

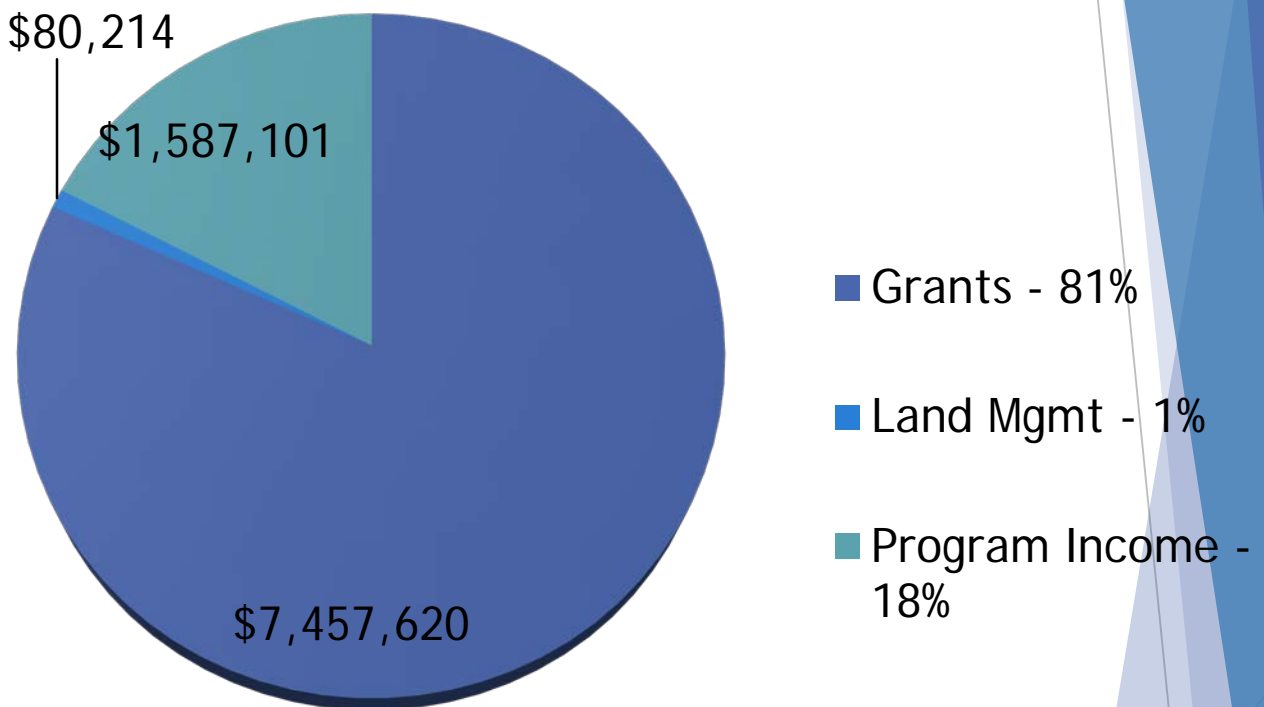
COMPREHENSIVE HOUSING
DIVISION FY 2019 3rd QTR
REPORT
April-June 2019

Dana McLester
Comprehensive Housing
Division Director

COMPREHENSIVE HOUSING DIVISION

FY 2019 Budget Funding Sources

Total \$9,124,935



Program Income Includes:

