

FY-2026 1st 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.

MEASUREMENT: Re-investment in both federal and general rental units with emphasis on health and safety.



ACCOMPLISHMENTS RELATED TO THE OUTCOME/GOAL:

During the first quarter of FY26, CHD has continued to place a high focus on renovating vacant units and turning them over as quickly as possible, while simultaneously managing pending work orders resulting from both calls ins and inspections. It's important to note that as units on the revolving list are completed and made ready for occupancy, unexpected emergent work tasks arise and divert attention which often delays turnaround processes. To this, staff are consistently and relentlessly working to address vacant units. From October through December, a total of eight units were fully renovated and prepared for new tenants.

The following inspections and work orders have been completed in the first quarter.

- 385 Work Orders
- 98 Annual Inspections
- 47 Vacancies with 8 turned over.
- The Occupancy rate is 90%.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

Continued efforts on vacant unit turnaround, more vendor contracts to assist in the re-investment of our federal and general rental units.

Outcome/Goal # 2

Working towards providing an appropriate mix of affordable housing types for tribal members.

MEASUREMENT: Creating a Residential Development Plan that identifies land, infrastructure, new construction, rental to ownership conversions, target markets by program, homeownership opportunities and funding source options.



ACCOMPLISHMENTS RELATED TO THE OUTCOME/GOAL:

CHD is in the process of assigning new tenants to half of the newly constructed Multi-Family Apartments. The Tenant Selection process involves verifying that applicants on the waitlist remain eligible, conducting credit checks, and recalculating debt-to-income ratios based on current rental rates. Additionally, the process allows qualified applicants time to provide notice to their current landlords. To accommodate this, CHD offers up to a 30-day hold on the General Rental unit, ensuring flexibility for applicants who may need to provide 30-, 60-, or even 90-day notices before vacating their existing residence. The Residential Sales and Realty team is actively working with Land Acquisition to acquire homes for residential sales, especially Ready to Sell Homes. CHD has toured numerous properties and submitted several offers, though some have not been successful. Alongside these efforts, the team is updating policies and procedures and building partnerships with service providers for appraisals, home inspections, and surveys. In November 2025, the team hosted another HBO lottery drawing via Facebook Live, receiving 69 applications—many of which included multiple entries for different lots. As a result, 9 of the 12 HBO lots were awarded which resulted in 3 being designated as first-come, first-served.

Additionally, loan staff are preparing 920 Trout Creek for an upcoming Residential Sale Open House scheduled for March 17-18, 2026.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

Placement in Multi-Family Apartments following General Rental Tenant Selection Process.
Additional HBO lot opportunities & Open House for tribal members.

Outcome/Goal # 3

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

MEASUREMENT: 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:

CHD is committed to empowering tenants to lead healthier, more sustainable lives by providing individualized support, including budgeting assistance and access to resources for families in need. In Q1, the Community Outreach team managed 15 cases addressing a range of issues such as health and safety concerns, Elder POD residents, and unauthorized occupants. Additionally, the Outreach team has been developing Standard Operating Procedures (SOPs) to strengthen rental compliance processes, while also supporting residential leasing—a new area of involvement for the team.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

Faster unit turnover by continued focus on renovating and preparing vacant units. CHD feels that with stronger tenant support and improved processes, the community can expect to see stronger partnerships, more budgeting resources and compliance assistance.

Contact Info

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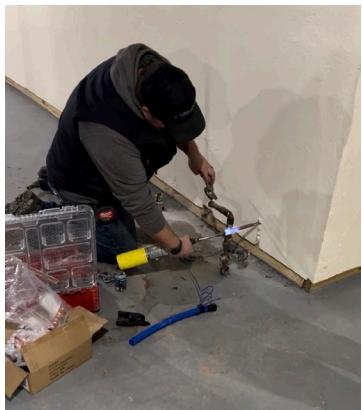
E-MAIL: Lrausche@oneidanation.org

MAIN WEBSITE: <https://oneida-nsn.gov/resources/housing/>

Photos (optional):



Carpenter priming walls.



Plumbing repairs.



Tree removal/Pruning crew.