

Little River Band of Ottawa Indians



Housing Commission

Aki Maadiziwin Conference Room

March 7, 2024

1-3. Opening Prayer, Roll Call and Stipend

Roll Call: Chairperson Terea Callis calls meeting to order at 10:15 am.

| | | |
|----------------------------|-----------------------|--|
| Margaret Kowalkowski: here | | |
| Teresa Callis: here | Marcella Leusby: here | |

Quorum: 3-0-0-0

4. Approval of Agenda: No agenda

Commissioner approves agenda, seconds. Motion carries.

| | | |
|-----------------------|------------------|--|
| Margaret Kowalkowski: | | |
| Teresa Callis: | Marcella Leusby: | |

Quorum: 0-0-0-0

5. Approval of Minutes: None

Commissioner approves minutes for August. Commissioner seconds, motion carries.

| | | |
|-----------------------|------------------|--|
| Margaret Kowalkowski: | | |
| Teresa Callis: | Marcella Leusby: | |

Quorum: 0-0-0-0

6. General Business: Talked of possible new person to join the Housing Commission.

Discussed some changes to the resolutions and of adding information on Domestic Violence.

Also discussed some on the Aki fire.

7. Public Comment: None

8. Closed Session: 2 hearings scheduled. One is at 11:00 am and the other at 1:00 pm.



2024 LRBOI Housing Commission Meetings

All meetings are the first Thursday of the month at 10 am

All meetings are held at Aki Conference room.

Regular Meetings

January 4

February 1 (February 2)

March 7

April 4

May 2

June 6

July 11

August 1

September 5

October 3

November 7

December 5

*Aki Annual Information Meeting is August 3 at the
Aki Community Center at 1:00 pm*



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 March 2024

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: 11
 - Leases renewed: 6
 - New leases: 0
 - Annual Inspections: 11
 - Move-out Inspections: 1
 - Move outs: 1
 - Transfers: 0
- B.** Down Payment and Closing Cost assistance grant (HI 100).
 - Applications received this month: 3
 - Total Number of Awards made during the Year: 1
 - Total Amount of Awards for the Year: \$5000
- C.** The Homeowners Assistance Fund received one (0) new application this month, 0 denial. The program has provided \$166,832 in assistance since it began in 2022 and a remaining balance of \$60,492.
- D.** The Housing Director attended Great Lakes Indian Housing Association (GLIHA) meeting in Harris, MI on March 12-14th.
- E.** Housing Specialist, Krystal Davis attended Admissions and Occupancy training in Hollywood, FL March 5-9th through Native Learning Center.
- F.** The contract for Bath Works to redo the bathroom in Unit 107 at the Elders Complex was complete in 1 day on March 13th. Work looks good and is done correctly.
- G.** On Wednesday March 27th, Housing Director received approval from TC to submit the 2023 Annual Performance Report to HUD. This was successfully submitted to HUD on March 29th.
- H.** A new Pepsi machine was delivered to the Elders complex on March 27th per a request from residents. It has not been filled as of yet as it is on the delivery route to be completed soon.
- I.** On March 7th two appeals occurred with Housing Commission. 1 appeal was upheld and 1 appeal was overturned by the Housing Commission.
- J.** March 21 was Tribal Day with the Chamber of Commerce in Manistee, about 14 people attended the event where they were provided with tours of various LRBOI operations including Housing. The Housing Director provided a tour of the Aki Community including the elders complex. They then had lunch with the elders at the Aki Community Center.

II. Rental Payment Information for the Month.

- A. Notice of Delinquency issued: 5
- B. Termination Notice(s) issued: 4
- C. Notice(s) to Vacate or Renew: 0
- D. Court Filing(s): 0

III. Condition of Properties.

- A. Maintenance currently has 3 units to complete for a move in.

IV. Number of Units and Vacancies.

LRBOI Housing Department has 86 rental units in total of which 79 were rented giving us an occupancy rating of 92%.

- A. Aki has 60 income based rental units of which 56 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 33 low-income family rental units and 29 are rented.
 - 4. Aki has 6 low income family ADA rental units and 5 are rented.
 - 5. Aki has 10 low income elder designated apartment rental units and 9 units are rented.
- B. Aki has 26 Fair Market rentals and 24 are rented.

V. Significant Problems and Accomplishments.

VI. Plans for the Future.

- A. Purchase a new snowplow truck for maintenance
- B. Get approval to add cable and internet to the elders complex community area
- C. Start the RFP process for new roofs for the 12 original homes in AKI
- D. Start a calendar of events at the elders complex to assist the elders in getting together to socialize and enjoy events together as residents of the AKI community.

