

PONCA TRIBE OF NEBRASKA
TRIBAL COUNCIL
AGENDA

JANUARY 20, 2019

9:00 AM

TRIBAL HEADQUARTERS
2523 WOODBINE STREET
NIOBRARA, NEBRASKA

- I. CALL TO ORDER
 - a. Invocation
 - b. Roll Call
- II. APPROVAL OF AGENDA
- III. MARSHALL PRICHARD, CHAIRMAN - OSNI PONCA, LLC
 - a. Quarterly Report
- IV. JOEY NATHAN, EXECUTIVE DIRECTOR – NORTHERN PONCA HOUSING AUTHORITY
 - a. Quarterly Report
 - b. Discussion Regarding Purchase of NPHA Homes
- V. OTHER BUSINESS
- VI. ADJOURN

AGENDA ITEM REQUEST
(for employees only)

DATE SUBMITTED: _01_/_10_/_2019__

All agenda item requests must be approved by the Executive Director of Tribal Affairs and then forwarded to the Niobrara Office, Attn: Jan Colwell **five (5) working days before the meeting.**

Meeting of: Tribal Council
 Executive Committee

Meeting Date: _01_/_20_/_2019__

Subject: ___Northern Ponca Housing Authority ___

ACTION REQUEST: (Please describe request in the form of a motion)

1) Quarterly Report

Will there be support materials for this agenda item? Yes No
(If there are support materials, one copy must be attached)

Submitted By: ___Joey Nathan_____

APPROVED _____
Executive Director of Tribal Affairs

Northern Ponca Housing Authority



January 3, 2019

Northern Ponca Housing Authority Annual Report

Northern Ponca Housing Authority (NPHA) would like to wish the Tribe a Happy New Year and many blessings for the future. As we all know there are new opportunities all around us these days and we need to take advantage of them. We have much to be thankful for at this time. This last year has been full of many possibilities and changes, as well as growth. We have learned a lot and we will continue to learn more if we keep an open mind and clear vision. As we all move forward with our planning and development, we need to remember the people we serve and keep their needs in mind. We have new homeownership ventures and elderly housing at our fingertips.

The following activities, meetings, and development changes took place over the fourth quarter of FY2018:

October

The FY 2019 Indian Housing Plan was submitted on the Energy and Performance Information Center (EPIC). HUD finalized their compliance acceptance of our FY 2019 plan, following minor changes identified and remedied through two conference calls. NPHA, the Tribe, and OSNI also met with Big Water Consulting and brainstormed on the development of a comprehensive needs assessment, something that is long overdue; we concluded this as a necessity for the Tribe, its departments, and NPHA. Additionally, the NPHA Executive Director attended the Nebraska Investment Finance Authority (NIFA) conference, which led to a partnership between NIFA and NPHA to promote NIFA programs available to Native American homeowners. NPHA was also contacted by Mechele Grimes, Northeast Housing Program Representative and Economic Development Consultant from the Nebraska Department of Economic Development regarding some innovative funding that could help out in some of our projects we have going on in Omaha. Discussions have continued the last three months and we have identified at least one funding application that we would like to move forward on. Lastly, representatives from NPHA attended HUD's Indian Community Development Block Grant (ICDBG) training in Denver, where they learned more on the FY2018 ICDBG changes and talked with HUD representatives on project goals (The ICDBG application was submitted on January 7, 2019).

November

NPHA and the Tribe met with the Village of Niobrara to talk about the water issues that a few of our tenants have been having. There are funding opportunities available through the USDA that we may be able to partner on or advocate for in the Niobrara community. NPHA talked to Warren Mackey and let him know that they might want to sit in on some of the session's moving forward. He thinks that Santee already has something in the works.

Additionally, NPHA finalized the creation of their 501(c)3, Northern Ponca Housing Resident Association (NPHRA) via Tribal Resolution 18-80, in which PTON designated NPHRA as a Community Based Development Organization, which will allow them to undertake community development activities in the Tribe's service area. This designation has been sent to HUD and will allow NPHA and NPHRA to collaborate on new construction activities and apply for additional funding opportunities.

December

NPHA representatives attended the 2018 National American Indian Housing Council (NAIHC) Legal Symposium and United Native American Housing Association (UNAHA) business meeting. There were a variety of workshops we attended, which were very informative. Topics that were discussed at the Legal Symposium:

- Homeownership in Indian Country: Tribal Leaders Creating the Opportunity for Choice
- WARNING! Your Program Needs for New Construction Training
- Title VI: A Powerful and Misunderstood Loan Program
- Fair Housing in Indian Country

The UNAHA business meeting:

- UNAHA has concerns on training for Executive Directors (over ½ of the tribes in our region have new housing directors)
- NAHASDA boot camp is to help develop new housing employees, housing board members and tribal council members
- Plans for a METH Conference are set for February 19-21, 2019, in Lakewood, CO
- UNAHA will be putting in for another Enterprise grant that will follow-up with the Homeownership Initiative Applicants they are working with now
- There are concerns on board vacancies for AMERIND and UNAHA, Jason Adams will be stepping down in April

Additionally, NPHA had dinner with RTHawk Housing Alliance representatives and Morning Star Consulting, where we discussed the upcoming ICDBG application, the Omaha tax credit project, and threw around ideas on the additional \$100 million being released by HUD in the near future.

