

WASHOE HOUSING AUTHORITY ANNUAL JOINT BOC AND TRIBAL COUNCIL MEETING

**Held in person and virtually on
Thursday, February 9, 2023**



WASHOE HOUSING AUTHORITY MISSION STATEMENT

The Washoe Housing Authority will work from a consistent core set of principals including, integrity, trust, communication, capacity to improve and dedication to those we serve.

The Washoe Housing Authority promotes safe, sanitary, affordable and healthy homes for Tribal Members and Native Americans.

WASHOE HOUSING AUTHORITY BOARD OF COMMISSIONERS

- **Dorothy McCloud (Stewart) – Chairwoman**
- **Roseanna Roberts (Carson) – Vice-Chairwoman**
- **Millie Kizer (Dresslerville) – Secretary Treasurer**
- **Sadie Jo Smokey-Crews (Off Reservation) – Commissioner**
- **Phillip Bennett (Woodfords) – Commissioner**

Alternates

- **Ellen Fillmore (Carson)**
- **Norrine Smokey-Smith (Off Reservation)**
- **Vacant (Stewart)**
- **Vacant (Woodfords)**
- **Vacant (Dresslerville)**

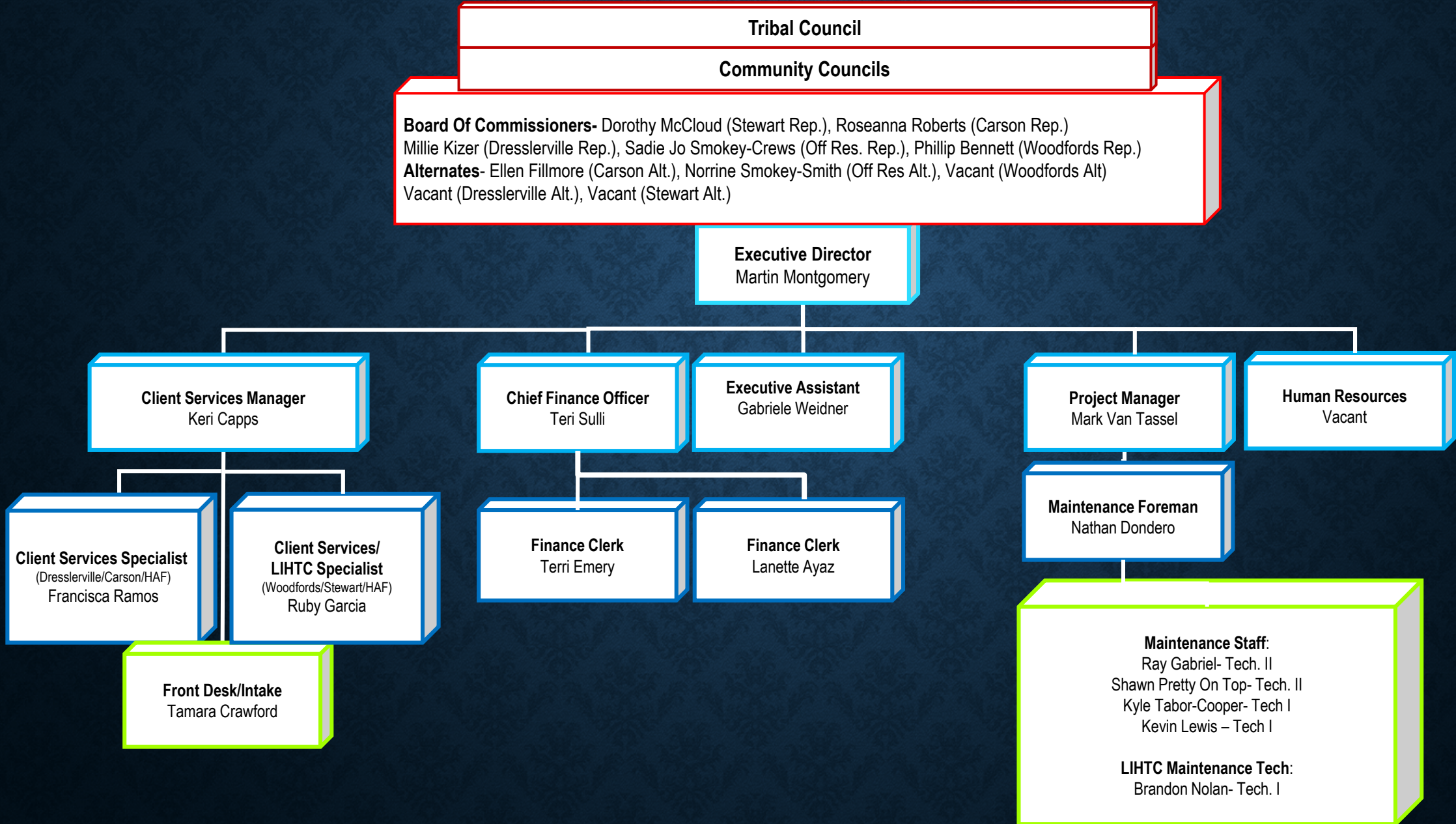
Washoe Housing Authority

STAGGERED TERMS CHART- Title 29 Terms
Approved on January 14, 2021

BOC Term	Year 1	Year 2	Year 3	Year 4	Year 1	Year 2	Year 3	Year 4	Year 1	Year 2
Commissioners	1/10/2019	1/9/2020	1/14/2021	1/13/2022	1/12/2023	1/11/2024	1/9/2025	1/8/2026	1/14/2027	1/13/2028
Off Reservation	Dec. 2019	Jan. 2020-Dec. 2023								
Carson	Jan. 2019- Dec. 2020		Jan.2021- Dec. 2024							
Dresslerville	Jan. 2019- Dec. 2021			Jan. 2022- Dec. 2025						
Woodfords	Jan. 2019- Dec. 2022				Jan.2023- Dec. 2026					
Stewart	Jan. 2019- Dec. 2022				Jan.2023- Dec. 2026					