End of Report
Tara Bailey, Housing Director
April 3, 2024



Little River Band of Ottawa Indians

Housing Commission

Aki Maadiziwin Conference Room

June 6, 2024

1. Opening Prayer:

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

2. Roll Call:

Secretary, Dustin Curtis took Roll Call.

| | | |
|----------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski- yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum: 4-0-0-0

3. Approval of Agenda: Commissioner Teresa Callas approves agenda.

Commissioner Marcella Leusby seconds. Motion carries.

| | | |
|---------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski-yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum: 4-0-0-0

4. Approval of Minutes: Commissioner Marcella Leusby approves minutes.

Commissioner Margaret Kowalkowski seconds. Motion carries.

| | | |
|---------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski-yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum:4-0-0-0



Little River Band of Ottawa Indians

Housing Commission

Aki Maadiziwin Conference Room

July 10, 2024

1. Opening Prayer:

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

2. Roll Call:

Secretary, Dustin Curtis took Roll Call.

| | | |
|---------------------------|-------------------|-------------------|
| Margaret Kowalkowski- yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum: 4-0-0-0

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

| | | |
|--------------------------|-------------------|-------------------|
| Margaret Kowalkowski-yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum: 4-0-0-0

4. Approval of Minutes: Commissioner Marcella Leusby approves minutes. Commissioner Margaret Kowalkowski seconds. Motion carries.

| | | |
|--------------------------|-------------------|-------------------|
| Margaret Kowalkowski-yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum:4-0-0-0



Little River Band of Ottawa Indians

Housing Department

Mailing Address: 2608 Governing Center Drive

Physical Address: 2953 Shaw Be Quo ung

Manistee, Michigan 49660

231-723-8288

HOUSING DEPARTMENT

Report to the Housing Commission

For July 2024

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: 5

Leases renewed: 4

New leases: 0

Annual Inspections: 5

Move-out Inspections: 1

Move outs: 1

Transfers: 0

- B.** Down Payment and Closing Cost assistance grant (HI 100).

Applications received this month: 1

Total Number of Awards made during the Year: 5

Total Amount of Awards for the Year: \$22300

- C.** The Homeowners Assistance Fund received three (1) new application this month, 1 denial. The program has provided \$203,962 in assistance since it began in 2022 and a remaining balance of \$5991

- D.** The Housing Department Director attended the NAIHC Annual Convention in Hollywood, FL June 23-28th. As members of NAIHC this is the annual convention and business meeting (which we are voting members of). The convention always provides information/training on various housing topics and is a trade show for vendors pertaining to housing.

- E.** June 3-5th was Spring Clean up for the Aki community and this year we provided 2.5 dumpsters for the clean up.

- F.** Krystal Davis, Housing Specialist has provided 6 elders with a ride to Meijer and Walmart for the month of July. She provides this service 1 time a week.

- G.** July 17th was the Safety picnic for all AKI residents. 32 residents and their families attended the picnic this year. The housing department provided, hot dogs, chips, water, soda, popsicles, watermelon, and cake for all to enjoy. Prizes were provided for bingo games and new this year was a cornhole tournament that went over very well. AKI residents all received a Fire Blanket and provided instruction on how to use (all residents not participating will still receive a blanket as housing staff will distribute to remaining residents). The department had give away prizes of 2 electric self-propelled lawnmowers and 3 set of weedwhacker/blower sets. The local fire department was in attendance and provided a demonstration on how to use a fire extinguisher, other LRBOI departments in attendance was Education, Natural Resources and Behavioral Health.

H. August 1st at 1pm is the Housing Commission Annual Meeting to be held at the AKI Community Center.

II. Rental Payment Information for the Month.

- A. Notice of Delinquency issued: 11
- B. Termination Notice(s) issued: 8
- C. Notice(s) to Vacate or Renew: 0
- D. Court Filing(s): 0

III. Condition of Properties.

- A. Maintenance currently has 6 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 78 were rented giving us an occupancy rating of 92%.

- A. Aki has 59 income based rental units of which 55 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 29 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 8 units are rented.
- B. Aki has 26 Fair Market rentals and 24 are rented.

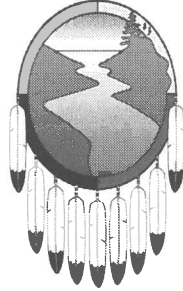
V. Significant Problems and Accomplishments.

