

Little Traverse Bay Bands of Odawa Indians
Housing Commission
Regular Meeting
June 7, 2019
5:45 p.m.
1345 U.S. 31 North
Petoskey, MI 49770

Closed Session: none.

Call to Order: 5:45 p.m.

Roll call: Chairman Patrick Wemigwase – Present; Vice Chairperson – Vacant; Commissioner Larry Stead – Absent; Commissioner Judith Pierzynowski – Present; Secretary Annette VanDeCar – Present.

Staff present: none.

Guests present: Tammy Okuly-Shananaquet and Mike Smith.

Motion made by Chairman Patrick Wemigwase and supported by Commissioner Judith Pierzynowski to accept the agenda for the June 7, 2019 meeting.
Vote: 3 – Yes, 0 – No, 1 – Absent, 0 – Abstained, 1 – Vacant
Motion Carried.

Motion made by Commissioner Judith Pierzynowski and supported by Secretary Annette VanDeCar to accept the minutes from the meeting of November 2, 2018.
Vote: 3 – Yes, 0 – No, 1 – Absent, 0 – Abstained, 1 – Vacant
Motion Carried.

Housing Department Report submitted by Housing Director John Givens

2019 Year to Date

The FY 2019 Indian Housing Block Grant we received for the amount of \$567,396. That is the major source for the Housing Operating budget. Those funds are used for the daily operation of LTBB Housing, rental maintenance costs, payroll, space costs, and indirect expenses.

The estimate for the FY 2020 I.H.B.G. is \$548,976.

The following is a breakdown of the current expenditures for the various grant programs funded and managed by LTBB Housing and funded through the Indian Housing Block Grant.

GRANT	GRANTEES	TOTAL FUNDED
Down Payment Assistance	4	\$9,550

Home Improvement Assistance	7	\$14,987
Short Term Rental Assistance	4	\$5,400
Foreclosure Prevention Assistance	2	\$5,352
Transitional Housing	3	\$4,500

Housing Programs

All housing programs remain open and fully funded. Applications are available at the LTBB Housing Department or at ltbbodawa-nsn.gov

The Well & Septic program, that is managed by the Housing Department and funded by Indian Health Services, is also accepting applications.

ANY member of a Federally Recognized Native American Tribe that has their permanent residence within our 27-county service area could be eligible for service.

Funding documents for a new I.H.S. project are currently being signed. This will provide the funding for the program through FY 2019 and into FY 2020.

We continue to manage the rental units owned by LTBB. We operate 34 rental units in Charlevoix and Emmet County. Those units are utilized by Tribal Citizens for affordable rentals. All of these 34 units offer rents that are capped at 30% of the homes verified monthly gross income.

Moving Forward

This is a summary of the various projects being pursued by LTBB Housing.

Second Street, Harbor Springs

This parcel is comprised of many smaller properties which have been purchased by LTBB in the past.

There is one existing home on the property, but we hope to develop a plan that will allow us to construct more affordable housing at this site.

We have been working closely with the LTBB Planning Department and Seven Generations Architecture & Engineering, LLC to develop a preliminary site plan/design for this project. The concept with the most promise would include 6 duplexes arranged throughout the property for a total of 12 rental units.

The next phase of this project is to pursue funding for both the design of the actual units as well as the development of the site.

Mttigwakiis (Murray Rd) Development, Charlevoix

This development currently has 2 multi-family buildings for a total of 10 rental units. During the initial development of this project, we had planned for 4 more building sites to accommodate similar rental housing.

The Department of Housing and Urban Development has recently released a grant opportunity that could potentially fund the construction of additional multi-family buildings at this development.

We have begun the process of selecting a design professional that will be able to supply architectural plans for any new buildings at this site.

These plans will be a key element to our grant application which will be submitted this summer. If funded, we would plan on a 2020 construction cycle.

Supportive Housing

Supportive Housing is the idea that, instead of just providing a homeless family with a place to live, that we also try to address the things that made a person or family homeless.

There has been a considerable amount of time and effort put into this project, but as of today, we still have not secured a property that could accommodate this project. Having control of the property is key in pursuing funding for this project.

Unfortunately, without property designated for supportive housing, there is little else to do at this point. We will continue to look for appropriate sites, and hope to someday bring this project to reality.

Motion by Chairman Patrick Wemigwase and supported by Commissioner Judith Pierzynowski to accept the Housing Director's written report.

Vote: 3 – Yes, 0 – No, 1 – Absent, 0 – Abstained, 1 – Vacant

New Business

- a. Meeting schedule for the rest of the year – July 12, August 2, September 6, October 4, November 1 and December 6
- b. Findings from the 2018 National Tribal Housing and Homeownership Survey
- c. Research any pertinent training opportunities for the Housing Commission
- d. Request to receive monthly updates from the Housing Department
- e. Housing concerns at LTBB rental units reported by tribal citizens. The Housing Commission will follow up on these concerns with the Housing Department.
- f. Fourth Quarter Report 2018
- g. Open bids regarding rental units and future rental units
- h. Phase II of Victories Square could include multi-family housing

Old Business

- a. Proposal to bring Internet service to Wah Wahs No De Kee Housing – To date, Tribal Council has not taken any action on the proposal submitted by the Executive.
- b. Collaborate with the Housing Department to host an informational meeting/workshop in regards to home ownership on tribal land.
- c. Research on the tribe building tiny homes for transitional housing, rentals and purchase.

FYI

- a. A Tribal Education System (TES) Community Committee meeting will be held on June 10 from 5:30-7:30 p.m. at the LTBB Governmental Building.

- b. The Shirley Naganashe-Oldman Memorial Pow Wow will be held on June 22 at the LTBB Pow Wow Grounds.
- c. The 12th Annual LTBB Health Fair will be held on June 21 at the LTBB Health Park from 10 a.m. to 3 p.m.
- d. Executive Directive 37-06102019-01: Reporting Structure for Executive Departments, Programs, Committees, Commissions and Boards released June 7.
- e. Victories Square Update

Public Comment: none.

Motion made by Chairman Patrick Wemigwase to adjourn at 7:05 p.m. and supported by Secretary Annette VanDeCar.

Vote: 3 – Yes, 0 – No, 1 – Absent, 0 – Abstained, 1 – Vacant

Motion Carried.

Date: 6/7/19

Annette VanDeCar, Secretary