Law and Order Code, Title 29- Washoe Housing Authority, 29-20-030, Board of Commissioners, (B) Term- After the initial appointment of Commissioners and Alternates in 2011, the Council shall appoint Commissioners and Alternates in the January Council meeting of the following years: 2015, 2019, 2023, and so on. The term of office shall be four (4) years. Each member of the Board shall hold office until a successor has been appointed and qualified.

WHA ORGANIZATION CHART



2022 ACCOMPLISHMENTS

2022 INDIAN HOUSING PLAN (IHP)

- Formula Funding – Award Amount \$1,872,732.00.
- Continue to Operate and Manage Current Assisted Stock (CAS 99+ units).
- Tenant Based Assistance Programs (TBA)
 - a) Transitional Housing
 - b) Security Deposit
 - c) Eviction Prevention
 - d) Down Payment Assistance
 - e) Elderly Utility Subsidy
 - f) Conveyed Homeowner Request (Health and Safety only)
 - g) Dumpster Program
- Acquisition of Previously Conveyed Homes.
- Application Support Services – HIP Program, 184 Reference, 504 and 502 Loan Programs, New Applications for WHA Services.

WASHOE HOUSING AUTHORITY

2022 ACCOMPLISHMENTS

- Indian Housing Plan (IHP) Formula Funds
 1. 4th year of On Time submission and compliance approval program wide.
 2. HUD letter of confirmation received:
 - IHP reviewed and accepted
 - Annual Performance Report (APR) for 2021
 - Another clear and finding FREE audit (2021)
 3. Indian Community Development Block Grant (ICDBG) American Rescue Plan Act (ARPA) December 2021-present.
 4. Emergency Rental Assistance Program (ERAP), April 2021-September 30,2022.
 5. Indian Housing Block Grant (IHBG) American Rescue Plan Act (ARPA) September, 2021.
 6. Remaining CARES funding was closed out December, 2021.
 7. Homeowner Assistance Funds (HAF) Program June, 2021-present.