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. Build a duplex unit with 2 – 2 bedroom units

End of Report
Tara Bailey, Housing Director
August 1, 2024

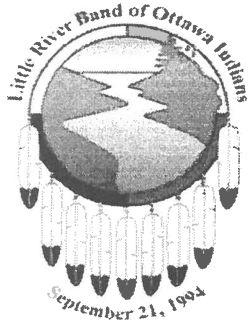
Little River Band of Ottawa Indians



Housing Commission Meeting
Aki Maadiziwin Conference Room

August 1, 2024
Agenda

- 1. Prayer**
- 2. Roll Call**
- 3. Approval of Agenda**
August 1, 2024
- 4. Approval of Minutes**
a. July 10, 2024
- 5. Housing Department Update**
- 6. Open session**
 - a. Approval in change in housing regulations via a resolution Chapter 4 Section 3. (3-2)*
 - b.*
- 7. Closed session**
 - a. Approval for Housing placement outside of regulations.*
 - b.*
- 8. Policies and procedures**
- 9. General Business**
- 10. Next Meeting Date: September 5, 2024**
- 11. Adjournment**



Little River Band of Ottawa Indians

Housing Commission

Aki Maadiziwin Conference Room

August 1, 2024

1. Opening Prayer:

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

2. Roll Call:

Secretary, Dustin Curtis took Roll Call.

| | | |
|----------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski- yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-no | | |

Quorum: 4-0-0-0

3. Approval of Agenda: Chairperson Teresa Callas approves agenda. Commissioner Margaret Kowalkowski r seconds. Motion carries.

| | | |
|---------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski-yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-no | | |

Quorum: 4-0-0-0

4. Approval of Minutes: Chairperson Teresa Callis approves minutes. Commissioner Margaret Kowalkowski seconds. Motion carries.

| | | |
|---------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski-yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-no | | |

Quorum:4-0-0-0

5. Housing Department Update: Director Tara Bailey submitted July Housing Department report.

6. Open Session: Session started at 10:35 a.m. Housing Department Director Tara Bailey spoke on behalf of a tribal member that is experiencing a housing crisis. She went on to explain that the member has been accepted into Tribal Housing and has found a place amongst the elders during the elder lunches at the community center. Director Bailey then requested the Housing Commission to vote to accept this tribal member into the Elder Housing complex. There is a vacant apartment available in at this time that would suite this members housing needs.

Open Session ended at 11:15 a.m.

7. Closed Session We voted to accept this tribal member into the Elder Housing complex.

Closed Session ended at 11:55a.m.

8. Policies and Procedures: none.

9. General Business: Annual Housing commission and residents meeting with a prize raffle took place at 1 pm in Aki Maadiziwin Conference room. Tribal flags were chosen by the Housing Commission as prizes to be raffled to every resident who filled out and returned the survey to enter the raffle that was mailed out in July. Every resident who had an issue/question was given an opportunity to address any issue with the Housing Commission and Director Tara Bailey at this meeting. The Housing Commission had the opportunity to communicate directly with attending residents concerning the relaunching of the neighborhood watch program and the focus and objectives of the program.

10. Next Meeting Date: September 5, 2024.

11. Adjournment: Commissioner: Marcella Leusby moved to adjourn.

Commissioner: Teresa Callis seconds. Motion carries.

| | | |
|----------------------------------|---------------------------|--------------------------|
| Margaret Kowalkowski- yes | Teresa Callis- yes | Dustin Curtis-yes |
| Marcella Leusby- no | | |

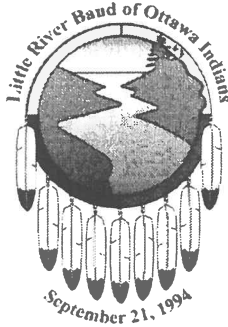
Quorum: 4-0-0-0

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

Housing Commission Secretary,

A handwritten signature in black ink, appearing to read 'Dustin Curtis', written in a cursive style.

Dustin Curtis



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

Resolution # 24-0816-01

Resolution Approving Changes to Chapter 4 of the Housing Regulations

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 7 of the Constitution; and

WHEREAS, the Tribal Council is authorized under Article IV, Section 7(a) of the Constitution to enact ordinances and adopt resolutions to provide for the public health, peace, morals, education and general welfare of the Little River Band and its members and to govern the conduct of members of the Little River Band and other persons within its jurisdiction; and

WHEREAS, the Tribal Council is authorized under Article IV, Section 7(f) to create by ordinance regulatory commissions or subordinate organizations and to delegate to such organizations the power to manage the affairs of the Little River Band; and

WHEREAS, the Tribal Council did by Ordinance #04-700-01 create the Housing Commission to oversee and regulate the Tribe's housing with the delegated power in Section 6.01(a) of

that ordinance to develop and adopt regulations governing Tribal housing on Tribal trust or fee lands; and

WHEREAS, the Housing Commission identified the need for a cap on the monthly fees for rental of tribal homes; and

WHEREAS, the Housing Commission determined that Section 3-2 of the regulations is amended so that the monthly rental cap is \$775.00 for all income-based rental units.

