



Little River Band of Ottawa Indians

2608 Government Center Drive

Manistee, MI 49660

(231) 723-8288

Resolution #17-0920-312

Support for Award of Low Income Housing Tax Credits (LIHTC) to the Little River Band of Ottawa Indians for the Development of the LITTLE RIVER BAND ELDER HOUSING

WHEREAS, the status of the *Gaá Čhíng Ziibi Daáwaa Aníshinaábek* (Little River Band of Ottawa Indians) as a sovereign and Treaty-making power is confirmed in numerous treaties, from agreements with the initial colonial powers on this land, to various treaties with the United States; and

WHEREAS, the Little River Band of Ottawa Indians (Tribe) is descended from, and is the political successor to, the Grand River Ottawa Bands, signatories of the 1836 Treaty of Washington (7 Stat. 491) with the United States, as reaffirmed by federal law in P.L. 103-324, enacted in 1994; and

WHEREAS, the Tribe adopted a new Constitution, pursuant to a vote of the membership on May 27, 1998, which Constitution became effective upon its approval by the Assistant Secretary-Indian Affairs on July 10, 1998; and

WHEREAS, the Tribe adopted amendments to the Constitution on April 26, 2004, which became effective upon approval by the Assistant Secretary-Indian Affairs on May 13, 2004; and

WHEREAS, the Tribe adopted amendments to the Constitution on July 11, 2016 which became effective upon approval by the Assistant Secretary-Indian Affairs on August 24, 2016; and

WHEREAS, the Tribal Council is authorized under Article IV, Section 7(a) to provide for the public health, peace, morals, education and general welfare of the Little River Band and its members; and

WHEREAS, the legislative powers of the Little River Band are vested in the Tribal Council at Article IV, Section 1 of the Constitution; and

WHEREAS, the Tribal Council ("Council"), established under the authority of the Little River Band of Ottawa Indians ("Band"), acknowledges and applauds the recent local strategic/significant investments made by the Band within the past two years (as well as planned investments to be made), within a 2.6 mile radius of the Little River Band Elder Housing development site identified below, investments of which are intended specifically to improve housing opportunities and availability for a range of incomes including low income populations, demonstrate ongoing commitment to transformative community revitalization, leverage financial

resources for the benefit of future generations through unique impact investment opportunities, and invest strategically in economic development initiatives that support and enhance economic vitality, correlating with improved education, health, and overall well-being outcomes for members of our community in coordination with the broader strategies of the Band; and

WHEREAS, the Council acknowledges and applauds investments of the Band including, but not limited to, more than \$75 million in regional public safety and sewer/water infrastructure, with the treatment facility portion of the investment within 1.5 miles of the Little River Band Elder Housing development site identified below; said investment has facilitated collaborative, multi-jurisdictional agreements with the local municipalities of Onekama Township, Pleasanton Township, Arcadia Township, the Village of Bear Lake and Bear Lake Township, for wastewater processing by the Band whereby the entire region benefits from this investment, expanding economic opportunities through greatly increased capacity to accommodate future residential and commercial growth; and

WHEREAS, the Council acknowledges and applauds the recent investment of the Band in the development and continued expansion of the Family and Child Development Center (located within 2.2 miles of the Little River Band Elder Housing development site identified below) over the past two years, leveraging its own resources with a recent grant of \$597,492 from the W.K. Kellogg Foundation, now serving approximately 120 children from the local community (and expanding) and now being considered for replication in collaboration with other local jurisdictions including Benzie County and Muskegon Heights because of its far-reaching impact and ability to serve populations from the larger community and not just members of the Band; and

WHEREAS, the Council acknowledges and applauds the recent local strategic investments made by the Band specifically related to housing, including more than \$10 million dollars of paved streets, curb and gutter, storm water control, sewer and water infrastructure, street lighting infrastructure, and paved walking/bike trail and in and around the Aki neighborhood on the site where the Little River Band Elder Housing development will be located; and

WHEREAS, the Council acknowledges and applauds the recent investment of the Housing Department within the past two years through strategic investment of its NAHASDA funds to develop a playground/picnic/recreation in the Aki neighborhood to be located within .2 miles of the Little River Band Elder Housing development site identified below; and

WHEREAS, the Council The Council acknowledges and applauds the recent investment within the past two years of the Public Safety Department who donated time, labor, and equipment to construct the community basketball court area in the Aki neighborhood to be located within .4 miles of the Little River Band Elder Housing development site identified below; and

WHEREAS, the Council acknowledges and applauds the recent investment of the Band in the Elder Community Center within the Aki neighborhood (within .4 miles of the Little River Band Elder Housing development site identified below), which continues to provide free, daily meals to Elder populations of the community, serving as a priceless resource for members of our community; and

WHEREAS, the Council acknowledges and applauds the recent investment of the Band to create quality, affordable housing opportunities in the community, most recently including an investment of all costs associated with development and construction of 10 single family units intended for homeownership now under construction in the Aki neighborhood adjacent to the Little River Band Elder Housing development site identified below; and

WHEREAS, the Council acknowledges and applauds the efforts of the Band to meet the needs of the local community through a holistic approach, not only focused on providing quality, housing opportunities but in accordance with the overall strategic neighborhood plan of the Band which emphasizes leveraging proximity to the broad array of services offered by the Band (all located within 2.4 miles of the Little River Band Elder Housing development site identified below) while also leveraging proximity to high quality employment opportunities of the two largest (and growing) employers in Manistee County (including the Little River Band tribal government and the Little River Casino and Resort) both of which are located between 2.4 and 2.6 miles of the Little River Band Elder Housing development site identified below; and

WHEREAS, the Council acknowledges that the Housing Commission ("Commission"), established under the authority of the Band, has been integrally involved in, but not limited to, the planning and conceptual development of the proposed 18-unit Little River Band Elder Housing development (please refer to Exhibit A of this resolution), including but not limited to market demand assessments and the proposed number of units, amenities to be located within each housing unit, shared indoor/outdoor community amenities to be part of the development, accessible community space and features, site design and development including preservation of existing natural resources and use of existing infrastructure;

WHEREAS, the Council acknowledges demand for the project, with a waiting list indicating unequivocally that the project is in an area of high need/demand for affordable housing; and

