

# Housing

To provide safe and affordable housing opportunities for enrolled Oneida Members with in the reservation boundaries.

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## Status report of the service group's Three Year Outcomes

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### Outcome # 1

#### Increase Housing Opportunities Outside of Income Based Opportunities



#### **Housing's Accomplishments for the increased housing opportunities in FY 2019**

The Comprehensive Housing Division has been meeting with the Wisconsin Housing Economic Development Authority (WHEDA) to pursue housing opportunities outside of the Indian Housing Block Grant funding. In addition, CHD has met with Fannie Mae to discuss homeownership options on the Reservation, to include their "Duty to Serve" initiative. Internally, CHD has been working on creating more loan options for homeowners within the reservation boundaries.

#### **Supporting the Nation's Priorities**

The Comprehensive Housing Division is committed to providing diverse affordable housing options for current and future generation to come.

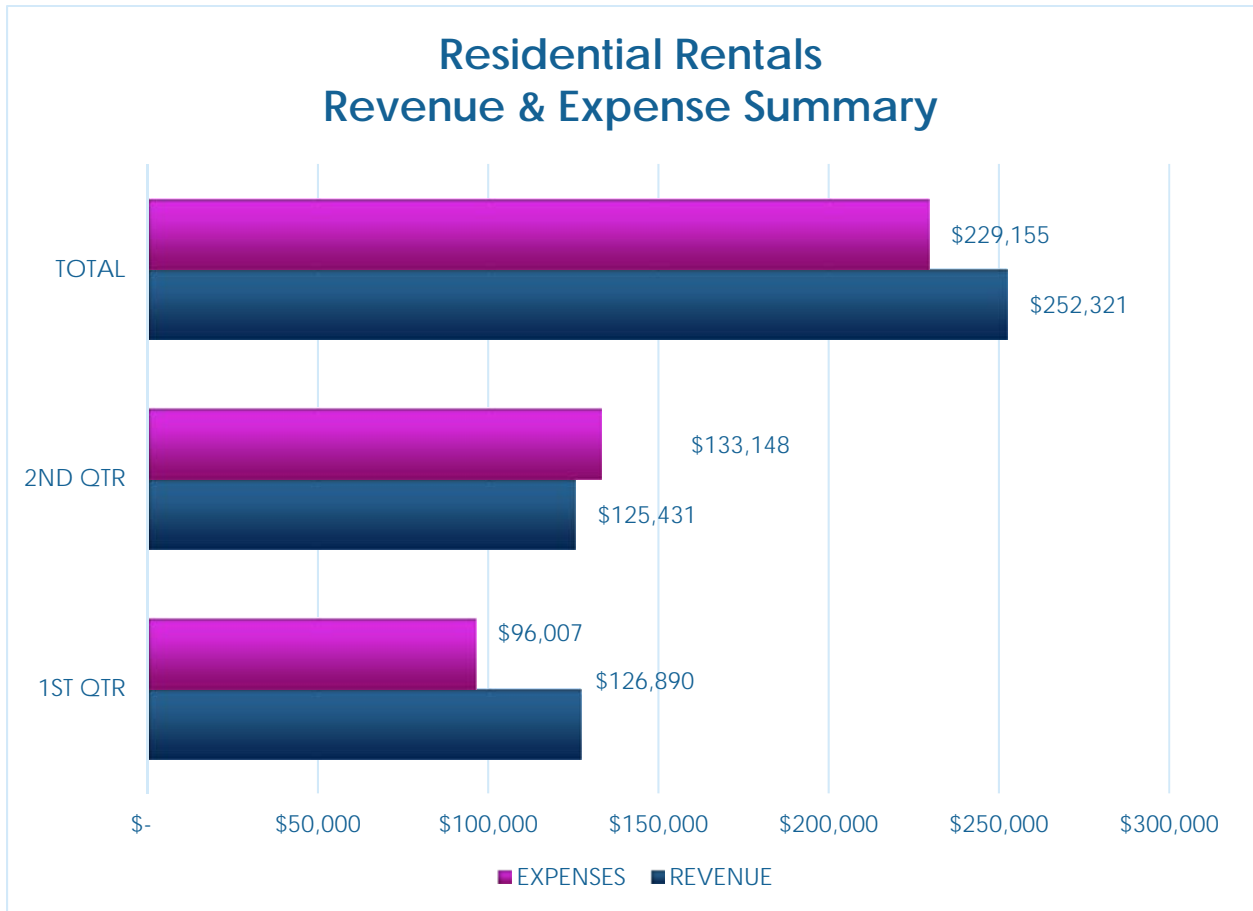
## Housing's Continued Commitment

The Comprehensive Housing Division will be offering a new loan option for homeowners before the end of the fiscal year. In addition, to continually pursue funding options for affordable housing.

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### Outcome # 2

To profitably operate the general rental program to sustain and maintain properties for future Oneida families.