CONNECT HOME GRANT UPDATE:

- Connect Home surveys are due
- Looking for success stories to report
- Running into some road blocks on internet access in rural areas

FUTURE PLANNING/GOALS:

NPHA will be expanding their development projects in FY 2019 and have new ideas for senior/elderly and disabled housing across the service areas. Some of our housing structures are not accommodating for our aging and disabled tenants, which need ADA accessible homes. NPHA purchased a lot in Omaha, behind the current elder complex, and NPHA/NPHRA applied for the FY2018 ICDBG for the new construction of four units to help fill this need.

Our plan is to be “shovel-ready” for another development activity when HUD releases the \$100 million in funding every TDHE has been anticipating through 2018. Additionally, NPHA would like to apply for the FY2019 ICDBG to continue development activities to meet our housing needs. We are currently working with the tenants to determine their needs, outside of the comprehensive needs assessment, and

will utilize the information received by tenants and the needs assessment to develop a long-term NPHA strategic plan to meet current and future housing needs across the service area.

NPHA will collaborate with NPHRA on future grant opportunities. Northern Ponca Housing Resident Association is a tribal-and state-based Community Housing Development Organization (CHDO), which will give NPHA the opportunity to explore housing-related opportunities at the state level, as well as across Indian country. In FY 2019, NPHRA will work with CBJ Producers LLC to establish a Board of Directors and begin developing their long term strategic plan.

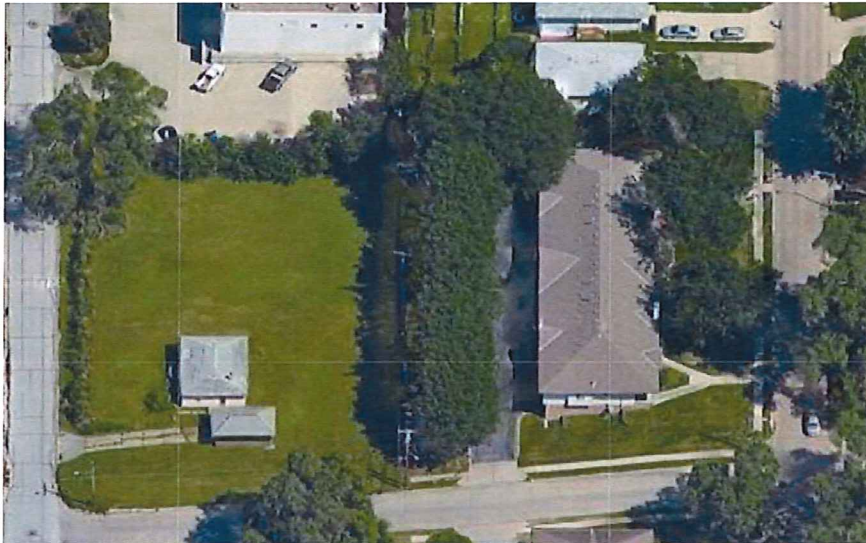
Sustainability is a long term planning effort NPHA would like to continue exploring. We have purchased 4.4 acres of land in Omaha, where we plan to build some elderly units, rental housing, and homeownerships. This is a great opportunity for us and the location is perfect, it is only 1.5 miles away from the new clinic site.

The new lot NPHA purchased in December 2018, is located at 2703 N 84th Street. The house and garage have been removed from the property. This view shows the adjacent elderly 6-plex that housing already owns.

0.58 acres

Lot Dimensions: 194x130

Lot Size: 25,220 sq. ft.



NPHA UPCOMING TASKS/EVENTS:

Strategic Planning (February)

Submitting of the APR (March)

NAIHC Legislative Conference February 25-27, 2019, Washington DC

Housing Innovation Marketplace (NIFA) March 19-20, 2019, LaVista

UNAHA Annual Meeting, April 8-10, 2019, Lakewood, CO

Next Ponca Tribe Quarterly Meeting (April)

PROGRAMS OPERATED BY NPHA:

Rental Units (108 total) – 1937 Act and NAHASDA

Mutual Help units (7 remaining) – 1937 Act

Tax Credits (10) (Douglas)

Affordable Housing Program (Down Payment Assistance)

Home Improvement Program (HOHIA)

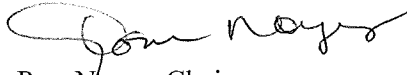
Indian Community Development Block Grant (ICDBG)

NPHA Tenant Home Ownership Program

Resident Opportunity for Self Sufficiency (ROSS)

Rental Assistance

Report respectively submitted by,



Pam Noyes, Chairwoman
Northern Ponca Housing Authority

Northern Ponca Housing Authority



Waiting List by Service Area/Bedroom Size as of December 31, 2018

County	1 Bed	2 Bed*	3 Bed	4 Bed	5 Bed
Charles Mix P (D1)					
Charles Mix NP (D1)					
Douglas P (D2)	1	3	5	1	
Douglas NP (D2)	6	14	12	4	1
Knox P (D1)	2	3	1		
Knox NP (D1)	5	6	5		1
Lancaster P (D3)	3	4	3		
Lancaster NP (D3)	3	3	3	3	
Madison P (D4)	4	7	2	2	
Madison NP (D4)	4	6	7	1	1
Platte P (D4)					
Platte NP (D4)				1	
Pottawattamie P (D2)					
Pottawattamie NP (D2)			2		
Sarpy P (D2)					
Sarpy NP (D2)	1	2			
Woodbury P (D1)	2	4	2	1	
Woodbury NP (D1)	1	7	6	2	

"P" = Ponca "NP" = Non-Ponca "D" = District

*The two-bedroom waiting list includes the one bedroom listing also.