WHEREAS, the Council contemplates the pursuit of Low Income Housing Tax Credits (LIHTC) to be awarded by the Michigan State Housing Development Authority (MSHDA) as a primary financing sources for the development; The Council also contemplates the pursuit of other grant funding that may be available through the Affordable Housing Program (AHP) of the Federal Home Loan Bank or other applicable sources; and

WHEREAS, the Council acknowledges the financial support of the Band through an investment of tribal funding, to leverage into this unique financing opportunity which may include equity proceeds from an investor partner that will cover most of the project cost if an allocation of credits is made by to the project by MSHDA; and

WHEREAS, the Council acknowledges all actions and recommendations made unanimously as part of Resolution #17-0817-03 on August 17, 2017 by the Little River Band of Ottawa Indians Housing Commission; and

NOW, THEREFORE, BE IT RESOLVED, that the Council hereby provides its determination that Low Income Housing Tax Credits are an important and viable resource for the *Band to pursue to meet the housing needs of our people while leveraging limited* resources of the Band; and

BE IT FURTHER RESOLVED, the Council authorizes and supports an award of Low Income Housing Tax Credits in the August 2017 round (or subsequent rounds as may be necessary) for the Little River Band Elder Housing development; and

BE IT FURTHER RESOLVED, the Council commits financial support of tribal funds to the Little River Band Elder Housing development for the submission of the LIHTC Application with the understanding that the final contribution will be determined following an award of credits, contingent on the amount of tax credits awarded, market considerations, and other factors; and

BE IT FURTHER RESOLVED, the Council attests that the Little River Band Elder Housing development represents a historic opportunity for the Band and for MSHDA, considering the unfortunate reality that there has never been a completed LIHTC development by a Native American tribe in Michigan, yet more than 185 tribes have used the tool nationally since the LIHTC program's inception 31 years ago; and

BE IT FURTHER RESOLVED, the Council affirms its approval of the Little River Band Elder Housing concept developed to date and expresses its belief that said development continues to be a critical component of the concerted impact strategy of the Band to meet the housing needs, as part of a larger, holistic approach, of underserved, low-income elders of the community; and

BE IT FURTHER RESOLVED, the Council affirms its approval of the Little River Band Elder Housing concept and expresses its position unequivocally that said development will also make a significant contribution to the State of Michigan's overall economic and community development strategy and policy objectives; by enabling tribal elders with a quality, affordable housing option designed specifically for their long-term needs, the Little River Band Elder Housing development will provide a critical housing option that would not

otherwise be available on their Reservation, enabling elders to return to a community where appropriate job opportunities are plentiful, in close proximity to goods, services and entertainment where they will be able to continue to stimulate the local economy with the purchase of goods and services; and

BE IT FURTHER RESOLVED, the Council fully supports an award of LIHTC by MSHDA for the Little River Band Elder Housing development and requests expeditious cooperation of the Bureau of Indian Affairs in providing all title related items that may be necessary for the application, including any applicable Title Status Reports; and all approvals, as needed, upon an award of LIHTC, including recording of documents and other actions as required; and

BE IT FURTHER RESOLVED, the Council concludes that the Little River Band Elder Housing development is a central component of the broader strategy to preserve the history and culture of the Band who have inhabited the region for many generations; and

BE IT FURTHER RESOLVED, the Council agrees that for Elders to pass on their priceless and enduring wisdom and knowledge critical to our culture, there must be quality, affordable, and culturally appropriate housing options —on land held in trust for our community and in proximity to other housing and services—to provide appropriate physical space/amenities to facilitate relationships and strengthen family bonds that are a crucial link in preserving this rich heritage; and

BE IT FURTHER RESOLVED, the Council recognizes that the Little River Band Elder Housing complex will provide the long-overdue opportunity for revered elders to return to their reservation where they are a critical link to the culture and character of our community; and

BE IT FURTHER RESOLVED, the Council concludes that the Little River Band Elder Housing development meets all of those key objectives as a strategic impact investment opportunity and is in a high demand/need area where elder housing options for low-income populations are grossly inadequate; and

BE IT FURTHER RESOLVED, the Council acknowledges recommendations made unanimously as part of Resolution #17-0817-03 on August 17, 2017 by the Little River Band of Ottawa Indians Housing Commission related to an irrevocable tax abatement for the project; The Council approves an irrevocable tax abatement for the Little River Band Elder Housing development for a period of no less than 15-years due to the important strategic impact opportunity provided by this project; and

BE IT FURTHER RESOLVED, the Council affirms the strategic location of the Little River Band Elder Housing development, to be located on land held in trust for the benefit of the Little River Band of Ottawa Indians (a federally recognized tribe) and within the jurisdiction and service area of

Tribe, in an area of high housing need/demand with limited housing options for elder populations; The development will be located in part of the Northeast ¼ of Section 29, T22N R16W, Manistee County, Michigan on Lots 18, 19, 20, 21, 89, 90, 91, 92, and 118 (or any combination thereof that that may be necessary to facilitate the civil and vertical design and construction of the project) of the recorded plat of the Aki Maadziwin subdivision—all within 2.6 miles or less of the strategic investments identified above;

BE IT FURTHER RESOLVED, the Council acknowledges recommendations made unanimously as part of Resolution #17-0817-03 on August 17, 2017 by the Little River Band of Ottawa Indians Housing Commission related to zoning of the project site; The Council affirms zoning already in place is consistent with the project's density and permits multiple residential units. No further zoning change or conditional use permit will be required for any of the units for the Little River Band Elder housing development and the project can proceed to construction upon an award of tax credits; and

BE IT FURTHER RESOLVED, the Council acknowledges recommendations made unanimously as part of Resolution #17-0817-03 on August 17, 2017 by the Little River Band of Ottawa Indians Housing Commission related to ongoing utility expenses to be paid by the Band; The Council affirms that the Band will continue to be responsible for utility costs associated with sewer/water/trash services to be provided at the Little River Band Elder Housing development and that tenants will be responsible for payment of all other utilities; and

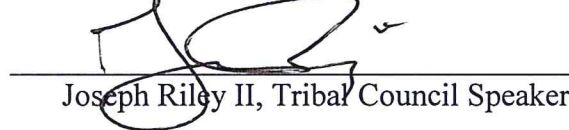
BE IT FURTHER RESOLVED, the Council authorizes the Ogema (or individual with the proper authority as designated) to execute any and all documents as may be necessary, and to take such further action, as may be required to carry out the actions and intentions of this resolution to seek an award LIHTC, administered by MSHDA, in the upcoming round or any applicable future round for the development of the Little River Band Elder Housing development, with the understanding that a final authorizing resolution and financing commitment by Council may be required prior to closing with the equity investor but after an award of tax credits is made to the project.

