

Oglala Sioux Lakota Housing Annual Report 2015

Maintenance

Indian Housing Plan 2015 (IHP) 1.15 Maintain and Operate 1937 Act Housing Stock

Performed routine and non-routine maintenance on 1158 1937 Act Units and grounds and facilities operations and maintenance including District Maintenance work orders 18698, Renovations 13, Preventive maintenance 1771, Emergencies 1133, Electrical 624, Heavy Equipment 2255, Painting 287, Plumbing 1042. Did pest control in 265 units, 170 Homeowner projects at a cost of \$4,133, and 306 Tenant Caused damages projects at a cost of \$9,781. Did 277 inspections. See Inspection Form. Provided wait list management, selections, evictions, counseling and conveyances for homeowners, and managed the Cohen Home for elderly and disabled. The CEO and supervisors met weekly to provide oversight of the grant and performed the Self-Monitoring. Continued to provide financial management and procure annual audit. Collected rent and worked on procedures to increase rental collections. Provided insurance coverage for all 1158 low rent and home ownership units not conveyed. Maintained records on all units and tenants including initial applications, income certifications and annual recertifications.

IHP 2015 Goal 4.15 Operation and Maintenance of NAHASDA Assisted Units

Performed routine and non-routine maintenance on 45 NAHASDA low rent and grounds and facilities operations and maintenance including District Maintenance work orders 780, Preventive maintenance 74, Emergencies 67, Electrical 26, Heavy Equipment 94, Painting 12, Plumbing 44. Did pest control in 11 units, 179 Homeowner projects at a cost of \$4,593, and 34 Tenant Caused damages projects at a cost of \$1,087. Did 12 inspections. See Inspection Form. Provided wait list management, selections, evictions, counseling and conveyances for homeowners, and managed the Cohen Home for elderly and disabled. The CEO and supervisors met weekly to provide oversight of the grant and performed the Self-Monitoring. Continued to provide financial management and procure annual audit. Collected rent and worked on procedures to increase rental collections. Provide insurance coverage for all 45 low rent units and homeownership units not paid off. Maintained records on all units and tenants including initial applications, income certifications and annual recertifications.

IHP Goal 2.15 Modernization of 1937 Act Housing

Renovated 13 low rent units. Did 36 handicapped projects including building ramps. Completed the Federal Home Loan Bank of Des Moines Affordable Housing Program 2013 renovation of the last 16 of the 24 Cherry Hill Units for elderly and handicapped in 11/15. Completed the ICDBG 13 grant Mold Remediation in June 2015 with a total of 132 units (107 bathrooms, 41 kitchens, 39 basements and 4 total renovations). Did environmentals for 75 units planned for mold remediation under ICDBG 14 Category 2 and began renovation in 8/15 and completed 18 units (17 bathrooms, 2 basements).

IHP 2015 Goal 3.15 Housing Development

Completed 18 Rural Innovation Fund energy and maintenance efficient low rent units in 7/15. Completed contracts and design for 45 HUD Title VI low rent units using the \$6,000,000 guaranteed loan, obtained \$675,000 from SD Housing Opportunity Fund to assist with lot development, applied for USDA Water and Environment Funds for infrastructure and placed 20 units.

Other Development

Signed MOA with IHS for design and renovation of WK Lagoon.
Worked on contractor for USDA SEARCH grant for Red Shirt Lagoon PER and environmental.
Completed Batesland Water and Sewer infrastructure.
Began a plan for 29 other sites in subdivisions.
Worked with OSRWSS on a plan (7 Years for 7 Generations) to apply for USDA Water and Waste Disposal Funds to upgrade all community water systems for transfer in trust to BOR.

Finance

Continued to do quarterly SF425 reports for all grants.
Implemented an internal control plan with an Expenditure Reviewer (Lisa Brewer).
Worked on migrating rental accounts to new computer systems so can send out bills.
Submitted quarterly Income/Expense statements and managed Title VI payments and draws.
Maintaining collections and maintenance costs for AHP units for reports for 15 years.
Did budget control and monthly reports to Board of Commissioners.
Kept current on cash management, bank reconciliations, accounting records, federal financial reports. Audits are current. Contracts are reviewed by Contracts Committee.
Kept rental receipt and expenditure records for AHP 11,12 and 13 units.