## Housing's Accomplishments for the General Rental Program in FY 2019

The Comprehensive Housing Division took over the General Rental Program in October of 2017 as part of the merger of residential properties. The General Rental Program consists of 101 non-income based rental units consisting of 29 units that are elder specific. Through this transition 22 units have been renovated and rented at the new rental rate. The renovations

for these units were performed by the maintenance and rehabilitation crews from CHD which drastically reduced the repairs and maintenance costs. The General Rental Program is currently operating at 96% occupancy rate and was previously operating at an 88% occupancy rate. Thru these operational changes, the General Rental Program has been able to operate at a profit. For FY 2018, no subsidy was needed from Land Management in addition, the General Rental Program continues to operate at a profit. The waitlist approach reduces the time frame for a tenant to be housed.

### **Supporting the Nation's Priorities**

The Comprehensive Housing Division is committed to providing affordable housing opportunities for current and future generation to come.

### **Housing's Continued Commitment**

The Comprehensive Housing Division will be upgrading the current tenant accounts receivable system to the current Housing Data System software used for the income-based program. This will stream line services for the tenants' accounts and improve work order processes.

## Outcome # 3

### Increase community/GTC awareness of Comprehensive Housing Programs and how they operate



#### Background on Comprehensive Housing Division implementation

I have worked in housing for 11 years before becoming the Director in 2017. The Comprehensive Housing Division was established in October of 2017 with the merger of the residential programs from the Oneida Housing Authority, Land Management and Elder Services. The vision behind this effort was to combine all the res-

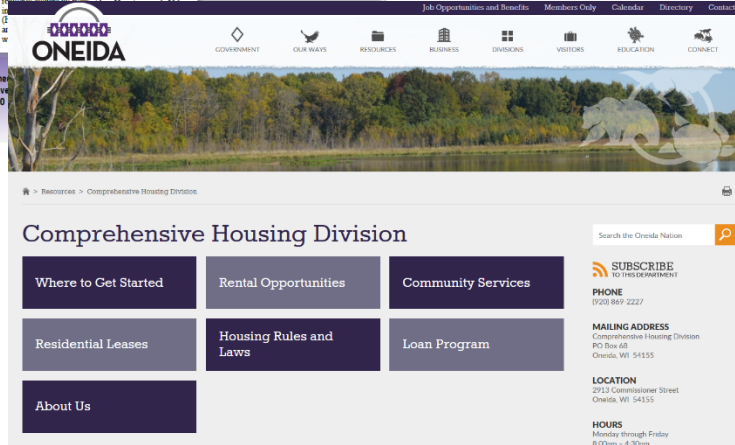
#### Funding Sources: HUD & Urban Development (HUD) & Program Incomes

The Comprehensive Housing Division is established in FY 2018, the Comprehensive Housing Division consists of a merger of residential rental and home ownership programs from Oneida Housing Authority, Division of Land Management, and Elder Service. The CHD offers Income Based Rentals, Income Based Rent-to-Own, General Rentals with specific units for the elder market, and mortgage based house ownership programs. With nearly 475 rental properties the CHD is able to provide rental options for families ranging from low-to-moderate income to those exceeding income requirements. Nearly 80% of the CHD's rental inventory and staffing is funded by Indian Housing Block Grants (IHBG) provided



#### CHD Community Outreach Department

Community Outreach buildings are located at Three Sisters Neighborhood and Young Leaf Neighborhood (Site II). Each facility is overseen by a Community Involvement Coordinator that schedules programming designed to serve the neighborhood and overall Oneida community. The CHD offers a Residential Outreach Coordinator to meet with Oneida households as they seek residential rental and ownership options. A Community Outreach Supervisor & Caseworker focuses on connecting with tenants and their families as it relates to their tenancy with CHD rental programs. Department Goals: Provide participatory programming designed to prevent disruptive behavior and gang activity. Provide information & referral to Oneida families seeking housing options. Provide case management to tenants as part of managing the risks related to rental agreements. Department Activities: Annual Community Outreach Fair. Crime & Gang Prevention. Opportunities: Since 1982 the combined entities of the CHD have produced nearly 1100 homes and rental opportunities.



### Housing's Accomplishments for GTC awareness in FY 2019

The Comprehensive Housing Division's goal is to create transparency and increase awareness of the housing opportunities offered. Currently, the CHD has issued articles in the Kalihwisaks, including monthly open houses offered by the Residential Sales Program, Home Buyer Opportunity Program and Community Outreach activities. A webpage was created on the Nations website to include all housing services. Recently, CHD's Facebook page was created to include program information and current events.

### Supporting the Nation's Priorities

The Comprehensive Housing Division is committed to providing continued awareness of the affordable housing opportunities offered for current and future generation to come.

## **Housing's Continued Commitment**

The Comprehensive Housing Division will be creating a marketing team to further enhance customer relations with GTC.