2022 ACCOMPLISHMENTS(CONTINUED)

- 2021 Annual Audit

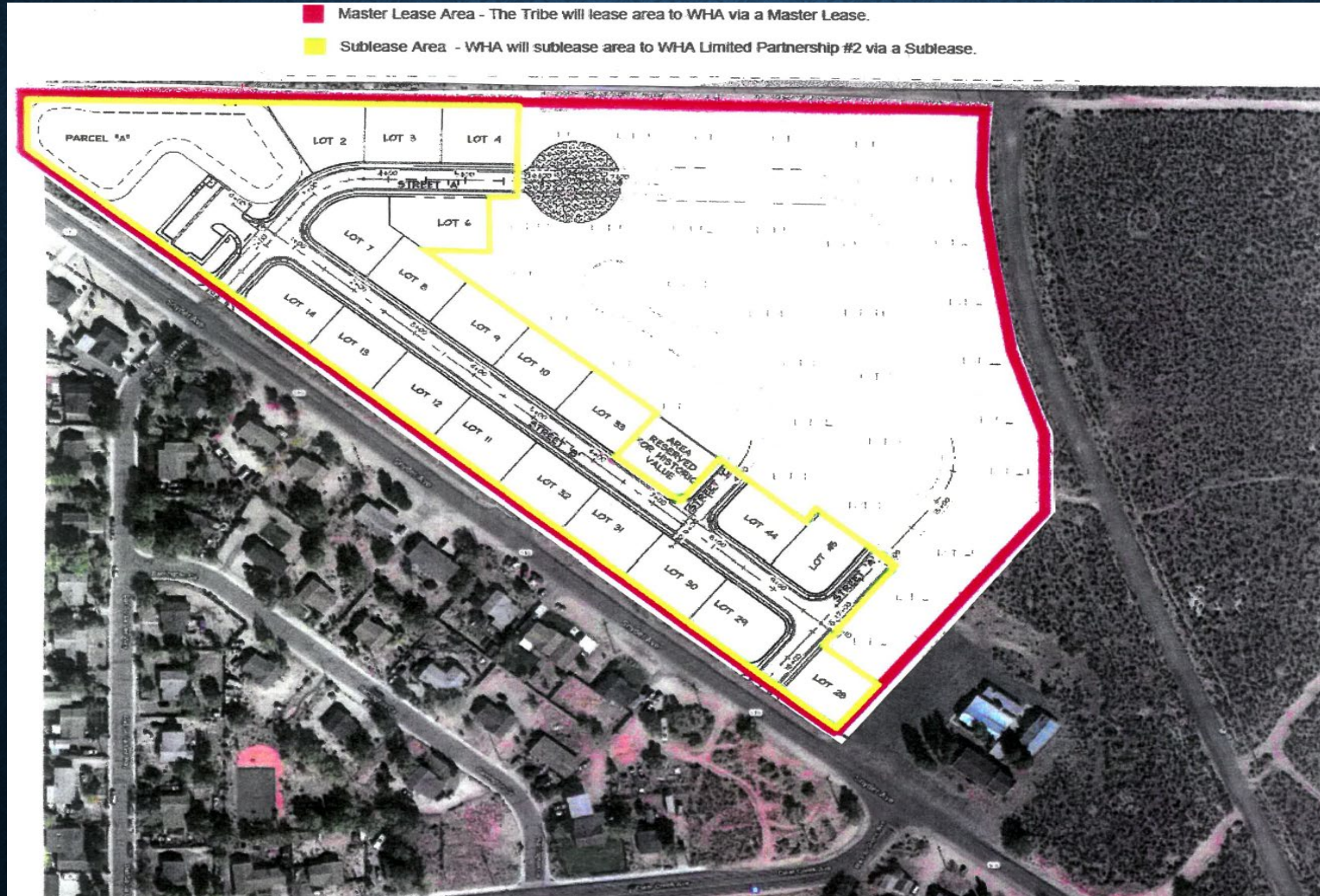
1. Completed by the September 30, 2022 deadline. Blue Bird CPA's and WHA staff finalized the annual audit. Blue Bird submitted the audit to the Tribe and to the National Federal Register Clearing House.
2. 2021 audit posted, HUD confirmation that the 2021 audit had NO findings!!
3. WHA RFP for Fiscal Year 2022 will post on January 31st, 2023, and will be submitted to several firms. The annual audit is generally scheduled to begin in May of each year. This is to coincide with the Tribe's annual audit.

2022 ACCOMPLISHMENTS(CONTINUED)

• Stewart LIHTC

1. Starting in the fall of 2021, WHA has worked with consultants from Travois on the WHA#2 project of building up to 20 homes and a new community building in the Stewart Community.
2. In September of 2022, WHA was awarded an annual reserve of \$902,000.00 in tax credits from the State of Nevada for 10 years. Totaling \$9.2 million in total building capital.
3. In October 2022, WHA was awarded a Home Means Nevada Grant of \$5.5 million to assist in the infrastructure development for the 20 homes and community building.
4. Red Stone Equity Partners (Subsidiary firm of American Express) has been identified as the investor to partner with on the project.
5. The project went out for competitive bid through December and closed on January 19th, 2023. Selection of a contractor is to be determined.
6. WHA will be constructing the community building.
7. Construction to begin in March, 2023.

2022 ACCOMPLISHMENTS- LIHTC SITE



2022 ACCOMPLISHMENTS CONT.

-Coronavirus Aid Relief and Economic Security Act (CARES)

- On July 1st, 2020, WHA received \$493,550.00.
- Funding rolled over to 2021, all reporting was submitted/closed out in December, 2021.
- Final funding allocations:
 1. Limited portion of remaining funding was allocated for the Elder Center rehabilitation project in Dresslerville.
 2. Project was completed in June, 2022. Elder Center reopened in July, 2022.

