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Little River Band of Ottawa Indians



Housing Commission Meeting
Aki maadiziwin Conference Room

Agenda
October 6, 2022

1. Prayer
2. Roll Call
3. Approval of Agenda
 - a. *October 6, 2022*
 - b.
4. Approval of Minutes
 - a. *September 1, 2022*
 - b.
5. Department Update:
6. Unified Legal Update
7. Closed Session:
 - a.
8. General Business:
 - a.
9. Open Session
10. Policies and Procedures
11. Public Comment
12. Next Meeting Date: *November 3, 2022*
13. Adjournment

Little River Band of Ottawa Indians

Housing Commission

Aki Maadiziwin Conference Room

September 1, 2022

1. Opening Prayer:

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

2. Roll Call:

Secretary, Margaret Kowalkowski took Roll Call.

Margaret Kowalkowski- here	Julia Chapman-here	Robert Deboer-absent
Teresa Callis-here	Marcella Leusby-here	

Quorum: 4-0-1-0

3. Stipend sheet signed by Commissioners.

4. Approval of Agenda:

Commissioner, Marcella Leusby makes motion to approve the agenda.

Commissioner, Margaret kowalkowski seconds. Motion carries

Margaret Kowalkowski-yes	Julia Chapman-yes	Robert Deboer-absent
Teresa Callis-yes	Marcella Leusby-yes	

Quorum: 4-0-1-0

5. Approval of Minutes:

Commissioner Marcella Leusby makes motion to approve the minutes,

Commissioner, Teresa Callis seconds. Motion carries.

Margaret Kowalkowski- yes	Julia Chapman-yes	Robert Deboer-absent
Teresa Callis-yes	Marcella Leusby-yes	

Quorum: 4-0-1-0

6. Housing Department Update: Housing Director, Tara Bailey passed out the August monthly report. Tara went over the reports with us. Tara also informed us that the entrance road will be worked on for the water drainage problem and repaved on October 3, 2022.

7. Unified Legal Update: none

8. Closed Session: (a) Hearing was scheduled for 11:00 a.m. We didn't start until 11:30 the tenant had the time for then.

Open Session: (b) We went back into open session meeting at 12:15 p.m.

10. General Business: none

11. Policies and Procedures: none

12. Public Comment: none

13. Adjournment: Commissioner Teresa Callis moves to close. Commissioner Marcella Leusby seconds. All approved.

Margaret Kowalkowski- yes	Julia Chapman- yes	Robert Deboer-absent
Teresa Callis- yes	Marcella Leusby- yes	

Quorum: 4-0-1-0.

Meeting closed at 1:00 p.m.

Housing Secretary,

Margaret Kowalkowski

Margaret Kowalkowski



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 September 2022

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: 0
 - Move outs: 0
 - 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: 8
 - Total Amount of Awards for the Year: \$33192
- C. The vacant maintenance position has been filled and the new Maintenance staff member will begin in October.
- D. The Emergency Rental Assistance program has received 3 new applications in the month of September and has assisted with \$8016 in assistance in September. There was two denials for the month due to over income. The program ended on September 30.
- E. The new Homeowners Assistance Fund received 3 applications in the month of September with 1 denial based on over-income. The program provided assistance in the amount of \$16,535 for September.
- F. The 5-home project in AKI is moving closer to completion, the completion date was for September 30th and they are nearly done but we cannot get the utility companies out to complete connections until first part of October. Once the connections are made for electric and water, we should be able to receive our occupancy permits. Housing staff is working on completing the process of eligibility for new move ins and we are hopeful to have all 5 units occupied by the end of October.
- G. The Housing Director presented a new Emergency Home Repair program to Tribal Council and is currently working on requested changes as a result of the meeting. The new changes will be provided to TC early in October. The funds will be from the BIA ARPA funds.
- H. The Housing Director is working on the 2023 Indian Housing Plan that will be presented to TC in early October so that we can meet the October 15th deadline for submisison. The amount forecasted to be allocated to LRBOI for 2023 is \$350,320.

II. Rental Payment Information for the Month.

- A. Notice of Delinquency issued: 6

- B. Termination Notice(s) issued: 1
- C. Notice(s) to Vacate or Renew: 0
- D. Court Filing(s): 0 (There was an eviction hearing held on August 1st which resulted in not an actual eviction but the resident agreeing to move out by September 30th. This was a result of non-payment of rent) UPDATE: The tenant has requested a few extra days to remove their items from their unit. This has been granted, their rent will be prorated for the month of October until such time as they turn their keys in; giving possession back to the Housing Department.

III. Condition of Properties.

- A. Nothing major has occurred this month regarding our units.
- B. Maintenance currently has 2 units to complete for a move in at this time.
- C. Annual inspections of units have commenced and with the exception of the two units still needing follow up, the rest of the units have been in good condition.

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 97%.

- A. Aki has 55 income based rental units of which 53 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 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 25 are rented.

V. Significant Problems and Accomplishments.

VI. Plans for the Future.

- A. On October 3, 2022 the road up to AKI community will be getting a face lift. The road will be repaved and improved for water drainage. Information will be provided to the community members of AKI beforehand. UPDATE: The new date for start of project is 10/10/22.

VII. Other Information.

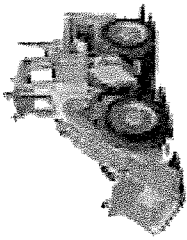
The Housing Department quarterly flyer was sent out to all residents and is attached.

