

Accomplishments 2007-2018

Goal 1 Provide Indian Housing Assistance

Inspected all 1203 low rent units at least once every two years.

Provided maintenance including an average of 20,000 completed work orders a year.

Provided emergency repairs for mutual help owners and billed them.

Put Energy Saving freezers in 1,150 Low Rent Units.

Took over management of the Cohen Home for assisted living at the request of the Oglala Sioux Tribe in 2008.

Renovated 31 elderly and disabled units at Cherry Hill through Federal Home Loan Bank of Des Moines Affordable Housing Program 2011 and 2013.

Remediated mold and renovated 697 units : 737 bathrooms, 51 kitchens and 371 basements with ICDBG 09,10,11,13,14 Category 2, 15 Category 2.

Replaced 132 roofs and siding/windows for 90 units with ICDBG 15 Category 1.

Will have 15 Boarded Units renovated by 12/31/18 and 15 more by 9/19 with ICDBG 16.

Goal 2 Do development to provide housing to eligible Indian families.

Built 72 elderly units (6 complexes) in 6 districts.

Completed 27 carryover log home ownership Houses (Project 04-01 & 04-02) in 2012.

Completed 18 Home Ownership units with ARRA funding in 2011.

rent Designed and constructed 18 energy and maintenance efficient low-houses with a Rural Innovation Grant (\$2,000,000 HUD/ \$1,000,000 OSLH)

Built 45 low rent houses with the 1st Title VI loan in South Dakota in collaboration with SD Housing, USDA and HUD.

Assisted Thunder Valley CDC with funds to help get grant for houses.

Obtained \$1,463,000 million in USDA WEP funds to renovate and expand Wounded Knee wastewater system.

Completed Pre-engineering report for Red Shirt wastewater system upgrade with USDA SEARCH grant.

Collaborated with Oglala Sioux Partnership for Housing with gap financing, down payments and closing costs for 90 new home owners.

Collaborated with Oglala Sioux Tribe to obtain EDA grant to do Preengineering Reports for 6 community wastewater systems (Oglala (White Clay District), Sharps Corner (Porcupine District), Kyle (Medicine Root District), Evergreen (Porcupine District), Allen (Pass Creek District), and Wanblee (Eagle Nest District)).

Goal 3 Provide Housing Management Services in a Business Like Manner

Increased collection of rent and house payments including reducing Tenant Accounts Receivable.

2006	2007	2008	2009	2010	2011	
\$952,151	923,109	997,758	1,259,095	1,186,632	1,444,252	
2012	2013	2014	2015	2016	2017	2018 (11.30)
\$1,855,005	2,218,548	2,029,343	2,056,098	2,275,953	1,915,637	836,987

Managed Waiting Lists and Admissions according to Policy including recertification and reapplication.

Did tenant information reports for Affordable Housing program units (46).

Implemented Lakota Property Management to better manage new rental units.

7 Years for 7 Generations (upgrade all community water systems on the Reservation –Mni Wiconi bill)

Stage 1 Oglala North, Manderson, Sharps Corner: (Mni Wiconi BOR funds) Construction bids due 11.15.18	\$1,499,000
Stage 2 Wounded Knee: (USDA Water and Environment Program Native Set-Aside)/Design in progress.	\$1,330,000
Stage 2 Balance: Wanblee, Porcupine, Allen, Wakpamni Lake/Wolf Creek/Potato Creek (USDA Water and Environment Program Native Set Aside) A/E Contract at USDA for approval	\$6,930,000
Stage 3 Funded Kyle and Evergreen/ A/E Contract at USDA for approval	\$3,137,000
Total	\$12,896,000

Goal 4 Improve the quality of life of housing residents

Constructed playgrounds in 12 of 19 housing clusters (ARRA Stimulus).

Obtained 4 houses built by OLC students and gave to Tribe for safe houses for youth.

Renovated condemned Porcupine Senior Center with OLC, Porcupine District and OST.

Contracted a Health Coordinator to work on suicide prevention and other
issues and worked with OST Task Force and IHS Work Group.

Worked with Thunder Valley CDC to get Promise Zone designation for Pine Ridge
Reservation.

Began evictions in 2008 for violating gang, violence, drug and other lease policies.

Held a Housing Safety and Security Summit in 2011 and Meth Summit in 2017.

Developed MOAs with OST Public Safety, Courts, Attorney General et al.

Assured accessibility of houses for people with disabilities. (thank you Rick White)

Provided utilities assistance for elderly and disabled (avg \$450,000 a year)

Put solar on 1 RIF and 3 Title VI houses.

Placed 7 veterans on HUD-VASH vouchers for housing and services.

Obtained HUD VASH demonstration grant and placed 7 veterans on the program which provides rent subsidies and support services for veterans.

Assured accessibility of houses for people with disabilities with ramps, doors, etc. as requested.

Worked with OST on structural fire department in (San Manuel Tribe \$1 million).

Goal 5 Operate OSLH in an effective, efficient and professional manner

Developed 5 year plans for 2007 to 2012 and 2012 to 2017.

Caught up audits for 4 previous years and submitted audits on time from 2008 to 2017.

Cleared up ONAP Monitoring Findings from 2007 and got off high risk status.

Obtained \$3.65 million dollar USDA loan to the Johnson Holy Rock Administration building to better serve clients.

Operated effective Human Resources Department to hire and manage 165 employees (128 permanent , 37 temporary) with fringe benefits, employee wellness, training, etc.

Did weekly radio show on KILI to provide information and answer caller questions.

Cleared up ONAP Monitoring Findings from 2015.

Assisted with Promise Zone application for Pine Ridge Promise Zone in 2015.

Assisted the Tribe in obtaining 3 Imminent Threat grants: Hantavirus (\$420,758), Straightwind (\$450,000) and FEMA Relocation (\$900,000).

Completed a Bush Innovation grant to work with the Tribe to develop self-supporting and effective systems for water, wastewater and solid waste management.