



Little River Band of Ottawa Indians
Housing Department
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Manistee, Michigan 49660
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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.

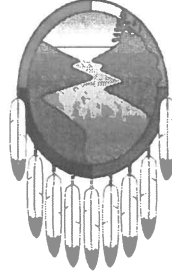
V. Significant Problems and Accomplishments.

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