October 17th and 18th will be the next Fall Clean up dates for clean up within the community.

End of Report
Tara Bailey, Housing Director
October 6, 2022

Aki Maadiziwin

CONSTRUCTION NOTICE



Starting around the first week in October our Entryway road (Shaw Be Quog) will be getting resurfaced, please be patience while this road repair is being done. Please allow yourself more time in entering and exiting the community as there will only be one lane open at a time, and **PLEASE SLOW DOWN!!**

WINNERS from the Housing Commission Survey were: Charlotte Vega, Grace Hendler, Piper Denman, Stephen Dysard, Rosanne Compton, Andrew Holguin, Susanne Recob, Patricia Snyder, Juanita Antoine, James Stone, Jason Verdi, Vicki Glover, Christine Wilson, Michael Pannill, Kathy Sam, June Stanfield & Sandra Anderson, all winners have been notified and the Commission would like to thank everyone who participated in the survey!

Fall Clean Up Notice

Curb Side Service

Please set your items to the road by October 17, 2022, and the Maintenance Tech's will come around and pick up your items, once they pick up at your home they will not be coming back, so make sure everything is out the first time. Items that are not allowed are tires, yard waste, liquid flammables and Freon appliance's. Please refrain from putting your own items in the dumpster's. Any questions please call the Housing Office @ 231-398-6875.

Affordable Connectivity Program

is an FCC benefit program that helps ensure that households can afford the broadband they need for work, school, healthcare and more.

The benefit provides a discount of up to \$30 per month toward internet service for eligible households and up to \$75.00 per month for households on qualifying Tribal lands, check it on line to see if you qualify @ www.fcc.gov/acp

Just a Friendly Reminder

The sidewalks are intended for walking and riding your bike. **PLEASE** do not park your vehicles on the sidewalks. We thank you & your neighbors Thank you! :)

If you would like your rental payment receipt emailed to you every month, just email Michelle @

michellepepera@lrboi-nsn.gov

Custom Sheet Metal & Heating LLC, will be calling you to set up an appointment to have your HVAC system fall maintenance done, **PLEASE** answer your phone or if you miss their call please call them back to set up your appointment—231-464-5436

Michigan's Marijuana Law

With recent marijuana law changes Housing Tenants have been asking what does that mean for LRBOI Housing Tenants? Marijuana is still illegal under federal law and LRBOI is a drug-free community, that includes medicinal or recreational.

Clip & Save

Please regularly check the calendar for any updates to the Tribal Government Center Schedule

⇒ Fall Membership Meeting

October 8, 2022 @ LRGR

⇒ Pavilion will be closing on October 10, 2022

⇒ Daylight Savings Time Ends

November 6, 2022

⇒ Veterans Day - November 11, 2022

Government Office's Closed

⇒ Thanksgiving - November 24, 2022

November 24 & 25 Government Office's will be closed in observance of Thanksgiving Day

CHRISTMAS HOLIDAY CLOSURE!

The Ogema has declared the Government Offices will be closed for official business over the Christmas Holiday! We will be closed at noon on Friday, December 23, 2022 and reopen Tuesday January 3, 2022 @ 8:00 a.m.

The Housing Maintenance will be on call for **Emergencies** only. Please contact Matthew Alexander at 231-690-7181, if you are unsure your issue is an emergency please call and he will advise. Please be sure to leave a message if he does not answer and he will get back to you in a timely matter. If Matthew is unable to service you he will contact the appropriate entity.

Please be sure your driveways are clear of all miscellaneous items. Our snow blower has sheer pins and any obstruction, even a toy, will cause the pins to sheer off and the machine will be down until the pin (s) can be replaced. That will just delay the removal of snow from your driveway and others.



Little River Band of Ottawa Indians
Housing Department
2608 Government Center Drive
Manistee, Michigan 49660

The Housing Department's COVID -19 Emergency Rental Assistance Program will be ending September 30, 2022.

Spread the Word !!

Do you know a Tribal Homeowner who is behind in paying their mortgage, property charges, or utilities because of COVID -19? The Homeowners Assistance Fund may be able to assist. Eligibility requirements: Must be at least 18 years old - Have at least one household member enrolled in LRBOI - Must be owner of record - Must be homeowner's primary residence - No geographical limitations

Contact: Krystal Davis - 231-398-6878 Email: lrboihousing@lrboi-nsn.gov



Please remember there is
No Smoking in LRBOI rental units

The Housing Department would like to remind everyone with the cold weather fast approaching to disconnect your garden hoses from the outdoor water faucet, this is to drain the faucet and keep it from freezing.



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SECTION 184 LOAN GUARANTEE PROGRAM

The Section 184 Indian home Loan Guarantee program is a home mortgage specifically designed for Native Americans and Alaska Native families, Alaska Villages, Tribes or Tribally designated Housing Entities. Section 184 loans can be used, both on and off native lands, or new construction, rehabilitation, purchase of an existing home or refinance.

The Housing Department has funding to help you with Down payment & Closing Cost Assistance

Homeownership Initiative Program HI 100

Tribal Citizens can receive up to a combined maximum of \$5000.00. The assistance is calculated on the total purchase price and the eligibility criteria highlights are as follows.

If you are interested in the Homeownership Initiative Program contact:

Tara Bailey at 231-398-6879 or email: tarabailey@lrboi-nsn.gov