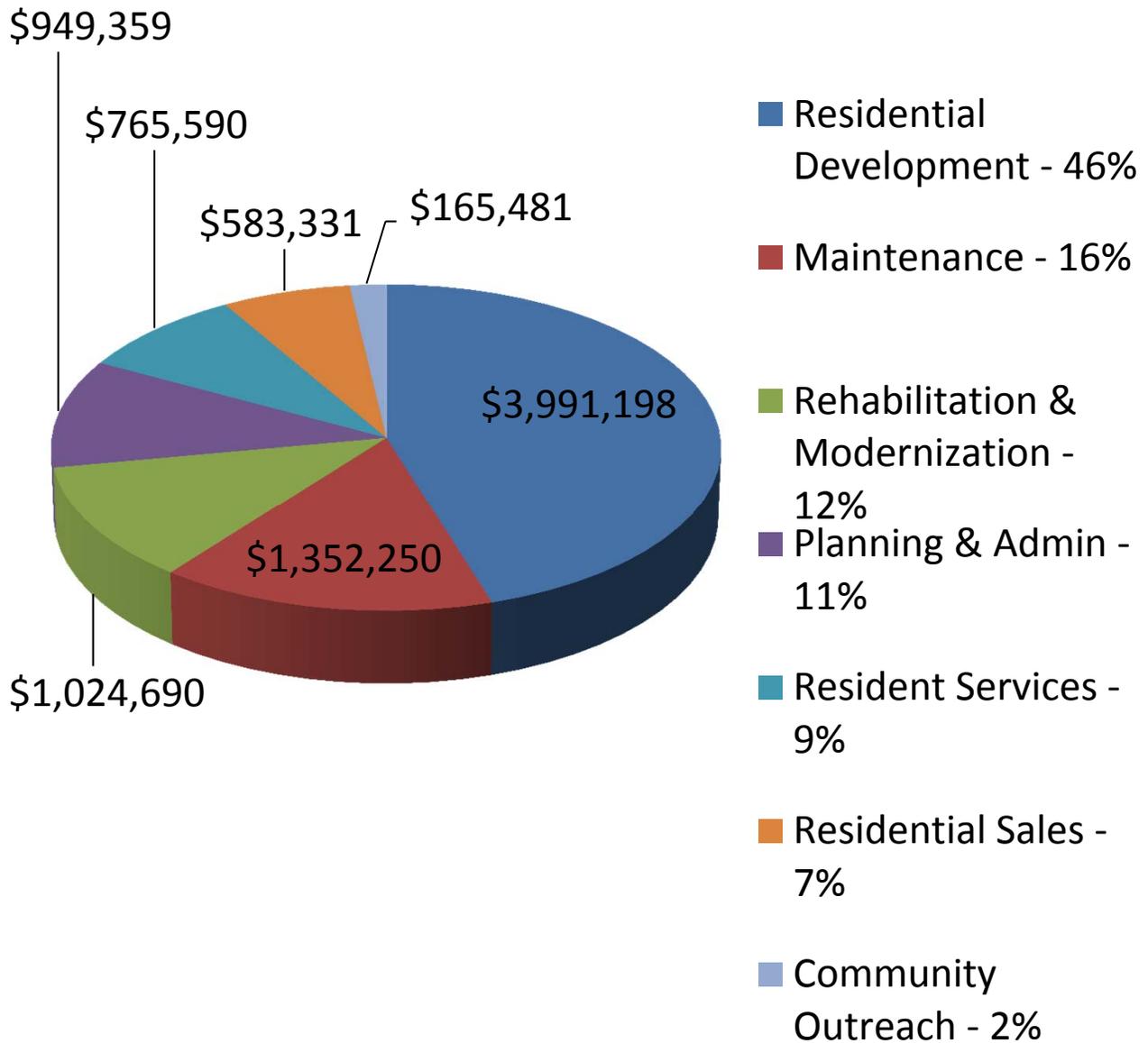
- Rental Income
- Administration Fees
- Interest Income
- Miscellaneous Income
 - Launderette
- Other Charges for Services
 - Work Order Charges
 - Utility Charges

