

GTB Housing Department

2013 GTB Membership Meeting

Income Based Rentals

- 88 units in Peshawbestown
 - 20 Elder Specific
- 8 Benzie
- 12 Charlevoix
 - 4 Elder Specific
- 4 Antrim

Income Based Calculations 30%

- Must be at or below 80% of Leelanau County Median Income (\$55,500 family of 4)
- Example of Rent Calculation:
 - If your income is \$600/per month (after deductions)
 - rent would be calculated at 30%
 - $\$600 * 30\% = \180.00

Market Rentals (non-income based)

- 19 in Peshawbestown
- 10 in Benzie

- These units are at a fixed monthly rent depending on their size and location
- There are no income guidelines to follow to be eligible to live in these homes

Other Housing Facts

- Elder Assisted Living needs / More Elder units needs
- Low Income Waiting Lists currently at
 - 1 Bedroom – 19 (4 also on 2-br wait)
 - 2 Bedroom – 17
 - 3 Bedroom – 11 (1 also on 4-bed wait)
 - 4 Bedroom - 4

(Some of these are duplicate applicants in the numbers)
- Market Rental Waiting Lists
 - 1 Bedroom – 4 (All also on LI wait)
 - 2 Bedroom – 7 (All also on LI wait)
 - 3 Bedroom – 6 (3 also on LI wait)
 - 4 Bedroom – 2 (All also on LI wait)
- Vacancies
 - No vacancies in Peshawbestown
 - 3 Bedroom in Benzie in process of rehab
 - 3 Bedroom in Charlevoix – next for rehab
 - 2 Bedroom Elder unit in Charlevoix – 3rd for rehab

Emergency Home Repair

- \$10,000 available to Homeowners in any 5 year period
 - Elders Homeowners regardless of income
 - Income Qualified Homeowners
 - Over-Income Homeowner
 - 50% payback required
- Must be primary resident of the home and it must be within 6 county service area

Eligible Emergency Home Repairs

- Heating issues
- Water issues (hot water heater, well pump, etc)
- Electrical Hazards
- Plumbing
- Mold
- Roof
- Windows
- Entry Doors
- Imminent Structural Collapse

Handicap Accessible Program

- \$10,000 for Elders and/or Certifiable Disabled members
- Must be primary resident of the home and it must be within 6 county service area
- Can be used for:
 - Ramps
 - Bathroom (grab bars, handicap toilet, walk-in tubs/showers, sinks)
 - Kitchen (lowering of cupboards or counters, roll up sinks)
 - Entrance Doorways and Clearance

Septic Tank Pump Outs

- Preventative Maintenance available to Income Qualified Homeowners
- Must be Homeowners primary residence within the 6 county service area
- Maximum of 1 pump out per year

Down Payment Assistance

- Available to Tribal Members purchasing a home within the 6 county area
- Limited to a One Time Use
- Cannot access the Emergency Home Repair for 5 years
- Income Qualified applicants receive up to \$10,000
- Over-income applicants receive up to \$5,000
- Members wishing to purchase single wide trailers may receive up to 10% of the purchase price (Trailer must be 10 years old or newer)

Security Deposit/First Month Rent

- Available to Income Qualified Tribal Members looking to rent in the 6 county area (units NOT managed by Grand Traverse Band Housing)
- Maximum of \$1500 combined available
- Amount covered for Security Deposit cannot be more than the Monthly Rental amount

Rental Subsidy

- Up to \$250 per month may be available to income qualified Tribal members to help offset the cost of rent
- Can be used for 6 months within a 24 month period

2014 Goals and Objectives

- Modernization of Act 37 Housing
- Operate and Maintain current Act 37 Housing Stock
- Operate and Maintain NAHASDA assisted units
- Development – Rehabilitation of NAHASDA units
- Development – Construction
- Development – Land Acquisition
- Infrastructure – Fiber Optic
- Housing Management Services

Continued...

- Homeowner – Rehabilitation
- Homeowner – Handicap Accessibility
- Homeowner – Septic Pump Outs
- Homeownership – Counseling
- Down Payment Assistance
- Rental Subsidy Assistance
- Security Deposit/First Month Rent Assistance
- Youth Activities
- Crime Prevention

Staff

- Liz McGrath Front Desk 534-7800
- Sandy Bennett Occupancy Specialist 534-7802
- Steven Alberts Occupancy Specialist 534-7803
- Dena Wilson Bookkeeper/Lender Liaison 534-7331
- Nicki Basch Housing Manager 534-7449
- Manny Menchaca Maintenance
- Carl Wennersten Maintenance
- David Marshall Maintenance
- Rick Raphael Maintenance
- Daniel Metcalf Maintenance

Emergency Numbers

- Nicki Basch 313-9482
- Tenant Emergency 866-1290

- Vacant Positions
 - Maintenance Supervisor
 - Maintenance Unit Procurement Coordinator
 - Utility Worker

Thank you

- Questions
- Comments