RECEIVED TRIBAL COUNCIL

2019 FEB -5 AM 9: 41



Little River Band of Ottawa Indians Housing Commission Report to Tribal Council

January 10, 2109

1. Housing Commission Members

Chairperson: Judy Hardenburgh

Secretary: Marcella Leusby Commissioner: Julia Chapman Commissioner: Theresa Callis

Commissioner:

2. Activities for the month of

January 2019

3. Special Concerns of the Commission

- a. Get all resolutions done
- b. Start work on building of 2 new Aki Houses
- c. Have Commission By-Laws done

4. Attachments

- a.Agenda
- b. Stipend
- c. Minutes
- d. Letter to Fair Market Residents
- e. Conflict of Interest Disclosure
- f. Resolutions HC 19-0110-01 and Resolution 19-0110-02
- g. Homeownership Initiative Program HI 100
- h. Housing Department Activity Report

Respectfully,

Marcella Leusby

Housing Commission Secretary

Little River Band of Ottawa Indians



Housing Commission Meeting Aki maadiziwin Conference Room

January 10, 2019

Agenda

1. Prayer

- 2. Roll Call
- 3. Stipend
- 4. Approval of Agenda
- 5. Approval of Minutes
 - a. December
- 6. Department Update
- 7. New Business
 - a. Housing Commission By-Laws

b.

- 8. Public Comment-
- 9. Closed Session

a

- 10. Open Session:
- 11. Policies and Procedures (limit discussion to ½ hour)-
- 12. Next Meeting Date -
- 13. Adjournment



Little River Band of Ottawa Indians Compensation Payment Request **Housing Commission Meeting**

Meeting Held on: January 10, 2019

Members Present at Meeting:
1. Judy Hardenburgh July Hardenburgh Attended Yes No □
2. Julia Chapman Attended Yes X No □
3. Marcella Leusby Maulh Sub Attended Yes No □
4. Theresa Callis
5.
Sandy Lewis Attended Yes M No Campton Attended Yes M No Campton Attended Yes No Meeting start time: Meeting end time: Meeting end time: Meeting end time:
The stipend for this Commission is \$125.00 for attendance.
<u>Certification</u>
By the officer's signatures below, this commission certifies that the meeting identified above took place and the members listed were present and that the stipend be paid to the members present. $ \int_{0}^{\pi} dx dx dx = \int_{0}^{\pi} dx dx dx dx $
Chairperson Signature Date
<u>Navalle Leust</u> Commissioner Signature Date
A DOUBLISSIONER NOUSBURE

Little River Band of Ottawa Indians



Housing Commission Meeting Aki Maadiziwin Conference Room MEETING MINUTES December 13, 2018

The LRBOI Housing Commission meetings for December 13, 2018 at held at the Aki Conference Room. Following are the minutes of that meeting.

1-3. Opening Prayer, Roll Call and Stipend

Commissioner Judy Hardenburgh called meeting to order at 10:05 AM.

Roll Call:

Judy Hardenburgh- Here	Marcella Leusby- Here	
Julia Chapman-by phone	Teresa Callis- Here	

Quorum: 4-0-0-0

Others Present: Elise McGown-Cuellar, Michelle Pepera, Rebecca Liebring

4. Approval of Agenda

Motion to approve the Agenda for December 13, 2018

: Commissioner Teresa Callis moved to accept agenda.

Commissioner Marcella Leusby seconded, motion passed.

Judy Hardenburgh- Yes	Marcella Leusby- Yes	
Teresa Callis- Yes	Julia Chapman- by phone	

Motion carried: 4-0-0-0

5. Approval on Minutes – <u>There were no minutes to approve.</u>

Motion to approve minutes for: Approval of minutes for $\,$

Motion carried by Commissioner

to approve minutes.

Commissioner seconded, Motion carried.

Judy Hardenburgh-	Marcella Leusby-	
Teresa Callis	Julia Chapman- by phone	

Motion carried:

6. Closed Session: Housing Commission had two closed sessions.

10:25 to 10:35 pm. 10:45 am to 12:30 pm

7. Old Business: No old business

8. New Business: Michelle Pepera gave updated Housing Department Activity report. Commission, Housing and lawyers talked of possible sales of 24 houses at Aki. There are 14 fair market and 10 new houses Council want to put up for sale. Housing set up a date and time for Aki tenants to attend this meeting to go over the selling of these houses. Due to low response, Housing cancelled the meeting for the time being. There will be further discussions on the selling of the houses.

9. Public Comment: None

- 10. Next Meeting: January 10, 2019
- 11. Adjournment: Meeting adjourned at 1:15 pm. Commissioner Hardenburgh moved close meeting, Commission Leusby seconded. Motion carried.