NOW THEREFORE IT IS RESOLVED that the Housing Commission approves the redlined changes adopting an amendment to Section 3-2 of the housing regulations to set a maximum rent of \$775.00 for all income-based tribal rental properties; and

IT IS FINALLY RESOLVED that the Housing Commission shall forward this resolution to Tribal Council for adoption.

CERTIFICATE OF ADOPTION

I do hereby certify that the foregoing resolution was duly presented and adopted by the Housing Commission with 3 FOR, AGAINST, ABSTAINING and 1 ABSENT at a regular session of the Little River Band of Ottawa Indians Housing Commission held on - _____, at the Aki Maadiziwin Community Center in Manistee, Michigan, with a quorum being present for such vote.


Teresa Callis, Chairperson

8/16/24

Distribution: Tribal Council
Housing Department
Unified Legal Department



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 August 2024

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: 4

Leases renewed: 5

New leases: 0

Annual Inspections: 3

Move-out Inspections: 1

Move outs: 0

Transfers: 0

B. Down Payment and Closing Cost assistance grant (HI 100).

Applications received this month: 3

Total Number of Awards made during the Year: 6

Total Amount of Awards for the Year: \$31,637

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 \$5991

D. The Housing Department Director attended Tribal Adjudication training in Auburn, WA; August 5-9th on behalf of her role as an Executive Lead. Unfortunately, the trainer got sick on the last day so the test and final day of training was provided via Zoom on August 23rd. Results of the test have not been provided as of yet.

E. August 7-8th in Traverse City was the 2nd session for the Tribal Nations Housing Development Assistance training. Due to the Housing Director already going to the Adjudication training the same week, Housing Commissioner, Teresa Callis was the only one who attended this second session of the 3 sessions. The third session is in Mt. Pleasant October 2-3 and they are talking about having a make up day on the 1st as a lot of individuals from the 1st session could not make the 2nd session due to prior commitments.

F. Krystal Davis, Housing Specialist has provided 7 elders with a ride to Meijer and Walmart for the month of August. She provides this service 1 time a week.

G. August 26 -29th, The Housing Director in her capacity as an Executive Lead attended the Region 5 HHS Tribal Consultation in Minneapolis, MN. This provided opportunity to meet individuals in Indian Health Service, Title VI programs, Behavioral Health, Attorney Generals office and had a one on one with them to ask questions regarding the various programs.

- H. On August 22, the Housing Director met with TC in a work session to go over the change in Housing Policy, Chapter 4 and the need to cap income-based rents. The resolution was passed on August 16th by the Housing Commission. Was to be put on the August 28th agenda but due to an issue with the resolution, it was not completed.
- I. August 1st at 1pm is the Housing Commission Annual Meeting to be held at the AKI Community Center. UPDATE: The meeting was attended by 7 residents and prizes of a new LRBOI was given out to individuals who provided a survey sheet beforehand and were present at the meeting.

II. Rental Payment Information for the Month.

- A. Notice of Delinquency issued: 10
- B. Termination Notice(s) issued: 0
- C. Notice(s) to Vacate or Renew: 0
- D. Court Filing(s): 0

III. Condition of Properties.

- A. Maintenance currently has 6 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 78 were rented giving us an occupancy rating of 92%.

- A. Aki has 59 income based rental units of which 55 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 29 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 8 units are rented.
- B. Aki has 26 Fair Market rentals and 24 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. Build a duplex unit with 2 – 2 bedroom units

End of Report
Tara Bailey, Housing Director
September 4, 2024

COMMISSION MEETING

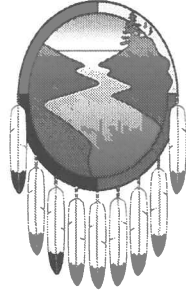
**PRIZE
GIVEAWAY!**

AUGUST 1, 1:00PM
COMMUNITY CENTER
FOLLOWING LUNCH

MUST BE AN AKI RESIDENT AND PRESENT
TO CLAIM PRIZES



Little River Band of Ottawa Indians

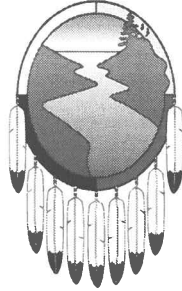


Housing Commission Meeting
Aki Maadiziwin Conference Room

August 15, 2024
Agenda

- 1. Prayer**
- 2. Roll Call**
- 3. Approval of Agenda**
August 16, 2024
- 4. Approval of Minutes**
a. August 1, 2024
- 5. Housing Department Update**
- 6. Open session**
b.
- 7. Closed session**
*a. Approval in change in housing regulations via a resolution
Chapter 4 Section 3. (3-2)*
b.
- 8. Policies and procedures**
- 9. General Business**
- 10. Next Meeting Date: September 5, 2024**
- 11. Adjournment**