CERTIFICATE OF ADOPTION

I do hereby certify that the foregoing resolution was duly presented and adopted by the Tribal Council with 8 FOR, 0 AGAINST, 0 ABSTAINING, and 1 ABSENT at a Regular Session of the Little River Band of Ottawa Indians Tribal Council held on September 20, 2017, at the Government Center in Manistee, Michigan, with a quorum being present for such vote.



Sandra Lewis, Tribal Council Recorder



Joseph Riley II, Tribal Council Speaker

Attest:

Distribution: Tribal Council
Tribal Ogema
Unified Legal Department
Housing Department
Housing Commission
Accounting Department



COPY

Little River Band of Ottawa Indians
Housing Commission
2608 Government Center Drive
Manistee, MI 49660
(231) 723-8288

Resolution # 17-0817- 03

Support for Award of Low Income Housing Tax Credits (LIHTC) to the Little River Band of Ottawa Indians for the Development of the Little River Band Elder Housing Complex

- WHEREAS, the status of the *Gaá Čhíng Ziibi Daáwaa Aníshinaábek* (Little River Band of Ottawa Indians) as a sovereign and Treaty-making power is confirmed in numerous treaties, from agreements with the initial colonial powers on this land, to various treaties with the United States; and
- WHEREAS, the Little River Band of Ottawa Indians (Tribe) is descended from, and is the political successor to, the Grand River Ottawa Bands, signatories of the 1836 Treaty of Washington (7 Stat. 491) with the United States, as reaffirmed by federal law in P.L. 103-324, enacted in 1994; and
- WHEREAS, the Tribe adopted a new Constitution, pursuant to a vote of the membership on May 27, 1998, which Constitution became effective upon its approval by the Assistant Secretary-Indian Affairs on July 10, 1998; and
- WHEREAS, the Tribe adopted amendments to the Constitution on April 26, 2004, which became effective upon approval by the Assistant Secretary-Indian Affairs on May 13, 2004; and
- WHEREAS, the Tribe adopted amendments to the Constitution on July 11, 2016 which became effective upon approval by the Assistant Secretary-Indian Affairs on August 24, 2016; and
- WHEREAS, the legislative powers of the Little River Band are vested in the Tribal Council at Article IV, Section 1 of the Constitution; and
- WHEREAS, The Housing Commission ("Commission"), established under the authority of the Little River Band of Ottawa Indians ("Band"), acknowledges and applauds the recent local strategic/significant investments made by the Band within the past two years (as well as planned investments to be made), within a 2.6 mile radius of the Little River Band Elder Housing development site identified below, investments of which are intended specifically to improve housing opportunities and availability for a range of incomes including low income populations,

demonstrate ongoing commitment to transformative community revitalization, leverage financial resources for the benefit of future generations through unique impact investment opportunities, and invest strategically in economic development initiatives that support and enhance economic vitality, correlating with improved education, health, and overall well-being outcomes for members of our community in coordination with the broader strategies of the Band; and

WHEREAS, The Commission acknowledges and applauds recent investments of the Band including, but not limited to, more than \$75 million in regional public safety and sewer/water infrastructure within the past two years, with the treatment facility portion of the investment within 1.5 miles of the Little River Band Elder Housing development site identified below; Said investment has facilitated collaborative, multi-jurisdictional agreements with the local municipalities of Onekama Township, Pleasanton Township, Arcadia Township, the Village of Bear Lake and Bear Lake Township, for wastewater processing by the Band whereby the entire region benefits from this investment; and

WHEREAS, The Commission acknowledges and applauds the recent investment of the Band in the development and continued expansion of the Family and Child Development Center (located within 2.2 miles of the Little River Band Elder Housing development site identified below) over the past two years, leveraging its own resources with a recent grant of \$597,492 from the W.K. Kellogg Foundation, now serving more than 120 children from the local community (and expanding) and now being replicated in collaboration with other local jurisdictions including Benzie County and Muskegon Heights because of its far-reaching impact and ability to serve populations from the larger community and not just members of the Band; and

WHEREAS, The Commission acknowledges and applauds the recent local strategic investments made by the Band specifically related to housing, including more than \$10 million dollars of paved streets, curb and gutter, storm water control, sewer and water infrastructure, street lighting infrastructure, and paved walking/bike trail and in and around the Aki neighborhood within the past two years on the site where the Little River Band Elder Housing development will be located; and

WHEREAS, The Commission acknowledges and applauds the recent investment of the Band in the Elder Community Center within the Aki neighborhood (within .4 miles of the Little River Band Elder Housing development site identified below), which continues to provide free, daily meals to Elder populations of the community, serving as a priceless resource for members of our community; and

WHEREAS, The Commission acknowledges and applauds the recent investment of the Band to create quality, affordable housing opportunities in the community, most recently including an investment of all costs associated with development and construction of 10 single family units intended for homeownership now under

construction in the Aki neighborhood adjacent to the Little River Band Elder Housing development site identified below; and

WHEREAS, The Commission acknowledges and applauds the efforts of the Band to meet the needs of the local community through a holistic approach, not only focused on providing quality, housing opportunities but in accordance with the overall strategic neighborhood plan of the Band which emphasizes leveraging proximity to the broad array of services offered by the Band (all located within 2.4 miles of the Little River Band Elder Housing development site identified below) while also leveraging proximity to high quality employment opportunities of the two largest (and growing) employers in Manistee County (including the Little River Band tribal government and the Little River Casino and Resort) both of which are located between 2.4 and 2.6 miles of the Little River Band Elder Housing development site identified below; and

WHEREAS, The Commission has been integrally involved in, but not limited to, the planning and conceptual development of the proposed 18-unit Little River Band Elder Housing development (please refer to Exhibit A of this resolution), including but not limited to market demand assessments and the proposed number of units, amenities to be located within each housing unit, shared indoor/outdoor community amenities to be part of the development, accessible community space and features, site design and development including preservation of existing natural resources and use of existing infrastructure;