**The Omaha Tax Credit Waiting List is 4 Northern Ponca, 11 non-Ponca natives.

Tribes Assisted (12): Arapaho Tribe of the Wind River Reservation (WY), Navajo Nation (AZ, NM, UT), Oglala Sioux Tribe, Omaha Tribe of Nebraska, Otoe-Missouria Tribe of Indians (OK), Ponca Tribe of Nebraska, Rosebud Sioux Tribe of the Rosebud Indian Reservation (SD), Santee Sioux Nation (NE), Sisseton-Wahpeton Oyate of the Lake Traverse Reservation (SD), The Choctaw Nation of Oklahoma, Winnebago Tribe of Nebraska, Yankton Sioux Tribe of South Dakota.

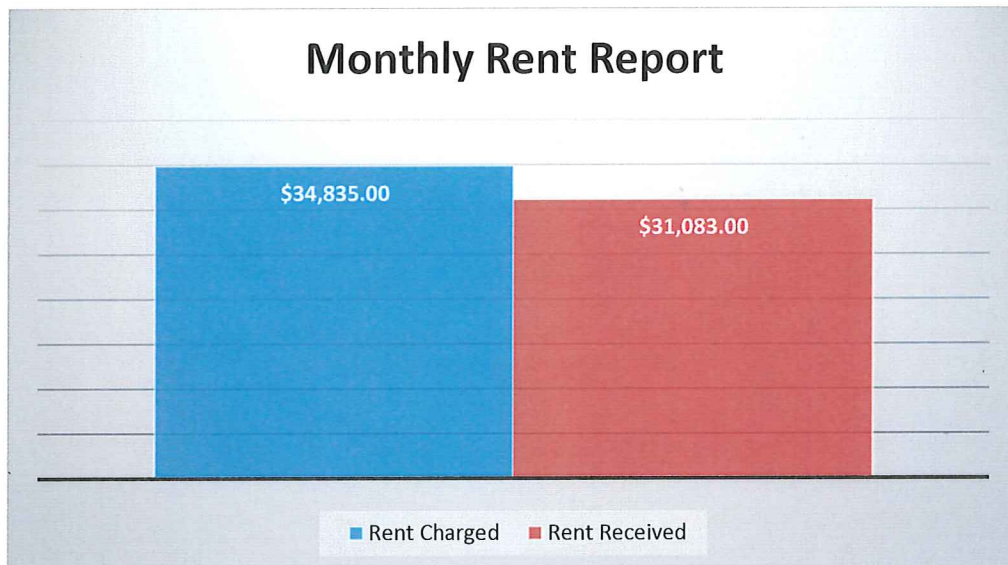
Collections Update:

For the fourth quarter of 2018, the percent of current client’s accounts with a zero balance was 65% (no change from October 2018). The dollar amount of current client TARs increased from \$24,086.34 in October 2018 to \$28,128.60 in December 2018 (a difference of \$4,042.26 or 16.8%).

\$4,013.49 was spent on elderly/disabled utilities for October 2018.

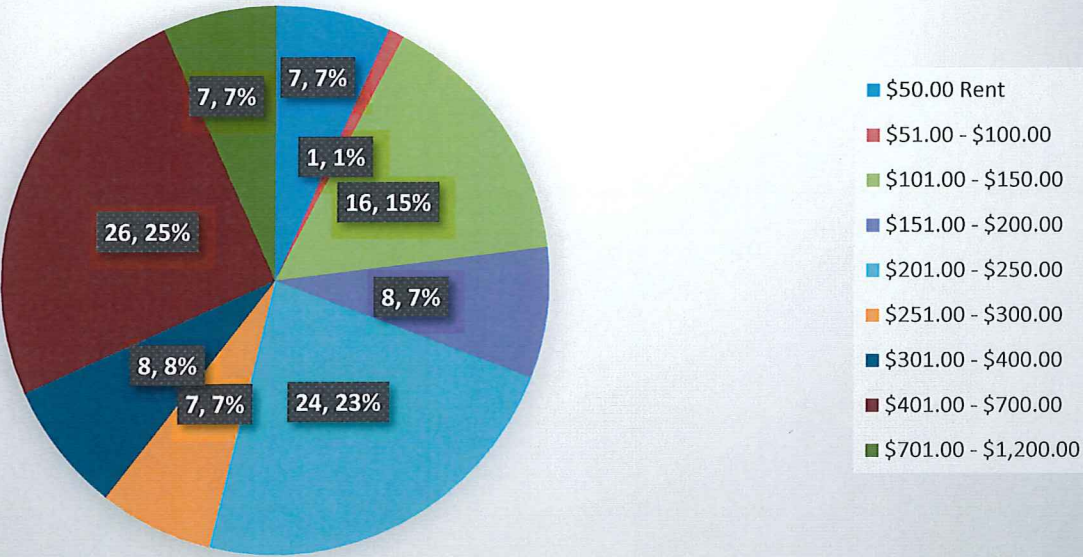
\$3,976.67 was spent on elderly/disabled utilities for November 2018.

