

Little River Band of Ottawa Indians



Housing Commission Meeting  
Aki Maadiziwin Conference Room

**February 7, 2025  
Agenda**

- 1. Prayer**
- 2. Roll Call**
- 3. Approval of Agenda**  
*February 7, 2025*
- 4. Approval of Minutes**  
*a. January 2, 2025*
- 5. Housing Department update**
- 6. Open session**  
  
**Examine ORV/golf-cart/moped ordinance before spring.**
- 7. Closed session**
- 8. Policies and procedures**
- 9. General Business**
- 10. Public comment**
- 11. Next Meeting Date: March 6, 2025**
- 12. Adjournment**



**Little River Band of Ottawa Indians**

**Housing Commission**

**Aki Maadiziwin Conference Room**

**January 2, 2025**

**1. Opening Prayer:**

Chairperson Teresa Callis called for silent Prayer and meeting to order at 10:00 a.m.

**2. Roll Call: Secretary Dustin Curtis took Roll Call.**

<b>Teresa Callis-yes</b>	<b>Marcella Leusby-yes</b>	<b>Dustin Curtis-yes</b>

**Quorum: 3-0-0-0**

**3. Approval of Agenda: Commissioner Teresa Callis approves agenda. Commissioner Marcella Leusby seconds. Motion carries.**

<b>Teresa Callis-yes</b>	<b>Marcella Leusby-yes</b>	<b>Dustin Curtis-yes</b>

**Quorum: 3-0-0-0**

**4. Approval of Minutes: Commissioner Marcella Leusby approves minutes. Commissioner Dustin Curtis seconds. Motion carries.**

<b>Teresa Callis-yes</b>	<b>Marcella Leusby-yes</b>	<b>Dustin Curtis-yes</b>

**Quorum: 3-0-0-0**

**5. Housing Department Update: Director Tara Bailey submitted December Housing Department report.**

**6. Open Session:** Session started at 10:15 a.m. The Housing Commission discussed plans to go through and review Housing Regulations chapter by chapter for updates and possible updates to regulations to be set forth by council.

Open Session ended at 11:15 a.m.

**7. Closed Session:** Reconvened at 11:20 a.m.

Closed Session ended at 11:55a.m.

**8. Policies and Procedures:** Housing Commission will be reviewing all chapters for updates and possible changes in the upcoming 2025 calendar year.

**9. General Business:** none

**10. Next Meeting Date:** February 7, 2025.

**11. Adjournment:** Commissioner: Teresa Callis moved to adjourn. Commissioner: Marcella Leusby seconds. Motion carries.

<b>Teresa Callis- yes</b>	<b>Marcella Leusby-yes</b>	<b>Dustin Curtis-yes</b>

Quorum: 3-0-0-0

**12. Meeting closed at 12:00 p.m.**

**Housing Commission Secretary,**



**Dustin Curtis**



## Little River Band of Ottawa Indians Housing Department

Mailing Address: 2608 Government Center Drive  
Physical Address: 2953 Shaw Be Quo ung  
Manistee, Michigan 49660  
231-723-8288

### HOUSING DEPARTMENT Report to the Housing Commission For January 2025

#### Department Overview

**Goals:** To promote affordable housing opportunities for all Little River Band Tribal Members.  
**Objectives:** To provide our goals in a fair and equitable way to all members.

#### I. Housing Activities.

- A. During the month, the Department performed the following activities.
  - Lease renewals due during the month: 7
  - Leases renewed: 8
  - New leases: 0
  - Annual Inspections: 7
  - Move-out Inspections: 0
  - Move outs: 0
  - Transfers: 0
- B. Down Payment and Closing Cost assistance grant (HI 100).
  - Applications received this month: 0
  - Total Number of Awards made during the Year: 0
  - Total Amount of Awards for the Year: 0
- C. The Homeowners Assistance Fund received no new application this month, 0 denial. The program has provided \$209,967 in assistance since it began in 2022 and a remaining balance of \$18,547.33. We did receive an additional amount of \$12,753 that was taken and accepted by Tribal Council in January. This grant ends on September 30, 2026.
- D. Krystal Davis, Housing Specialist has provided 2 different elders with a ride to Meijer and Walmart for the month of December in 2 separate trips. She provides this service 1 time a week.
- E. The housing plans for the home that was lost due to fire are now at the architect getting updated to today's housing codes so that the home rebuild can go out for bid.
- F. The Housing Director has worked on the RFP for the Housing needs assessment and met with Tribal Council to review it before finalizing and putting out for bid in the month of February.
- G. The Housing Director has worked on a grant through MSHDA for pre-development in the amount of \$75,000. The intention is to use for a consultant to come in and help develop a homeownership program as this will be needed to move forward in the future for a homeownership program for tribal membership. This will be finalized and taken to TC for approval for submittal in first part of February.
- H. Housing Director met with Tribal Council in a work session to move one or two of the properties previously moved from the housing department to Little River Holdings and now they wish to move back under the management of the housing department due to increased rents for the tribal members residing in the units and also due to the condition of the units.
- I. Housing Director met with Tribal Council to review a plan to add another program to the housing department and will allow for membership to have the opportunity to do land contracts and could

receive down payment and closing costs for this endeavor. It is Councilor Cramptons suggestion as this will assist in diminishing homelessness for the membership.

- J. On March 18-19, 2025; the LRBOI Housing Department will be hosting the next quarterly Great Lakes Indian Housing Association (GLIHA) meeting at Little River Casino and Resort.

**II. Rental Payment Information for the Month.**

- A. Notice of Delinquency issued: 4
- B. Termination Notice(s) issued: 2
- C. Notice(s) to Vacate or Renew: 2
- D. Court Filing(s): 0

**III. Condition of Properties.**

- A. Maintenance currently has 2 units to complete for a move in.

**IV. Number of Units and Vacancies.**

LRBOI Housing Department has 85 (we have 86 but 1 unit is the fire unit so cant count for a move in) rental units in total of which 82 were rented giving us an occupancy rating of 96%.

- A. Aki has 59 income based rental units of which 57 were rented during the month as follows:
  - 1. Aki has 9 low income elder designated rental units and 9 units are rented.
  - 2. Aki has 2 low income elder ADA designated rental units and 2 are rented.
  - 3. Aki has 32 low-income family rental units and 30 are rented.
  - 4. Aki has 6 low income family ADA rental units and 6 are rented.
  - 5. Aki has 10 low income elder designated apartment rental units and 10 units are rented.
- B. Aki has 26 Fair Market rentals and 25 are rented.

**V. Significant Problems and Accomplishments.**

**VI. Plans for the Future.**

- A. Purchase a new snowplow truck for maintenance
- B. Start the RFP process for new roofs for the 12 original homes in AKI
- C. Do a RFP for the rebuild of the lost home in AKI.
- D. Submit grant application to MSHDA for pre-development grant in the amount of \$75,000.
- E. Complete and put out for bid RFP for Housing Needs Assessment.

**End of Report**  
**Tara Bailey, Housing Director**  
**February 5, 2024**