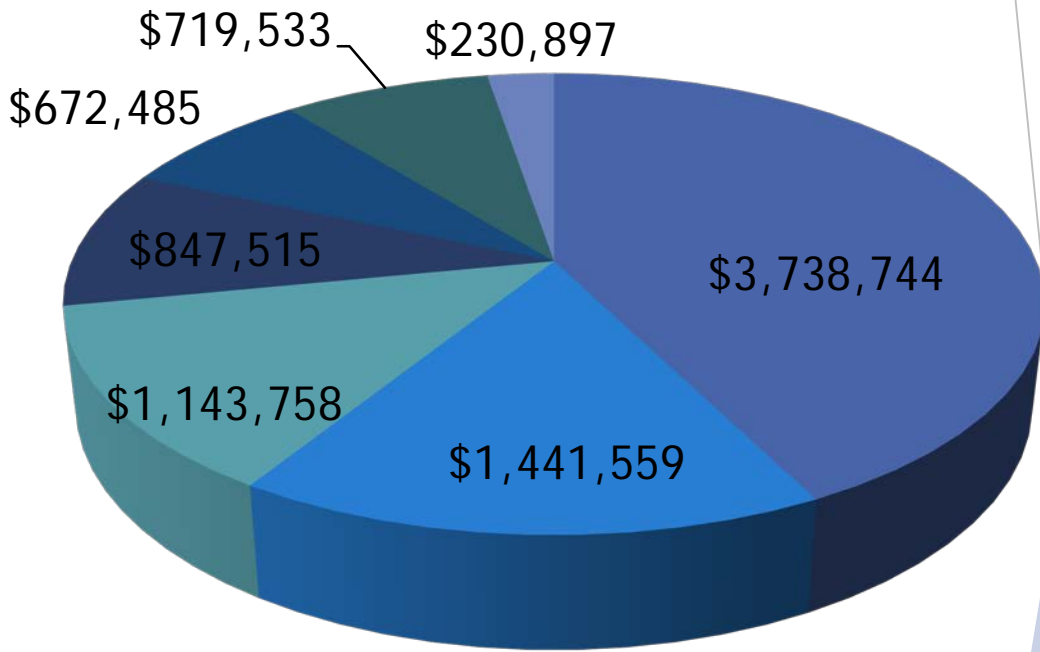
- Rental Income
- Administration Fees
- Interest Income
- Miscellaneous Income
 - Launderette
- Other Charges for Services
 - Work Order Charges
 - Utility Charges

Grants:

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

COMPREHENSIVE HOUSING DIVISION

FY 2019 Budgeted Expenditures Total \$8,794,491



- Residential Development - 42.5%
- Maintenance - 17%
- Rehabilitation & Modernization - 13%
- Planning & Admin - 9.5%
- Resident Services - 7.5%
- Residential Sales - 8%
- Community Outreach - 2.5%

The Comprehensive Housing Division consists of all residential services offered by the Nation.

Departments within Comprehensive Housing Division

- Finance and Administration
- Resident Services
 - Income-Based Rental Program
 - Income-Based Rent-to-Own Program
 - General Renal Program
- Maintenance
- Residential Development
- Community Outreach
 - Three Sisters & Flying Leaf Community Outreach Programs
- Rehabilitation & Modernization
- Residential Sales & Mortgages
- Residential Leasing

COMPREHENSIVE HOUSING DIVISION INVENTORY

▶ Total Rental Inventory: 468 Units

Income Based Rentals:
328 Units
(Federal Funded Units)

- ▶ **Single Adult/Adult Couple Units: 18**
 - ▶ Households consisting of a maximum of 2 household members, no children
- ▶ **Small Household Units: 134**
 - ▶ Households consisting of a maximum of 4 household members (with or without children)
- ▶ **Large Household Units: 121**
 - ▶ Households consisting of 5 or more household members
- ▶ **Elder/Disabled Household Units: 55**
 - ▶ Households consisting of a maximum of 2 adults, no children, and 1 adult 62 years or older

Income-Base Rent-To-Own: 39 Units
(Federally Funded)

- ▶ **Single Family Units: 39**
 - ▶ 2 Bedroom - 1
 - ▶ 3 Bedroom - 19
 - ▶ 4 Bedroom - 14
 - ▶ 5 Bedroom - 5

COMPREHENSIVE HOUSING DIVISION INVENTORY Continued

General Rentals:

101 Units

(Tribal Funded Units)

- ▶ Apartments: 26
 - ▶ 1 Bedroom - 4
 - ▶ 2 Bedroom - 22
- ▶ Duplexes (One Side): 29
 - ▶ 2 Bedroom - 18
 - ▶ 3 Bedroom - 11
- ▶ Single Family Units: 13
 - ▶ 2 Bedroom - 1
 - ▶ 3 Bedroom - 8
 - ▶ 4 Bedroom - 3
 - ▶ 5 Bedroom - 1
- ▶ Elder Apartments - Overland Road: 29
 - ▶ 1 Bedroom - 29
- ▶ Life Estates: 4

Resident Services Rental & Rent-to-Own Programs

- ▶ 129 Warning letters for rent have been issued.
- ▶ 11 - 30 Day notices issued
- ▶ 0 - Probation Letter
- ▶ 3 - Court Appeal
- ▶ 6 - Reclaimed Units
- ▶ 11 - Move Ins
- ▶ 3 - Move Outs
- ▶ 2 - Transfers

