FY-2026 4th 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 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.



Scott Locke, CHD's Inventory Control/Rehab Carpenter

ACCOMPLISHMENTS RELATED TO THE OUTCOME/GOAL:

To address maintenance needs identified through home inspections, CHD staff continued implementing a structured work plan focused on reducing outstanding repair backlogs. During the fourth quarter, Warehouse and Maintenance staff completed 471 work orders, including 31 HVAC repairs, 40 plumbing repairs, and 19 electrical repairs, while also

successfully closing numerous longstanding backlog work orders. These efforts have helped address resident concerns with a focus on ensuring critical health and safety issues are resolved in a timely manner. CHD demonstrated exemplary stewardship of housing resources through cost-saving initiatives. Scott Locke, CHD's Inventory Control/Rehab Carpenter, worked directly with Home Depot to secure a substantial discount on a year-end materials/supplies purchase totaling $132,731.07. Through his persistence, relationship-building, and negotiation efforts, CHD realized $34,186.07 in savings, representing a significant reduction in costs and also provided an opportunity for cost savings Nation wide for the fiscal year 2027. Overall, CHD continues to make progress toward maintaining and improving its rental housing inventory through proactive inspections, strategic repair planning, backlog reduction, and unit rehabilitation. These efforts support the long-term sustainability while enhancing the health, safety, and quality of life for residents.

CHD continues to improve the utilization of its rental housing inventory through ongoing rehabilitation efforts and strategic unit turnover management. During the fourth quarter, Residential Rentals experienced 11 move-outs and successfully completed 6 move-ins while maintaining housing for 418 households with an overall occupancy rate of 88%. Staff also completed rehabilitation work and prepared 9 vacant units for occupancy, helping to expand available housing opportunities for families in need. Currently, 54 vacant units remain in various stages of rehabilitation as CHD continues its commitment to maximizing the availability and quality of its rental housing stock.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:
CHD will remain focused on maximizing available funding and seeking cost-saving opportunities, similar to recent procurement savings, to stretch housing dollars further and support additional repairs, capital improvements, and modernization projects.

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.



Reinvestment to W1147 Park Drive

ACCOMPLISHMENTS RELATED TO THE OUTCOME/GOAL:

The Residential Sales and Realty area successfully sold two residential homes to community members and will be hosting another open house in the next few weeks to come. In addition, CHD is actively marketing and offering 4 new Homebuyer Opportunity (HBO) lots for potential tribal members looking to build homes. To further enhance housing opportunities, CHD is currently collaborating with Habitat for Humanity to explore additional housing solutions and resources that may benefit tribal members. This partnership reflects CHD's commitment to identifying innovative approaches and leveraging external relationships to increase access to affordable homeownership opportunities. CHD has also finalized the details of its New Build Construction Loan Program, which is anticipated to launch in January 2027 and will provide the opportunity for up to 7 families to obtain funding to build a home. This new financing option is designed to assist qualified applicants in constructing new homes and represents another important component of CHD's ongoing efforts to expand housing availability and support homeownership within the community. Overall, the continued sale of homes, development of new building sites, exploration of strategic partnerships, and establishment of new financing tools demonstrate meaningful progress toward creating a Residential Development Plan that supports sustainable growth and provides current and future generations with expanded pathways to homeownership.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:

CHD anticipates increasing homeownership opportunities through the launch of the New Build Construction Loan Program in January 2027, which is expected to provide members with an additional pathway to construct homes within the community. Staff will also continue marketing available HBO lots and exploring opportunities to develop additional building sites as demand warrants.

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.



Good Things to Know flyers posted to CHD Facebook page help educate the community.

ACCOMPLISHMENTS RELATED TO THE OUTCOME/GOAL:
During the fourth quarter, CHD actively worked with individuals and families facing challenges that affected their housing situations and overall well-being. A total of 33 cases were received, 24 cases were successfully closed, and 16 cases remained active and in progress at the end of the reporting period. Ongoing case management efforts were supported through weekly Residential Rentals Team meetings conducted via Microsoft Teams, ensuring timely communication, coordinated interventions, and appropriate resource allocation for tribal members in need. To further strengthen collaborative support efforts, CHD participated in monthly Multidisciplinary Team (MDT) meetings focused on establishing a coordinated and culturally respectful Rapid Response Team (RRT). These efforts are designed to identify tribal members who are at immediate or imminent risk and quickly mobilize appropriate multidisciplinary support services. Through this coordinated approach, CHD continues to enhance its ability to connect residents with needed resources while promoting safer and healthier living environments. Professional development and training remained an important component of strengthening services provided to community members. During the quarter, staff participated in several educational opportunities, including Effective Strategies to Interview Older Victims and Document Evidence of Elder Abuse in Indian Country on July 21, 2026, the Small Business Tribal Clinic on July 27, 2026, and HUD Pathways Training held August 10-14, 2026.

EXPECTATIONS/FUTURE PLANS REGARDING THE OUTCOME/GOAL:
CHD will remain committed to balancing education and supportive services with accountability measures that encourage residents to maintain safe and healthy living conditions. Community members can expect continued efforts to address concerns that negatively impact neighborhoods while providing individuals and families with opportunities to access resources, overcome barriers, and achieve positive outcomes.

Contact Info

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Photos (optional):



New Siding for 5300 Cty Road U



Completed new drywall for 5300 Cty Road U



Bathroom reinvestment for 5300 Cty Road U