Teresa Callis- Yes	Julia Chapman- Yes, by phone	
Marcella Leusby- Yes	Judy Hardenburgh- yes	

Motion carried:4-0-0-0

Respectfully,

Marcella Leusby

Commission Secretary

Little River Band of Ottawa Indians



Housing Commission 2608 Government Center Manistee, Michigan 49660

November 21, 2018

Fair Market Housing Residents,

It has been brought to the attention of the Housing Commission that many of you are interested in purchasing the homes that you are currently living in. In response, the Commission has been working on a program that will assist the residents of fair market homes to purchase their homes.

On December 13, 2018, at 1:00pm and on December 15, 2018, at 10:00am, the Housing Commission will have meetings open to fair market housing residents to discuss purchasing homes. Potential lenders and Housing Department employees will present information about financing purchase of homes and the LRBOI down payment assistance program. If you are interested in purchasing your home, attendance to this meeting is mandatory.

If you have any questions and to RSVP by December 3, 2018, please contact Michelle Pepera in Housing at (231) 398-6875. Please fill out the survey included in this letter and return to the Housing Department by December 3, 2018. Returned survey participants will be entered into a raffle for a prize announced December 3, 2018.

Thank you,

Judy Hardenburgh

Housing Commission Chairperson

¹ All responses will be kept confidential.

Native Independent Home Ownership Program

Name:
Please select what is best describes you:
□ I want to purchase the home I am in.
□ I want to purchase my home but it is not a good time right now.
□ I want to purchase a home, but not here in Aki.
□ I do not want to purchase a home at this time.
☐ I do not have any interest in purchasing my home.
Thank you,
Housing Commission
Please know that your response will be kept confidential.

SAVE THE DATE

December 13, 2018, 1:00pm at AKI Community Center

Or

December 15, 2018, 10:00am at AKI Community Center

Conflict of Interest Disclosure

Conflict of Interest Disclosure
I Teresa (Callis), being a commissioner appointed to the Housing Commission (Commission) declare this to be a full and complete disclosure of any and all conflicts of interest with the Little River Band of Ottawa Indians (Tribe) and the Commission.
I affirm to the best of my knowledge and belief that: a. I am not presently involved in nor a party to any legal actions against the Tribe or the Commission. b. That based upon any prior contracts with the Tribe or Commission, if any, I do not contemplate initiating any legal actions against the Tribe or the Commission; c. That I am not presently involved in any activity or have any outside interests that conflict or suggests a potential conflict with the best interests of the Tribe or the Commission d. I am not involved in nor own any business investments which are related to or connected with the Tribe, its programs, departments, or enterprises which the Commission will be contracting with; e. I do not sit on any boards, commissions, or committees of the Tribe, except as herein disclosed and listed below; (IF NONE, please check (Attach additional pages if necessary)
f. I do not have any conflict with any right of the Tribe or the Commission to property, information, or any other right to own and operate its enterprise, program, or trade free from undisclosed competitions or other violations of such rights of the Tribe; g. I am not applying for, nor receiving, any special services, grants, loans, or other programs provided by the Tribe or Commission, and have no other contracts currently open with the Tribe or Commission, except as herein disclosed and listed below; IF NONE, please check (Attach additional pages if necessary)
g. I do not manage, buy, sell or otherwise have an interest in acquiring, managing, buying, or selling real property, except as herein disclosed and listed below; IF NONE, please check

Conflict of Interest Disclosure

I Marcella enablesing a commissioner appointed to the Monsing Commission (Commission) declare this to be a full and complete disclosure of any and all conflicts of interest with the Little River Band of Ottawa Indians (Tribe) and the Commission.
I affirm to the best of my knowledge and belief that: a. I am not presently involved in nor a party to any legal actions against the Tribe or the Commission. b. That based upon any prior contracts with the Tribe or Commission, if any, I do not contemplate initiating any legal actions against the Tribe or the Commission; c. That I am not presently involved in any activity or have any outside interests that conflict or suggests a potential conflict with the best interests of the Tribe or the Commission d. I am not involved in nor own any business investments which are related to or connected with the Tribe, its programs, departments, or enterprises which the Commission will be contracting with; e. I do not sit on any boards, commissions, or committees of the Tribe, except as herein disclosed and listed below; (IF NONE, please check) (Attach additional pages if necessary)
Elder's Committee
f. I do not have any conflict with any right of the Tribe or the Commission to property, information, or any other right to own and operate its enterprise, program, or trade free from undisclosed competitions or other violations of such rights of the Tribe; g. I am not applying for, nor receiving, any special services, grants, loans, or other programs provided by the Tribe or Commission, and have no other contracts currently open with the Tribe or Commission, except as herein disclosed and listed below; IF NONE, please check (Attach additional pages if necessary)
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Little River Band of Ottawa Indians Housing Commission

2608 Government Center Dr. Manistee, MI 49660 (231) 723-8288

Resolution # HC 19-0110-01

Approving the Selection Process of Tenants in the Aki Elder Complex

- WHEREAS, the status of the *Gaá Čhíng Ziibi Daáwaa Anišhinaábek* (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 6.02(g) to set

forth the criteria for the selection of tenants, including the establishment of priorities for assignment of housing, occupancy, rental, care and management of housing units.