General Rental Programs

- 6 - Warning letters for rent have been issued
- 1 - 30 Day notices issued
- 0 - Court Appeals
- 0 - Reclaimed Units
- 2 - Move Ins
- 1 - Move Outs
- 0 - Transfers
- 25 - Inspections

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)

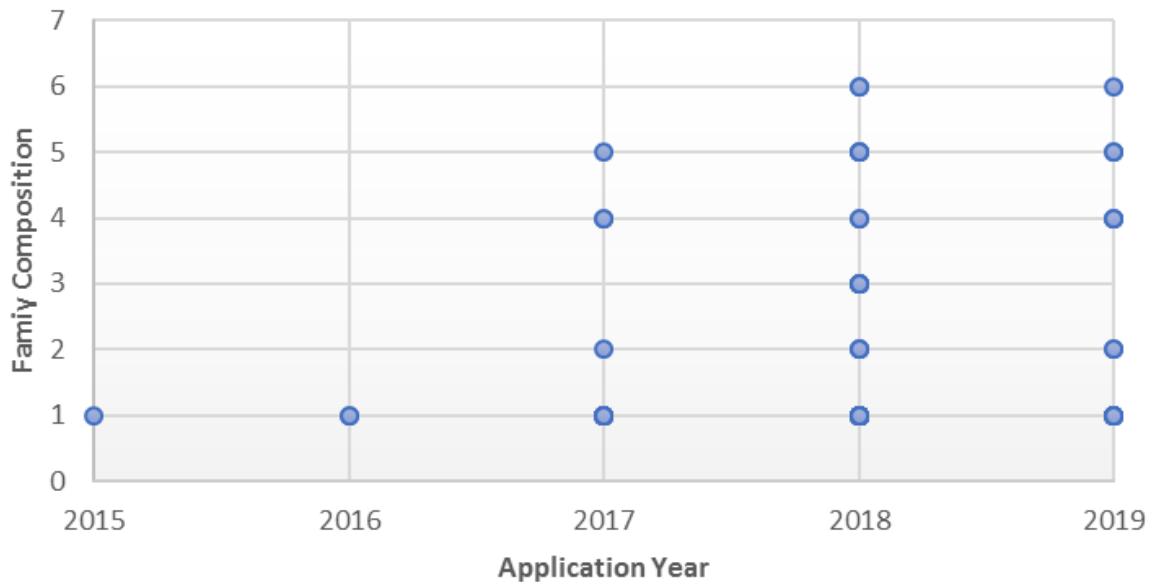
Concerning Tenant Matters

- ▶ 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.