WHEREAS, The Commission acknowledges demand for the project, with a waiting list equal to no less than 12 months, indicating unequivocally that the project is in an area of high need/demand for affordable housing; and

WHEREAS, The Commission acknowledges the strategic location of the Little River Band Elder Housing development, to be located on land held in trust for the benefit of the Little River Band of Ottawa Indians (a federally recognized tribe) and within the jurisdiction and service area of Tribe, in an area of high housing need/demand with limited housing options for elder populations (please refer to Exhibit A of this resolution); The development will be located in part of the Northeast ¼ of Section 29, T22N R16W, Manistee County, Michigan on Lots 18, 19, 20, 21, 89, 90, 91, 92, and 118 (or any combination thereof that that may be necessary to facilitate the civil and vertical design and construction of the project) of the recorded plat of the Aki Maadziwin subdivision—all within 2.6 miles of the strategic investments identified above;

WHEREAS, The Commission contemplates the pursuit of Low Income Housing Tax Credits (LIHTC) and to be awarded by the Michigan State Housing Development Authority (MSHDA) as a primary financing sources for the development; The Commission also contemplates the pursuit of other grant funding that may be available through the Affordable Housing Program (AHP) of the Federal Home Loan Bank or other sources; and

WHEREAS, The Commission seeks the financial support of the Band through an investment of tribal funding, to leverage into this unique financing opportunity which may include equity proceeds from an investor partner that will cover most of the project cost if an allocation of credits is made by to the project by MSHDA; and

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby provides its determination that Low Income Housing Tax Credits are an important and viable resource for the Band to pursue to meet the housing needs of our people while leveraging limited resources of the Band; and

BE IT FURTHER RESOLVED, The Commission supports the position that the Little River Band Elder Housing development represents a historic opportunity for the Band and for MSHDA, considering the unfortunate reality that there has never been a completed LIHTC development by a Native American tribe in Michigan, yet more than 185 tribes have used the tool nationally since the LIHTC program's inception 31 years ago; and

BE IT FURTHER RESOLVED, The Commission affirms its approval of the Little River Band Elder Housing concept developed to date and expresses its belief that said development continues to be a critical component of the concerted impact strategy of the Band to meet the housing needs, as part of a larger, holistic approach, of underserved, low-income elders of the community; and

BE IT FURTHER RESOLVED, The Commission affirms its approval of the Little River Band Elder Housing concept developed to date (please refer to Exhibit A of this resolution) and expresses its position unequivocally that said development will also make a significant contribution to the State of Michigan's overall economic and community development strategy and policy objectives; and

BE IT FURTHER RESOLVED, the Commission fully supports an award of LIHTC by MSHDA for the Little River Band Elder Housing project and recommends that the Council request expeditious cooperation of the Bureau of Indian Affairs in providing all title related items that may be necessary for the application, including any applicable Title Status Reports; and all approvals, as needed, upon an award of LIHTC, including recording of documents and other actions as required; and

BE IT FURTHER RESOLVED, The Commission concludes that the Little River Band Elder Housing development is a central component of the broader strategy to preserve the history and culture of the Band who have inhabited the region for many generations; and

BE IT FURTHER RESOLVED, The Commission agrees that for Elders to pass on their priceless and enduring wisdom and knowledge critical to our culture, there must be quality, affordable, and culturally appropriate housing options—on land held in trust for our community and in proximity to other housing and services—to facilitate

relationships and strengthen family bonds that are a crucial link in preserving this rich heritage; and

BE IT FURTHER RESOLVED, The Commission concludes that the Little River Band Elder Housing development meets all of those key objectives as a strategic impact investment opportunity and is in a high demand/need area where elder housing options for low-income populations are grossly inadequate; and

BE IT FURTHER RESOLVED, Because of the strategic impact opportunity provided by this project, the Commission recommends that the Council approve a project specific, irrevocable tax abatement going forward for a period of no less than the 15-year compliance period; and

BE IT FURTHER RESOLVED, The Commission recommends any applicable action necessary by Council to clarify and affirm that the zoning designation for the site/lots making up the project location, including Lots 18, 19, 20, 21, 89, 90, 91, 92, and 118 (or any combination thereof that that may be necessary to facilitate the civil and vertical design and construction of the project); The Commission recommends that the Council clarify that the current zoning classification of "community use" at the lots above, includes and is an appropriate zoning classification for the construction of the proposed 18-unit multi-family development, known as Little River Band Elder Housing along with all proposed infrastructure parking, outdoor amenities, and residential structure including indoor amenities being recommended as part of this action (please refer to Exhibit A of this resolution), without further zoning approval or change necessary from any other body; And, upon recommended action by Council, all applicable zoning approvals will be in place to facilitate the construction of said development; and

BE IT FURTHER RESOLVED, The Commission has reviewed the proposed site plan for the project (please refer to Exhibit A of this resolution) and recommends full approval by the Council (without any contingencies) and without further approval necessary from any other body; and that upon recommended action by Council, all applicable site plan approvals will be in place to facilitate the construction of said development; and

BE IT FURTHER RESOLVED, The Commission recommends that Council clarify that the Band will continue to be responsible for utility costs associated with for sewer/water/trash services to be provided at the Little River Band Elder Housing development and that tenants will be responsible for payment of all other utilities; and

BE IT FURTHER RESOLVED, The Housing Commission recommends that the Council take actions that may be appropriate, giving the Ogema or individual with proper authority to execute such further documents as may be necessary, and to take such further action, as may be required to carry out the actions and intentions of this

resolution to seek an award LIHTC, administered by MSHDA, for the development of the Little River Band Elder Housing development.