Little River Band of Ottawa Indians



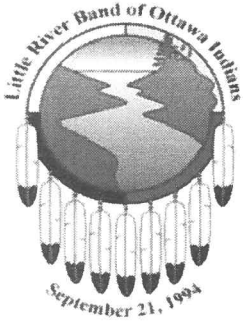
Housing Commission Meeting
Aki Maadiziwin Conference Room

16

August 15, 2024

Agenda

- 1. Prayer**
- 2. Roll Call**
- 3. Approval of Agenda**
August 15, 2024
16
- 4. Approval of Minutes**
 - a. August 1, 2024*
- 5. Housing Department Update**
- 6. Open session**
 - b.*
- 7. Closed session**
 - a. Approval in change in housing regulations via a resolution
Chapter 4 Section 3. (3-2)*
 - b.*
- 8. Policies and procedures**
- 9. General Business**
- 10. Next Meeting Date: September 5, 2024**
- 11. Adjournment**



Little River Band of Ottawa Indians

Housing Commission

Aki Maadiziwin Conference Room

August 16, 2024

1. Opening Prayer:

Chairperson, Teresa Callis called for silent Prayer and meeting to order at 1:00p.m.

2. Roll Call:

Secretary, Dustin Curtis took Roll Call.

| | | |
|----------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski- yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum: 4-0-0-0

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

| | | |
|---------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski-yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum: 4-0-0-0

4. Approval of Minutes: Commissioner Marcella Leusby approves minutes. Commissioner Margaret Kowalkowski seconds. Motion carries.

| | | |
|---------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski-yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum:4-0-0-0

5. Housing Department Update: none.

6. Open Session: The Housing Commission discussed the proposed resolution 24-0816-01. This proposed resolution will cap income-based rent to the amount of 775.00 per month per household in the Aki housing community. The Housing Commission had some questions regarding this resolution. The first question the Housing Commission had was how many families will this resolution affect? The second question was how will this be managed with current lease holders? Housing Director Tara Baily did take time to review this proposed resolution and answer the questions the Housing Commission had at the time of this meeting.

Open Session ended at 1:45 p.m.

7. Closed Session: The Housing commission reconvened in closed session and voted on this proposed resolution. We passed this resolution with a 3-1 vote.

Closed Session ended at 2:30p.m.

8. Policies and Procedures: The Housing omission passed resolution 24-0816-01.

9. General Business: none

10. Next Meeting Date: September 5, 2024.

11. Adjournment: Commissioner: Marcella Leusby moved to adjourn.

Commissioner: Teresa Callis seconds. Motion carries.

| | | |
|----------------------------------|---------------------------|--------------------------|
| Margaret Kowalkowski- yes | Teresa Callis- yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

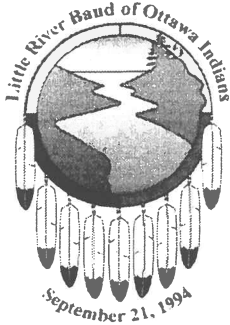
Quorum: 4-0-0-0

12. Meeting closed at 2:30 p.m.

Housing Commission Secretary,



Dustin Curtis



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

Resolution # 21-0701-

Resolution Approving Changes to Chapter 4 of the Housing Regulations

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 7 of the Constitution; and

WHEREAS, the Tribal Council is authorized under Article IV, Section 7(a) of the Constitution to enact ordinances and adopt resolutions to provide for the public health, peace, morals, education and general welfare of the Little River Band and its members and to govern the conduct of members of the Little River Band and other persons within its jurisdiction; and

WHEREAS, the Tribal Council is authorized under Article IV, Section 7(f) to create by ordinance regulatory commissions or subordinate organizations and to delegate to such organizations the power to manage the affairs of the Little River Band; and

WHEREAS, the Tribal Council did by Ordinance #04-700-01 create the Housing Commission to oversee and regulate the Tribe's housing with the delegated power in Section 6.01(a) of

that ordinance to develop and adopt regulations governing Tribal housing on Tribal trust or fee lands; and

WHEREAS, the Housing Commission identified the need for a cap on the monthly fees for rental of tribal homes; and

WHEREAS, the Housing Commission determined that Section 3-2 of the regulations is amended so that the monthly rental cap is \$775.00 for all income-based rental units.

NOW THEREFORE IT IS RESOLVED that the Housing Commission approves the redlined changes adopting an amendment to Section 3-2 of the housing regulations to set a maximum rent of \$775.00 for all income-based tribal rental properties; and

IT IS FINALLY RESOLVED that the Housing Commission shall forward this resolution to Tribal Council for adoption.

