

# FY-2022 3rd quarter report

COMPREHENSIVE HOUSING DIVISION/LISA RAUSCHENBACH,  
DIVISION DIRECTOR

## Status report of Outcomes/Goals

1. Which outcome/goal(s) does the Division wish to report on?
2. What metric is being used to measure the outcome/goal?
3. What are the accomplishments (i.e. positives, things for which the Division is proud, brags) have occurred over the reporting period that reflect the Division's progress for reaching the outcome/goal?
4. What can the community expect to see in the future (i.e. 6 months; next year; 18 months) from the Division related to the outcome/ goal?

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### Outcome/Goal # 1

Improve Monthly Occupancy Rate of Oneida Housing Rental Units

MEASUREMENT: Occupancy Rate = Number of Occupied Units/Number of Total Units

#### ACCOMPLISHMENTS RELATED TO THE OUTCOME/GOAL:

The current Housing Occupancy Rate benchmark continues to be 95% with the current occupancy rate being at 91%. 346 income-based and 101 general rentals for a total of 447 rental units. There are also 26 Income Based rent-to-own units. In May and June of 2022, vacancies increased partially due to elder administrative transfers to the newly constructed Elder Cottages. These transfers were administered to align the accessible units to the tenants needs. Also, the increase in vacancies was due to voluntary and involuntary move-outs related to criminality and death of tenants. Contractors continue to be used to help offset staffing shortages as it relates to the current workload demand. Contractors are faced with full schedules, staffing shortages and delayed materials.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

An Area Manager will be hired over the Residential Rehab, Maintenance & Residential Sales Area which will help in developing strategic and operational plans to minimize workload for supervisors so that they can focus their time on workload & staff. The Area Manager will also be able to review and evaluate work methods, perform inspections and track work orders. Another major goal for this area will be to develop an apprentice/training program to help address Housing's upcoming retirements. This will offer less experienced workers an opportunity to learn from the experienced workers. With a combination of these initiatives CHD will continue to increase the occupancy rate.

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Outcome/Goal # 2

Increase housing opportunities in FY 2022 to include new development, Home Building Opportunity and Home Independent Purchase.

MEASUREMENT: Units and lots ready for occupancy.

ACCOMPLISHMENTS RELATED TO THE OUTCOME/GOAL:

Elder Village Phase III - Was completed and occupied, 8 cottages consisting of both 1-bedroom and 2-bedroom units. Bread Creek Village/Green Valley Infrastructure project yielded 29 buildable lots. The Home Building Opportunity (HBO) Program advertised all 29 lots and 9 were accepted to date. The remaining lots will fall under the standard application period. There have been 2 Home Independent Purchase Program (HIP) participants. CHD also contributed over \$800,000 of IHBG/CARES Grant to the renovation of a tribally owned building on Hutson Road, for the Safe Shelter Program. A construction manager was recently hired to oversee new Residential Sale homes to offer to Oneida Members for purchase.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

Additional scattered sites are being looked at for the Home Building Opportunity (HBO) Program. Elder Village Phase IV – Milbach Construction was awarded the contract and the notice to proceed has been send out. Construction start time is projected for first week in

August 2022. (6 additional one- and two-bedroom cottages) Townhome Apartments on Metoxen Lane – This project is currently in the design phase; the project will construct four, 4-unit (2-bedroom).

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### Outcome/Goal # 3

Stabilize Organizationally

MEASUREMENT:

ACCOMPLISHMENTS RELATED TO THE OUTCOME/GOAL:

Comprehensive Housing was under Department of Public Works during the pandemic and is now a division again. The division director was hired in April 2022. The division is currently transitioning by realigning management and frontline positions by promoting from within. CHD management has submitted a proposed new organizational structure. Management and CHD Attorney working towards improved Intergovernmental relationships to enhance the Tribal trust transactions.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

Continued alignment with the new proposed structure by posting currently vacated positions along with budgeting for positions for new organizational strategies. Some of the new strategies includes a new and improved work order system and inventory module. Another initiative includes an apprentice/training program.

**Contact Info**

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