CERTIFICATE OF ADOPTION

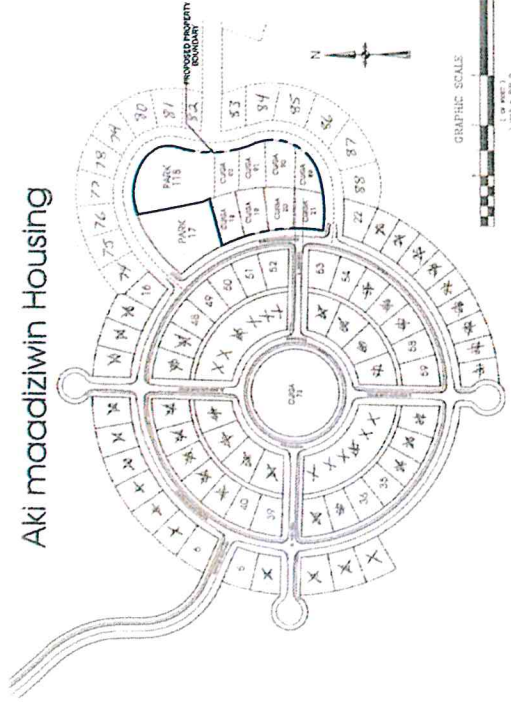
We, the undersigned Chairperson or Secretary of the Housing Commission, do hereby certify that the above resolution was duly adopted by the Housing Commission of the Little River Band of Ottawa Indians at a regularly scheduled Commission Meeting where quorum was present and held at the Aki Maadiziwin Community Center in Manistee, Michigan on August 17, 2017, by a vote of 4 for, 0 opposed, 0 abstained from vote, 0 absent from vote.



Chairperson or Secretary

Distribution: Tribal Council
Housing Department
Unified Legal Department

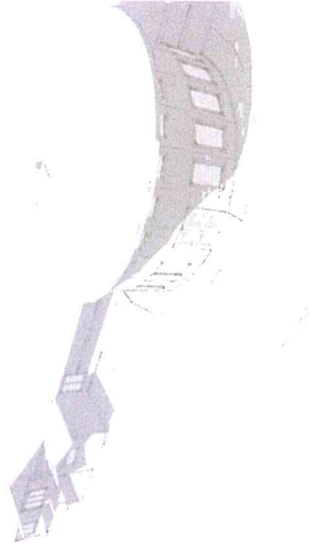
Aki maadiziwin Housing



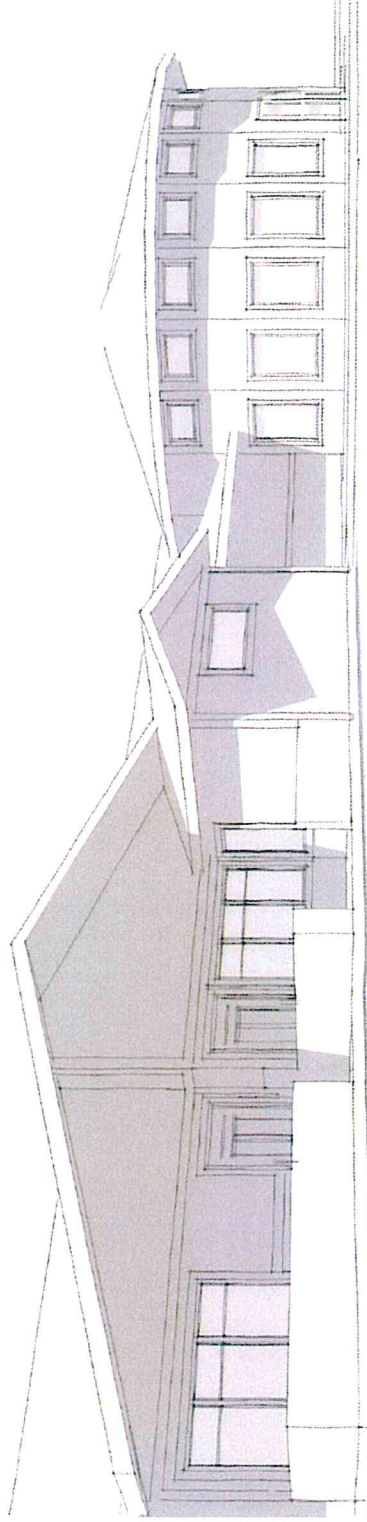
PRELIMINARY SITE PLAN INCLUDES:

- PHASE I: 18 UNITS
 (10) 1 BEDROOM UNITS/(8) 2 BEDROOM UNITS
 35 PARKING SPACES
 18 COVERED PARKING SPACES
 TOTAL PARKING SPACES = 53 SPACES
 COMMUNITY SPACE: 5,623 SF
 CORRIDOR: 1,886 SF
- PHASE II: 10 UNITS
 (6) 2 BEDROOM UNITS/(4) 1 BEDROOM UNITS
 16 PARKING SPACES
 10 COVERED PARKING SPACES
 CORRIDOR: 700 SF

****NOTE: ORIGINAL SITE SURVEY DOES NOT ALIGN WITH GOOGLE MAPPING IMAGE. THE SITE BOUNDARY IS SUBJECT TO CHANGE, AND WILL BE FINALIZED BASED ON CIVIL ENGINEERING SURVEY.**



EXTERIOR ELEVATION SKETCH - COMMUNITY ROOM



EXTERIOR ELEVATION SKETCH

LRB Elderly Project LITTLE RIVER BAND OF OTTAWA INDIANS 1 MULTI-FAMILY BUILDING WHICH INCLUDES 18 Units

SCHEMATIC DESIGN 08/29/2017
 Please note: drawings are for presentation purposes and not intended for construction.

