

Oneida Business Committee Agenda Request

1. Meeting Date Requested: 08 / 09 / 17

2. General Information:

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

Housing 3rd Quarter Direct Reports

Agenda Header: Reports

Accept as Information only

Action - please describe:

Request OBC approval of Oneida Housing Authority 3rd Quarter Direct Report.

3. Supporting Materials

Report Resolution Contract

Other:

1. OHA 3rd Quarter Direct Report for Housing

3.

2.

4.

Business Committee signature required

4. Budget Information

Budgeted - Tribal Contribution

Budgeted - Grant Funded

Unbudgeted

5. Submission

Authorized Sponsor / Liaison: Dale Wheelock, Executive 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:

In compliance of the 2017 Reporting Schedule for OBC Direct Reports. The Executive Director of OHA is submitting the 3rd Quarter Direct Report for review and approval.

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
From: Dale Wheelock, Executive Director Oneida Housing Authority
Date: August 1, 2017
Subject: FY 2017 3rd quarter Direct reports – Oneida Housing Authority

Demographic Information:

The Oneida Housing Authority housing stock as of June 30, 2017 has served an average of 1,154 rental and homebuyer family members each quarter.

OHA Operations Quarterly Report Input – 3rd Quarter FY 2017

Provided by Scott Denny & Operational Staff

OHA Vacancy Overview			
Period Ending June 30, 2017			
	Number of Units in Housing Inventory	Number of Vacant Units	Number of Eligible Applicants on Wait List
Family & Single Rental	249	19	89
Elder/Disabled Rental	68	3	20
Home Buyers	49	1	45
Totals	366	23	154
Occupancy Rate of 94%			

Wait List Breakdown – Rental Program - 109 Total

Family & Single Rentals -

- 1 bedroom =23
- 2 bedroom =22
- 3 bedroom = 30
- 4 bedroom = 14 2 five bedroom apps

Elder/Disabled Rentals -

- 1 bedroom =19
- 2 bedroom = 1

Wait List Numbers – Family Home Ownership Program – 45 Total

- 3 bedroom = 24
- 4 bedroom = 14
- 5 bedroom = 7

Inventory Management

There is a constant challenge in balancing the utilization of housing inventory for both existing tenants and wait list applicants. As a current tenant’s household size changes or a household members physical needs change, OHA does whatever we can to better accommodate the current tenant which in turn will open up units for other tenants and wait list applicants.

3rd Quarter Move-In and Move-Out Facts

- A total of 13 tenant move-ins
- A total of 13 move-outs

Collections

OHA collection efforts focus on unpaid balances from past rental and homeownership tenants, and current rental and homeownership tenants.

Unpaid balances consist of one or combination of the follow:

- Unpaid rent
- Green Bay Water Utility tax liens, unpaid by tenant
- Property damage

3rd Quarter Unpaid Balances Key Facts

Unpaid balances from existing tenants	\$23,330.65
Number of tenants issued warning letters to include warnings of unpaid balances	105 – Rental & Home Ownership
Number of tenants bringing accounts current	40
Number of tenants remaining in arrears	59 – Rental 6 – Home Ownership
Number of repayment agreements	9 (4 of 9 paid in full within 3 rd quarter)
Number of Judiciary Court appearances regarding unpaid balances, and Court outcomes	3 – Rental <ul style="list-style-type: none"> • 1 Dismissed due to satisfaction • 1 Eviction due to unpaid rent • 1 Court ordered extension to become current with unpaid rent & utilities

Collection Challenges – Existing Tenants

- 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 the Tenant

- 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 plan of action
- OHA 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)
- OHA Resident Services Staff offers basic budgeting when possible and also refers tenant to local agencies that offer budget training
- Repayment Agreements are established
 - Weekly installments
 - Per Capita (when applicable)
 - Tax returns (when applicable)

Collection Challenges – Past Tenants

- Details related to establishing a judgment
- Tenants that have filed bankruptcy
- Tenant who are deceased
- Statute of Limitations (7yrs)

Concerning Tenant Matters

Unpaid rent and/or utilities continue to be the primary reason for involuntary termination of OHA 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 OHA having provided ample opportunity for tenants to make choices necessary to avoid eviction.

