

**Little River Band of Ottawa Indians**



**Housing Commission**

**Aki Maadiziwin Conference Room**

**March 7, 2024**

**1-3. Opening Prayer, Roll Call and Stipend**

**Roll Call: Chairperson Terea Callis calls meeting to order at 10:15 am.**

<b>Margaret Kowalkowski: here</b>		
<b>Teresa Callis: here</b>	<b>Marcella Leusby: here</b>	

**Quorum: 3-0-0-0**

**4. Approval of Agenda: No agenda**

**Commissioner approves agenda, seconds. Motion carries.**

<b>Margaret Kowalkowski:</b>		
<b>Teresa Callis:</b>	<b>Marcella Leusby:</b>	

**Quorum: 0-0-0-0**

**5. Approval of Minutes: None**

**Commissioner approves minutes for August. Commissioner seconds, motion carries.**

<b>Margaret Kowalkowski:</b>		
<b>Teresa Callis:</b>	<b>Marcella Leusby:</b>	

**Quorum:0-0-0-0**

**6. General Business: Talked of possible new person to join the Housing Commission.**

**Discussed some changes to the resolutions and of adding information on Domestic Violence.**

**Also discussed some on the Aki fire.**

**7. Public Comment: None**

**8. Closed Session: 2 hearings scheduled. One is at 11:00 am and the other at 1:00 pm.**



## 2024 LRBOI Housing Commission Meetings

*All meetings are the first Thursday of the month at 10 am*

*All meetings are held at Aki Conference room.*

### *Regular Meetings*

*January 4*

*February 1 (February 2)*

*March 7*

*April 4*

*May 2*

*June 6*

*July 11*

*August 1*

*September 5*

*October 3*

*November 7*

*December 5*

*Aki Annual Information Meeting is August 3 at the  
Aki Community Center at 1:00 pm*



**Little River Band of Ottawa Indians**  
**Housing Department**  
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**HOUSING DEPARTMENT**  
**Report to the Housing Commission**  
**For March 2024**

**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: 11

Leases renewed: 6

New leases: 0

Annual Inspections: 11

Move-out Inspections: 1

Move outs: 1

Transfers: 0

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

Applications received this month: 3

Total Number of Awards made during the Year: 1

Total Amount of Awards for the Year: \$5000

**C. The Homeowners Assistance Fund received one (0) new application this month, 0 denial. The program has provided \$166,832 in assistance since it began in 2022 and a remaining balance of \$60,492.**

**D. The Housing Director attended Great Lakes Indian Housing Association (GLIHA) meeting in Harris, MI on March 12-14<sup>th</sup>.**

**E. Housing Specialist, Krystal Davis attended Admissions and Occupancy training in Hollywood, FL March 5-9<sup>th</sup> through Native Learning Center.**

**F. The contract for Bath Works to redo the bathroom in Unit 107 at the Elders Complex was complete in 1 day on March 13<sup>th</sup>. Work looks good and is done correctly.**

**G. On Wednesday March 27<sup>th</sup>, Housing Director received approval from TC to submit the 2023 Annual Performance Report to HUD. This was successfully submitted to HUD on March 29<sup>th</sup>.**

**H. A new Pepsi machine was delivered to the Elders complex on March 27<sup>th</sup> per a request from residents. It has not been filled as of yet as it is on the delivery route to be completed soon.**

**I. On March 7<sup>th</sup> two appeals occurred with Housing Commission. 1 appeal was upheld and 1 appeal was overturned by the Housing Commission.**

**J. March 21 was Tribal Day with the Chamber of Commerce in Manistee, about 14 people attended the event where they were provided with tours of various LRBOI operations including Housing. The Housing Director provided a tour of the Aki Community including the elders complex. They then had lunch with the elders at the Aki Community Center.**

**II. Rental Payment Information for the Month.**

- A. Notice of Delinquency issued: 5
- B. Termination Notice(s) issued: 4
- 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.

**IV. Number of Units and Vacancies.**

LRBOI Housing Department has 86 rental units in total of which 79 were rented giving us an occupancy rating of 92%.

- 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 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 24 are rented.

**V. Significant Problems and Accomplishments.**

**VI. Plans for the Future.**

- A. Purchase a new snowplow truck for maintenance
- B. Get approval to add cable and internet to the elders complex community area
- C. Start the RFP process for new roofs for the 12 original homes in AKI
- D. Start a calendar of events at the elders complex to assist the elders in getting together to socialize and enjoy events together as residents of the AKI community.

**End of Report**  
**Tara Bailey, Housing Director**  
April 3, 2024