NOW THEREFORE IT IS RESOLVED that the Housing Commission establishes that the Aki Elder's Complex will first be populated by eligible transfers from tribal housing that will open up tribal homes for tribal families and the remainder units will be populated by elders chosen from the waitlist as found in the Housing Regulations and subject to suitability determinations.

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

CERTIFICATE OF ADOPTION

I do hereby certify that the foregoing resolution was duly presented and adopted by the Housing Commission with ______ FOR, ____ AGAINST, _____ ABSTAINING _____ and ____ ABSENT at a regular session of the Little River Band of Ottawa Indians Housing Commission held on January 10, 2019, at the Aki Maadiziwin Community Center in Manistee, Michigan, with a quorum being present for such vote.

Judy Hardenburgh, Chairperson

Distribution:

Tribal Council Housing Department Unified Legal Department





Little River Band of Ottawa Indians Housing Commission

2608 Government Center Dr. Manistee, MI 49660 (231) 723-8288

Resolution # 19 – 0110 - 02

Resolution to adopt Residential Lease for Little River Band of Ottawa Indians Housing Department Rental Units

- WHEREAS, the status of the *Gaá Čhíng Ziibi Daáwaa Anišhinaábek* (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
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- 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 is responsible to review Housing regulations and lease documents to ensure compliance and to update as necessary to meet the needs of the Tribe and its members.
- NOW THEREFORE IT IS RESOLVED, that the Housing Commission approves the proposed lease; and
- IT IS FINALLY RESOLVED that the Housing Commission shall forward this resolution to the Housing Department for implementation.

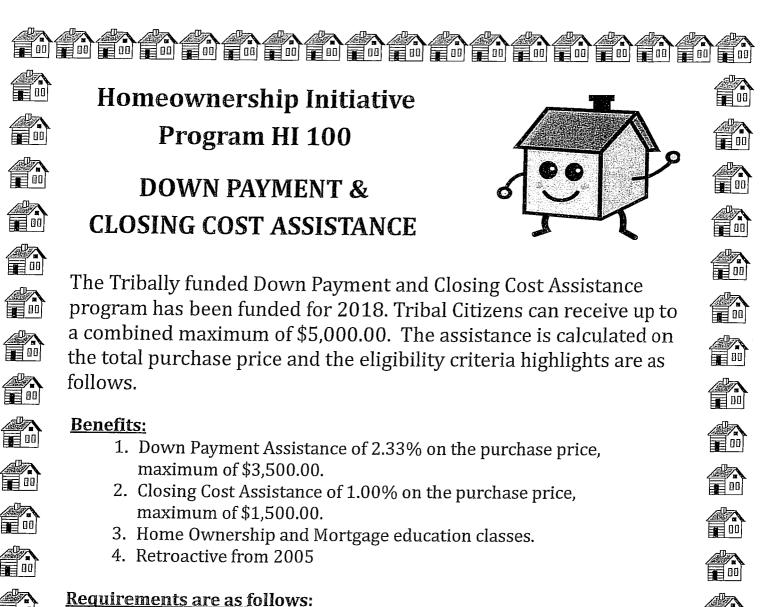
CERTIFICATE OF ADOPTION

I do hereby certify that the foregoing resolution was duly presented and adopted by the Housing Commission with ______ FOR, _____ AGAINST, _____ ABSTAINING ______ and _____ ABSENT at a regular session of the Little River Band of Ottawa Indians Housing Commission held on January 10, 2019, at the Aki Maadiziwin Community Center in Manistee, Michigan, with a quorum being present for such vote.

Judy Hardenburgh, Chairperson

Distribution:

Tribal Council Housing Department Unified Legal Department



1. Must be an enrolled member of the Little River Band of Ottawa Indians

6. Must not have previously accessed funds under this or any other Tribal program that provides down payment and closing cost assistance.