Grants:

- Indian Housing Block Grant
- HUD-VASH
 - Veteran Affairs Supportive Housing

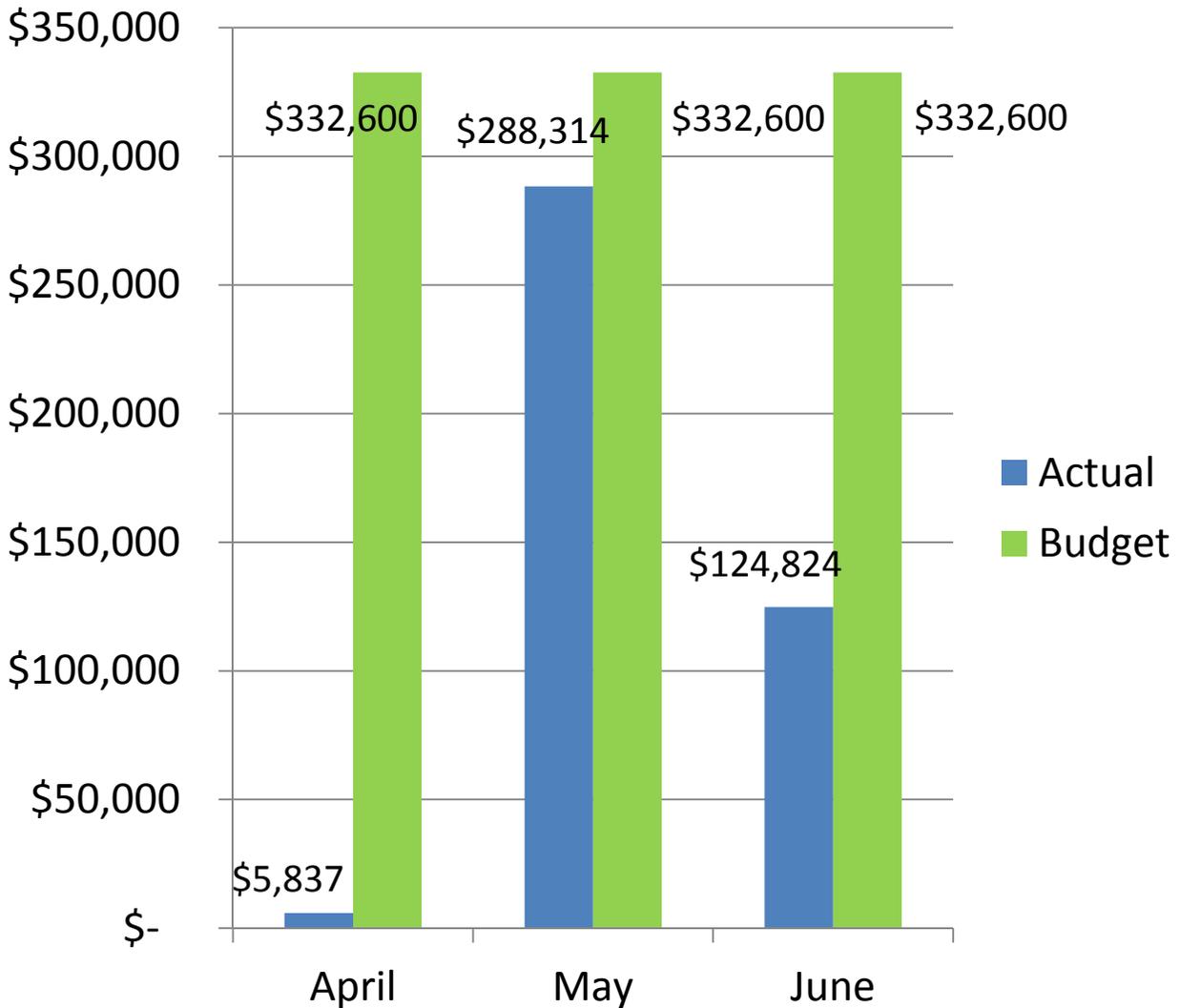
FY 2018 Budgeted Expenditures

Total \$8,831,899



Residential Development

Total Expenditures - \$418,975.00