Tenant Service Representative

Implemented Lakota Property Management to better manage rental units.
Updated certifications on 1158 1937 Act low-rent units annually.
Did tenant information reports for Affordable Housing program units (37).
Certified TSR's in Positive Indian Parenting and provided training in QPR Gatekeeper, ASIST (Applied Suicide Intervention Skills Training), substance abuse, grief counseling and spiritual leader roles.
Continued meeting with OSTDPS on safety in the clusters.
Moved 10 tenants into RIF houses.
Checked on tenant income restrictions for Title VI houses.
Assisted with meth testing and developing policies for positive results.
Did tenant rotations of for Cherry Hills renovations.
Attended district meetings for communication.
Worked with the OST Attorney General on the dog problem.
Worked on evictions according to policy.
Scheduled and assist with annual spring cleanup weeks.
Assisted with development of VASH application for HUD/VA veterans vouchers.
Did survey with low-rent tenants on homeless and multiple families in one unit.
Worked with families on mediations and administrative hearings to resolve issues.

Contracts and Grants/Grant Facilitator

Submitted NAHASDA IHP Annual Performance Report (3/15)
Submitted NAHASDA IHP Self-Monitoring Report (3/15).
Submitted AHP 13 Progress Report and Closed out.
Submitted Rural Innovation Fund Progress Report (4/15).

Submitted NAHASDA IHP 2016 (10/15)
Submitted ICDBG 13 and 14 ASER, etc. (11/15)
Did RFP for Wounded Knee Lagoon design.
Submitted Indian Community Development Block Grants Category 1 2015.
Submitted Indian Community Development Block Grants Category 2 (Mold) and was funded.
Explored USDA Multifamily Units for Akicita Otipi/new VASH rules.
Worked with Thunder Valley CDC to get Promise Zone designation for Pine Ridge Reservation.
Researched Low Income Housing Tax Credits for the Akicita Otipi Veterans Supportive Housing but these do not appear feasible until VASH vouchers are approved.
Worked on Bush Innovation Grant to develop Tribal Water, Wastewater and Solid Waste management entity.
Worked with OSRWSS, OSTDWM&C, etc. on upgrades and transfers of water systems.

Home Ownership

Worked on conveyance of Old Mutual Help units with 16 units in first phase: 67 conveyances prepared.

Energy Assistance

Continued to assist elderly and disabled.

Public Relations

Signed contract and began upgrade of OSLH web site.
Did weekly radio show on Wednesday mornings on KILI radio.

Administration

Continued to hold monthly OSLH Board Meetings with appropriate reports.
Prepared for and held a HUD Monitoring visit in 6/15.
Continued to work on 2 audit findings concerning Council members paying rent and Tenant Accounts Receivable.
Worked with other Indian Housing Authorities to postpone the use of the American Community Survey which would have reduced our annual funding significantly for formula funding for 3 years.
Contracted with a Health Coordinator to work with the Tribe and other groups on suicide prevention and other health and safety issues.
Worked on getting a structural fire department system going.
Worked on issues with USDA elderly units and APC management.

Bush Innovation Grant

Worked on Bush Innovation Grant to develop Tribal Water, Wastewater and Solid Waste management entity.
Hired a Program Manager and set up contracts for community education and input, a web site and legal assistance. We are also working on transfer of Porcupine Butte Water System to BOR in trust so that BOR will provide maintenance funds.
Continued working with OSRWSS on pursuing USDA Water and Waste grants to upgrade all community water systems and to get the Interagency Task Force on Native American Water and Wastewater to assist with the upgrade of the Pine Ridge Village water system.

Health:

Did training for OSLH staff on: ASSIST: Applied Suicide Intervention Skills Training; Positive Indian Parenting; Prevention Strategies; Prevention Strategies; Non-Violent Crisis Intervention; Grief; Debriefing youth.

Worked with Association of Gospel Rescue Missions.

Submitted Nagi Wakanyeja Patan grant to Dept of Ed. Not funded.

Human Resources

Did confidentiality form and all employees signed them.

Worked with supervisors to do employee evaluations and a majority of supervisors did them.

Did a policy review with some employees

Insurance

Assure we stay under 80% over 3 years to maintain coverage.

Identify good contractors to get correct bids.

Have John Donham meet with Amerind to clarify costs of insurance.