INCOME-BASED RENTAL WAITING LIST AS OF 06/30/2019

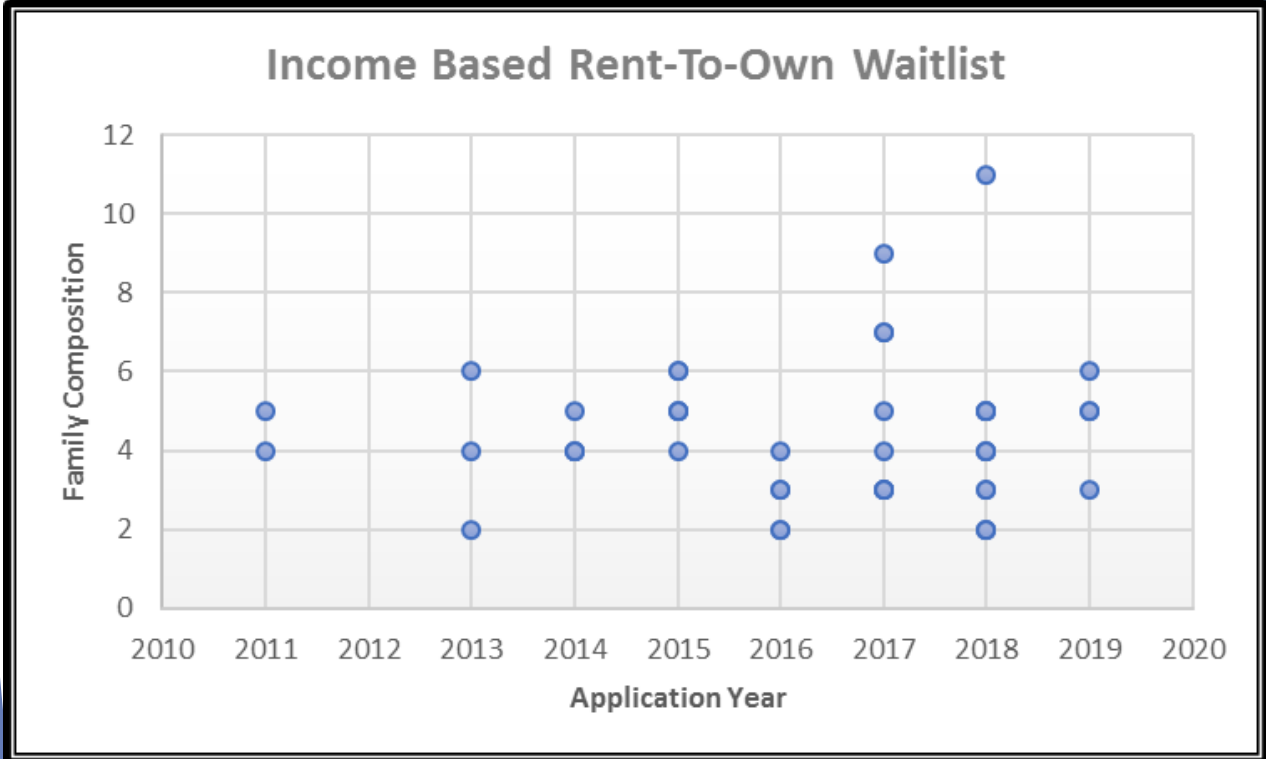
- ▶ **Income Based Rental Program: 85**
 - ▶ Single Adult/Adult Couple Units: 58
 - ▶ Max 2 household members - No Children
 - ▶ Small Household Units: 18
 - ▶ Max 4 household members
 - ▶ Large Household Units: 9
 - ▶ 5 or more household members
 - ▶ Elder/Disabled Household Units: 32
