

Little River Band of Ottawa Indians
Housing Commission
Aki Maadiziwin Conference Room
October 07, 2021

1. Opening Prayer

2. Roll Call: Margaret Kowalkowski took roll call.

Margaret Kowalkowski- here	Julia Chapman-here	
Teresa Callis-here	Marcella Leusby-here	

Quorum: 4-0-0-0

Visitors:

Natasha Myhal: is Anishinaabe Ojibwe (enrolled Sault Ste Marie Tribe of Chippewa Indians) and is working on a project with Little River Band of Ottawa Indians Natural Resources.

Rebecca Liebing: stopped in to inform us about her resignation and to say good-bye.

3. Approval of Agenda:

a. October 07, 2021

Commissioner: Marcella Leusby made motion to approve the Agenda. Commissioner: Margaret Kowalkowski second the motion. Motion carried with corrections made.

Margaret Kowalkowski-yes	Julia Chapman-Abstain	
Teresa Callis-yes	Marcella Leusby-yes	

Quorum: 3-0-0-1

4. Approval of Minutes:

a. September 2, 2021

Commissioner: Marcella Leusby made motion to approve Minutes. Commissioner: Margaret Kowalkowski second the motion. Motion carried.

Margaret Kowalkowski-yes	Julia Chapman-Abstain	
Teresa Callis-yes	Marcella Leusby-yes	

Quorum: 3-0-0-1

5. Housing Department Update:

Natasha Myhal gave a presentation of what she does in Natural Resources and a time-line of 8 months she will be with us.

meeting.

6. Unified Legal Update:

Elise McGowen-Cuellar was present and brought to our attention that Chapter 6 was reopened by Ron Whittenburg, which could change number of pets from 2 to 3 or 4.

7. Closed session:

a. 11:00 am Closed meeting hearing.

b. 11:55 am We went back into Open Session Meeting.

8. General Business: none

9. Open Sessions: none

10. Policies and Procedures:

We are waiting for Chapters 3 and 6 to be approved by Tribal Council.

11. Public Comment:

Tenant at Elder Complex said visitors cannot use side door for entry, therefore they must walk around the building to come in.

12. Next Meeting Date:

November 04, 2021

13. Adjournment:

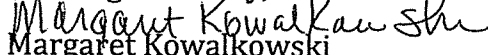
Commissioner Teresa Callis motions to adjourn meeting. Commissioner Marcella Leusby seconds. Motion carried.

Meeting closes at 12:30 pm.

Margaret Kowalkowski- yes	Julia Chapman- yes	
Teresa Callis- yes	Marcella Leusby- yes	

Quorum: 4-0-0-0

Housing Secretary,


Margaret Kowalkowski

Acting Secretary

Little River Band of Ottawa Indians

Housing Commission

Aki Maadiziwin Conference Room

October 21, 2021

1. Opening Prayer:

Chairperson: Teresa Callis called the meeting to order at 10:00am, following a silent prayer.

2. Roll Call: Teresa Callis took roll call.

Margaret Kowalkowski- here	Julia Chapman-here	
Teresa Callis-here	Marcella Leusby-here	

Quorum: 4-0-0-0

3. Approval of Agenda: October 21, 2021.

Commissioner: Marcella Leusby approves the Agenda. **Commissioner:** Julia Chapman seconds. **Motion carried.**

Margaret Kowalkowski-yes	Julia Chapman-yes	
Teresa Callis-yes	Marcella Leusby-yes	

Quorum: 4-0-0-0

4. Approval of Minutes: *October 07, 2021*

Commissioner: Marcella Leusby approves Minutes. **Commissioner:** Julia Chapman second, **Motion carried.**

5. Department Update: none

6. Unified Legal Update: none

7. Closed Sessions: None

8. General Business: Discussed the discrepancy on the lease concerning the \$6000. required income without counting the per-cap as the only income at time of signing the lease.

9. Open Session: None

10. Policies and Procedures: Teresa Callis our Chairperson went over how to run our meeting in a more professional manner.