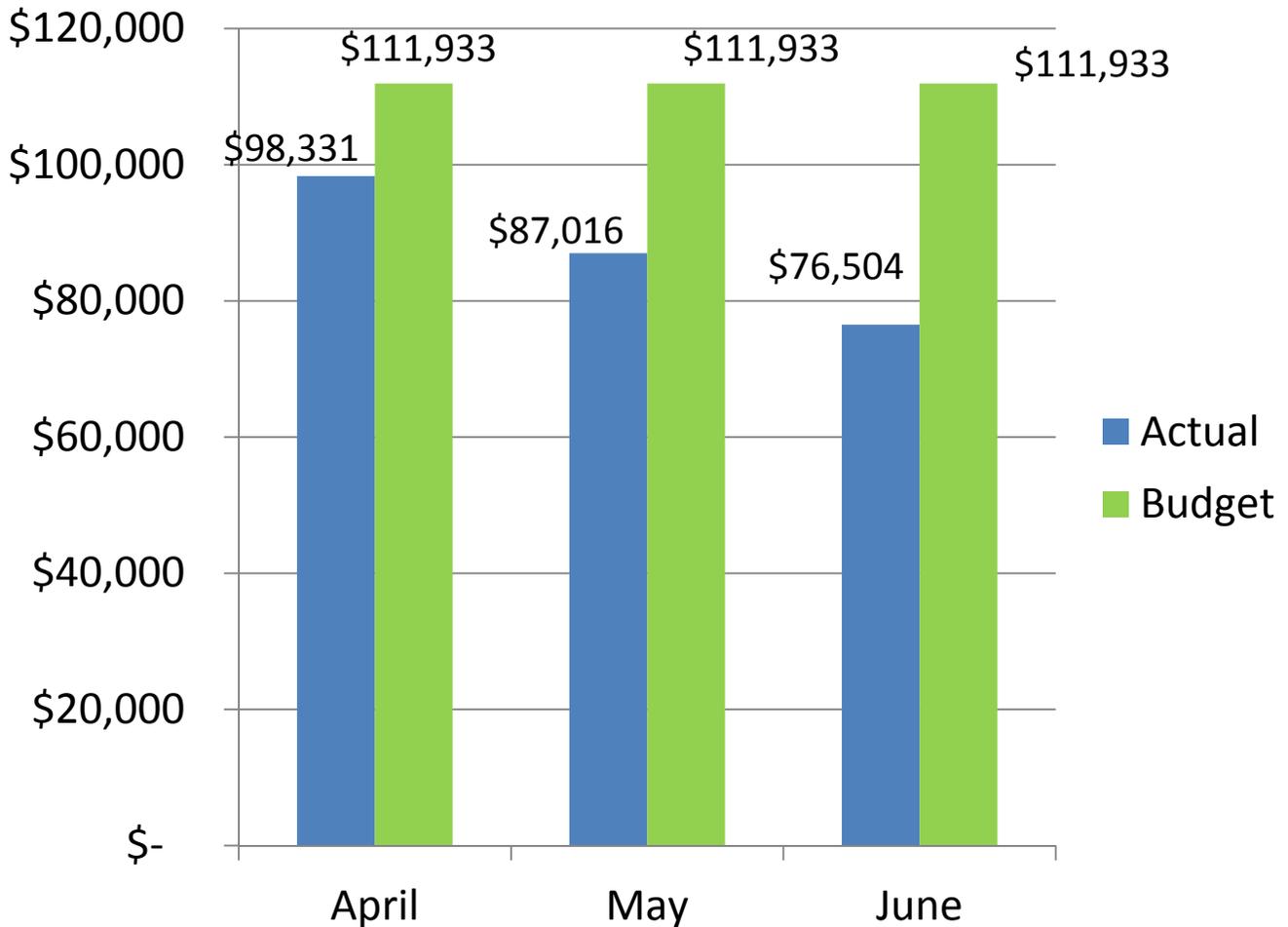
Town House #3 was completed on 6/4/18

Town House #4 will be complete on 7/16/18

There is a timing difference between when the work is completed and the submission of invoices for payment from the general contractors.