If you are interested in the Homeownership Initiative Program contact:

Chad Gehrke, Home Buyer Education Coordinator, Housing Department

2. Must be 21 years of age

3. Must qualify for a mortgage

7. Must be a single family residence

4. Must not currently own a home/residence

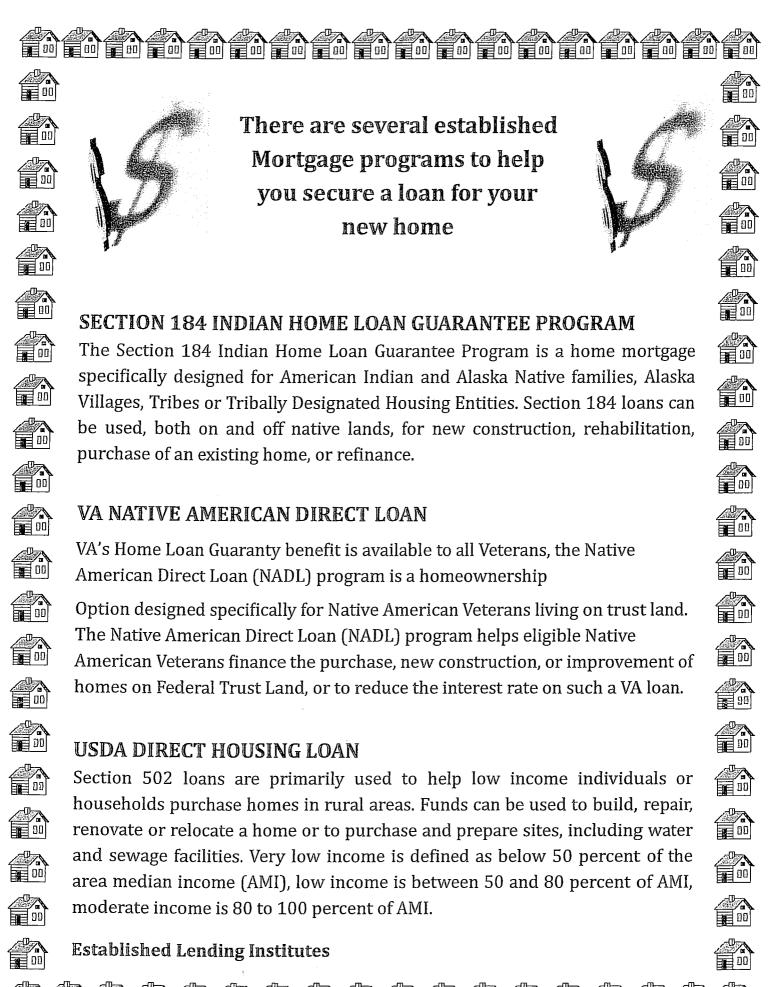
Physical Address: 2953 Shaw Be Quo ung or

Mailing Address: 2608 Government Center Drive.

Manistee, Michigan 49660

Phone 231-398-6878 or email:cgehrke@lrboi-nsn.gov

5. Must be primary residence for at least 10 years





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 For December 2018

I. Housing Activities

- **A.** Construction continues on the Elders Apartment Complex at Aki maadiziwin, building framing and sheathing are going up, the construction schedule is on time.
- **B.** The department met once this month with Elise McGowan-Cuellan Staff Attorney's and Bill Willis, Members Services Lead.
- C. During the month the Department performed the following activities.

Lease renewals due during the month: 9

Leases renewed: 5

New leases: 0

Annual Inspections: 6 Move-out Inspections: 1

Move outs: 1 Transfers: 0

D. Down Payment and Closing Cost assistance grant (HI 100). This program was approved for the Calendar Year of 2018 in the amount of \$75,000, with additional funding of \$15,000.00 by Housing Department budget modification.

Applications received this month: 1

Number of Awards made during the month: 0 Amount of Awards made for the Month: \$0.00 Total Number of Awards made during the Year: 16 Total Amount of Awards for the Year: \$73,611.00

II. Rental Payment Information for the Month.

A. Notice of Delinquency issued: 4

B. Termination Notice(s) issued: 0

C. Notice(s) to Vacate or Renew: 0

D. Court Filing(s): 0

III. Condition of Properties.

A. Please see the attached daily log kept by the Housing Maintenance Technicians. This log is not intended to be an in depth description of the work performed each day, but instead a snap shot of their daily activities.

IV. Number of Units and Vacancies.

LRBOI Housing Department has 69 rental units in total of which 67 were rented giving us an occupancy rating of 98%.