 - ▶ Max 2 adult household members and 1 adult 62 years or older

Income Based Rental Waitlist



INCOME-BASED RENT-TO-OWN WAITING LIST AS OF 06/30/2019

- ▶ Income Based Rent-to Own Program: 47
 - ▶ Single Family Units:
 - ▶ 3 Bedroom: 26
 - ▶ 4 Bedroom: 15
 - ▶ 5 Bedroom: 6



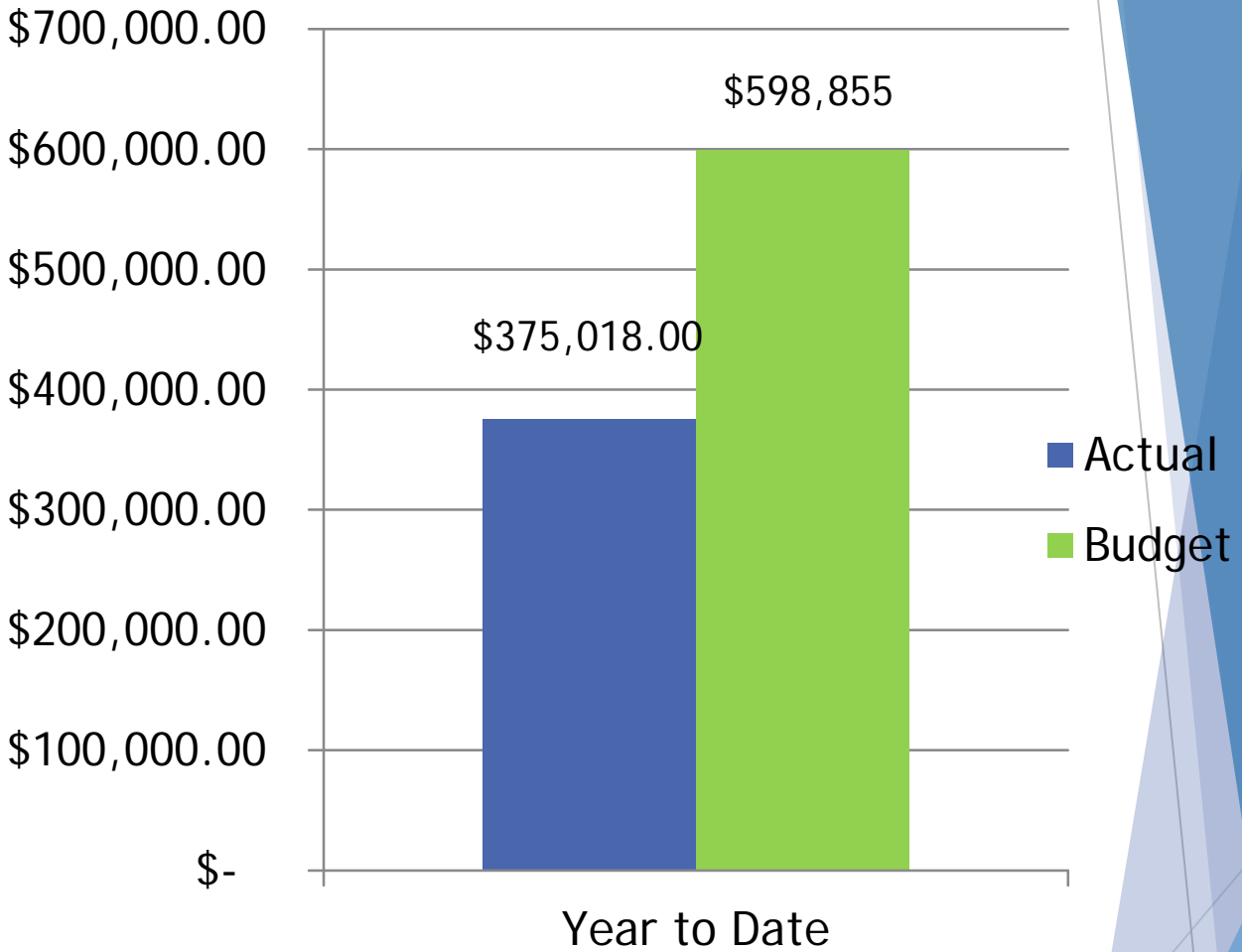
GENERAL RENTAL WAITING LIST AS OF 6/30/2019