2022 ACCOMPLISHMENTS CONT.

Indian Housing Block Grant (IHBG) American Rescue Plan Act (ARPA) 2021- \$1,045,399.00

- WHA submitted the IHBG ARPA application in June, 2021.
- Funding notification was provided in September 2021.
- Projects included:
 1. \$50,000.00 for each community (similar to the previous allocation per community was \$20,000 from CARES).
 2. \$812,946.00 leveraged into a IHBG Competitive grant for infrastructure support in the Stewart community.
 3. Provided technical support to the EOC for Tribal projects (gym generators, electrical). The ED and Project Manager worked with Tribal Planning, EOC Operations Manager, Legal Counsel and with Communities to assess and construct logistics for previous year EOC community support projects. Projects include:
 - a) Community gym generators
 - b) HVAC systems
 - c) Community building/gym electrical systems and flooring
 - d) Procurement of materials and pricing

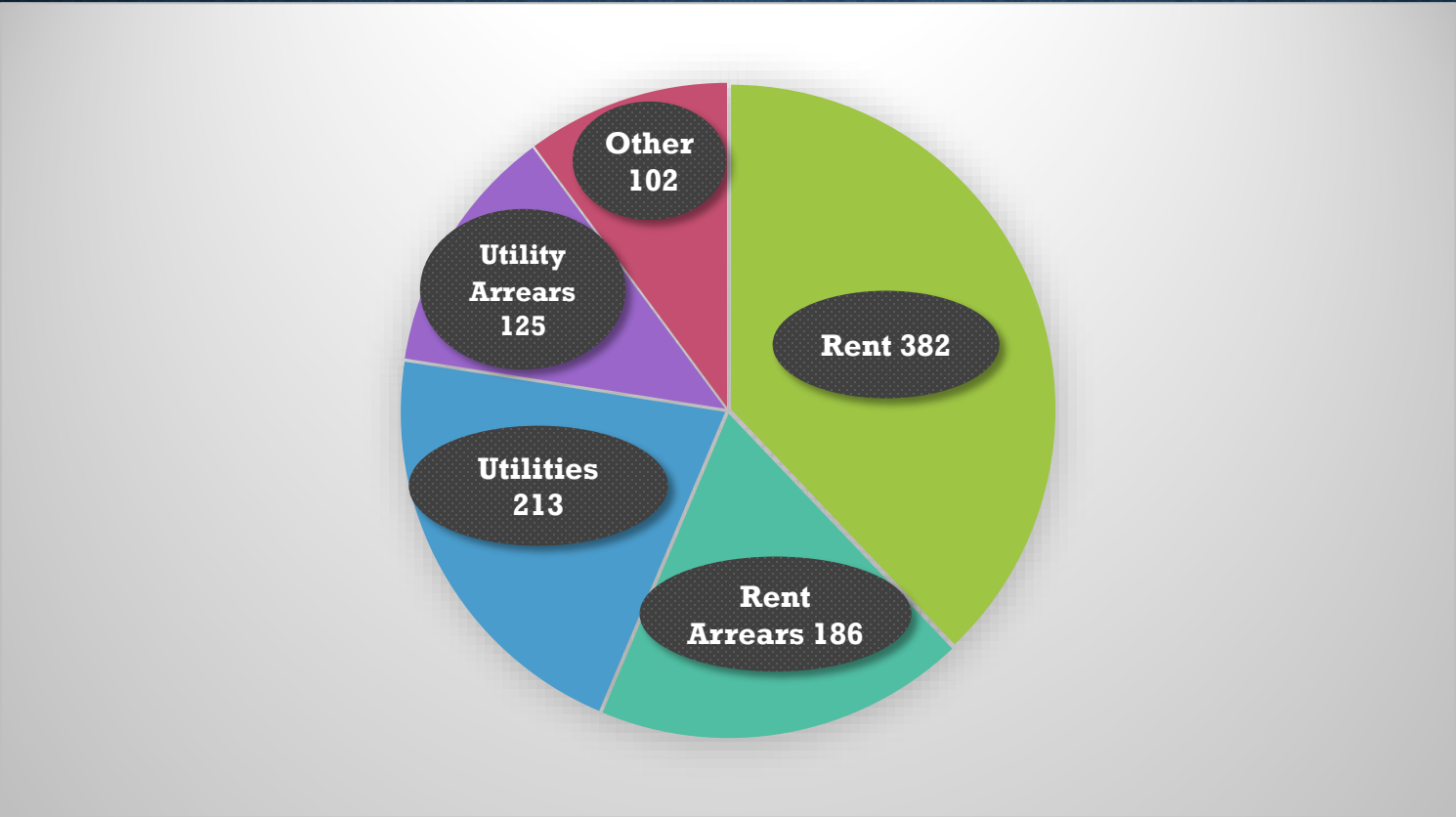
2022 ACCOMPLISHMENTS CONT.

