

YAKAMA NATION HOUSING AUTHORITY (YNHA) ANNUAL GC REPORT

Administration: YNHA accomplishes the mission to provide safe, decent affordable housing for families of the Yakama Nation in a manner consistent with the Native American Housing Assistance and Self-Determination Act of 1996 consistent with 24 CFR, Part 85.20. The COVID pandemic has caused closures and reduced work hours where non-essential staff had limited work hours or worked remotely. Staff worked on emergent matters first. Despite the closures & reduced work hours, YNHA continued core operations & continued to research grant opportunities to fund operations, COVID supplies & repairs.

Finance/Accounting: Finance/Accounting provided essential services for the organization including: payments to vendors & contractors, tenant statements, and updated budgets to ensure account balances. Finance/Accounting worked all year to process payroll, bank deposits, Board budget reports and amendments, grant applications, HUD compliance requirements and worked with all of the External Audit firms to provide accurate detailed records.

Inventory/Warehouse: The Inventory Warehouse Department ensures that goods and services are obtained economically and in an expeditious manner following all applicable Federal, Tribal and YNHA Procurement Policies. All materials are received and stored in a safe manner and issued following YNHA policies and procedures. The Inventory department has 2 full time employees that provide timely and accurate reporting. Materials inventory is performed the last week of September and the final report is done by the third week of October. Last year's inventory was \$307,005.96, a 15% reduction from FY 2021. We made 4 capital equipment purchases and 3 vehicle purchases for the Maintenance and Weatherization departments for FY 2022.

Special Projects & Environmental Review: The Special Projects Division handles the development aspects of providing safe, affordable housing for tribal members. The team consists of a Native-owned Project Management Team (Wenaha Group), a non-enrolled on-site Project Superintendent, a Yakama Environmental Coordinator along with 1 Yakama-enrolled and 1 non-enrolled accountant. YNHA purchased semi-developed property for construction of 46 homes at Wishram Heights. Due to the unprecedented delays caused by COVID, labor and procurement issues set the project behind schedule, but 4 homes are currently occupied, and as many as 12 more will be ready by the end of the year. A total of 37 environmental reviews were conducted, as well as 4 FEMA trailers being awarded bringing the FEMA Trailer Program to a close.

Grants Department: The grant's department is responsible for researching and applying for funding for housing opportunities. YNHA received the Homeowner Assistance Fund (HAF) in the amount of \$4,674,628.00 to provide Mortgage Payment Assistance, Payment Assistance for Delinquent Property Taxes, Mortgage Reinstatement, and Facilitate Mortgage Interest Rate Reduction. YNHA received \$7.8 Million from the US Treasury for Emergency Rental Assistance (ERA) to assist with rent arrears & perspective rent, utilities and emergency hotel stays. The grant department received a grant for Permanent Supportive Housing Operating, Maintenance, and Supportive Services in the amount of \$2,286,427.00 to provide services to the YNHA tenants with disabilities and income range 30% AMI and below.

Human Resources (HR): The goals and objectives of the HR office is to interpret personnel policies and procedures to all employees in support of YNHA's mission. HR

encourages customer-focused service, integrity, professionalism, effective communications and teamwork. HR administers employee benefits (medical, dental, vision, employment assistance and life insurance), workman's compensation insurance, and unemployment insurance as well as the recruitment process of vacant jobs. Also keeping current with COVID-19 safety guidelines. 53 are enrolled Yakama; 4 descendant of an enrolled Yakama; 7 are other Indian member of a Federally Recognized Tribe; 10 are Non-Preference total of 74 employees.

Maintenance Department: Maintenance consists of 21 staff, 3 admin staff and 18 field staff. Maintenance oversees 8 clustered housing parks including water and sewer systems on Fort Road. Maintenance schedules building inspections to units along with smoke alarm/fire extinguisher inspections and preventative septic maintenance to units. YNHA hired a Building Inspector and Laborers to maintain grounds, irrigation and day to day calls. YNHA received \$44000.00 for COVID Housing Assistance Program which helped install air circulators in Wanity Park and Foster building. Updated & repaired aged Wanity Bridge walkway and water pipe leaks in Totus park. Serviced 32 income eligible Elder Minor repair. Oversaw repairs of plumbing leaks to replacing Drain fields.

HOUSING: Housing has been working towards obtaining completed applications for our newest Tax Credit Housing project in Wishram. There are forty-five (45) designated for very low income families and 1 for an Onsite Manager. 4 houses are currently occupied with 4 more to be occupied soon. Wishram tenants are responsible to pay for their electricity, garbage, and internet. The site has 2, 3, and 4 bedroom homes but we ask for people not to enter the site as it is a safety hazard while under construction.

ROSS, HUD/VASH: ROSS /Tribal HUD-VASH employs a Yakama enrolled Coordinator. The ROSS grant is a supportive 2-year program to assess needs of residents & coordinate resources to enable families to increase income, reduce the need for welfare, work towards good credit, self-sufficiency & financial independence. Pahto Village is a 40-unit complex that provides supportive service housing to homeless individuals & veterans. Tribal HUD/VASH program eligibility is determined by YNHA & Veterans Administration to provide 20 veterans rental assistance.

Weatherization: The Weatherization Program provides weatherization services to low income Native American families. Our main goal is to help tribal families reduce energy usage within the home which will help lower costs on their energy bill. Weatherization staff look for ways to help improve indoor air quality, repair health & safety related issues, install energy efficient measures that will improve the comfort and durability of the home. Our program employs 5 Yakama enrolled tribal members and 2 non-Indian employees. The Weatherization program weatherized 8 Pahto Village units, 8 homeowner homes and we expended fiscal year 2021 grant funds that we received from the Department of Commerce and Pacific Power.

Emergency Rental Assistance (ERA): YNHA's ERA program continued to provide financial assistance for rent arrears, current rent, housing deposits, utility cost payments & other housing expenses to help alleviate financial hardships endured from loss of income & increased costs due to COVID. The 7.8 million dollar award was dispersed to over 2,000 eligible households in and around the YNHA service area by program staff made up of 1 Yakama enrolled member, 1 Yakama descendant, and 1 member of another Tribe.