- General Rental Program: 101 units
 - Elder Apartments: 29 units
 - 1 Bedroom: 119
 - Single Family Units: 72 units
 - 23 applicants

Maintenance

Total Expenditures - \$375,017.63

Variance - (\$223,837.37)



Total Tenant Move-outs - 10

Total Tenant Move-ins - 12

Work Orders - 392

Maintenance Total Budget

Maintenance: **\$1,526,293**

101 General Rental Units

328 Income Based Rental Units

Move Out Rate - 13%

On Average - 1,500 work orders a year

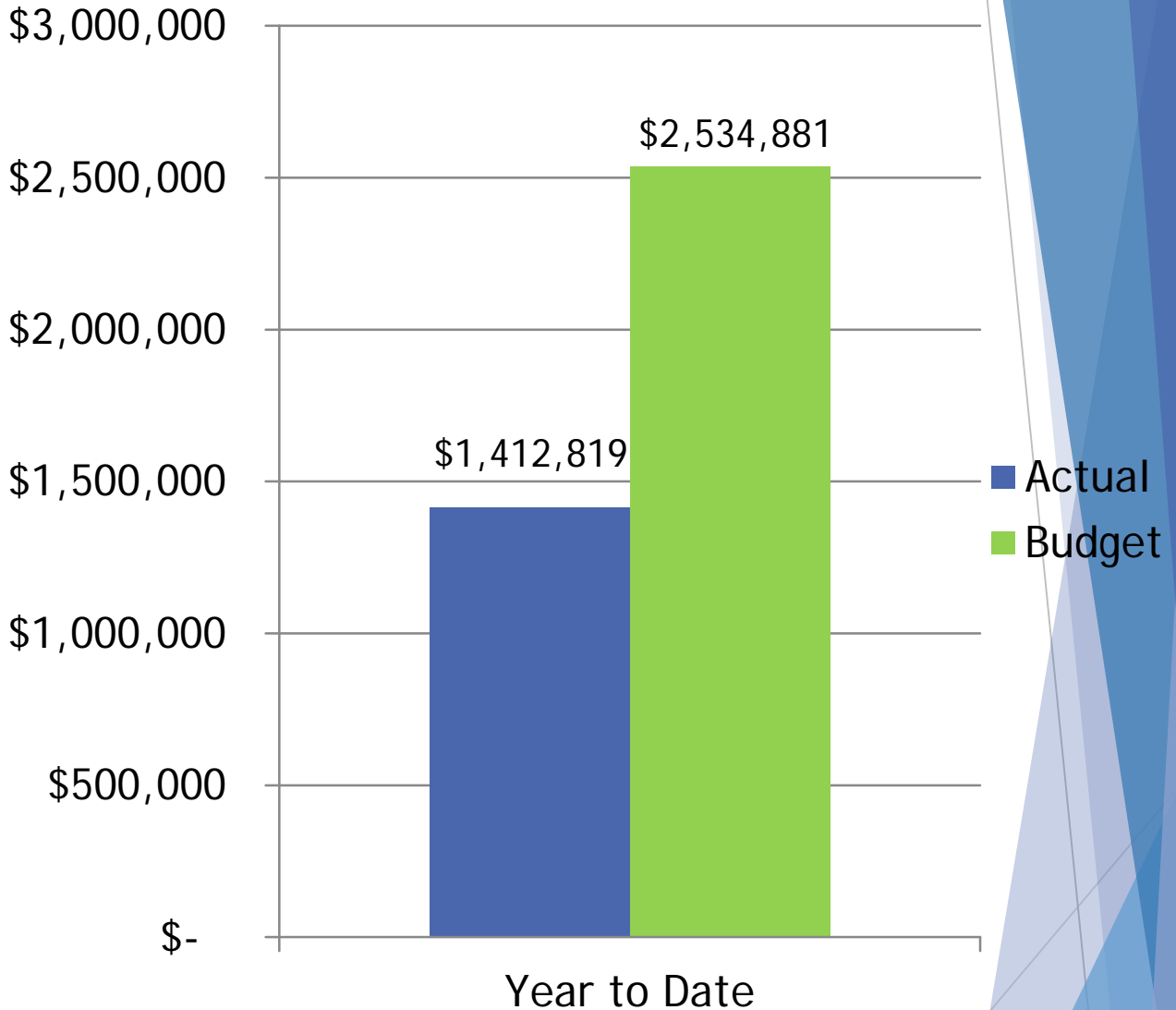
Current Vacancy 06/30/19 - 19 units

General Rental Vacant Properties		
	Vacant Address	Vacant Date
1	2081 Sugar Maple	4/1/2016
2	2946 Sorenson Drive	3/3/2017
3	2413 Shady Oak Drive	7/31/2018
4	2686 West Point Rd.	8/17/2018
5	148 Shenandoah Dr.	3/31/2019
6	2937 S. Overland Rd. C3	1/3/2019
7	2937 S. Overland Rd. C7	6/30/2019
8	1503 Beechtree Dr	12/18/2018
9	1505 Beechtree Dr	12/18/2018

Income-Based Rentals Vacant Properties		
	Vacant Address	Vacant Date
1	N7074 Seminary Road	
2	N6432 Evergreen Dr	11/26/2018
3	N6436 Deer Path Dr	12/1/2018
4	N6466 Deer Path Dr	2/28/2019
5	N6435 Deer Path Dr	6/11/2019
6	N6493 Deer Path Dr	6/18/2019
7	W852 EE Rd. Apt. 603	5/21/2019
8	1242 Chief Hill Drive	6/10/2019
9	N7018 Cornelius Cr	3/7/2019
10	W342 Cornelius Cr	6/14/2019

Residential Development

Total Expenditures - \$1,412,819.49
Variance - (\$1,122,061.51)