Emergency Rental Assistance Program (ERAP) \$2,059,386.45

- WHA submitted the application in March, 2021.
- Program applications began June, 2021.
- ERAP assistance included: payments made directly to landlord, or management, or vendor. Rental assistance with payment arrears, rental assistance moving forward, utility subsidy (electricity, pre-existing internet, propane/natural gas, water), eviction prevention, security deposit, transitional housing.
- Funding was available to Washoe Tribal members, direct Washoe Tribal descendants and members of other federal recognized tribes within the service areas. Washoe Tribal members were able to reside outside the service area and receive assistance.
- Final Guidance provided by Treasury closed the ERAP on September 30, 2022. All but \$27,434.35 was spent on tribal families from start to finish.
- As of September 30, 2022 final report:
125- utilities applications, 382- rental payment, 102- other, 186- rental arrears, 125- utility arrears. A total of 589 eligible participants.
- 589 participants not broken down by how many months used, most applications were for multiple or consecutive months. (ex- one applicant could have used rental assistance for 12months, while applying for utility assistance for 12 months)

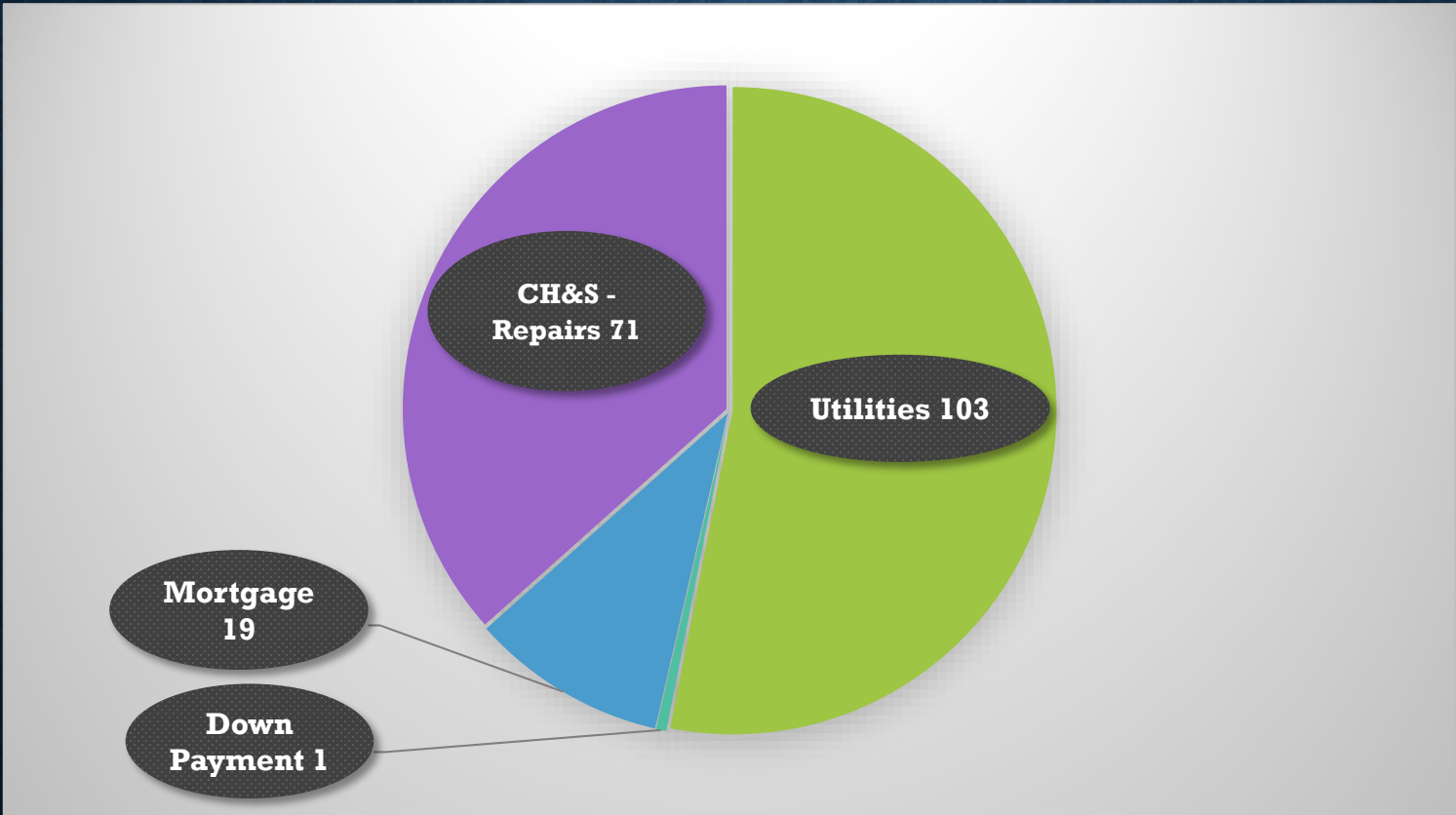
2022 ACCOMPLISHMENTS CONT.

