

Little Traverse Bay Bands of Odawa Indians
Housing Commission
Regular Meeting
September 4th, 2014
4:00 p.m.
Conference Room 312, LTBB Government Complex

Closed Session: Yes

Call to Order: 4:30 p.m.

Roll call: Chairman – Vacant; Vice Chairperson Arlene Naganashe – Present; Secretary Patrick Wemigwase – Present; Commissioner Larry Stead – Present; Commissioner Judith Pierzynowski – Absent

Staff present: Executive Housing Director – John Givens

Guests present: None

Opening Prayer: Arlene Naganashe

Motion made by Pat Wemigwase and supported by Arlene Naganashe to approve the agenda as written and amended.

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

Motion Carried

Motion made by Arlene Naganashe and supported by Larry Stead to accept the minutes of the August 4th, 2014 meeting.

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

Motion Carried

Housing Director Report:

2016 Budget: The 2016 budget is due on 09-08-14. We project our operating budget to be approximately \$685,000 in 2016. This is a combination of our annual **NAHASDA** Block Grant and rent revenue.

Supportive Housing: We have requested Requests for Proposals from several consultants across the country. We expect to have those **RFP's** back 09-19-14. The consultant we choose would be assisting us with creating a program for sustainable supportive housing.

Rural Development Budget: We are beginning work on our 2015 Rural Development budget. We expect the budget to remain mostly the same as the 2014 budget. We do however have to conduct a utility survey of all 12 elders' rental units. The outcome of that survey will dictate what the 2015 utility allowance is. This can, and usually does, cause a change in our elder rental monthly payment of plus or minus \$5.

Waiting Lists: New waiting list applicants:

| <u># OF OCCUPANTS</u> | <u>ELDERS</u> | <u>NON-ELDER</u> |
|-----------------------|---------------|------------------|
| <u>1</u> | 1 | 0 |
| <u>2</u> | 0 | 0 |
| <u>3</u> | 0 | 0 |
| <u>4+</u> | 0 | 1 |
| <u>TOTAL</u> | <u>1</u> | <u>1</u> |

Motion made by Arlene Naganashe and supported by Larry Stead to accept the verbal and written report of the Housing Director.

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

Motion Carried

Elders Coordinator Report: None

Motion made by and supported by

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

Motion Carried

FYI:

Arlene Naganashe was asking about annually maintenance for the elder's units, or any of our rental units? John was explaining to her and the rest of the commission that there is a policy in place for routine maintenance (it's an expectation every six months to check for damage, or anything that might need to be replaced).

The following addendum was sent out to all of the renters of Wah Wahs Noo Da Ke Tribal village:

TENANT LEASE ADDENDUM

This Lease Addendum was made and entered by and between the above Resident(s) and the Little Traverse Bay Bands of Odawa Indians Housing Department, referred to as "Landlord"; and

Whereas, the Landlord and Resident fully intend to be bound by this Agreement; and

Now Therefore, in consideration of the mutual covenants contained herein and other good and valuable consideration, the Landlord and Resident agrees as follows:

All tenants of Wah Wahs Noo Da Ke Tribal village may have appropriate fire pits to the extent allowed by Tribal Law; provided, it shall remain the tenant's responsibility to maintain and clean such fire pits. In the event any tenant moves, tenant agrees they will clean all debris from the fire pit area otherwise they will be charged a mandatory \$300 dollar cleaning fee by the LTBB Housing Department which shall be collected through Tribal Court garnishment procedures if not paid promptly.

This addendum was added due to a problem that came about from a previous tenant that had burned a lot of household items in one of the fire pits. The Housing Commission agrees with the Housing Department on this matter.

Public Comment Opens: 6:33 p.m.

Public Comment Closes: 6:34 p.m.

Motion made by Arlene Naganashe and supported by Larry Stead to adjourn at 6:35 P.M.

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

Motion Carried

Next meeting is on October 6th, 2014 @ 4 p.m. in Conference Room 312 at the LTBB Government Complex.

Date: 9/4/14

Patrick Wemigwase, Secretary