\$4,794.87 was spent on elderly/disabled utilities for December 2018.

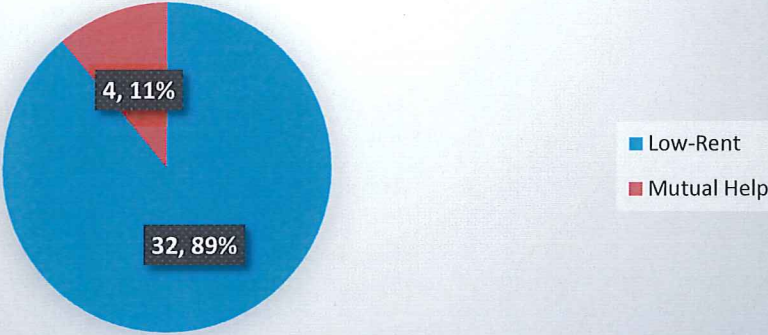


Total TAR	Low-Rent	Mutual Help
\$1-\$100	3	0
\$101-\$500	12	0
\$501-\$1,000	11	3
\$1,001+	6	1

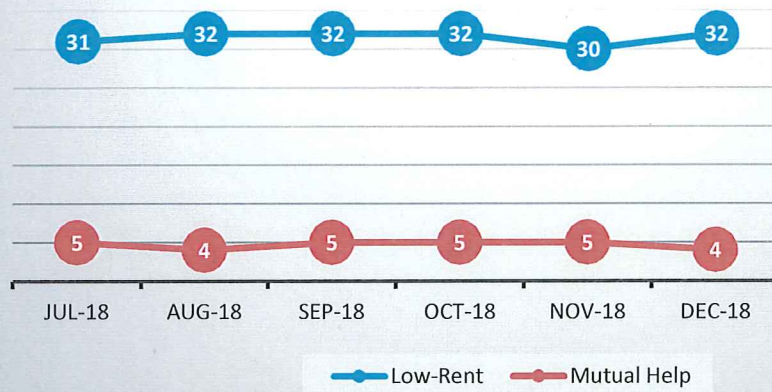
Monthly Rental Billing December 2018



Client TAR Breakdown By Program as of 12/31/2018



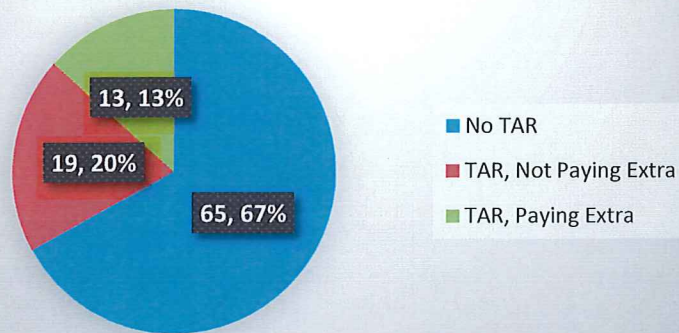
Monthly Change in Client TAR Breakdown by Program



