

# FY-2026 2nd 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?

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### Outcome/Goal # 1

#### **Improving the quality of 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. Continued progress on completing a complete scope of work and annual inspection on all 447 units. Creating a work schedule for the backlog of work on identified home inspection repairs needed.



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

During the second 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. CHD is patiently awaiting the hiring of an additional home inspector to address the need for higher standard inspections that mimic the NSPIRE standards. From this, an additional workload resulting from Home Inspection work orders will surface creating a larger backlog. CHD management is collaborating to find alternative ways to address that workload. From January through March, a total of 9 units were

fully renovated and prepared for new tenants. There are currently 44 vacant units. 43 Annual Home Inspections were completed as well as 4 Move Out Inspections.

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.

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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:

Resident Services continues the process of assigning new tenants from the General Rental Program waitlist to occupy the Multi-Family Townhouse Apartments. Of the twelve units, two three-bedroom units remain available for occupancy through the Tenant Selection process involving verifying that applicants on the waitlist remain eligible, conducting credit checks, and recalculating debt-to-income ratios based on current rental rates. The Residential Sales and Realty team continues to work 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. Staff prepared and hosted a Residential Sales Open House for 920 Trout Creek scheduled for March 24 & 25, 2026. CHD Management have held several working sessions to advance the early stages of a residential development plan that will begin the creation of a long-term residential planning framework.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

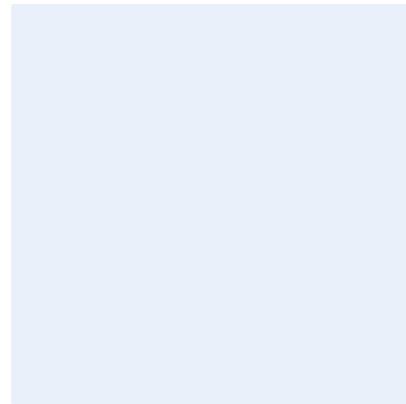
Construction Loan Program administering \$4 million in construction loans for tribal members through Bay Bank will be implemented in the upcoming months.

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Outcome/Goal # 3

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

MEASUREMENT: Aiding through education & 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:

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 Q2, the Community Outreach team managed 50 cases (the caseload more than tripled from 1st quarter) addressing a range of issues such as health and safety concerns, ineligibility, unauthorized occupants, hoarding, bedbugs, Additionally, the Outreach team continues to develop Standard Operating Procedures (SOPs) to strengthen rental compliance processes, attending monthly internal/external meetings such as: Elder Abuse meetings, Brown County Homeless Coalition, Rapid Response, Tenant Handbook Roundtable, assistance with Annual renewal inspections and Boy and Girls Club collaboration focusing on Crime Prevention.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

CHD is confident that improved tenant support and streamlined processes will lead to stronger community partnerships, greater access to budgeting resources, and more effective compliance assistance.

**Contact Info**

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TITLE: Division Director

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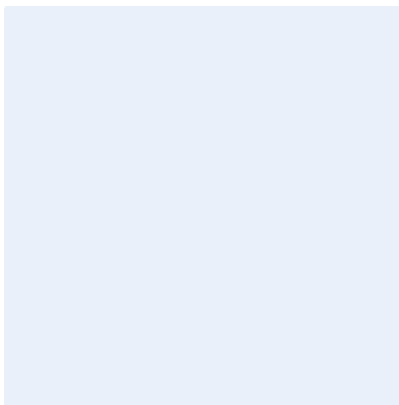
E-MAIL: Lrausche@oneidanation.org

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

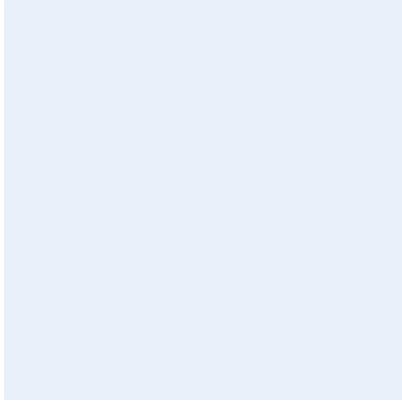
**Photos (optional):**



Multi-Family Townhouse kitchen



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