

PRESS RELEASE

Detail

The Grand Traverse Band of Ottawa and Chippewa Indians (GTB) is pleased to announce the continuing development of a multi-purpose housing development on its 72.51 acres of trust land located at the Kchi-Noodin Kaamdaakiing Development off Herkner Road in Traverse City. The GTB development is financed by federal competitive grants, low-income housing tax credits, federal earmark funds, and GTB net earnings from its enterprises. The completion date is 2024. When completed the development will consist of the following: 4 one-bedroom apartments, 4 two-bedroom apartments, 4 one-bedroom townhouses, 8 three to four bedroom townhouses, 4 single family homes, and 12 two bedroom elder duplexes and a community center.

The units will be offered to income qualified applicants who will pay no more than 30% of their income towards rent and utilities. The principal organizer of the Project is GTB Housing Director Nicki Basch. Grand Traverse Engineering and Construction (GTEC LLC) is the general contractor of the project.

The time line and financing for the GTB Housing Projects has been the following: acquisition of the real property for \$440,000 from net earnings of tribal enterprises in 2014; submission of a fee-to-trust application to the Department of the Interior in 2016 and acceptance into trust 2017; development of multi-phase housing plans by GTB Council 2014-2023; development of sewer, water and roads with Indian Health Services funds and Bureau of Indian Affairs Tribal Transportation Program funds for a total of \$7.5 million (with expenditures to date of \$3 million); 2018 submission of a GTB Housing application to the Michigan State Housing Development Authority (MSHDA) Low-Income Housing Tax Credits (LIHTC) allocations with GTB success in 2021 resulting in an award of \$638,539.00, further resulting in a funding round of GTB LIHTC Project #1 of \$5.3 million closing in September 2022; \$5 million from a competitive Indian Housing Block Grant (IHBG) in 2022; GTB pledged equity of \$4.5 million resulting in a total project cost of \$14.8 million for LIHTC Project # 1.

A LIHTC Project #2 will be the financing facility for further development and GTB has currently secured \$700,000 from the 2021 (ICDBG) to construct the water lines

for the second phase of the infrastructure, \$750,000 from a Congressional Earmark (thanks to Senators Peters and Stabenow), ARPA funds for infrastructure for a total project cost of \$2.1 million. GTB received a MSDHA credit of \$1.1 million with a projected closing in the summer of 2023 of LIHTC Project #2. GTB has also submitted a competitive (IHBG) for \$7.5 million for a projected total Project Cost #2 to be \$13.2 million.

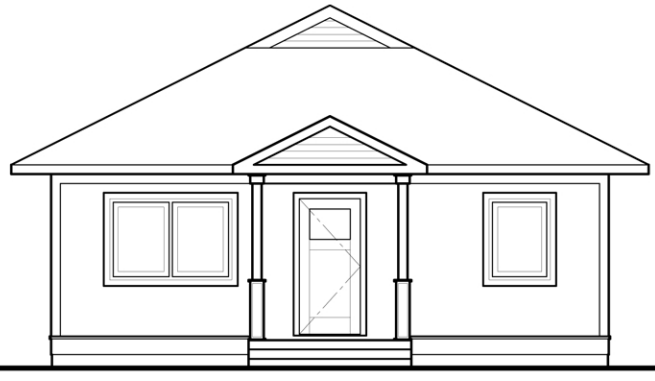
The combined total Project #1 of \$14.8 million and Project #2 \$13.2 million is projected to be a total of \$28 million.

Upon completion, the GTB Housing Development will have a mix of townhouses, single family homes, elder housing units and a community center.

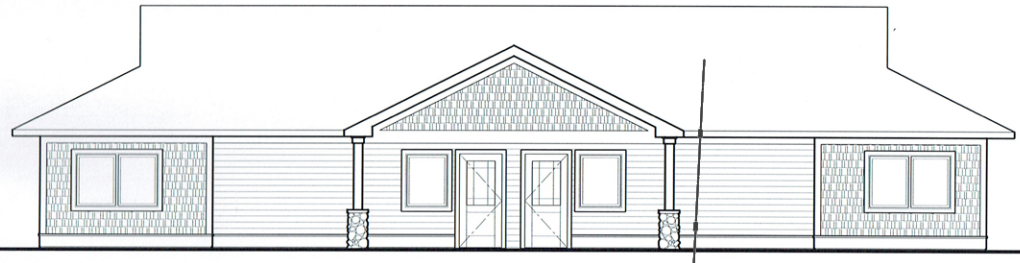
Attached is a rendition of the completed project with an expected completion date of 2024.

For more information contact GTB Housing Director at 534 7449.

PHASING PLAN



Single - Family Cottages
(1,000-1,100 sf without basements - 2 bed, 1 bath)



Courtyard Elders Housing (Duplex)
(850-1000 sf per unit on slab or crawl, 2 bed, 1 bath)



4-Unit Apartments
(900-1,000sf - 1 and 2 bedroom)

2 Apartments (4-units each)



3 & 4 -Unit Townhomes
(780 - 1,650sf - 1,2,3 and 4 bedroom)

3 Townhomes (4-units each)

Community Center, Gym, & Pavilion

Maintenance Facility (12,500sf)