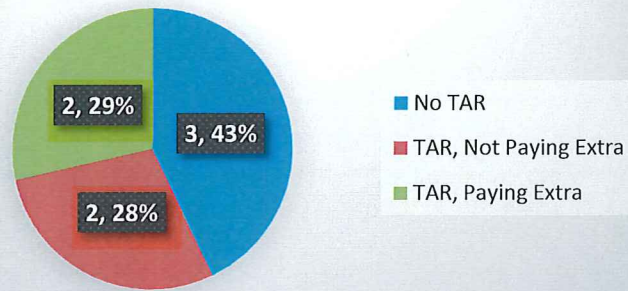
Monthly Current Client TARs



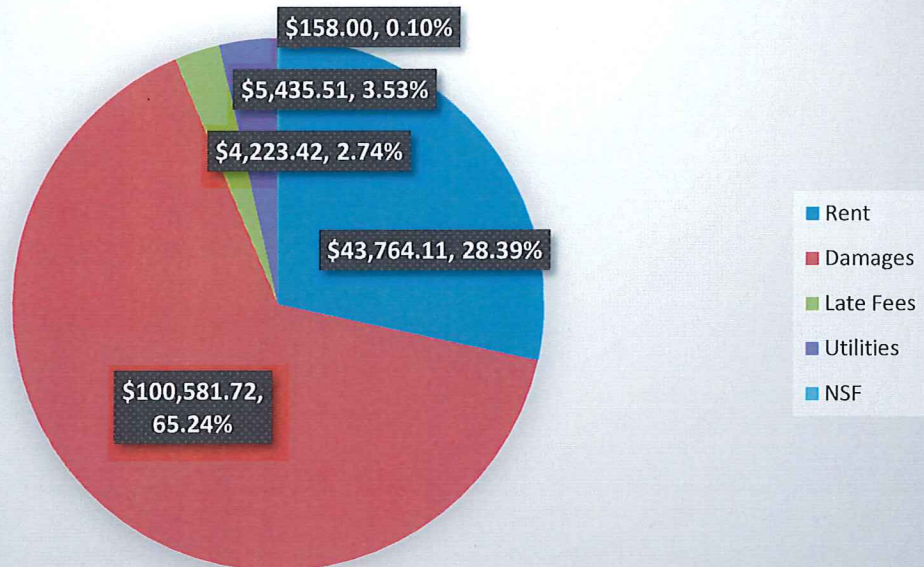
Low-Rent Tar Breakdown



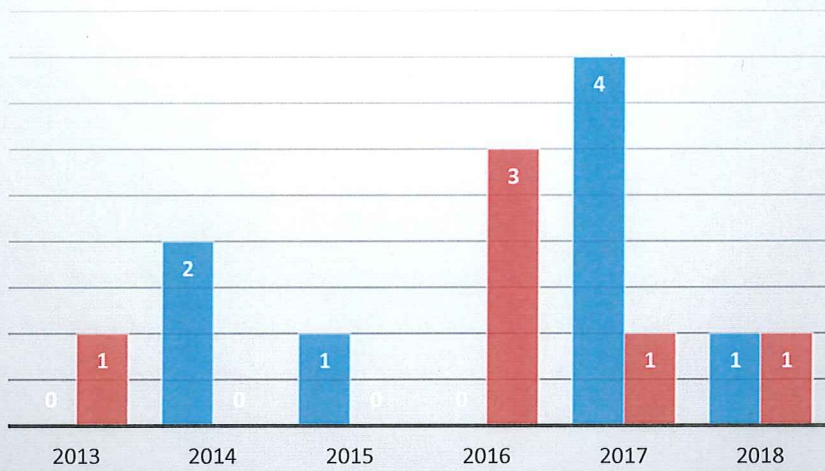
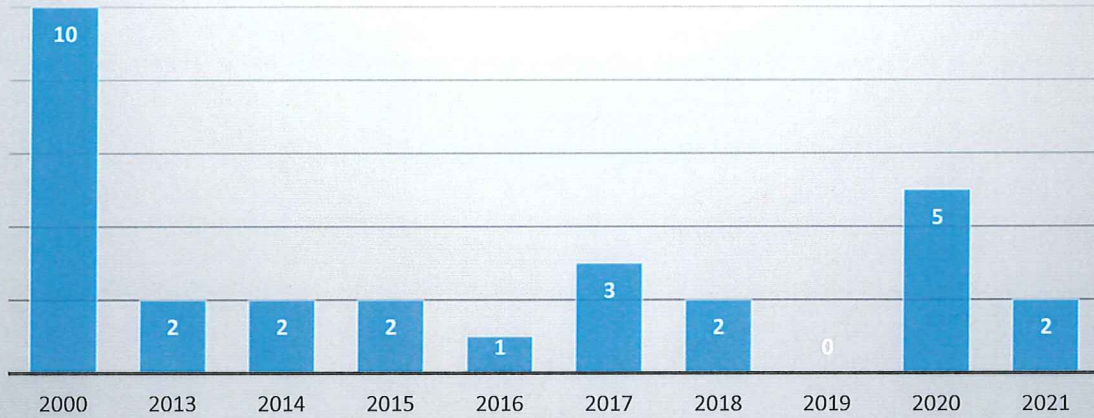
Mutual Help TAR Breakdown



