



V.E.

Little River Band of Ottawa Indians Housing Department

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Manistee, Michigan 49660
231-723-8288

HOUSING DEPARTMENT Report to the Housing Commission For April 2023

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: 3

Leases renewed: 5

New leases: 0

Annual Inspections:

Move-out Inspections: 1

Move outs: 0

Transfers: 1

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

Applications received this month: 0

Total Number of Awards made during the Year: 2

Total Amount of Awards for the Year: \$7127

- C. The Homeowners Assistance Fund received two (2) new applications this month. The program has provided \$74,502 in assistance since it began in 2022 and \$544.07 in assistance in the month of April.

- D. The Housing Director has submitted a budget request to the Treasury department for the HAF program, transferring funds from mortgage assistance to displacement line item as we are seeing requests not for assistance with mortgages but for assistance with items in their home such as roofs, windows, etc that would allow them to keep their home habitable and prevent displacement.

II. Rental Payment Information for the Month.

- A. Notice of Delinquency issued: 9

- B. Termination Notice(s) issued: 2

- 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 4 units to complete for a move in at this time.

- C. Units inspected this month are in safe and decent conditions; except for two units that are requiring follow up inspections due to the condition of their unit.

IV. Number of Units and Vacancies.

LRBOI Housing Department has 86 rental units in total of which 81 were rented giving us an occupancy rating of 94%.

- A. Aki has 60 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 33 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.

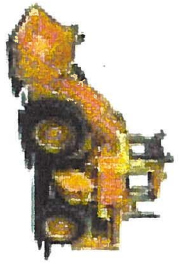
V. Significant Problems and Accomplishments.

VI. Plans for the Future.

- A. Purchase a new snow plow truck for maintenance
- B. Start the RFP process for new roofs for the 12 original homes in AKI
- C. Look at the updates needed for the elders complex including providing activities for elders
- D. Start the RFP process in getting blue prints for the maintenance garage expansion
- E. The week of June 5 will be Spring Clean up within the AKI community.
- F. Would like to do a community event in the AKI playground/pavilion this summer with other departments attending and offering events/handouts for the residents and children of the community. Tentative date July 19, 2023.

End of Report
Tara Bailey, Housing Director
May 3, 2023

Aki Maadziwin CONSTRUCTION NOTICE



We will begin the construction of Aki road repairs on 5/4/2023 & will continue for several weeks, for the entryway road & neighborhood, also this summer we are going to repair the streetlights to have them fixed permanently, so you may experience streetlight outages periodically. Thank you for your patience

Fire Safety Tips

MAKE a home escape plan, Draw a map of your home showing all doors & windows. Discuss the plan with everyone in the home.



HAVE an outside meeting place (like the light pole or mailbox) a safe distance from the home where everyone should meet.

PRACTICE your home fire drill at night & during the day with everyone in your home, twice a year

Just a Friendly Reminder



The sidewalks are intended for walking and riding your bike. Under Housing

Regulation # R700-01:HC- Section 4-4. Parking (in part) Failure to park in designated areas can result in public safety issuing a citation and/or the vehicle being towed away at the owner's expense. We thank you & your neighbors Thank you! :)

Michigan's Marijuana Law Update

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.

Housing Commission Meeting Dates 2023

Regular Housing Commission meetings have been established for the first Thursday of each month starting at 10:00 a.m. All meetings held at Aki Conference Room

May 4, 2023	September 7, 2023
June 1, 2023	October 5, 2023
July 6, 2023	November 2, 2023
August 3, 2023	December 7, 2023

Annual Informational Meeting for all LRBOI Membership

on August 3, 2023 at 1:00 p.m. at Aki maadziwin Community Center
Dates, times and location maybe changed without notice

The Housing Department now has it's own email, if you have any concerns, questions or needs etc.. Please email us at lrboihousing@lrboi-nsn.gov

Spring Clean Up Notice

Curb Side Service

Please set your items to the road by June 5, 2023, 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 appliances. Please refrain from putting your own items in the dumpster's

Any questions please call the Housing Office @ 231-398-6875.



