

Comprehensive Housing Division

MISSION

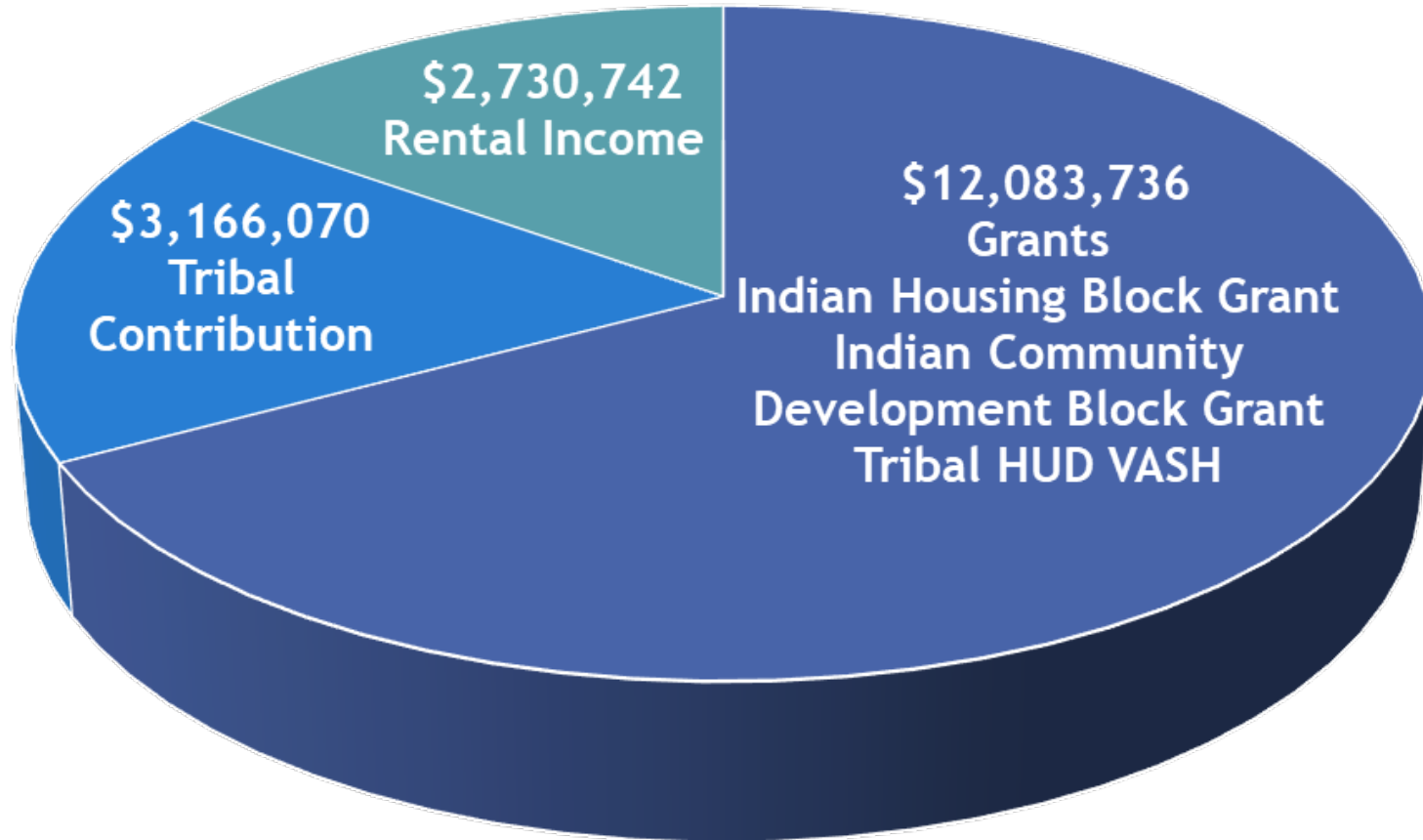
To provide safe and affordable housing opportunities within the reservation boundaries for enrolled Oneida members.