Maintenance

Total Expenditures - \$261,851.00



Occupancy Rate – 94%

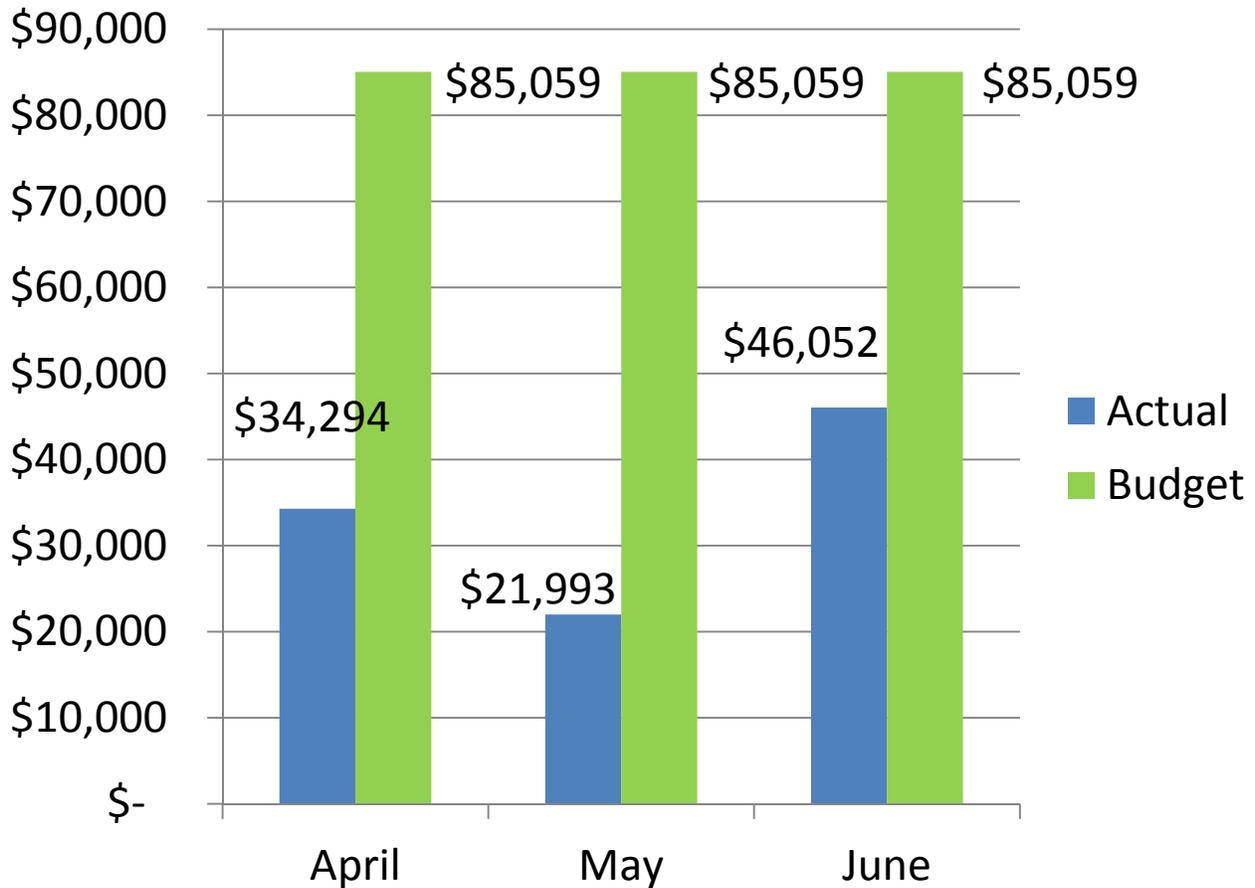
Total Tenant Move-outs – 16

Total Tenant Move-ins – 17

Work Orders – 396

Expenses include daily work orders and preparing a unit for occupancy.

