

Little River Band of Ottawa Indians



**Housing Commission Meeting
Aki maadiziwin Conference Room**

October 2, 2025

Agenda

- 1. Prayer**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minute**
 - a. September*
 - b.*
- 5. Department Update:**
- 6. Closed Session:**
- 7. General Business:**
- 8. Open Session:**
- 9. Public Comment:**
- 10. Next Meeting Date: November 13th, 2025**
- 11. Adjournment**

Little River Band of Ottawa Indians



Housing Commission Monthly Meeting

Aki Maadiziwin Conference Room

Month: September 12, 2025

1-3. Opening Prayer, Roll Call and Stipend

Guest: Connie Waitner and Linda Andre

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

Marcella Leusby: here		
Teresa Callis: here		

Quorum: 2-0-0-0

4. Approval of Agenda:

Commissioner Marcella Leusby approves agenda, Commissioner Teresa Callis seconds, motion carries.

Marcella Leusby: yes		
Teresa Callis: yes		

Quorum: 2-0-0-0

5. Approval of Minutes:

Commissioner Teresa Callis approves minutes for August, Commissioner Marcella Leusby seconds, motion carries.

Marcella Leusby: yes		
Teresa Callis: yes		

Quorum 2-0-0-0

6. General Business: Tara gave her monthly report. She reported there has been a hold up getting the street light job. The company is waiting for the parts, they are on back order as of now.

One of the questions asked was if there were surveillance cameras at Aki. We have four: one at the Aki building, one at the Elders apartments, one at the top of the hill and one at the playground. Our tribal police and Michelle have access to the cameras.

A suggestion was brought forth for the Commission to write a Blight and Fine law for Aki. We will be checking into this in the near future. Along with doing a safety class for the Aki residents. The Commission still would like to start a quarterly meeting with the Aki residents to go over any problems their having at Aki and how we can them.

Teresa introduced Linda Andre as our new Commissioner. Welcome aboard Linda! She can't attend the meetings as a commissioner until she gets sworn in. We contacted the Court and they informed us she could go out after our meeting and get sworn in as a new Housing Commissioner.

Teresa introduced Connie Waitner as our new Council member, Welcome Connie! Seeing that we had two new members aboard we decided to have a Question-and-Answer period.

One of the suggestions brought up was that we write a small information report on the Housing Commission and what we do. Then we need to start going to some of the membership meetings to hand out our information sheet, so members know what we do as a Commission.

The timing of the Housing Department report deadline and the Commission meeting were discussed, and it was agreed that the Commission meeting should be moved to the second Thursday of the month.

7. Public Comment: none

8. Closed Session: Teresa and Marcella at 12:00 pm.

9. Adjourn: 12:55 pm

10. Next Meeting: October 2nd, 2025

Housing Commission Secretary,





Little River Band of Ottawa Indians

Housing Department

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HOUSING DEPARTMENT

Report to Housing Commission

For September 2025

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: 3

New leases: 0

Annual Inspections: 4

Move-out Inspections: 2

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:

Total Amount of Awards for the Year: \$29,733

- C. The Homeowners Assistance Fund received 1 new application this month, 0 denial. The program has been in assistance since 2022 and a remaining balance of \$0. The final report for this grant is due in November and we will be closing out this grant. This is the final COVID type grant that housing has.
- D. For the month of August, the weekly ride to the store for our AKI elders occurred 4 times for 3 different elders.
- E. The new lines for the streetlights in the AKI community is almost complete, the completion date is slated for the first full week of October. On Monday, Sept 29th the contractor did hit a major electrical line and Consumers had to come out to fix, residents were without power for several hours.
- F. Housing Director completed the FY2026 Indian Housing Plan that needs to be submitted by October 20th to HUD for acceptance. The estimated amount for FY is \$596,887. The plan will be taken to TC beginning of October for approval to sent to HUD.

II. Rental Payment Information for the Month.

- A. Notice of Delinquency issued: 10
- B. Termination Notice(s) issued: 6
- 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.
- B. 28 Work orders were completed in the month of September.

IV. Number of Units and Vacancies.

LRBOI Housing Department has 84 (we have 86 but 2 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 95%.

A. Aki has 58 income based rental units of which 54 were rented during the month as follows:—

1. Aki has 9 low income elder designated rental units and 8 units are rented.
2. Aki has 2 low income elder ADA designated rental units and 2 are rented.
3. Aki has 31 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 10 units are rented.

B. Aki has 26 Fair Market rentals and 26 are rented.

V. Plans for the Future.

- A. Do a RFP for the rebuild of the lost home in AKI.
- B. Complete and put out for bid RFP for Housing Needs Assessment.
- C. Complete and put out for bid a RFP for a consultant out of the MSHDA Pre-Development grant not to exceed \$75,000.

End of Report
Tara Bailey, Housing Director
October 2, 2025