VISION

Continued housing improvements which promote a healthy quality of life while strengthening our current programs and services



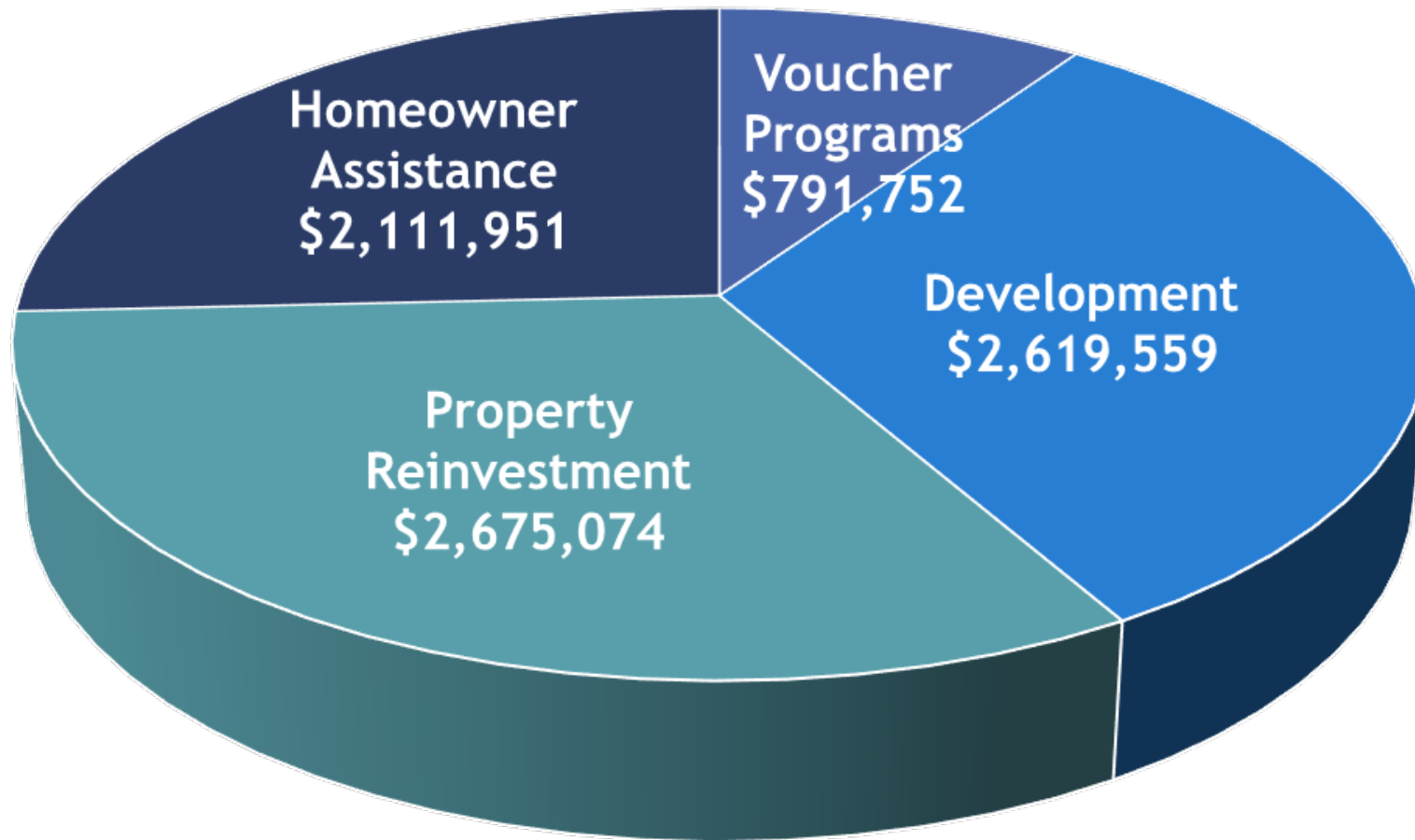
FY 24 Budget



A good mind. A good heart. A strong fire.



FY 24 Program Uses



A good mind. A good heart. A strong fire.



CHD Currently Services

- § 351 Income Based Units
- § 101 General Rental Units
- § 22 Rent To Own Units
- § 776 Residential Leases



A good mind. A good heart. A strong fire.



A Snapshot of what we do

- Maintenance 447 Rentals
 - Grass, snow, yard maintenance,
 - Plumbing, HVAC, Rental Unit Repairs
 - Emergency & Non-Emergency Work Orders
 - Annual Inspections & Scopes of Work
- Housing Choice Vouchers
- Tribal HUD VASH Vouchers
- Rental Agreement Compliance for 447 Units
 - Nonpayment of rent, utilities, repayment agreements
 - Violations of quiet enjoyment, housekeeping, curbside trash, hoarding
 - Unauthorized pets, occupants, vehicles
 - Criminal Activity
- Overseeing of 770 Residential Leases (not Commercial or Agriculture)
- Leased parcel title work
- HBO (Home Builders Opportunity)
- Mortgage Relief Payment Program
- Processing Residential Sale Homes
- Approving Bay Bank Loans
- Oversee 200 Mortgages
 - Collect Payments
 - Escrow Insurance Payments
 - Property Tax Payments
 - Collections of Overdue Utilities & Tax Liens
- Invoice Processing
- Collecting Rental Payments
- Grant Reporting & Compliance

A good mind. A good heart. A strong fire.



