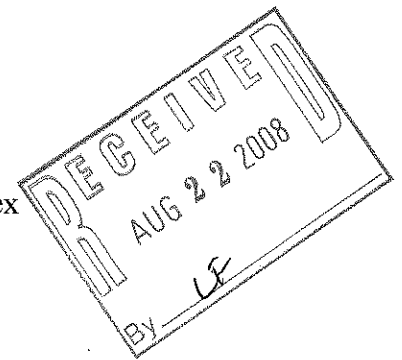


Little Traverse Bay Bands of Odawa Indians
Housing Commission
Regular Meeting
14 July, 2008
3:30 p.m.
Conference Room 312, LTBB Government Complex



Closed Session: No

Call to Order: 3:40 p.m.

Roll call: Chairman Ray Kiogima – present, Vice Chairperson – Ken Harrington, -absent;
Secretary Mike Lyons – present, Commissioner Arlene Naganashe – present,

Staff present: John Givens, Housing Director

Guests present:

Opening Prayer: Ray Kiogima

Motion made by Arlene Naganashe and supported by Mike Lyons to approve the agenda for the July 14th, meeting.

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

Motion Carried

Motion made by Arlene Naganashe and supported by Mike Lyons to approve the minutes for the June 2nd Meeting.

Vote: 3– Yes, 0 – No, 1 – Absent, 0 – Abstained 1 - vacant

Motion Carried

Housing Director Report: We were approved \$90,000 dollars from Tribal Counsel on June 22nd, 2008 to build a house on the Mill St. property with the assistance of the Pellston Public Schools. The agreement with the Pellston School Board is currently being reviewed by the legal department.

Indian Housing Plan has been submitted to HUD, and John Givens has received approval of its contents

Ken Harrington arrives: 3:50 pm

Housing Rentals: The commission discussed assessing the need of tribal citizens, and tailor the rentals to fit that need to provide housing to our Tribal Citizens. It was discussed how tribal council initially was reluctant to enter into the rental business, and

that the original focus was to sell the houses. However, the greatest need for housing are for rental units despite the disadvantages with managing rental units.

There is a concern that King's Inn will not be under the control of the Housing Department. There has apparently been some preliminary discussions towards the prospect of allowing the Economic Development Department to rent these out as seasonal rentals to the general public, as opposed to providing emergency transitional housing for Tribal Citizens. It is questionable as to how EDC would get the necessary funds to contract the needed remodeling to make these units suitable for seasonal rentals.

The rental unit that is near Cheboygan is currently in the 9th year of a 10 year lease from Dept. of Rural Development. The house has become substantially dilapidated and would likely cost the in excess of \$10,000 to restore. The housing department will likely refuse to renew the lease.

Motion made by Arlene Naganashe and supported by Mike Lyons to Accept the Housing Director's verbal and written report.

Vote: 4– Yes, 0 – No, 1 – Absent, 0 – Abstained 0 - vacant

Motion Carried

The Commission in cooperation with the housing department will research potential prospects for proposals to build the foundation for the Mill St Project. A list of bids will be prepared in two weeks.

Motion made by Ken Harrington and supported by Arlene Naganashe to hold a special meeting towards finalizing the work the Mill St. Project on July 28th, at 3:30 pm

Vote: 3– Yes, 0 – No, 1 – Absent, 0 – Abstained 0 - vacant

Motion Carried

The finance and appropriation committee turned down the proposal for the two modular homes. We may be able to re-submit our proposal in the spring.

The commission reviewed a letter submitted to Tribal Council which discussed rent being increased for Tribal Elder Housing. While there is a need to do an accounting rental increase at elders housing, this will not increase the amount of rent that the Elders pay out of pocket. Renters at Elder housing pay 30 percent of income, and this will not change. The Rural Development and 515 programs prohibit Housing from making money on these rentals. Rather, Rural Development is billed for the amount of the base rent that is beyond the 30 percent of income paid by the tenant. It is substantially an accounting issue. The Housing Department has insured the Commission that they will continue to make efforts to make Elder Housing as affordable as they have in the past.

Housing won the appeal of the wetland permit in a 3-2 split decision to build an entrance to the Murray Road Development on the current two-track on the property.

The Housing Department has been informed that neither Tribal Council nor the Executive are persuaded that utilizing Tax Credit Financing to acquire the funds necessary to build the low rent housing units at the Murray Road Development is the best viable option. It may be significant that there has not been a Michigan Tribe who has utilized this method of funding. However, it should also be noted that MSHDA has a set aside to allow Michigan Tribes to utilize Tax Credit Funding. Further research should be conducted on this issue to alleviate the concerns associated with this type of financing. In the meantime, the commission will continue to welcome any suggestions on other forms of possible funding.

Public Comment open 5:11 pm.

Comment made on necessity of bids for Mill St Project.

Public comment closed at 5:15 pm.

Motion made by Arlene Naganashe and supported by Ken Harrington to adjourn at 5:20 pm. Vote: 4 – Yes, 0 – No, 1 – Absent, 0 – Abstained 0 - vacant
Motion Carried

Date: 8/04/08

Mike Lyons, Secretary/Treasurer