Rehabilitation & Modernization Total Expenditures - \$102,339.00



Work Orders for Annual Inspections – 62

Floor Installation – 3 Units

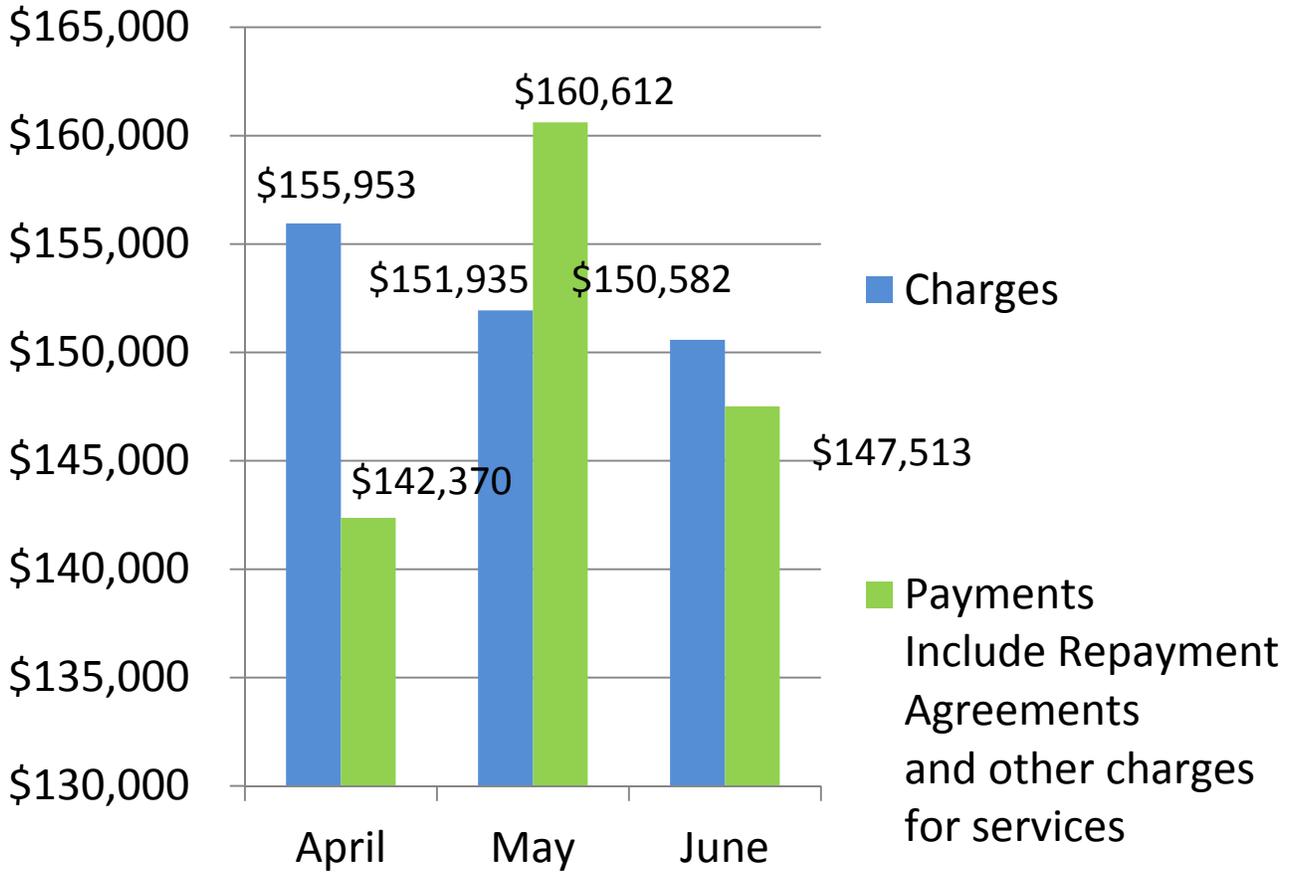
Gutters Replaced – 1 Units

Siding Replaced – 2 Units

Cabinets Replaced – 1 Unit

Resident Services

Rental & Rent-to-Own Receivables



*Rental Revenue from GTC Stipends: May 12th & June 18th Mtgs
 \$3,008.44

*Rental Revenue is estimated based on gift card sequence.