PHASE - I

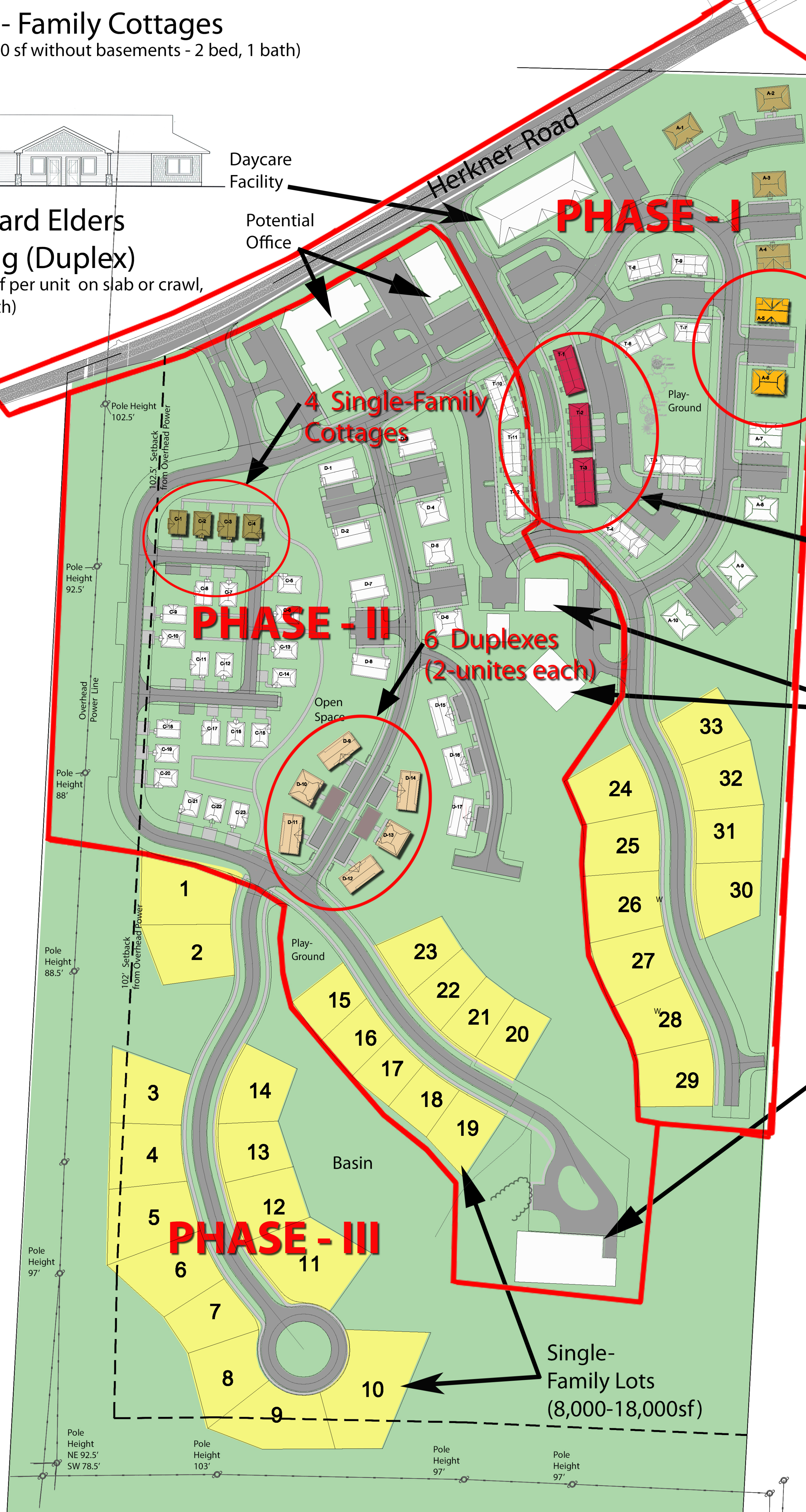
PHASE - II

PHASE - III

4 Single-Family Cottages

6 Duplexes (2-unites each)

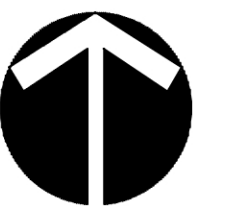
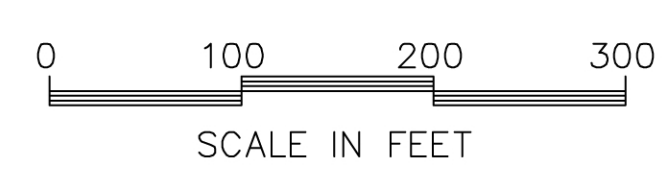
Single-Family Lots (8,000-18,000sf)



NOTES:

Office =	30,000 SF
Community Center =	6,500 SF
Gym =	8,000 SF
Pavilion =	2,000 SF
Maintenance Facility =	12,500 SF
Daycare Facility =	13,000 SF
Total Square Feet =	72,000 SF

Single-family Lots =	33
Single-family Cottages =	23
Courtyard Elders Housing =	34
Townhomes =	43
Apartments =	40
Total Units =	173



TOWNHOUSE 1 & 2

November 2, 2022



January 6, 2023



December 14, 2022



January 16, 2023



TOWNHOUSE 1 & 2

February 1, 2023



February 28, 2023



February 14, 2023



March 19, 2023



TOWNHOUSE 3

November 2, 2022



December 14, 2022



January 6, 2023



January 16, 2023



TOWNHOUSE 3

February 1, 2023



February 14, 2023



February 28, 2023



March 19, 2023



APARTMENT 5

November 2, 2022



December 14, 2022



January 6, 2023



January 16, 2023



APARTMENT 5

February 1, 2023



February 14, 2023



February 28, 2023



March 19, 2023



APARTMENT 6

November 2, 2022



January 6, 2023



December 14, 2022



January 16, 2023



APARTMENT 6

February 1, 2023



February 14, 2023



February 28, 2023



March 19, 2023