NPHA Bad Debtors - Northern Ponca Only December 31, 2018

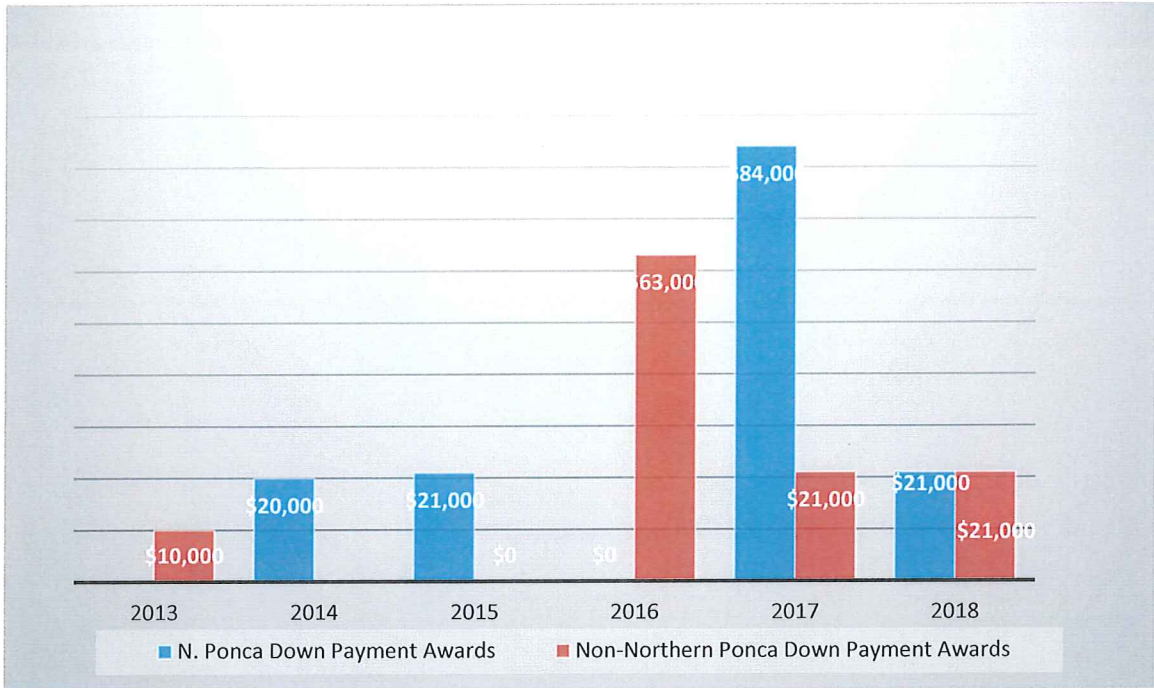


Historical and Projected Mutual Help Conveyance Dates

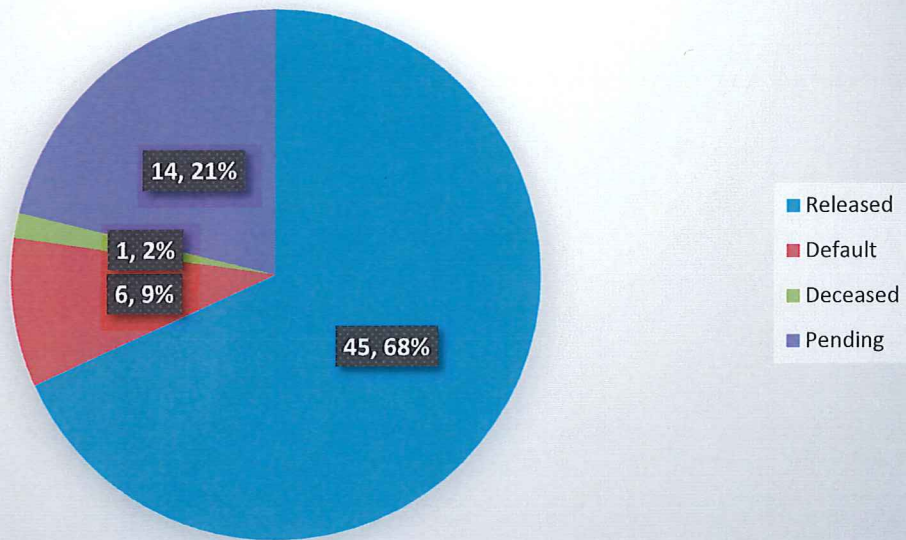


■ N. Ponca Down Payment Awards

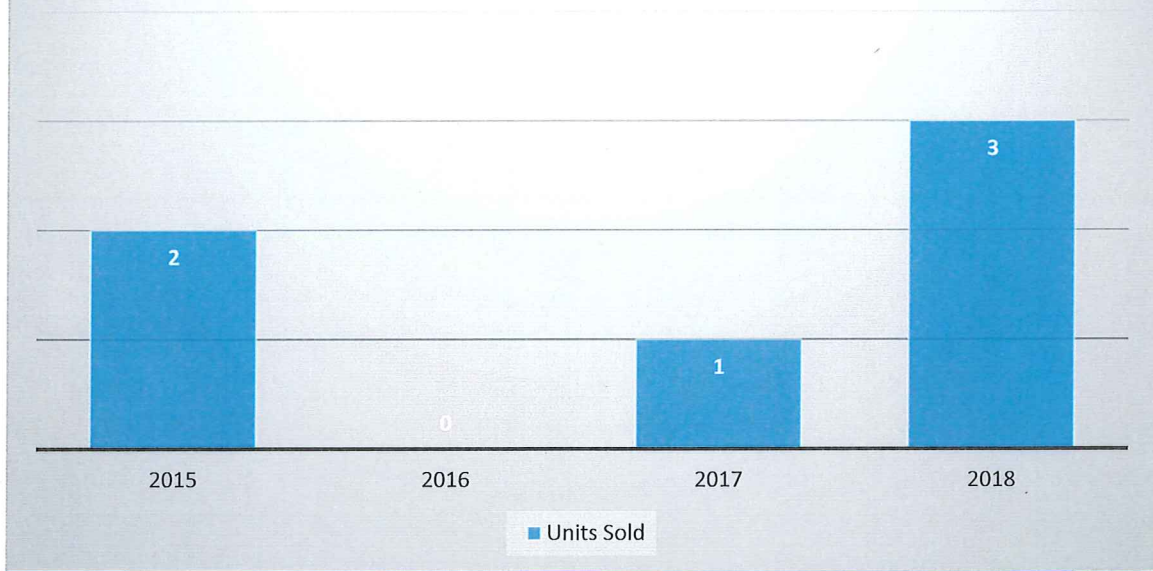
■ Non-Northern Ponca Down Payment Awards



Down Payment Assistance Results



Tenant Homeownership Program Sales

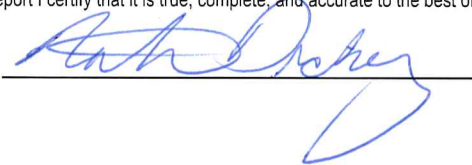


Northern Ponca Housing Authority
Statement of Revenues and Expenditures
For the Quarter Ended December 31, 2018