FY 24 Top 3 Goals

1. Re-investment in both federal and general rental units. Re-engaging the annual inspections and creating complete scopes of work for all 447 units.
2. Communication division wide to include training opportunities, team building, staff meetings, regular communication bulletins, cultural education and interdepartmental collaboration to align with divisions goals.
3. Revamp the division's Rules, SOP's and processes to better align with the goals and vision

FY 24 Progress

Because a crucial step towards reinvesting in our units is determining the needs, annual inspections with a complete scope of work are needed. Annual inspections are also a HUD compliance requirement and one that was stifled by COVID. This project is underway with:

- 106 Annual Inspections
- 34 Health & Safety Inspections with Scopes of Work
- 27 VASH Inspections & Housing Choice Voucher Inspections
- 40 Move In/Out Inspections

207 TOTAL

FY 24 Progress

To better align the needs of addressing rental units the following positions were hired:

- **Warehouse Office Manager** to assist with increased tracking of HUD & TC funded projects, tracking inspections, master contracts, requisitions etc.
- **Maintenance Supervisor** to oversee daily & emergency work orders
- **Sr. HVAC Technician** to address immediate HVAC needs (28 full installs and 40 service calls have been addressed)
- **4 Carpenters** to specifically work on CHD's 101 general rental units
- **Maintenance Tech & Sr. Maintenance Tech** to work towards preventative maintenance will eventually decrease work orders.
- Currently looking to hire a **Master Electrician** as well.

FY 24 Progress

Rules, Laws & SOPs that have went through the administrative rule making process.

- **HIP Rule Amendment** was approved on 3/27/24 by the Business Committee. The next step is for the Land Commission to determine the current maximum purchase price. The recommendation from CHD will be to increase the amount as it is currently set at \$250,000.00. This will assist HIP applicants to be able to apply for homes within the competitive market.
- **Assumption of Mortgage SOP** was created which is a process that allows homeowners to have another qualified tribal member assume their mortgage at the same terms as the current homeowner to aid in the prevention of foreclosure.
- **Landlord Tenant Law, Rule #2 Income Based Rental Program** was amended which defines the new 24 CFR Part 5.609, which changes the definition of income that is counted when people pursue HUD funded housing programs.
- Currently working to amend the **Residential Sales Rule** to add a lottery component to replace bidding on homes
- Working with the LOC to review, collaborate and obtain feedback from the community so that Amendments for clarity and efficiencies can be made on the **Eviction & Termination Law & the Real Property Law**.

FY 25 Top 3 Goals

- 1. Improving the quality of and maximizing the most efficient use of current rental stock by:**
 - Re-investment in both federal and general rental units with an emphasis on health & safety.
 - Continued progress on completing a complete scope of work and annual inspection on all 447 units.
 - Implementing Inventory Module system for enhanced tracking, better monitoring of supplies and materials for increased project planning

- 2. Empower tenants, lessees & tribal members to live healthier and more sustainable lives by:**
 - Providing assistance through education & creating awareness surrounding living conditions
 - Creating training programs that allow tribal members the opportunity to grow.
 - Being a socially responsible landlord by holding tribal members accountable in scenarios that are inhibiting the health and safety of not only themselves but their community.

Education for a healthier lifestyle



A good mind. A good heart. A strong fire.



FY 25 Top 3 Goals cont.

3. Working to provide an appropriate mix of all affordable housing types to tribal members as defined through a Housing Needs Assessment by:

- Creating a 3-5 year Development Plan
- Researching, evaluating and applying when needed for appropriate funding opportunities to coincide with Housing Needs Assessment
- Collaborating with various areas such as Finance, Land Commission & GTC to identify solutions to the national housing crisis that affect our Nation.
- Developing an Affordable Home Ownership Strategy for middle income tribal members

Development of Affordable Homeownership Strategy

- Working towards a strategy with Bay Bank, Finance, Land Commission & Veterans to create affordable home ownership to consist of:
 - Purchasing "Ready to Sell" homes
 - In-House Home Loans (For Sale by Owner, HIPPP)
 - Bay Bank Construction Loans
 - Making the Land Use Process more efficient for preparing vacant parcels for home builders

Unit Reinvestment Example



Community Input & Comments

A good mind. A good heart. A strong fire.