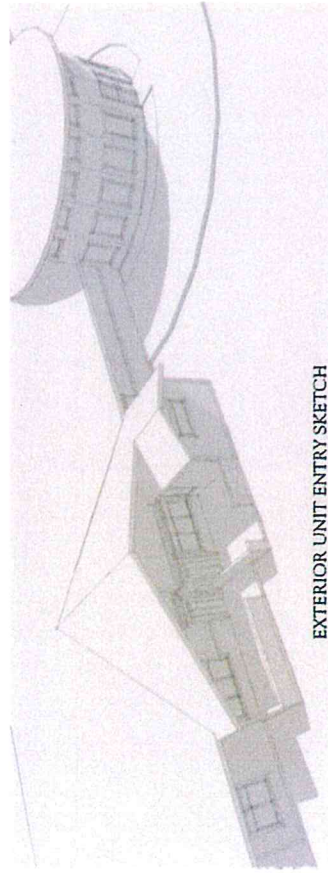
SHEET
1
 COVER SHEET
 Not to Scale



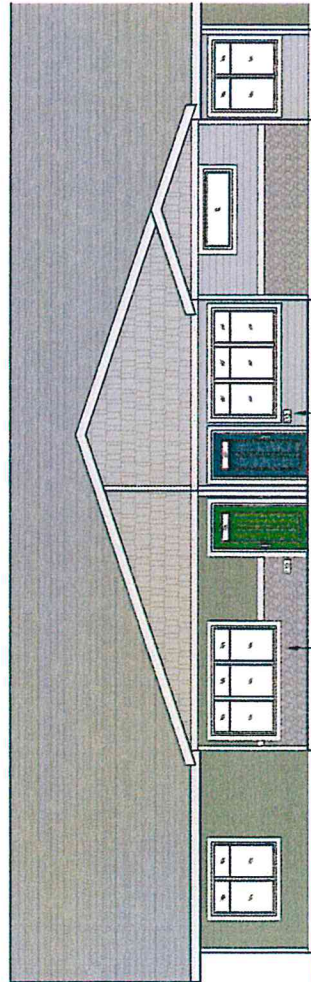
10 WEST 10TH TERRACE
 KANSAS CITY, MO 64108
 816.594.9590
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 TRAVIS JENNIS &
 ASSOCIATES
 ARCHITECTS

HATCHING - KEY

- CONCRETE
- PHASE II CONSTRUCTION
- TREE TRUNK FLOORING
- 2 BEDROOM UNIT TYPE
- EXISTING TREES



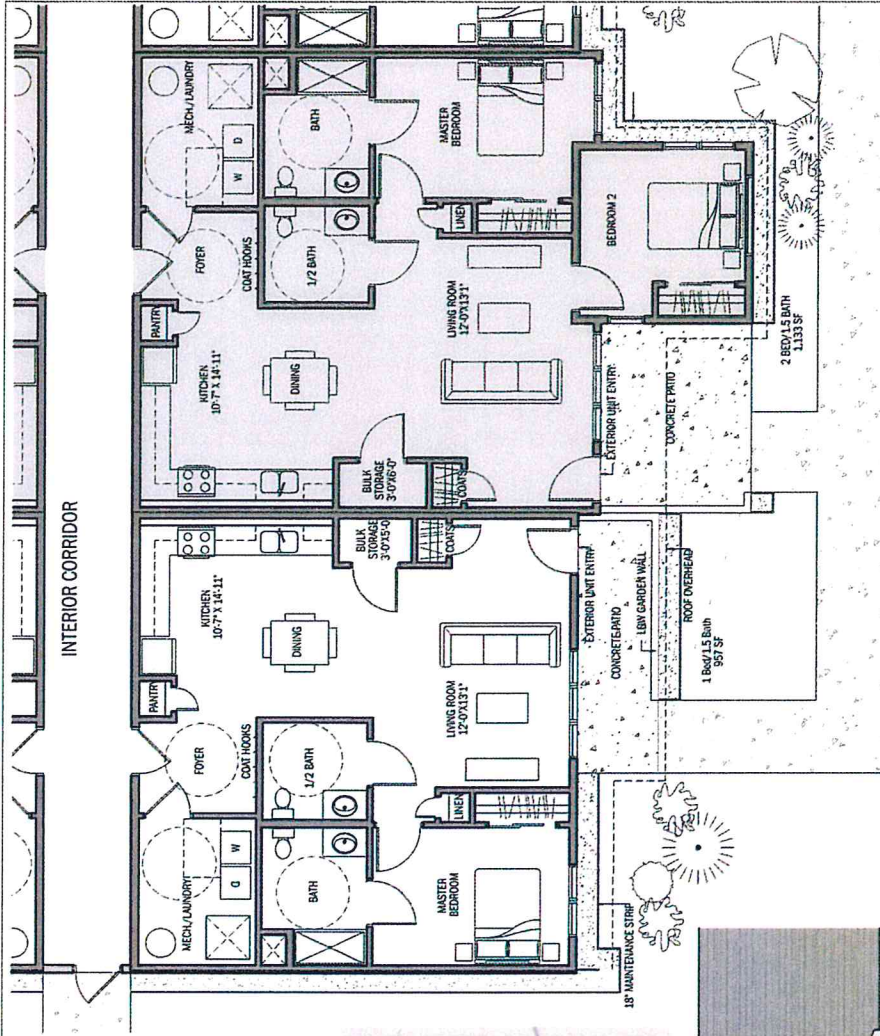
EXTERIOR UNIT ENTRY SKETCH



ONE BEDROOM UNIT

TWO BEDROOM UNIT

UNIT ELEVATIONS



UNIT PLAN
SCALE: 1/8" = 1'-0"