Emergency Rental Assistance Application Types for the duration of the program



2022 ACCOMPLISHMENTS CONT.

Home Owners Assistance Fund 2022



BIA HIP Program

- **On September 20, 2020, WHA was informed that a Washoe Tribal elder applicant had been awarded a new unit through the FY2020 BIA HIP program, approved under Category C-2, full replacement unit or new home.**
- **Awardee was selected by a federal point system database.**
- **The grant award was \$160,000.00 to cover basic development: planning, procurement, environmental, vertical construction, infrastructure, foundation and a basic appliance package.**
- **New unit was received in September, 2022.**
- **After final approval by Tribal Council on successorship, the foundation was formed and will be poured once weather permits. Completion is tentatively scheduled for July, 2023 (primarily due to utility connections and availability)**



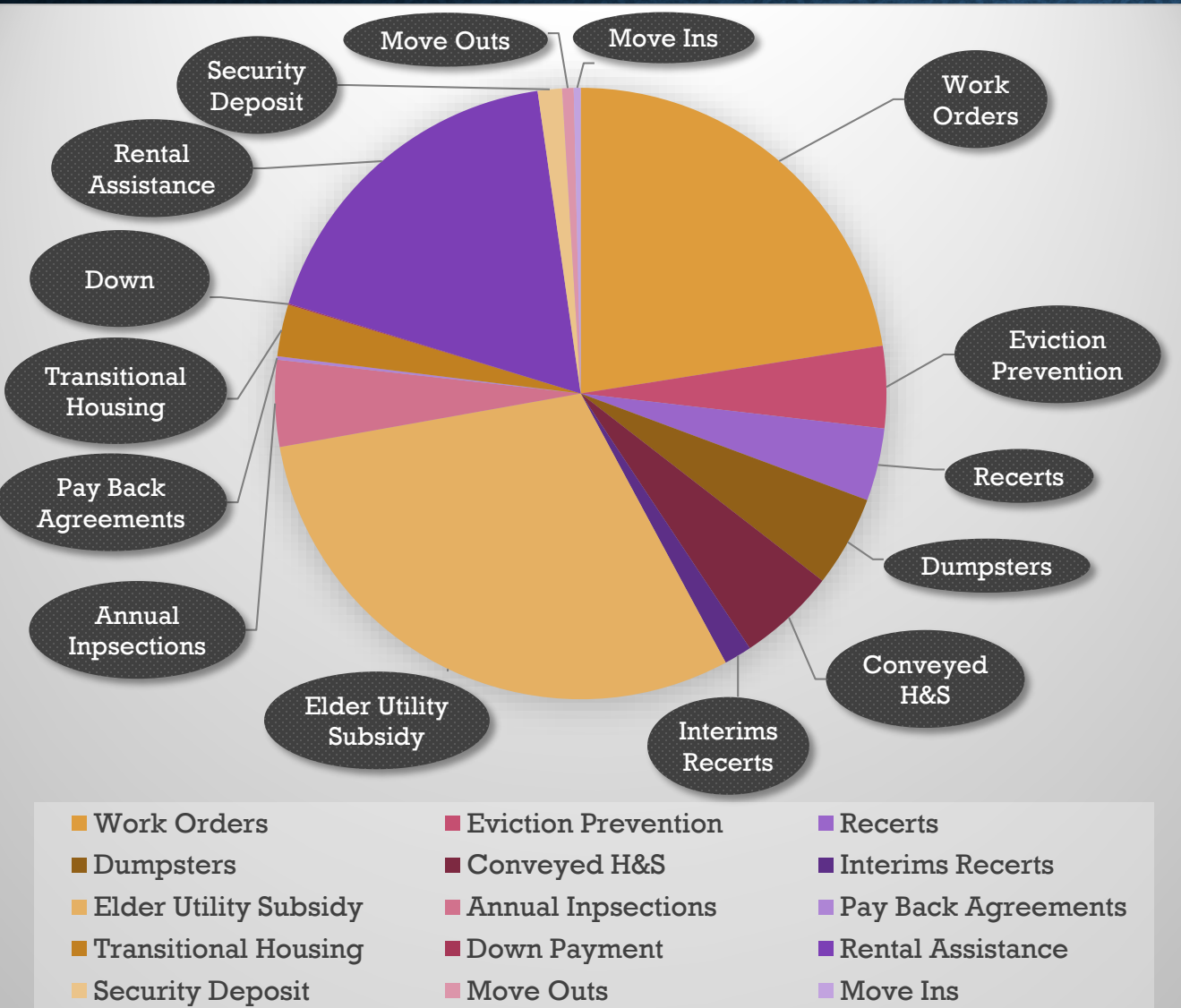