- **A.** Aki has 45 income based rental units of which 45 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 28 low-income family rental units and 28 are rented.
 - 4. Aki has 6 low income family ADA rental units and 6 are rented.
- B. Aki has 24 Fair Market rentals and 22 are rented.
- V. Significant Problems and Accomplishments.
 - A. None
- VI. Plans for the Future.
 - E. Continue construction of the Elders Apartment Complex at Aki maadiziwin.
- VII. Other Information
 - A. None

End of Report Michelle L. Pepera Administrative Assistant January 9, 2019

Attachments: December 2018 daily maintenance log, attachment December Construction photos of the Elder's Complex

Cc: File

Date 12-3 Satted lots / Walks, took Christmis and totes to MP Picked up Cabinet Drawer For repair @ 2723 OC
Repaired Draner
Date/2-4 Safter Shop 10+/Walk regived and assembled Dearer Fox 2723 OC Rekeyed Locksets and Dearbolts For 2589 OC as original Lockset are not smart key style, spoke to Grey about lights
Date 12-5 Salted lots/Walks, Installed wew locksets and dead botts @ 2589 OC as original were not smoot key, got a lote for paint, researched shower repair/replacement for 2589 OC Picked up danged Attic Access panel for replacement @ 2603 OC Mode were panell and painted to Modeh Junged panell
Date 12-10 Cleaned + Salted lots + Walks Cleaned Drives 1- 2nd Cost on new panel for Affic 0 2603 OC 2ut new Seal on 1 2637 OC Back door, Repaired curtain Axford on Slider
ate 12-7 Cleance and sulfal works, Cleaned Drives [Installed Affice Panul & 2003 or Quote From Ma Natural For hardwood floor require 2 2589 OC Got Roote For buse from From Carter, Emiled Courter For Quote on tub unit and Vanity top For 2559 or 17 Annual Inspection & 2696 OC
Annual Inspection a. 2696 OC

Date 12-10 took Plan / Sutter off Brey truck and took to Regar For times, Oil, Trung Fluid charge Opened 2589 OC For Stanky Quote Duct cleaning, Annual Inspection @ 2590 OC reinstalled hundles on locksets @ 2590 oc Rekeyed Lacksets / Deadorts @ 2013 OC, Replaced light bulb in kithere checked Dryer, @ 2644 OC
Date 12-11 Replaced Driver with used required From Shop @ 26440C Picked up gloves From Gillroys, got Quote For More smoother lockeds Ordered Replacement Dryer, Got Quote From Carter For Vanity top/Show wint give to CG, MP, Checked Lockerts For Rekey @ 2640 OC
Date 12-12 Rekeyed Dear I holds and install 2 New smoot Key Lockeds @ 210410 OC Need to install Two More Locked in Garage passes Doors Annual inspection @ 2714 OC, Cleaned Bathroom @ Shap Repaired Electrical Good For tractor glow plucy, cleaned Side walks, Repaired Lockset @ 2005 OC
Date 12-13 Tike out Garbage - Matt took halfday Changed out 2627 oilet Plunger. ordered paint for 2589 along with Baseboard from Carter. Changed Tailethandle in 2615 CC.
ate 12-14 No Sake Ü - Did Home inspection of recent Move out 2589 Or. (Buffet 12hr) Pictual up Dryer to replace Shop extra ve usodio 2644 Or. from Scars

Date 12-17- got quotefor represent microwave for 2589 more out Picked up Point for 2589, cleaned shop, sweep of cleaned bathroom
Picked up Paint for 2589, cleaned shop, sweep & cleaned bathroom
NoJaka
Date 12-18 installed cannot down for 2723 FR reasons since
Date 12-18 installed cannot drawfor 2723 ER, repaired garage door opener for 2641. Fixed Receipt 15505 with Galrays Took care of receipts for the week, Placed order for locksets 3 Deadbolts, Made
receipts for the week, Placed order for locksets ? Dead bolts, Made
Support for Michelles Monitor, Estimate Cost for repairs on 2589
E. Man Gan Ne- Quong, No Jake
Date 12-19 ordered dryer for 2678 TC. Diagnosed Old Washold is worn). I. Hed grant Sinkhold next to Akt Exterior lamps across from Akikitaba: Whenever the numbers for 7589 (Adjusted Accordingly) No Take.
Date 12-20 Halfday For Matt, Picked up Washer For 2678 3 installed Picked up tools for Shop from Q. Irays No Jako
,
ate 12-21 Picked up Drain Cleaning tool: Cleaned Main Drain out at 12695 Elders Row Also, Cleaned Here

Date 12-24 1/2 Day Holiday
Date 12-25 Holiday
3
Date 12-26 Closed
ate 12-27 Clased
ste 12-28 Clased thru January 164
12-29 - Closed
12 30 - Closed
2-31 - Holiday
-1- Hohazy

