



Who We Are:

Comprehensive Housing is made up of Finance & Administration, Residential Services, Maintenance, Residential Development, Community Outreach, Rehabilitation & Modernization, Residential Sales & Mortgages, and Residential Leasing.

Comprehensive Housing Division Collective 3-year Outcomes:

1. Increase housing opportunities outside of income-based funding.
2. Effectively manage and operate the general rental program to sustain and maintain properties for future Oneida families.
3. Increase community/GTC awareness of Comprehensive Housing Programs and what they offer.

Accomplishments:

The Division Director is attending quarterly meetings with Wisconsin Housing Economic Development Authority (WHEDA) to pursue alternate funding outside of the Indian Housing Block Grant. Low Income Housing Tax Credits (LIHTC) is an additional funding resource that includes low to moderate incomes levels. CHD staff has obtained Native American Housing and Self-Determination Act (NAHASDA) and Tax Credit Compliant

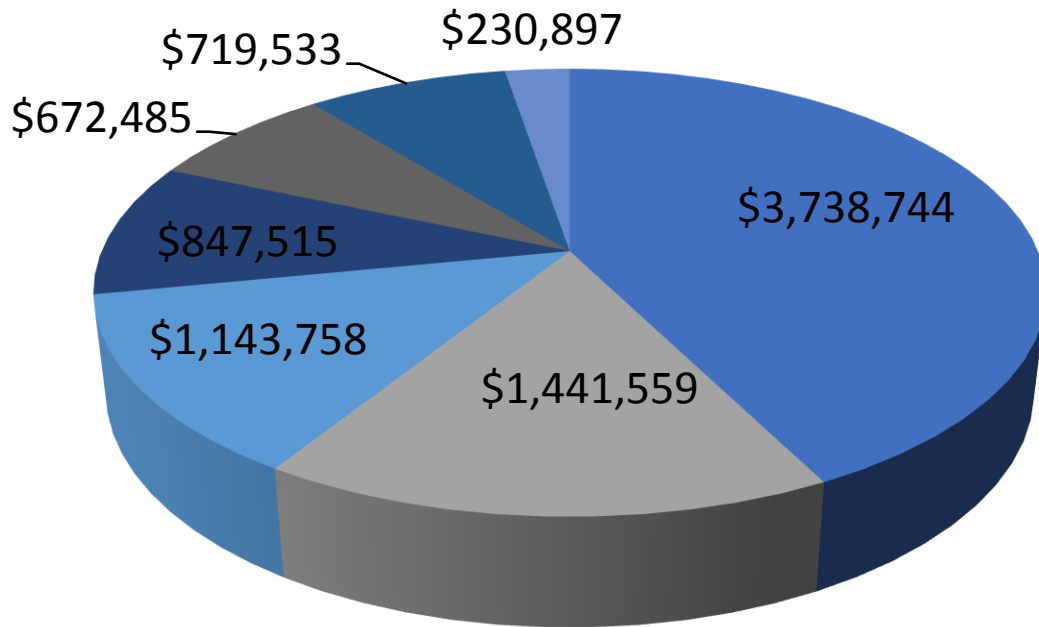
Professional Certification that is beneficial to the LIHTC application process. In addition, CHD has met with Fannie Mae to discuss homeownership options within the reservation, to include their "Duty to Serve" initiative. Current housing options offered by CHD include the Homeownership Independent Purchase (HIP) Program, where the Nation jointly purchases the land within the Reservation boundaries and the homebuyer purchases the home. To date, there is a total of 57 HIP participants, 2 pending and 27 pre-qualified. The Home Building Opportunity (HBO) has 50 closed purchases to date, with 5 more qualified participants. As one of the General Tribal Council's determined top priorities, Comprehensive Housing Division is committed to continually providing diverse affordable housing options for current and future generations to come. We recently applied for a Competitive IHBG in the amount of \$5M in hopes to increase our inventory. We are awaiting award announcements.

Our General Rental Program consists of 101 non-income based rental units with 29 of those being elder specific. Since the merger 22 units have been renovated and rented at the new rental rate. Renovations were performed by the CHD maintenance and rehabilitation crews which drastically reduced renovation costs. The General Rental Program is currently operating at 96% occupancy level and was previously operating at 88% occupancy level. The tenant accounts receivable balance has been reduced by 50% from 2018 to 2019. Comprehensive Housing Division will be upgrading the tenant accounts receivable system to Housing Data System software which is currently used by income-based programs. This streamlines services for tenants and improves work order processes.

Comprehensive Housing Division's goal is to create transparency and increase awareness of housing opportunities offered for members. CHD continues to publish articles in the Kalihwisaks and through Communications on the Nation's Outlook, to include open houses offered by Residential Sales, Home Building Opportunity (HBO) Program and Community Outreach activities to keep our potential customers informed of what we offer. A presentation was given at a recent GTC meeting on our annual budget. And we revamped our webpage on the Nation's website which describes our housing programs and services. CHD's Facebook page has been active, and information is posted of our current events with over 165 followers. Housing is creating a marketing team to further enhance customer relations to provide housing program information to GTC through various mediums to reach our nation members.

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%