BIA HIP Program

BIA HIP ARPA funding 2021

- **The Washoe Tribe was awarded a small amount of BIA ARPA funding in the fall of 2021.**
- **WHA consulted BIA for specifics and guidance and selected the next Category B- applicant which is also known as “rehabilitation”.**
- **Work was completed and the homeowner moved back in August, 2022.**



Client Services (CS) Annual Report



Tenants: Covid limited some access again during the first quarter of the year, with WHA opening fully for the rest of the year.

Applications for Low Rentals, NAHASDA, Mutual Help Units, Recertification, Interim Recertification, Inspections, Work Order Intake, Policy Review and Revision, Outsourcing Resources, Client Counseling, Insurance, Move-ins & Move-outs, Background Checks, Application Processing

Non-Tenants:

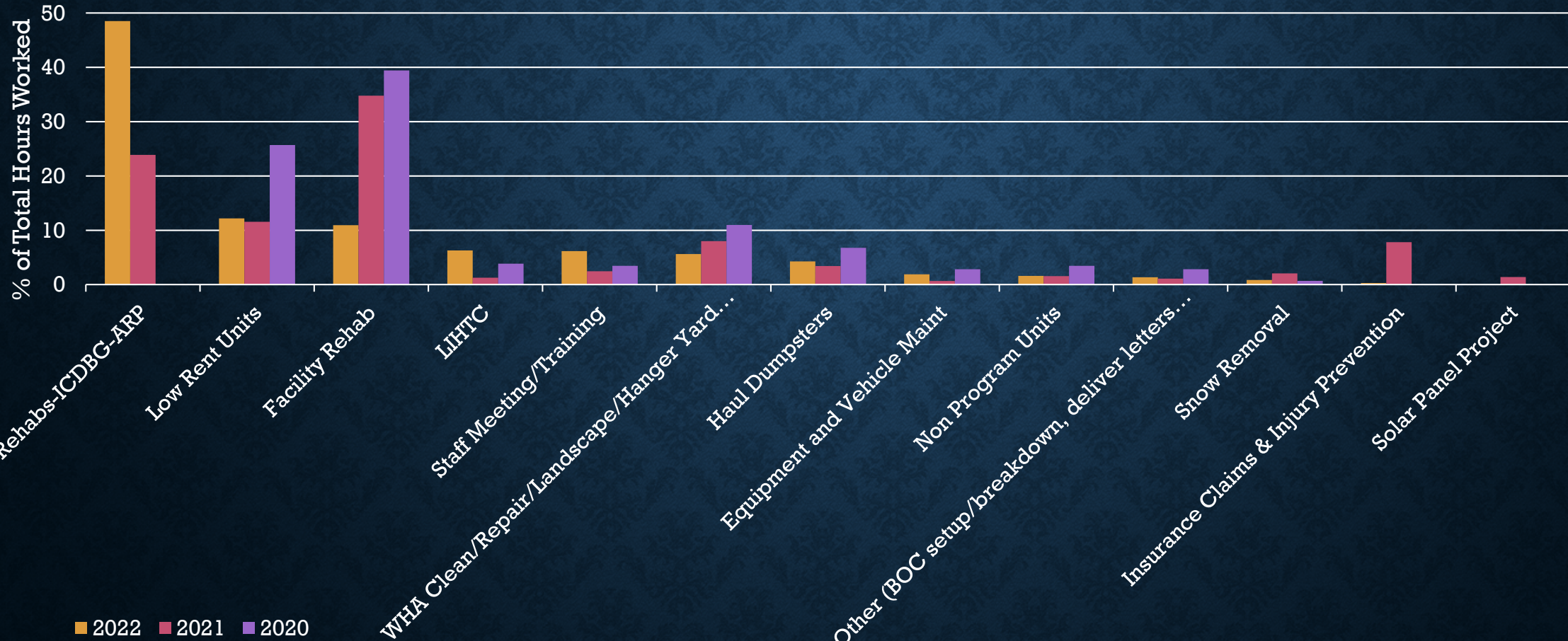
Applications (Low Rent, Mutual Help, TBA programs) Grant Research, Outreach at Community Events.