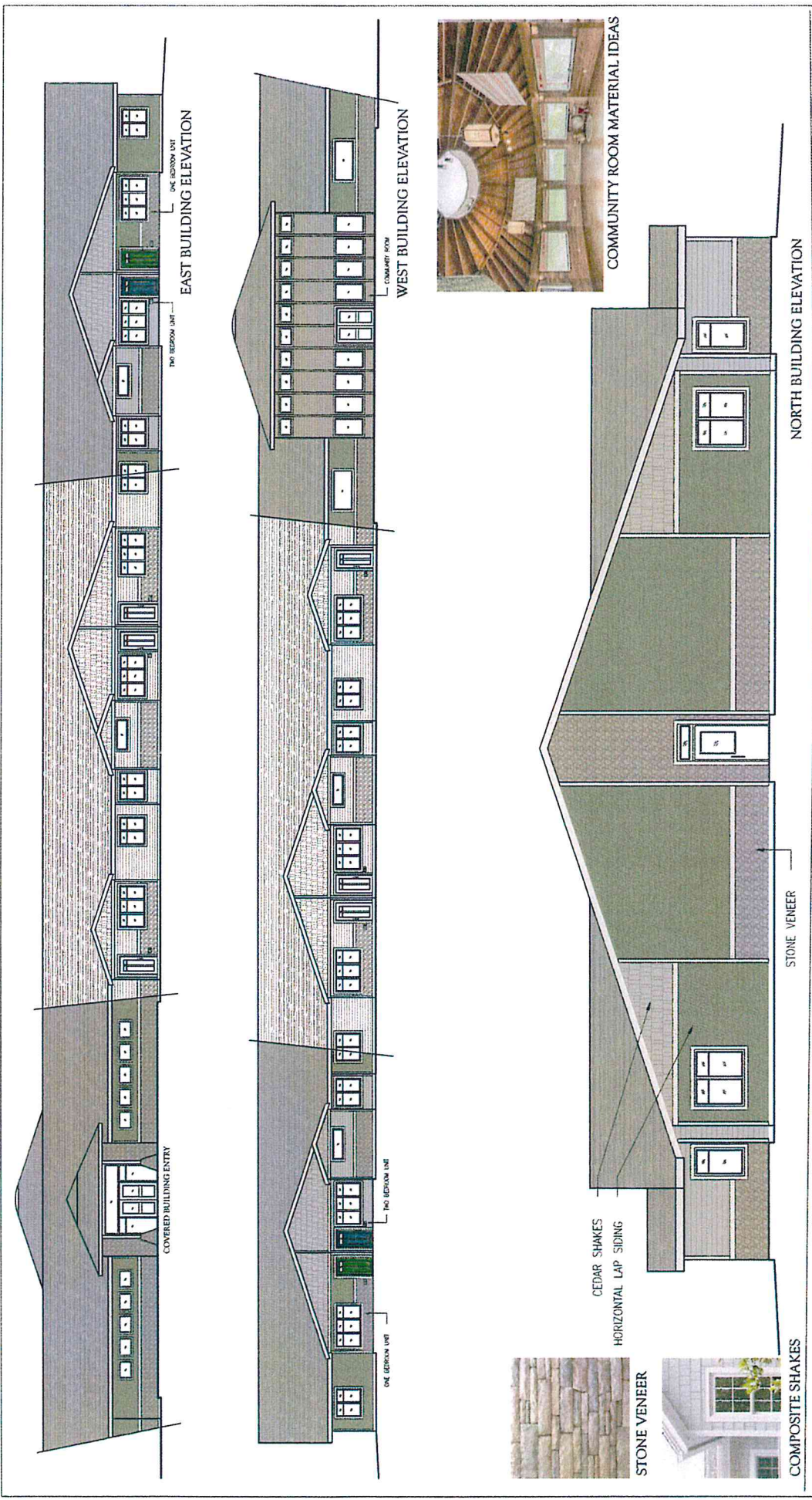
LRB Elderly Project LITTLE RIVER BAND OF OTTAWA INDIANS 1 MULTI-FAMILY BUILDING WHICH INCLUDES 18 UNITS

SCHEMATIC DESIGN 08.29.2017

Please note: drawings are for presentation purposes and not intended for construction.



10 WEST 10TH TERRACE
KANSAS CITY, MO 64105
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TRAVOIS ARCHITECTURE
CONSULTING ARCHITECTS



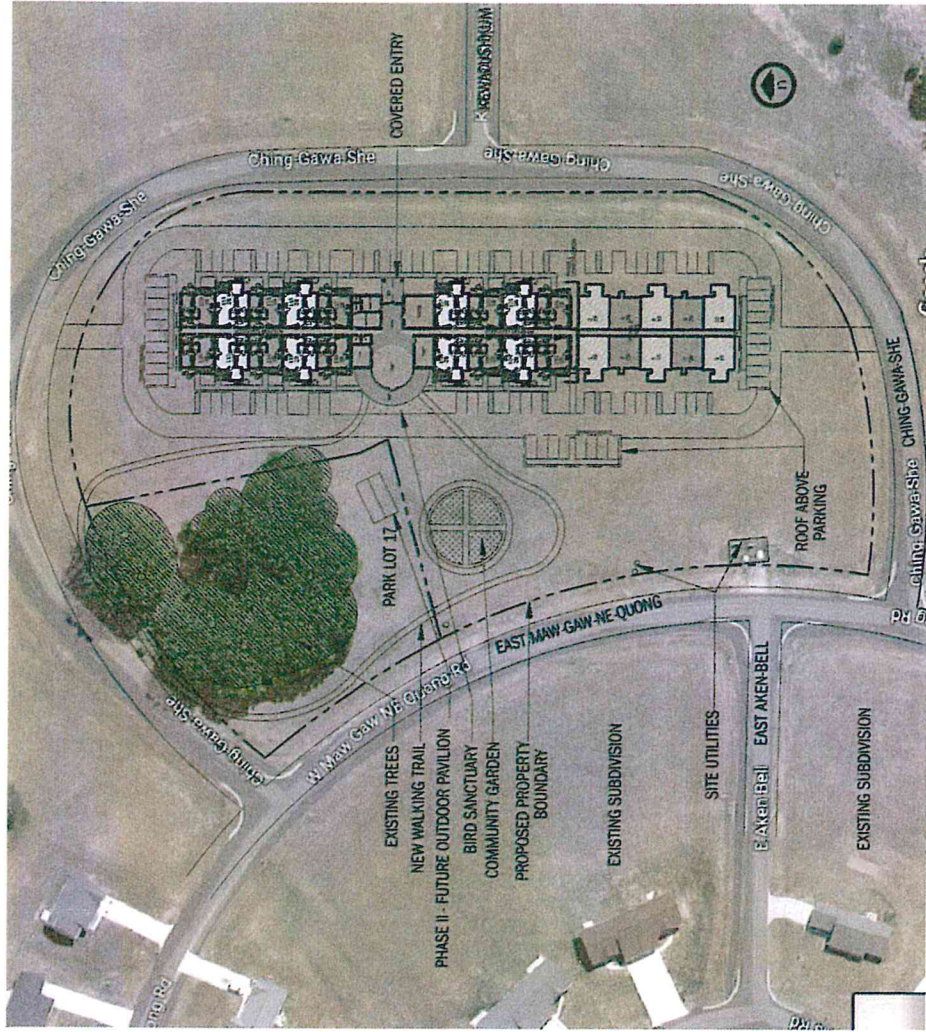
LRB Elderly Project LITTLE RIVER BAND OF OTTAWA INDIANS 1 MULTI-FAMILY BUILDING WHICH INCLUDES 18 Units

SCHEMATIC DESIGN 08.29.2017
 Please note: drawings are for presentation purposes and are intended for construction.