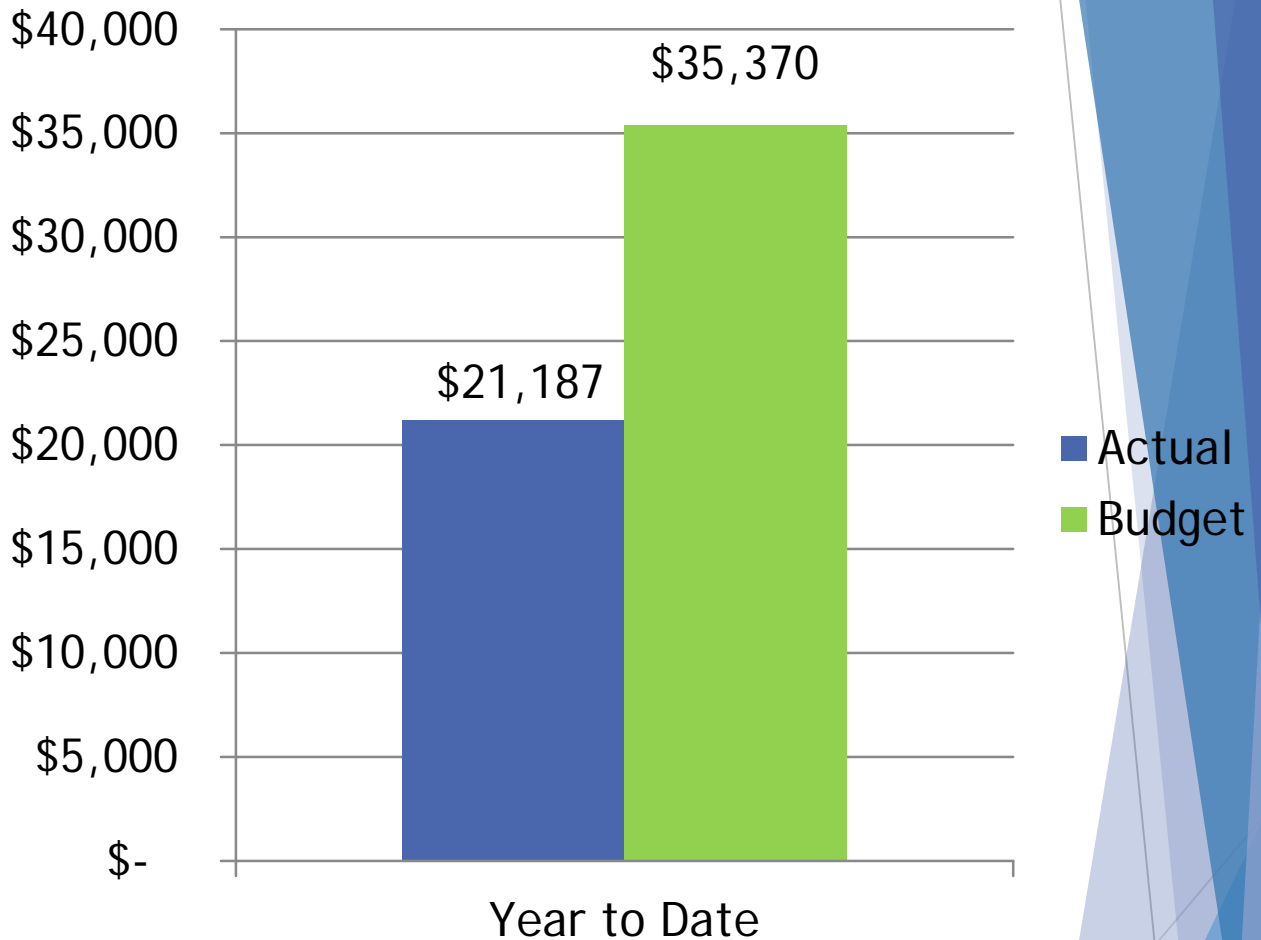


7181 Path of the Bear - Completed for Occupancy
Elder Village Phase II - 8 Cottages Various Design:

- 4 Units are 75% Complete
- 4 Units are 25% Complete

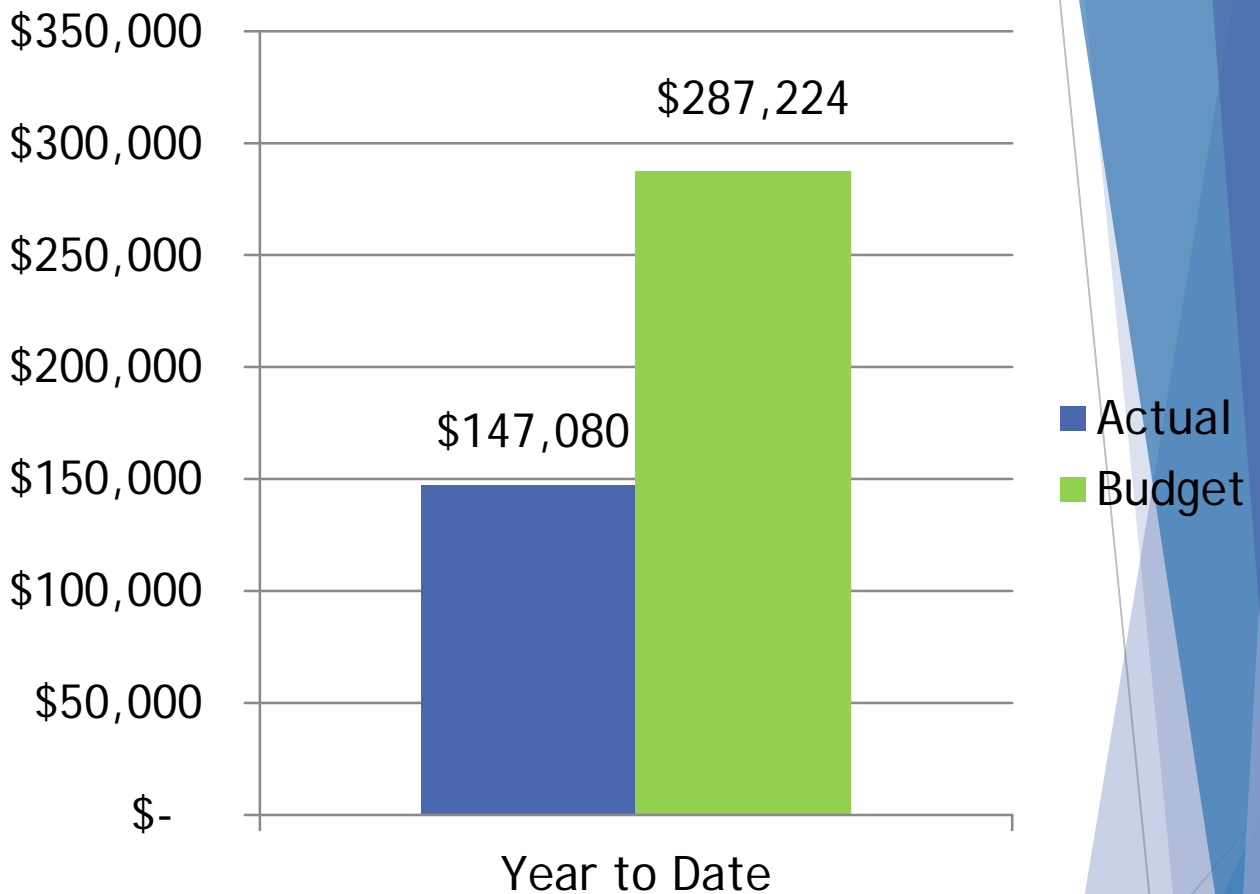
Community Outreach

Total Expenditures - \$21,186.97
Variance (\$14,183.03)



The Community Outreach Program is currently being redefined to maximize our resource and optimize our programming to better serve the Oneida Community. Program focus: Crime Prevention, Drug Abuse Prevention, Cultural Development, and Family Development.

Rehabilitation & Modernization Total Expenditures - \$147,080.25 Variance - (\$140,143.75)



Work Orders for Annual Inspections - 66
Floor Installation - 4 Units
Roofs Replaced - 6 Unit
Cabinets Replaced - 2 Units
Residential Sales - 4 Homes

Residential Sales & Mortgages

- ▶ There is a moratorium on TLC Loans.
- ▶ New Loans:
 - ▶ VET TLC - \$145,100

TYPE	TOTAL # OF LOANS	TOTAL LOAN RECEIVABLE