OHA continues to work with other departments and internal referrals to OHA's High Risk Tenant Case Worker 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.

OHA Crime Prevention & THVASH Quarterly Report: 3rd Quarter FY 2017

Provided by Justine Hill & Staff

Crime Prevention Program: Our purpose is to strengthen our neighborhoods and support our families through programs and services that provide for a healthy mind, body, and spirit.

Our goal is to strengthen neighborhood watch, increase community involvement, provide youth social programs, and increase parent participation and contribute to the reduction of crime.

Three Sisters Community Center

- Average attendance is 15 children – Ages 7-12 Crime Prevention Summer Program
- Programming: Crime Prevention Videos, Be the Best of Me, Danger Zone, Character Building, Hand Drumming, Bowling Classes, Healthy & Unhealthy Lifestyles
- Women’s Group- Activities and Support group for women. Confidential. Meet twice a month.
- Intergenerational Bingo- Youth and Elders socialization
- Thursdays is fieldtrip days. Museum, Rola Rena, Nature Walk, Wildlife Sanctuary, etc.
- Food in the Park Program going well through Green Bay School District at Three Sisters Park

Flying Leaf Community Center

- Average attendance is 9 children - Ages 7-12 years old Crime Prevention Summer Program.
- Self-Awareness Videos and discussions on Dating Violence, Proud Choices, Conflict Resolution, Anger Management, Self Esteem, Daughters of Tradition, ToP Facilitation for Lock-in in June.
- Programming: STEM (Science, Technology, Engineering & Math) through Green Earth Library. Literacy Program: diabetic recipes shared, literacy at the lake, literacy in the park, Safety Picnic
- Peace Making is for community service- resumes, job skills, job applications, referral to CEC, community service hours referral to Tsyunhehkwa Farm
- YES Summer Youth Program 8:00-12:00 for the month of June was successful
- TRAILS did a presentation on hygiene
- Participating in the Food Program in the Park at Three Sisters Park

Tribal HUD VASH

- Eligible Participants – 21
- Housed – 8
 - 120 day Extensions expires August 8, 2017

- King VA is closing in September and we have two veterans looking to find a place
- Some participants are having a difficult time finding a unit due to location and one has some disabilities
- Update:
 - Updated our original policy as this is a Pilot Program
 - We have started our waiting list
 - Landlord outreach efforts are continuing
 - Case Worker is transferring to another position

Administration – Key activities for the past quarter include:

- OHA administration has maintained positive communications and relationships with the Chicago HUD grant staff during the past quarter through reports, training attendance and requests for information.
- OHA has written and submitted the Oneida Nation grant application for a Indian Community Development Block Grant of \$600,000 for the Oneida Life Sustenance Community Center with a Tribal contribution of \$200,000 to be located in upper central Oneida. The award of grants is to take place in early October, 2017.
- The Oneida Business Committee approved the Oneida Nation FY 2018 Indian Housing Plan with a budget of \$4,075,713. The Indian Housing Plan was submitted before the HUD due date of July 17, 2017. HUD has noticed the Oneida Nation that the IHP has been received on time and meets the submission criteria.
- HUD has noticed the Oneida Nation that the FY 2017 Indian Housing Plan budget has been reduced to \$3,703,722 for Fiscal Year 2017. The original budget for FY 2017 was \$4,075,713, but the new approved funding allocations will be available for drawdown in August, 2017.

New Construction Development:

- The new construction of three - 4 plexes at Uskah Village is progressing. The first 4 plex has been framed up and foundation work has been started on the second 4 plex. Kevin Housing, Project Manager from the Development Division is leading this development of phase II at Uskah Village.

- The new construction of units for Elder Village has been delayed in the design phase and it is anticipated to be sending out the bid notices in September. The project called for 12-14 units to be constructed at Elder Village this year. But the number of units to be construction will be reduced by at least two units due to the reduction of HUD funding for FY 2017.
- The reduction in HUD funding allocations is anticipated to occur in the future. Therefore, housing administration is researching other funding opportunities and leveraging of other housing program funds will become a necessity for future housing in the Oneida community.