Current Wait List of 129 applicants are maintained for the Income Based and Elder Rental Programs. The General Rental program units are advertised as available.

Collections:

- The Comprehensive Housing Division's collection efforts focus on unpaid balances from past rental and homeownership tenants.
- Unpaid balances consist of one or combination of the following:
 - Unpaid Rent
 - Green Bay Water Utility tax liens, unpaid by tenant
 - Property Damage

Collection Challenges

- Repayment agreements are established in effort to provide tenants an opportunity to avoid termination and eviction due to breach of the rental agreement. A tenant repeated request for "a chance" and their promise to pay can accumulate total arrears.
- Tenant habits of heavily relying on per capita and/or tax returns to pay rent develop poor payment habits while being in breach of the rental agreement.
- Tenant habits of heavily relying on assistance from program providers develop poor payment habits while being in breach of the rental agreement and utility service providers.

Working with Tenants

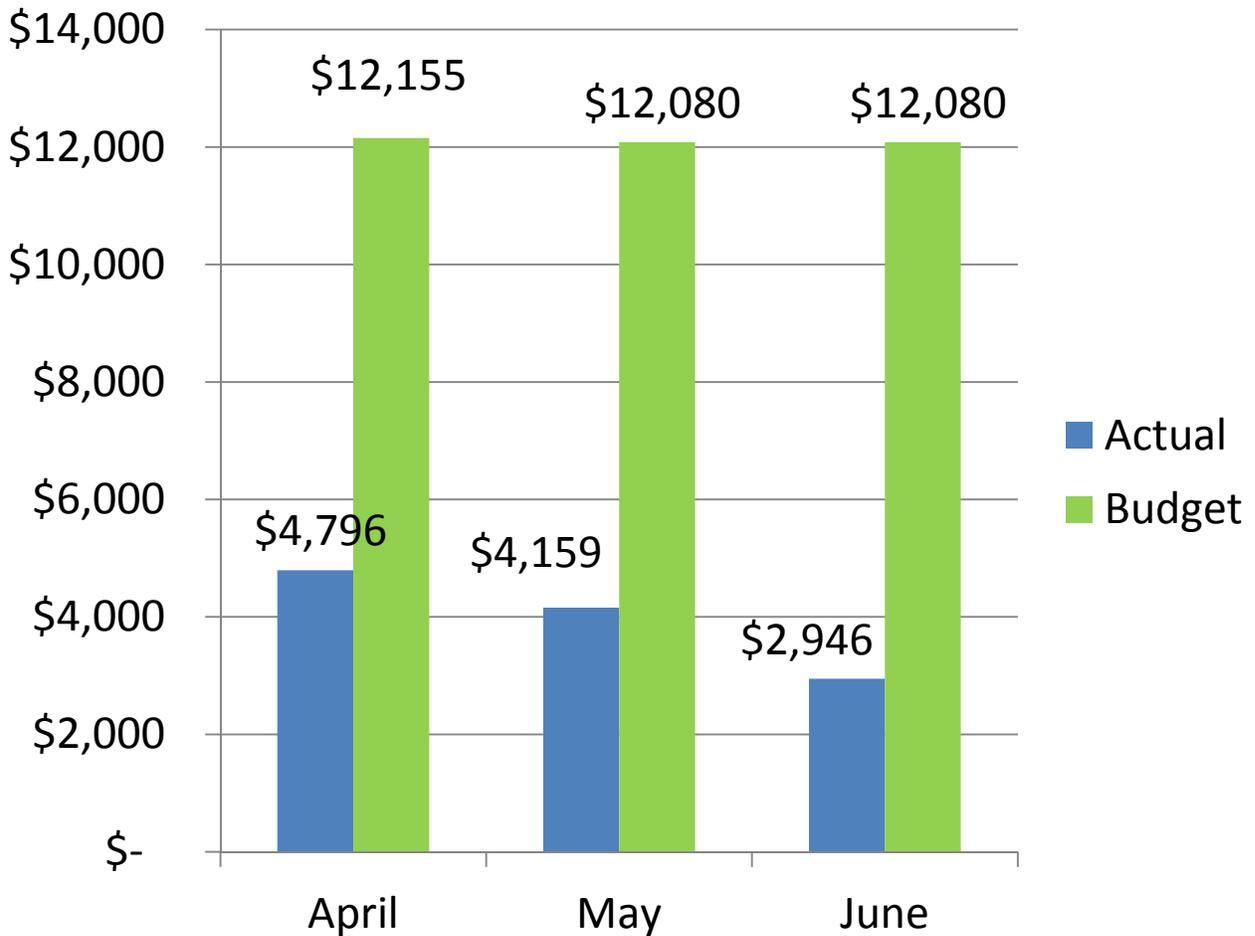
- Warning letters are issued when a tenant falls behind or has an unpaid balance
- A meeting is established to discuss the situation and hear the tenants plans of action
- CHD refers tenants to program providers that may provide assistance
 - Community Support
 - Utility Assistance
 - Temporary Assistance for Needy Families (TANF)
 - Budgeting at Community Education Center (CEC)
- CHD Resident Services Staff offers basic budgeting when possible and also refers tenant to local agencies that offer budget training
- Repayment Agreement are established
 - Weekly Installments
 - Per Capita (when applicable)
 - Tax Returns (when applicable)