CERTIFICATE OF ADOPTION

I do hereby certify that the foregoing resolution was duly presented and adopted by the Housing Commission with 3 FOR, 0 AGAINST, 1 ABSTAINING 0 and 0 ABSENT at a regular session of the Little River Band of Ottawa Indians Housing Commission held on - August 16, 24, at the Aki Maadiziwin Community Center in Manistee, Michigan, with a quorum being present for such vote.



Teresa Callis, Chairperson

Distribution: Tribal Council
Housing Department
Unified Legal Department



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 October 2024

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: 6

Leases renewed: 5

New leases: 2

Annual Inspections: 5

Move-out Inspections: 1

Move outs: 1

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: 9

Total Amount of Awards for the Year: \$42,083

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 \$5720.

D. The Housing Department Director along with Teresa Callis and Bill Willis attended session 3 of Tribal Nations Housing Development Assistance Program through MSHDA. This session was held in Mt. Pleasant with the Saginaw Chippewa Tribe hosting. The session went over many Homeownership projects, funding availability for building or purchase by Tribal members. We also toured their new permanent supportive housing building that was about to open to the public. Very nice building with 14 units at a cost of roughly \$5.6 million.

E. October 24th, The Housing Director attended the Grand Traverse Housing Summit in Traverse City, MI. This was informative to see what other options there may be in regard to what the local units of government are doing to address their housing shortages, as this is a state wide issue not just a tribal issue.

F. Krystal Davis, Housing Specialist has provided 5 different elders with a ride to Meijer and Walmart for the month of October in 4 separate trips. She provides this service 1 time a week.

G. The Housing Department attended the October 5th Membership meeting held at the resort. We handed out flyers on our housing programs and a 2025 calendar that provides home safety tips for each month of the year.

H. October 28th and 29th, Kevin Fitzgibbons was on sight from First, Pic to provide some on-site training for self-monitoring, general housing assistance and met with Tribal Council at that time to provide information regarding what is happening in housing on a national front.

I. The Housing department provided candy, prizes and games for the LRBOI Truck n Treat held at the AKI community center on October 25th.

a relative's couch or at the campground so we now have them in a safe, clean home! In October we will be moving in 1 additional individual from the campground.

- M. The request for bids for the demolition portion of the house fire was completed in September and we received only one bid back. This contract will be coming to Tribal Council for approval the first part of October and to be finished before the end of the year.

II. Rental Payment Information for the Month.

- A. Notice of Delinquency issued: 10
- B. Termination Notice(s) issued: 2
- C. Notice(s) to Vacate or Renew: 0
- D. Court Filing(s): 0

III. Condition of Properties.

- A. Maintenance currently has 5 units to complete for a move in. (Two of the units are just finishing touches for completion)

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 80 were rented giving us an occupancy rating of 94%.

- A. Aki has 59 income based rental units of which 55 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 9 units are rented.
- B. Aki has 26 Fair Market rentals and 25 are rented.

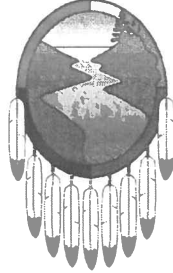
V. Significant Problems and Accomplishments.

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. Build a duplex unit with 2 – 2 bedroom units

End of Report
Tara Bailey, Housing Director
October 10, 2024

Little River Band of Ottawa Indians



Housing Commission Meeting
Aki Maadiziwin Conference Room

November 14, 2024
Agenda

- 1. Prayer**
- 2. Roll Call**
- 3. Approval of Agenda**
November 14, 2024
- 4. Approval of Minutes**
a. October 4, 2024
- 5. Housing Department Update**
- 6. Open session**
- 7. Closed session**
- 8. Policies and procedures**
- 9. General Business**
- 10. Next Meeting Date: December 5, 2024**
- 11. Adjournment**

- J. In September the Housing Director drafted the Indian Housing Plan for Fiscal year 2025. This will be presented to TC and submitted to HUD by October 18, 2024. UPDATE: This was approved and submitted on 10/15/24.
- K. On October 16th the Housing Director attended a tabletop discussion along with LRRCR staff to go over cyber-security for the two properties.
- L. The request for bids for the demolition portion of the house fire was completed in September and we received only one bid back. This contract will be coming to Tribal Council for approval the first part of October and to be finished before the end of the year. UPDATE: The contract was approved by Tribal Council and is set to begin Nov 1 with an end date of 12/31/24 at a total cost of \$21,000 to be paid out of insurance claim proceeds.