12. Next Meeting Date: November 4, 2021

13. Adjournment: Commissioner Marcella Leusby makes a motion to adjourn the meeting. Margaret Kowalkowski seconds. **Motion carried.**

Margaret Kowalkowski- yes	Julia Chapman-yes	
Teresa Callis-yes	Marcella Leusby-yes	

Quorum:4-0-0-0

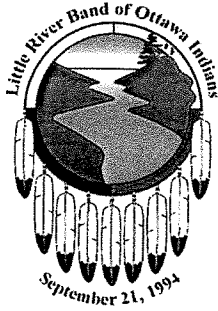
Meeting closes at 12:00pm.

Housing Secretary,

Margaret Kowalkowski

Margaret Kowalkowski

Acting Secretary



Little River Band of Ottawa Indians
Housing Department
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HOUSING DEPARTMENT
Report to Housing Commission
For October 2021

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: 9

Leases renewed: 10

New leases: 0

Annual Inspections: 0 (Annual inspections on hold still due to COVID)

Move-out Inspections: 1

Move outs: 0

Transfers: 1

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

Applications received this month: 3

Total Number of Awards made during the Year: 12

Total Amount of Awards for the Year: \$55,309

The Housing Department has assisted with \$2,705,600 in home loans for tribal members through the Down Payment and Closing Cost assistance Grant for FY 2021!

C. The vacant maintenance position has not been filled; the position has been reposted.

D. Amber Shepard attended NAIHC Pathways training in Washington, DC on October 4-8th. She has passed the exam and is now certified to do Pathways training that involves helping tribal members become more acquainted with home ownership, credit and budget counseling.

E. Housing assisted with the annual Trunk or Treat event held at the Aki building on 10/29 for the community by providing candy and bowls to all the elders of the elders building, Meijer gift cards to winners of pumpkin decorating contest and providing the pumpkins and painting supplies for the pumpkin contest.

F. In October the maintenance staff each received a wage increase so that their wages are more in line with outside community. This will hopefully allow us to get some applicants for the current vacant position and also keep the trained, well-seasoned and knowledgeable maintenance staff we do have.

G. The 2022 Indian Housing Plan has been submitted to HUD for review. The projected IHBG amount we are expecting is \$267,054.

II. Rental Payment Information for the Month.

A. Notice of Delinquency issued: 8

B. Termination Notice(s) issued: 3

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

D. Court Filing(s): 0

III. Condition of Properties.

- A. Nothing major has occurred this month regarding our units.
- B. Maintenance currently has 1 unit to complete for a move in at this time.

IV. Number of Units and Vacancies.

LRBOI Housing Department has 81 rental units in total of which 78 were rented giving us an occupancy rating of 96%.

- A. Aki has 55 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 28 low-income family rental units and 28 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 24 are rented.

V. Significant Problems and Accomplishments.

- A. Custom Sheet Metal and Heating, Inc. will begin doing the annual maintenance inspections on November 1st for all units except the elder's complex. Matt from maintenance will be conducting those inspections and changing out furnace filters.
- B. November 1st, the Housing department will begin taking rental payments only at the housing office. A new pull up mailbox has been installed for this purpose and during the month of November a new camera will be installed on the AKI building as a precaution for the mailbox. We have only received 1 complaint on this new process and that was from a resident who likes to pay in cash and now will have to do so by check or money order. Previously, we only had about 4 residents out of 81 that were paying with cash, so the change does not affect a large number of our residents.
- C. A total of \$38,831 has been spent out of the Emergency Rental Assistance program leaving a balance of \$343,408 still available in the program.
- D. A plan for the Emergency Mortgage Fund has been completed and sent to the Treasury for approval. This program will assist tribal members with financial assistance if they are in arrearages with the home mortgages, utilities, HOA fees, taxes or other items they may need to assist them to stay in their home. During the quarterly GLIHA meeting on 10/27-28, it was discussed that due to the volume of submissions and other programs the Treasury is in charge of at this time, we may not get an approval until the beginning of the year.

VI. Plans for the Future.

- A. In the 2022 Indian Housing Plan, we put that we would be working towards finding out what our tribal membership needs are and devising a plan to where to build and what we need to build for membership. This was also discussed with TC; therefore, the Housing Director will be working towards a strategic plan for the Housing Department in the coming months.

VII. Other Information.

End of Report
Tara Bailey, Housing Director
November 3, 2021