TRIBAL LOAN CREDIT (TLC)	268	\$ 17,803,968.03
THRIL	22	\$ 238,231.19
VET-TRIBAL LOAN CREDIT	83	\$ 5,565,655.20
TOTAL	373	\$ 23,607,854.42

- ▶ Notices: 65
- ▶ Foreclosure Complaints: 3
- ▶ Foreclosures: 0
- ▶ Court Hearings: 0
- ▶ Tribal Debt Notices: 98
- ▶ Tribal Debt Court Hearings: 1

Comprehensive Housing Division Vacant Residential Sale Units

Address	Acquired Date	Transferred to Comprehensive Housing	Projected Completion Date
3781 Hillcrest	5/31/2018	5/31/2018	March 2019
3011 West Point Road	4/2/2018	4/2/2018	May 2019
4362 Hillcrest	9/8/2016	10/1/2017	FY 2019
W1709 County G	11/1/2013	10/1/2017	FY 2019
2458 County Road EE	8/1/2013	10/1/2017	¹⁷ FY 2019
1156 Riverdale Drive			FY 2020
1160 Riverdale Drive			FY 2020

Residential Leases

- ▶ Total Residential Leases - 753
- ▶ Total HBO Sites Offered - 50
 - ▶ Current Advertised HBO Sites - 5
 - ▶ Beech Tree Lane Lot 2
 - ▶ Beech Tree Lane Lot 3
 - ▶ Beech Tree Lane Lot 4
 - ▶ Beech Tree Lane Lot 6
 - ▶ Beech Tree Lane Lot 7