

FY-2025 3rd quarter report

COMPREHENSIVE HOUSING DIVISION

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

Improving the quality of and maximizing the most efficient use of current rental stock by:

MEASUREMENT: 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

ACCOMPLISHMENTS RELATED TO THE OUTCOME/GOAL:

The following inspections, work orders and service calls have been completed in the second quarter.

- 119 Annual Inspections
- 12 Electrical service calls
- 471 Work Orders
- 29 HVAC service calls
- 78 Plumbing service calls

Residential Sales Rehab and Maintenance were tasked with and vigorously worked to demolish the fence along Three Sisters site to assist with the development of the Cattail Marsh neighborhood.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

An Inspection Task force team was developed and is meeting regularly to work on improving the processes that are affiliated on how CHD completes and addresses workload for: Annual Inspections, Move In/Move Out Inspections and Total Scope of Work Inspections.

Outcome/Goal # 2

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

MEASUREMENT: 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.

ACCOMPLISHMENTS RELATED TO THE OUTCOME/GOAL:

The Residential Sales & Realty Area, prepared for sale, held Open Houses and closed on 2 residential sale homes through a lottery draw for potential applicants. These homes were: 718 Airport Drive which had 36 Open House attendees & 10 offers & 2821 Ferndale Drive which had 87 Open House attendees & 21 offers.

The Residential Sales & Realty Area has also been working with CHD's attorney as well as Bay Bank on loan guidelines & a service agreement for the \$4 million Home Construction Loan Program that Bay Bank will be administering on behalf of Comprehensive Housing. Plans to launch the program are forthcoming.

This area has also been working with the Land Commission and Land to develop processes for obtaining "Ready to Sell" homes during the acquisition process for CHD to sell.

The Residential Rentals & Outreach Area advertised the Housing Choice Voucher Program through CHD's Facebook and in the June 2025 issue of the Kalihwisaks. The program consists of a set aside of Indian Housing Block Grant (IHBG) funds to support 30 rental assistance vouchers for qualifying occupants residing in Brown County and Outagamie County. The program works with landlords willing to enter a Rental Assistance Payment (RAP) Agreement.

In conjunction with St. Norbert College, CHD was able to send out a Housing Needs Assessment survey to all enrolled tribal members over the age of 18 with a submission deadline of April 30, 2025. Over 1,200 surveys were completed with the results compiled and shared with CHD in late June. CHD plans to review, share and utilize the compiled data when developing further strategic planning.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

CHD will continue to work towards providing affordable housing for Oneida membership.

Outcome/Goal # 3

Empower tenants, lessees & tribal members to live healthier more sustainable lives by:

MEASUREMENT: 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.

ACCOMPLISHMENTS RELATED TO THE OUTCOME/GOAL:

An Inspection Task force team was developed and is meeting regularly to work on improving the processes that are affiliated on how CHD completes and addresses workload for: Annual Inspections, Move In/Move Out Inspections and Total Scope of Work Inspections.

The team is committed to ensuring that all housing units meet the necessary health and safety standards and is also working towards ensuring that inspections are thorough with ensuring various aspects of each property are evaluated to include structural integrity, sanitation, and compliance with local housing regulations. In addition to inspections, the task force is working to cover essential topics such as tenant rights, maintenance responsibilities, and how to identify potential hazards within a home. By fostering open communication and understanding between tenants and property owners, the task force aims to create a collaborative environment that prioritizes the well-being of all individuals involved.

Residential Rentals & Outreach Area hosted a series of Roundtable Discussions on CHD's Rental Tenant Handbook where tenants not only got to review the tenant handbook but also have open discussions on questions pertaining to rentals with CHD staff. All rental tenants that attended received a 50% off one months of rent for their participation in the discussions. Tenant feedback will be utilized in improving processes. The goal was to allow tenants the opportunities to get real time questions answered as well as learn guidelines and processes that allow for a good landlord/renter relationship.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

CHD will continue to look for ways to promote healthy and safe living standards for the community.

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