II. Rental Payment Information for the Month.

- A. Notice of Delinquency issued: 9
- B. Termination Notice(s) issued: 3
- C. Notice(s) to Vacate or Renew: 0
- D. Court Filing(s): 0

III. Condition of Properties.

- A. Maintenance currently has 4 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 81 were rented giving us an occupancy rating of 95%.

- A. Aki has 59 income based rental units of which 56 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 29 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. LRBOI may be hosting the next quarterly GLIHA meeting at the resort during the month of March 2025.

End of Report
Tara Bailey, Housing Director
November 7, 2024



Little River Band of Ottawa Indians

Housing Commission

Aki Maadiziwin Conference Room

October 4, 2024

1. Opening Prayer:

Chairperson, Teresa Callis called for silent Prayer and meeting to order at 1:00p.m.

2. Roll Call:

Secretary, Dustin Curtis took Roll Call.

| | | |
|---------------------------|-------------------|-------------------|
| Margaret Kowalkowski- yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-absent | | |

Quorum: 4-0-0-1

3. Approval of Agenda: Chairperson Teresa Callas approves agenda. Commissioner Margaret Kowalkowski r seconds. Motion carries.

| | | |
|--------------------------|-------------------|-------------------|
| Margaret Kowalkowski-yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-absent | | |

Quorum: 4-0-0-1

4. Approval of Minutes: Chairperson Teresa Callis approves minutes. Commissioner Margaret Kowalkowski seconds. Motion carries.

| | | |
|--------------------------|-------------------|-------------------|
| Margaret Kowalkowski-yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-absent | | |

Quorum:4-0-0-1

5. Housing Department Update: Director Tara Baily to provide September and October Housing Department update on November 14, 2024 Housing Commission meeting.

6. Open Session: Session started at 1:20 p.m. Housing Commission started outlining the new Fire Safety and prevention chapter nine. We discussed our method of writing this chapter and research locations to aid us in this endeavor.

Open Session ended at 2:15 p.m.

7. Closed Session: Session started at 2:20 p.m. Chairperson Teresa Callis shared a section of the training Director Tara Bailey and herself received at the training session in Mount Pleasant Mi.

Closed Session ended at 2:55p.m.

8. Policies and Procedures: none.

9. General Business: Discussion of possible endeavors building new Housing for tribal members in Muskegon.

10. Next Meeting Date: November 14, 2024.

11. Adjournment: Commissioner: Margaret Kowalkowski moved to adjourn. Chairperson: Teresa Callis seconds. Motion carries.

| | | |
|----------------------------------|---------------------------|--------------------------|
| Margaret Kowalkowski- yes | Teresa Callis- yes | Dustin Curtis-yes |
| Marcella Leusby- absent | | |

Quorum: 4-0-0-1

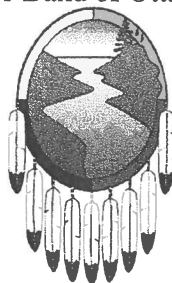
12. Meeting closed at 3:00 p.m.

Housing Commission Secretary,



Dustin Curtis

Little River Band of Ottawa Indians



Housing Commission Meeting
Aki Maadiziwin Conference Room

October 4, 2024
Agenda

- 1. Prayer**
- 2. Roll Call**
- 3. Approval of Agenda**
October 4, 2024
- 4. Approval of Minutes**
September 5, 2024
- 5. Housing Department Update**
- 6. Open session**
- 7. Closed session**
- 8. Policies and procedures**
- 9. General Business**
- 10. Next Meeting Date: November 7, 2024**
- 11. Adjournment**



Little River Band of Ottawa Indians

Housing Commission

Aki Maadiziwin Conference Room

September 5, 2024

1. Opening Prayer:

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

2. Roll Call:

Secretary, Dustin Curtis took Roll Call.

| | | |
|----------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski- yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum: 4-0-0-0

3. Approval of Agenda: Chairperson Teresa Callis approves agenda. Commissioner Margaret Kowalkowski r seconds. Motion carries.

| | | |
|---------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski-yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum: 4-0-0-0

4. Approval of Minutes: Chairperson Teresa Callis approves minutes. Commissioner Margaret Kowalkowski seconds. Motion carries.

| | | |
|---------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski-yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum:4-0-0-0

5. Housing Department Update: Director Tara Bailey submitted August Housing Department report.

6. Open Session: The Housing Commission Discussed Fire safety regulations and what we should include and how to accomplish getting the new chapter written. Chairperson Teresa Callis will be submitting a request to Tribal Council for legal assistance.

7. Closed Session: none.

8. Policies and Procedures: Housing Commission resubmitted resolution 24-0816-01.

9. General Business: Chairperson Teresa Callis to accompany Housing Director Tara Baily to Mt. Pleasant MI. September 30 – October 3, 2024, for a three-day training session.

