

FY-2022 4th 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?

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 is 95%, with the current occupancy rate being at 92% with 37 vacant units. There are 447 rental units consisting of 346 income-based and 101 general rentals. There are also 26 Income-Based rent-to-own units. Under the income based rental program, there were 11 new move ins, 1 transfer, 4 move outs and 24 total vacancies this past quarter. There are 4 slated units ready for occupancy. In the general rental program, there was 1 new move in, 1 transfer, 2 move outs and 6 total vacancies this past quarter. There is 1 slated unit ready for occupancy. The elder rental program had 1 new move in, 1 move out, with 2 total vacancies. There were no vacancies/new move ins/outs/transfers for the income-based rent to own program.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

CHD is collaborating with the Nations High School, HRD, DPW, Zoning and other outside entities to work on a mentorship/training/apprenticeship training program for youth to gain interest in the Trades.

After several meetings, CHD partnered w/the Oneida Nation HS, NWTC, & the Local 400 to provide community members a hands-on experience to explore what careers the Trades has to offer. A Skills/Trades Night Event was held on September 28th in the Turtle School parking lot and gymnasium from 5-630pm. The event was hosted to help educate all ages but especially high school students, about what trades careers offer for employment. This was only the start of what will be a bi-annual event, with the next one scheduled for Spring of 2023. In conjunction with the Skills/Trades Open House an apprenticeship/training program is in the early stages of development. The purpose is to get aging work crews the ability to share their plethora of knowledge with new and young workers and hopefully develop an interest in trades careers. CHD donated air pods to raffle off for the high school students that attended, and some teachers offered 25pts extra credit points for attending the event.

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:

Uskah Village Phase III – contractor was selected at the end of September and the construction start date is being determined. The Home Building Opportunity (HBO) Program has extended its' standard application period to December 7th, 2022. CHD is applying for an IHBG Competitive grant. In doing so, 3 HBO lots in the Bread Creek Village and 3 HBO lots in Green Valley were removed from the HBO pool for the potential build if the grant is awarded. A total of 10 lots are still available in Bread Creek Village. There were no HIP purchases this last quarter.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

Scattered sites are being looked at for the Home Building Opportunity (HBO) Program, the current 2 that will be evaluated next are Legacy Lane and Beechtree sites. Elder Village Phase IV –construction start date is currently being determined by Engineering and contractor. The advertisement for bid for General Contractors for the construction of Uskah Village Apartment Phase III was put out for bid. A general contractor will be determined along with the construction start date for the project. CHD is also applying for an IHBG competitive grant, to apply for funds to build 10 Rent-to-Own homeownership homes. To include, 2 – 4 bdrms and 8 – 3 Bdrms. Currently, HBO has experienced a decline due to high material costs and the economy. 1 HBO lessee has terminated her lease due to high building costs while another lessee is considering whether or not to continue. Out of the 5 lessees from the first phase of HBO, only 2 lessees were permitted to build. CHD applied for the grant to build 10 homes to help offset the issues of high material/labor costs for tribal members.

Outcome/Goal # 3

Stabilize Organizationally

MEASUREMENT:

ACCOMPLISHMENTS RELATED TO THE OUTCOME/GOAL:

CHD management has submitted a proposed new organizational structure to the General Manager.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

An Area Manager will be hired to supervise and guide the Rental Rehabilitation, Rental Maintenance, and Residential Sales areas. The job position was posted on September 28, 2022, with a closing date of October 12, 2022. It is anticipated to hire the new Area Manager within the next thirty days. Once hired, the manager will provide the division concentrated focus on rehabilitation, maintenance, and residential sales goals and activities. The Area Manager will improve CHD's current efforts by providing these areas the expertise needed to pinpoint and address deficiencies, and execute strategies to increase

production output, efficiencies, and overall effectiveness. Specific focuses will include reducing the overall number of vacant units and rehabilitating residential sales units, readying them for the sales market. Additionally, focus will be placed on workflow process refinement, improved project management, optimal utilization of in-house workforce and hired vendors.

Contact Info

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Photos (optional):



Collage of the school's flyer from the Trades event and winner of the air pods.