	Y-T-D IHBG	Y-T-D 14 ICDBG	Y-T-D 15 ICDBG	Y-T-D 16 ICDBG	Y-T-D ROSS	NPHA Consolidated
Revenues						
Revenues						
Grant Revenue	1,674,749.25	382,601.49	239,445.85	179,900.10	868.26	2,477,564.95
Total Revenues	1,674,749.25	382,601.49	239,445.85	179,900.10	868.26	2,477,564.95
Expenses						
Expenses - By Classification						
Salaries & Wages	532,325.40	83,315.49	59,431.41	46,441.45	(7,515.26)	713,998.49
Employee Benefits	175,922.76	24,279.35	18,740.03	15,227.75	0.00	234,169.89
Other Personnel Costs	12,857.24	411.15	261.71	154.63	0.00	13,684.73
Professional Development	34,295.01	6,209.97	5,256.79	3,967.99	0.00	49,729.76
Travel & Per Diem	26,656.84	3,884.69	2,048.39	1,497.57	0.00	34,087.49
Contract Labor	56,242.12	0.00	0.00	0.00	0.00	56,242.12
Board Costs	76,103.82	0.00	0.00	0.00	0.00	76,103.82
Professional Fees	106,046.44	6,554.67	5,695.62	3,696.04	0.00	121,992.77
Office Upkeep & Rehabilitation	1,004.90	158.72	128.72	62.68	0.00	1,355.02
Office Costs	52,377.63	5,359.09	4,395.26	2,500.20	8,383.52	73,015.70
Office - Utilities & Telephone	25,895.71	3,593.77	2,612.95	1,750.10	0.00	33,852.53
Vehicle Costs	35,677.95	3,642.40	2,356.69	1,638.74	0.00	43,315.78
Unit Upkeep & Rehabilitation	394,461.22	222,600.28	138,209.05	102,747.05	0.00	858,017.60
Tenant Assistance	144,882.21	22,591.91	309.23	215.90	0.00	167,999.25
Total Expenses	1,674,749.25	382,601.49	239,445.85	179,900.10	868.26	2,477,564.95
Excess Revenue Over (Under) Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Leveraging						
Leverage						
ICDBG Leverage	133,460.44	0.00	0.00	0.00	0.00	133,460.44
Ross Leverage	6,172.19	0.00	0.00	0.00	0.00	6,172.19
Total Leveraging	139,632.63	0.00	0.00	0.00	0.00	139,632.63

By signing this report I certify that it is true, complete, and accurate to the best of my knowledge. I am aware that any false, fictitious, or fraudulent information may subject me to criminal, civil, or administrative penalties.

Signature:



Title: Finance Coordinator

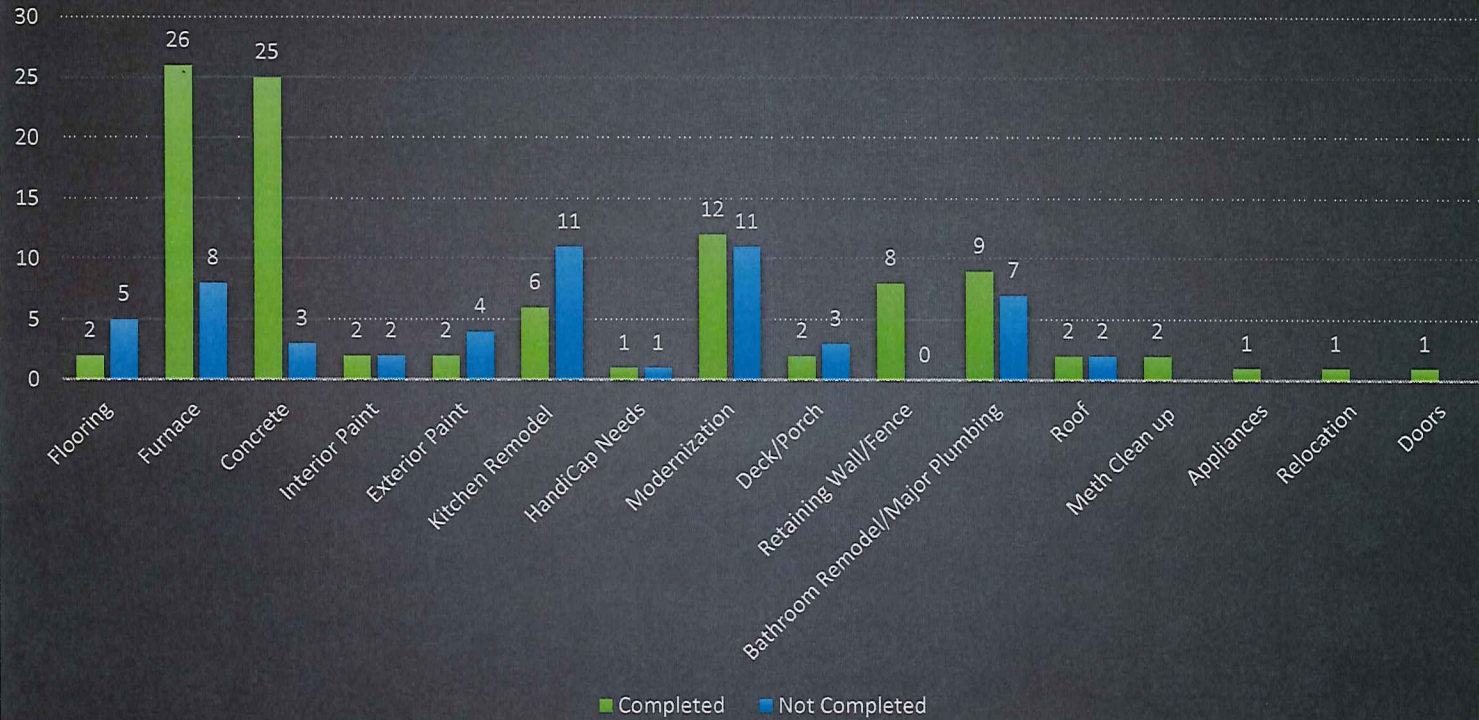
Northern Ponca Housing Authority
Balance Sheet For the Qtr. Ending December 31, 2018