10. Next Meeting Date: October 4, 2024.

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

| | | |
|----------------------------------|---------------------------|--------------------------|
| Margaret Kowalkowski- yes | Teresa Callis- yes | Dustin Curtis-yes |
| Marcella Leusby- yes | | |

Quorum: 4-0-0-0

12. Meeting closed at 12:15 p.m.

Housing Commission Secretary,



Dustin Curtis

V.E
add



Little River Band of Ottawa Indians Housing Commission

Regular Housing Commission Meetings have been established for
the first Thursday of the month at 10:00 a.m.

Meeting dates and times are listed below.
All meetings shall be held at the Aki maadiziwin Conference Room unless
otherwise specified above.

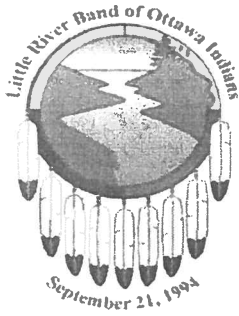
Housing Commission Meeting Dates for 2025

Regular Meetings

January 2, 2025
February 6, 2025
March 6, 2025
April 3, 2025
May 1, 2025
June 5, 2025

July 3, 2025
August 7, 2025
September 4, 2025
October 2, 2025
November 6, 2025
December 4, 2025

Housing Commission Annual Informational Meeting
for all Little River Band of Ottawa Indians Membership
regarding Housing, will be held on
August 7, 2025, at 1:00 p.m. at the
Aki maadiziwin Community Center



Little River Band of Ottawa Indians

Housing Commission

Aki Maadiziwin Conference Room

November 14, 2024

1. Opening Prayer:

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

2. Roll Call:

Secretary, Dustin Curtis took Roll Call.

| | | |
|----------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski- yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum: 4-0-0-0

3. Approval of Agenda: Chairperson Teresa Callas approves agenda. Commissioner Margaret Kowalkowski r seconds. Motion carries.

| | | |
|---------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski-yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum: 4-0-0-0

4. Approval of Minutes: Chairperson Teresa Callis approves minutes. Commissioner Margaret Kowalkowski seconds. Motion carries.

| | | |
|---------------------------------|--------------------------|--------------------------|
| Margaret Kowalkowski-yes | Teresa Callis-yes | Dustin Curtis-yes |
| Marcella Leusby-yes | | |

Quorum:4-0-0-0

5. Housing Department Update: Director Tara Bailey submitted September and October Housing Department reports.

6. Open Session: The Housing Commission Discussed the New Fire Safety Chapter and elected to incorporate the fire regulation into chapter 7 Building Maintenance.

7. Closed Session: The Housing Commission reviewed damage from a previous tenant that recently moved out. The Housing Commission discussed adding a domestic violence policy into the regulations and where to place it.

8. Policies and Procedures: The Housing Commission redesignated chapter 8 of the Housing regulations to its correct reference number R700-01; HC-8

9. General Business: none.

10. Next Meeting Date: Dember 16, 2024.

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

| | | |
|----------------------------------|---------------------------|--------------------------|
| Margaret Kowalkowski- yes | Teresa Callis- yes | Dustin Curtis-yes |
| Marcella Leusby- yes | | |

Quorum: 4-0-0-0

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

Housing Commission Secretary,



Dustin Curtis

Little River Band of Ottawa Indians



Housing Commission Meeting
Aki Maadiziwin Conference Room

December 16, 2024
Agenda

- 1. Prayer**
- 2. Roll Call**
- 3. Approval of Agenda**
December 16, 2024
- 4. Approval of Minutes**
a. November 14, 2024
- 5. Housing Department Update**
- 6. Open session**
- 7. Closed session**
- 8. Policies and procedures**
- 9. General Business**
- 10. Next Meeting Date: January 2, 2025**
- 11. Adjournment**



Little River Band of Ottawa Indians Housing Commission

Regular Housing Commission Meetings have been established for
the first Thursday of the month at 10:00 a.m.

Meeting dates and times are listed below.
All meetings shall be held at the Aki maadiziwin Conference Room unless
otherwise specified above.

Housing Commission Meeting Dates for 2025

Regular Meetings

January 2, 2025
February 6, 2025
March 6, 2025
April 3, 2025
May 1, 2025
June 5, 2025

July 3, 2025
August 7, 2025
September 4, 2025
October 2, 2025
November 6, 2025
December 4, 2025

Housing Commission Annual Informational Meeting
for all Little River Band of Ottawa Indians Membership
regarding Housing, will be held on
August 7, 2025, at 1:00 p.m. at the
Aki maadiziwin Community Center