All programs include ERA, HAF and Tenant Based Assistance. Notably, there was a substantial increase in some areas over last year: CH&S was up 183%, EUS 118%, Rental/Mortgage assistance 136% and work orders 60%.

JOINT CLIENT SERVICES AND MAINTENANCE PERSONNEL DRUG ABATEMENT TRAINING 2022



MAINTENANCE ACTIVITIES 2022



Non Routine Maintenance (Rehab) Units

Completed

- 817 Wa She Shu
- 28 Hung A Lel Ti
- 31 Galis Dungal
- 1609 Memdewee Run
- Washoe Housing Authority (water damage/structure damage) – finished and landscaping completed

In Progress

- 1629 Watasheamu
- 784 Dala'ak
- 776 Dala'ak
- 835 Wa She Shu
- 833 Pbaul

Vehicle Removal Project from Communities

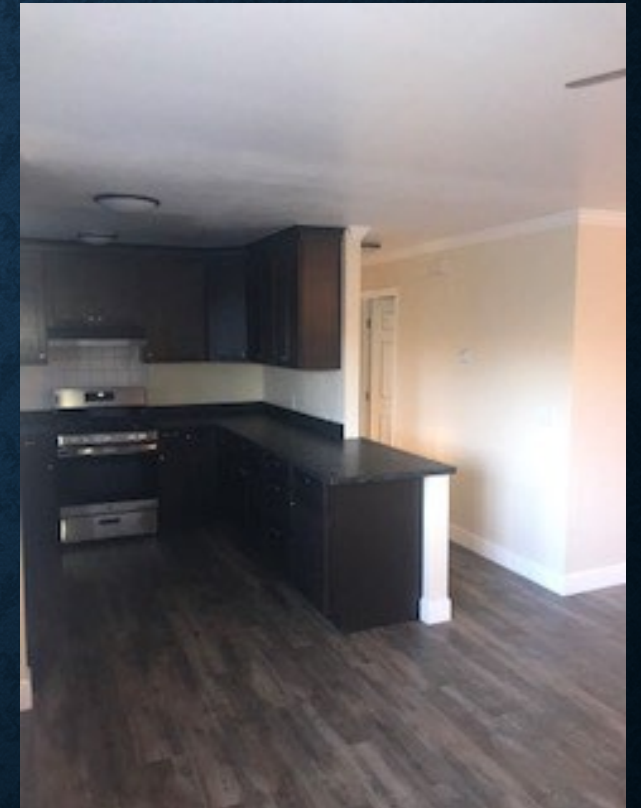
- *Hung-A-Lel-Ti Community* – 29 Vehicles removed
- *Dresslerville Community* – 41 Vehicles removed
- *Carson Community* – 15 Vehicles removed
- *Stewart Community* – 5 Vehicles removed

- Additional vehicles removed at no charge when title was provided
- Project has begun again and has continued into 2023

Other Projects

- Carson gym HVAC and remodel
- Dresslerville HVAC and hood installation
- EOC/WHA install of 5 emergency generators
- Oversight of Woodfords Elder Home Construction
- 34 houses painted
- Administered HIP Grant –received new modular, prepped lot.
- Acceptance of a new modular – rental unit in Dresslerville community
- Working with DCC to rehab a donated mobile home as temporary emergency housing
- Snow Removal for all communities and elder's driveways
- 5 Maintenance personnel attended electrical/plumbing/HVAC training
- Completed 103 dumpster requests
- Completed 852 work orders
- Performed inspections related to HAF applications

Standard Rehabilitation



1588 WATASHEAMU

Landscaping and finish one bathroom



Dresslerville Elder Center



SNOW REMOVAL



EQUIPMENT



POLICY REVIEW, REVISIT AND REWRITE

- Emergency Rental Assistance Program Policy
- Code of Conduct Policy
- WHA By-Laws
- Tenant Based Assistance Policy /Termination and Eviction
- Criminal and Drug Related Activity
- Travel and Expense Policy

Focus Areas for 2023

- Housing Improvement Program(HIP)- Applications and Renewal.
- Previously Conveyed Units- 52 identified as needing certified Title Status Reports (TSR's). WHA has submitted 7 conveyances packets that were sent in 2021. WHA sent 5 additional conveyances to BIA in 2022. WHA goal is to send all remaining packets for recording by December, 2023
- Focus on LIHTC in Stewart for infrastructure
- Focus on LIHTC in Stewart for community center build
- Focus on LIHTC in Stewart for home construction.
- Continued policy review and revision.
- Continued technical support for Tribal projects.
- Homeowner Assistance Funds management.

Conclusion

Q & A