Concerning Tenant Matters

- Unpaid rent and/or utilities continue to be the primary reason for involuntary termination of CHD Rental Agreements. Social concerns are often a significant part of noncompliance of the rental agreement, which places the agreement at risk and in some cases results in eviction
- The reasons behind an eviction are often complex, comprising of multiple compliance concerns with CHD having provided ample opportunity for tenants to make choices necessary to avoid eviction.
- CHD continues to work with other departments and internal referrals to CHD's Community Outreach Supervisor & Caseworker in effort to guide tenants to resources that may assist the tenant with the necessary training, education, or counseling needed to make decisions to avoid placing their housing at risk of termination.

Community Outreach

Total Expenditures - \$11,901.00



The goal of the Community Outreach Program is to improve the quality of living within each service area, by providing a safe, judgment free facility for community members to gather, voice concerns, and enjoy recreational activities.

Site II Flying Leaf Center – 1:00 p.m. to 4:30 p.m.

Tuesday/Wednesday/Thursday

Three Sisters Community Center – 12:30 p.m.-4:30 p.m. Monday thru Thursday

Residential Sales & Mortgages

- There is a moratorium on TLC Loans.
- New Loans:
TLC - \$ 125,000.00

TYPE	TOTAL # OF LOANS	TOTAL LOAN RECEIVABLE
TRIBAL LOAN CREDIT (TLC)	282	\$ 18,772,582.67
THRIL	24	\$ 252,538.94
VET-TRIBAL LOAN CREDIT	84	\$ 5,873,033.44
TOTAL	390	\$24,898,155.05

Vacant Residential Sale Units				
Address	Original Acquired Date	Ownership Transferred to Comprehensive Housing	Projected Completion Date	Estimated Repair Costs
2534 Laredo Lane	7/30/2014	10/1/2017	8/1/2018	\$ 43,500.00
N7074 Seminary Road	11/15/2016	10/1/2017	FY 2019	\$ 53,500.00
4362 Hillcrest	9/8/2016	10/1/2017	FY 2019	\$ 35,000.00
W1709 County G	11/1/2013	10/1/2017	FY 2019	\$ 59,000.00
2458 County Road EE	8/1/2013	10/1/2017	FY 2019	\$ 45,000.00
Total				\$ 236,000.00

Residential Leases

- Total Residential Leases – 721
 - New Residential Leases – 0
- Total HBO Sites Offered – 45
 - Current Advertised HBO Sites - 7
 - Beech Tree Lane Lot 1
 - Beech Tree Lane Lot 2
 - Beech Tree Lane Lot 3
 - Beech Tree Lane Lot 4
 - Beech Tree Lane Lot 5
 - Beech Tree Lane Lot 6
 - Beech Tree Lane Lot 7