SHEET
5
 ELEVATIONS
 Scale: 1/8" = 1'-0"
 (when printed on 11"x17")

HATCHING - KEY

	CONCRETE
	PHASE II CONSTRUCTION
	TREE TRUNK FLOORING
	2 BEDROOM UNIT TYPE
	EXISTING TREES



SITE PLAN

SHEET
2
SITE PLAN
Not to Scale

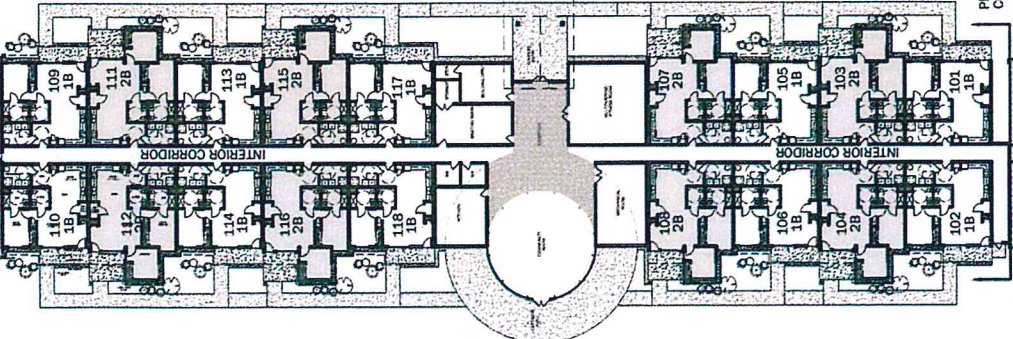
LRB Elderly Project

LITTLE RIVER BAND OF OTTAWA INDIANS

1 MULTI-FAMILY BUILDING WHICH INCLUDES 18 Units

SCHEMATIC DESIGN 08.29.2017
Please note: drawings are for presentation purposes and not intended for construction.

BUILDING PLAN - PHASE I			
UNIT TYPE	QTY.	UNIT SF.	TOTAL SF.
ONE BEDROOM UNITS	10	957	9,570
TWO BEDROOM UNITS	8	1,133	9,064
COMMUNITY SPACE/CORRIDOR		N/A	7,509
UNIT TOTAL: 26,143			
PARKING: 53 SPACES SHOWN			
RECREATION: OUTDOOR GREEN SPACE			
PHASE II MASSING INCLUDES 10 ADDITIONAL UNITS			

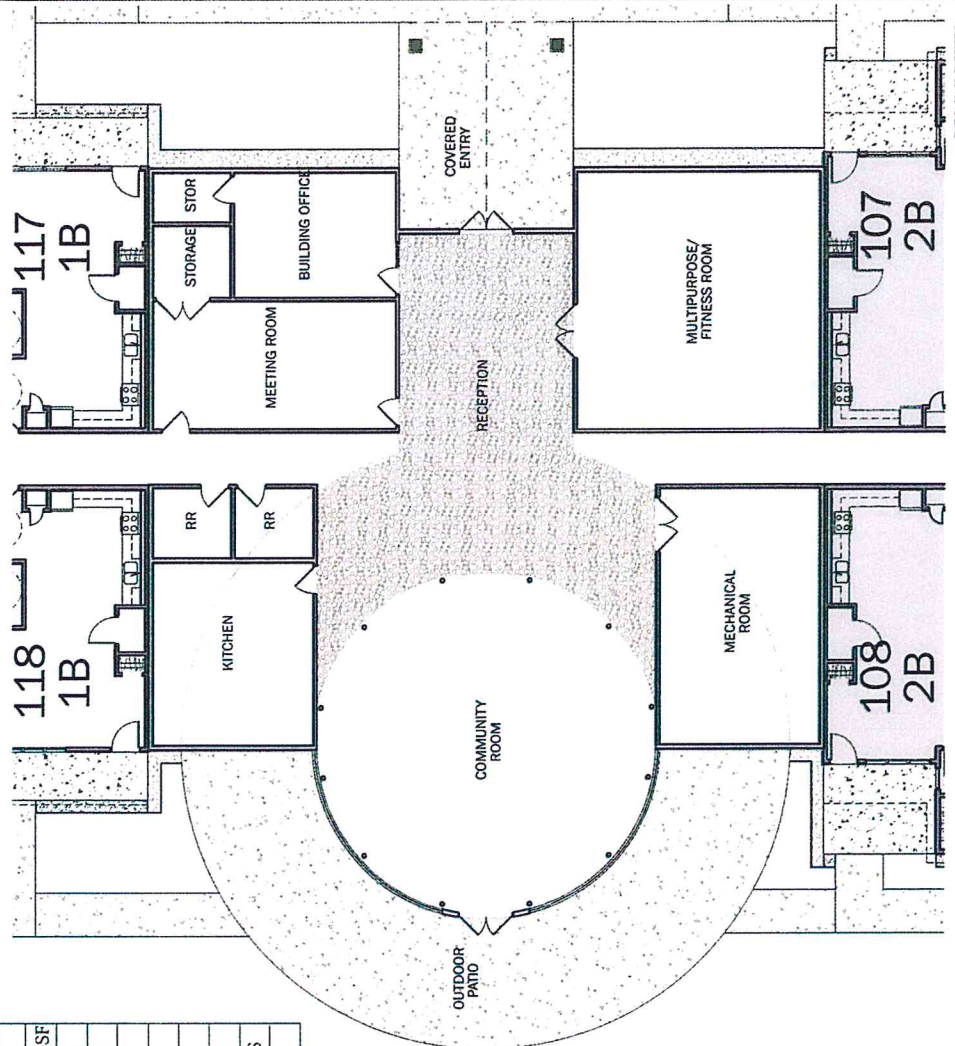


HATCHING - KEY

- CONCRETE
- PHASE II CONSTRUCTION
- TREE TRUNK FLOORING
- 2 BEDROOM UNIT TYPE
- EXISTING TREES



PHASE I - BUILDING PLAN
NOT TO SCALE



COMMUNITY AMENITIES PLAN

LRB Elderly Project
 LITTLE RIVER BAND OF OTTAWA INDIANS
 1 MULTI-FAMILY BUILDING WHICH INCLUDES 18 UNITS
 SCHEMATIC DESIGN 08.29.2017
 Please note: drawings are for presentation purposes and are intended for construction.