

Yakama Nation Housing Authority

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Marian Rabanal, Wanity/Foster Housing Manager
Robin Mills, Human Resource Manager
Doug Marconi, Construction Manager
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Al Roberts, Inventory/Procurement Manager

The Mission of the Yakama Nation Housing Authority (YNHA) is to provide safe, healthy and affordable housing to low-income Native Americans on the Yakama Reservation.

At the end of September 30, 2013: YNHA employed 85 individuals; the following is the Indian Preference information: 66 employees are enrolled in a Federally Recognized Tribe; 1 employee is enrolled in a non-Federally Recognized Tribe; 18 employees are non-Indian. Of these employees: 50 are enrolled Yakama; 4 are Indian (enrolled), descendant of an enrolled Yakama; 3 are Indian (enrolled) spouse of an enrolled Yakama; 1 is a Non-Indian spouse of an enrolled Yakama; 9 are other Indian, member of Federally Recognized Tribe; 1 is enrolled in a non-Federally Recognized Tribe; 17 are non-Indians.

ACCOMPLISHMENTS FOR THE PAST YEAR INCLUDE:

1. Construction and Development accomplishments include completion of 54 each IAQ renovations & approximately 70 step replacements. Completed 22 home remodels including some entire home remodels, HVAC systems, roofing, kitchen remodels, and bathroom remodels. Additionally, we purchased & installed 12 manufactured homes that were used as relocation homes during construction of the home owner remodels. Completion of the 3,690 SF addition to the YNHA main office. YNHA completed the residing of the Tax Credit homes in the old Adams View park. YNHA received 24 trailers from the FEMA group which has been set-up & turned over to Yakama Nation. Throughout the year, the construction department performs repair & remodel activities for homes owners under the homeowner MEPA pay back program.
2. During FY-2013 Maintenance entered 2089 work orders from its different categories of: Low Rent; NAHASDA; TR1; TR2; TR3; TR4; TR5; and non-program units; with 1299 work orders complete from major items to minor items. Maintenance has been combined with Construction and Weatherization as part of an effort to respond to multiple construction/ maintenance challenges facing Yakama Nation Housing Authority by sharing existing manpower to respond to the construction, renovation, Indoor Air Quality needs without having potential duplication of service question arise.
3. 2013 saw the completion all 68 units of the Adams View TC5 project. With the addition of the new Project 68 tax credit units, YNHA now has a total of 178 tax credit units. The staffing for the parks remains the same, Melissa manages 1R in the old Adams View Park, myself, I manage 2R units located in Wolf Point Park on Campbell Road and 5 2R units located in the old Adams View Park. Marian Rabanal, Wanity Park/Foster Retirement Center Manager manages Tax Credit Projects 3R and 4R all located inside Wanity Park. Projects 3R and 4R are YNHA's senior citizen housing units.
4. During the past year the Occupancy/Admissions staff conducted annual and interim re-certifications, move-ins and move-outs, transfers, and conveyance of a total of 608 transactions involving low-rent, NAHASDA, Tax Credit, and MHOA units. The Occupancy/Admissions staff maintained 3955 applicants on the master Preference Wait List.
5. The Resident Services staff monitored leases and home buyer agreements for over 600 units, inspected over 600 units, and conducted home visits to over 600 families during the year. The Resident Services staff coordinated the annual Housing Fair, plus 4 Native Night Out events. The Night Out

community/neighborhood events were conducted at Apas Goudy, Adams View, Totus and Buena Way Parks during the summer months. The Youth Activities Coordinator handled between 15 and 20 children daily after school for a yearly child count of approximately 3,900 child visits. The Coordinator also supervised holiday events for children and parents during Valentines, Easter, Treaty Day, Thanksgiving and Christmas. Field trips were scheduled for the Fall Corn Maze, movies, and library. YNHA provided swim passes for youth during the month of August at the Wapato Pool.

6. The Yakama Nation Housing Authority Weatherization (Wx) Department has a staff of six employees (five of these are Yakama Tribal members); three installers, two Certified Energy Auditors, and an administration assistant/consumer client education person. This past year the weatherization installer crew helped the insulation crew at the 68 unit project while the Weatherization Energy auditor and inspector helped with the supervision and material supplies - they also completed the Ventilation testing per the Federal Energy Code Standards at this project.

GOALS FOR THE FISCAL YEAR 2014 ARE:

1. Continue to develop and maintain decent, safe, healthy, and affordable housing opportunities for the Yakama Nation through renovation rehabilitation.
2. Continue to operate the Emergency Housing Program.
3. Explore Section 184 project to effect homeownership on the Yakama Reservation
4. Develop Low Income Housing Tax Credit Acquisition/Rehab project on 30-45 units of Apas/Goudy park.
5. Continue to reduce drug alcohol and related crimes in YNHA housing parks.
6. Continue to provide resources to Yakama Nation Credit Enterprise for the Down-Payment Assistance Program.
7. Hire Housing Technician to provide programs and resources to Native families living on the Yakama Reservation who own their own homes and need resources to maintain/repair their homes, or who would like to use USDA Rural Housing Services Sec 502 program to purchase/construct a new home.
8. Continue to provide training and certification in water/waste water education to Maintenance staff.
9. Provide Weatherization Program services to eligible tenants of YNHA units and other Tribal members, reservation wide.

**Yakama Nation Housing Authority
FY-2014 Budget
General Council Report**

Source	Amount
Grant - NAHASDA	\$7,150,499
Grant – ICDBG	\$500,000
Program Income	\$708,880
Other Non-Federal Income	\$2,411,406
Total Budget	\$10,770,785