	This Year
Assets	
Assets	
Cash & Cash Equivalents	1,815,951.84
Tenants Account Receivables	126,998.30
Tenant A/R - Bad Debtors	92,369.63
Tax Credit Project - Receivable and Notes	1,421,621.39
Allowance for Doubtful Accounts	(195,865.13)
Grants Receivable	161,543.58
Prepaid Insurance	166,643.50
Receivable - Insurance Proceeds	10,789.50
Property & Equipment	15,589,222.93
A/D - Property and Equipment	(7,365,376.33)
Assistance Programs - Down Pmt/HOHIA	361,795.53
A/A - Assistance Programs	<u>(165,914.19)</u>
Total Assets	<u><u>12,019,780.55</u></u>
Liabilities and Net Assets	
Liabilities	
Accounts Payable	10,164.78
Accrued Payroll & Leave	70,275.74
Payroll Taxes & Benefits Payable	(2,054.83)
Deferred Revenue	389,148.54
MEPA	58,069.87
Security Deposits	<u>19,572.71</u>
Total Liabilities	545,176.81
Net Assets	
Net Assets	11,891,165.65
Change in Net Assets	<u>(416,561.91)</u>
Total Net Assets	<u><u>11,474,603.74</u></u>
Total Liabilities and Net Assets	<u><u>12,019,780.55</u></u>

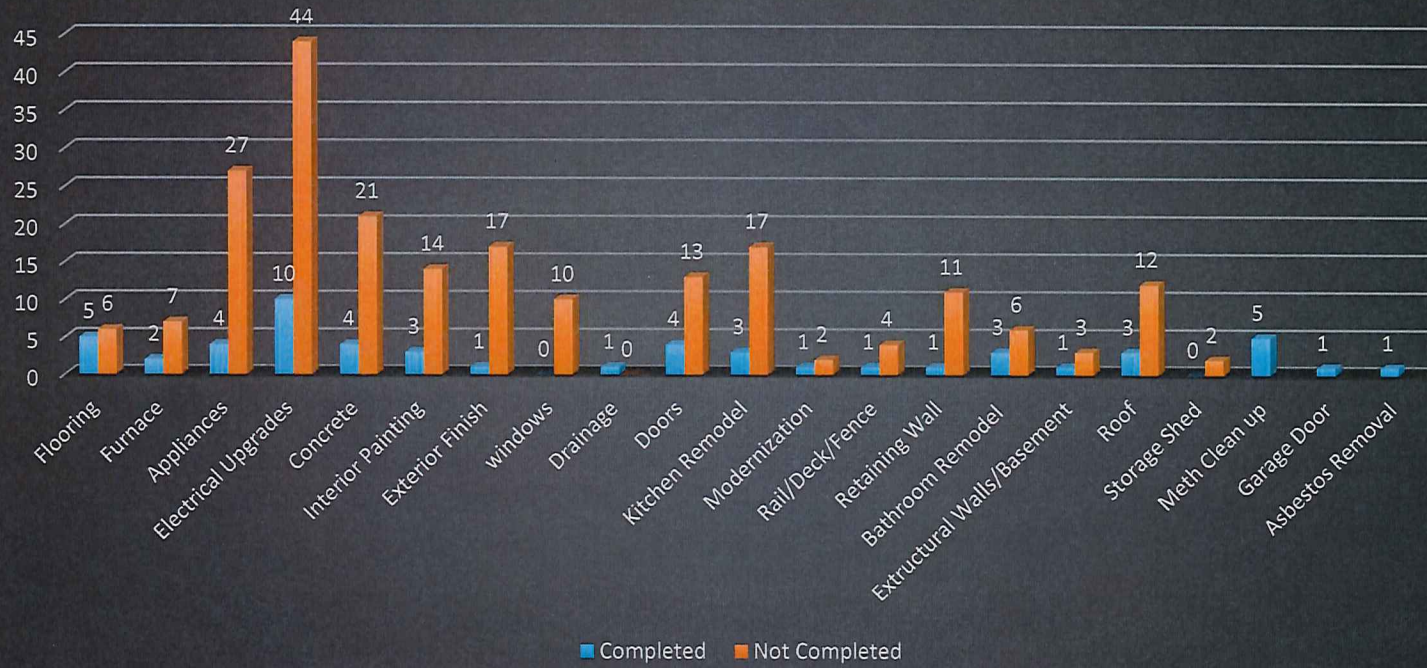
By signing this report I certify that it is true, complete and accurate to the best of my knowledge. I am aware that any false, fictitious, or fraudulent information may subject me to criminal, civil or administrative penalties.

Signature:  Title: Finance Coordinator

2014 ICDBG



2015 ICDBG



2016 ICDBG