Clip & Save Little River Tribal Events

Listed below are just a few events going on in your Tribal Community. Watch for more events and details in the next Currents

- Memorial Day May 29, 2023
Government Office's Closed
- Independence Day July 4, 2023
Government Office's Closed
- Jiingtamok 2023 — Pow Wow
July 15 & 16, 2023
at the Tribal Gathering Grounds
- 2023 Anishnabe Family Language & Culture Camp July 28 & 29, 2023
at the Tribal Gathering Grounds
- Labor Day September 4, 2023
Government Office's Closed
- **SAVE THE DATE** —
20th Annual Sturgeon Release
September 09, 2023
- Reaffirmation Day September 21, 2023
Government Office's Closed
- Fall Membership Meeting
October 7, 2023 @ LRCR

If you would like your rental payment receipt emailed to you every month, just email Michelle @ michellepepera@lrboi-nsn.gov

Please remember there is **No Smoking** in LRBOI rental units



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

Are you interested in owning or building your own home?

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

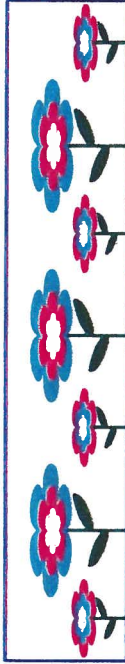
Homeownership Initiative Program HI 100

Tribal Citizens can receive up to a combined maximum of \$5000.00.

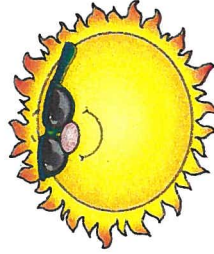
The assistance is calculated on the total purchase price of the mortgage.

If you are interested in the Homeownership Initiative Program contact:

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



The Pavilion will be opening for the
Summer Season on
May 8, 2023
and with warmer
weather come's out-
door fun!



With that in mind we
would like to ask every one to be respect-
ful of your neighbor's right to the
peaceful enjoyment of their residences
and yards. When your children are using
the playground please be sure they are be-
ing monitored so as to avoid misbehaving.
We have had some instances of this which
only adds to the importance of the
parent's responsibility for their children.
Quite time shall be from 10 p.m. - 8:00 a.m.

What's Your Number??

Please update your phone
number with the Housing
Department that way to

set up an appointment for maintenance
or a 3 party delivery we will have the
right number on file to reach you.

Thank you in advance for your cooperation.



For residents who have pets this is a reminder

Under Chapter 6, Section 4. Animal Control

Pet care and control. All pets must be housed
within the rental unit and no facilities can be
constructed outside of the unit for any pet. No
animal shall be permitted to be loose and if the
pet is taken outside it must be on a leash and
kept off other tenants' lawns. For the safety
of the community, all authorized pet (s) must
be under the control of an adult. An unleashed
pet, or one tied to a fixed object including but
not limited to the housing unit, and left unat-
tended is not under the control of an adult.
Questions about pets call 231-398-6878

Little River Band of Ottawa Indians



Housing Commission Meeting
Aki maadiziwin Conference Room

May 4, 2023
Agenda

1. Prayer
2. Roll Call
3. Approval of Agenda
 - a. *May 4, 2023*
 - b.
4. Approval of Minutes
 - a. *April 6, 2022*
 - b.
5. Housing Department Update
6. Legal Update
7. Closed Session
 - a.
8. Open Session
9. General Business
10. Policies and Procedures
11. Public Comment
12. Next Meeting Date
June 1, 2023
13. Adjournment

Little River Band of Ottawa Indians

Housing Commission

Aki Maadiziwin Conference Room

April 6, 2023

1. Opening Prayer:

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

2. Roll Call:

Secretary, Margaret Kowalkowski took Roll Call.

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

Quorum: 4-0-0-1

3. Approval of Agenda: Commissioner Teresa Callas approves agenda. Commissioner Marcella Leusby seconds. Motion carries.

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

Quorum: 4-0-0-1

4. Approval of Minutes: Commissioner Marcella Leusby approves minutes Commissioner Margaret Kowalkowski seconds. Motion carries.

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

Quorum: 4-0-0-1

5. Housing Department Update: Director Tara Bailey submitted February and March housing department reports.

6. Legal Update: none

7. Closed Session: First hearing started at 11:15 a.m. ended at 12: 45 p.m. The Second Hearing started at 1:00 p.m. Finished at 2:10 p.m.

8. Open Session: reconvened at 2:15 p.m.