

Fall-Winter

2Q-2015



BAD RIVER HOUSING AUTHORITY

# Waaka'igan Mazina'igan

## House Paper

### Quarterly Listening Session Indian Housing Plan Monday, October 12, 2015 4:30-6:30 pm Bad River Casino



The Bad River Housing Authority's annual budget is provided through a NAHASDA (Native American Housing and Self Determination Act) grant. An annual Indian Housing Plan (IHP) describes the goals of the Housing Authority each year. A necessary element of the process is to allow for public comment and input to each year's plan for Housing activities.

The Bad River Housing Authority will discuss plans for the 2016-2017 Indian Housing Plan with members of the community and Bad River Housing Board on **October 12 from 4:30-6:30 pm at the Bad River Casino.**

Community members are encouraged to attend the Public Comment session.

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## Message from the Director

*Cheryl Cloud, Executive Director*

Boozhoo!

Welcome to the first edition of our quarterly Housing newsletter! Inside you will find articles about Housing and related issues.

Under our annual NAHASDA (Native American Housing Assistance and Self-Determination Act) grant, affordable housing activities are to develop or support housing for rental or home ownership, or to provide housing services with respect to affordable housing. This covers a broad range of housing and services, such as:

- Housing—single and multi-family units; home ownership; group homes for special needs, disabled, elderly; supportive housing such as shelters, halfway houses, transitional housing.

Services including—

- Modernization (rehab)
- Development—including new construction of housing and/or community buildings, acquisition of property (includes land, buildings,

homes), site improvements, utility services, conversion of buildings into affordable housing, infrastructure development, design and engineering

- Housing-related services such as housing counseling, education (home ownership and home-buying, financial literacy, self-sufficiency, energy auditing), resident management, rental assistance programs, youth activities
- Crime prevention and safety activities
- O&M – Administration

Our newsletter is organized into these categories with hopes of delivering timely information and seasonally appropriate articles in each area of interest.

Six months into our operating year, this is an important time of year to obtain membership input as to community housing priorities. Join us for our Indian Housing Plan Listening Session. We'd love to hear your ideas!



### Grants Update

Boozhoo! My name is Paula Maday and I am the Grant Writer for the Bad River Housing Authority. I will be providing quarterly updates in the newsletter on grant applications we're submitting. Here are grants that we have applied for since July 2015.

**USDA Section 533 Housing Preservation Grant**—\$100,000 to improve the safety and condition of privately owned tribal housing on the Bad River Reservation

**Global Green Grant**—\$20,000 for technical assistance in developing Frank's Field expansion as a sustainable neighborhood

**HUD Resident Opportunity and Self-Sufficiency Service Coordinator Grant**—\$186,000 to hire a ROSS Service Coordinator

**KaBoom! Build-It-Yourself Grant**—\$15,000 for the purchase of playground equipment for New Odanah

**Awarded! WHEDA Person-in-Crisis Grant**—\$25,000 to assist in setup of a transitional housing unit.

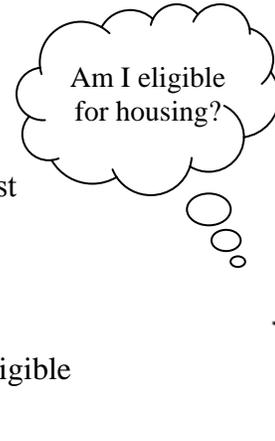
## *Development & Model Activities...What We've Been Working On!*

<b>Eligible Activity</b>	<b>Description</b>	<b>Project</b>	<b>Estimated Investment</b>	<b>Progress Status</b>
Modernization	Rehab of CAS rental units – LIHTC BRH II	24 low-rent units in 12-4, 12-13, 1 NAHASDA unit	\$6 million	Started in 4/2015. Scheduled to be complete 5/2016.
Modernization	Rehab of CAS rental units	12-15 – 5 units 12-16 – 16 units	\$365,000	Scheduled to be complete by 3/31/2016. Watch for upcoming resident mtg!
Development	Design for new Housing Subdivision (homeownership)	12 to 16 units next to Frank's Field Subdivision.	\$50,000	In process. Final draft design roll out at IHP Public Hearing.
Development	Infrastructure to Support Housing	USDA/Tribal Water-Sewer Project (Old to New Odanah)	\$100,000	Tribal project. Financial Contribution.
Development	Infrastructure to Support Housing	Well Replacement Project – Frank's Field	\$100,000	Identified. Working with I.H.S.
Development	Playground/Park Development	Park Development in 1 housing subdivision	\$50,000	Financial Contributions to materials for tribal projects in Aspen Acres & Frank's Field. Working on development in New Odanah.
Development	Acquisition – land	Several pieces with potential.	\$70,000	In decision-making process.
Model Activity	Tiny Home Development	Target—4 homes	\$125,000	In research and development (R&D) stage.
Model Activity	Employment Workforce Development—Hand's-on Job Training	Suggestion was for a rough cut saw mill.	\$249,559*	Workforce Development aspect (not specific to saw mill idea) in R&D stage.
Model Activity	Dual Fuel Development	Not specified	\$249,559*	Idea stage.
Model Activity	Alternative Energy Development	Not specified	\$249,559*	Idea stage.
Model Activity	Weatherization	Not specified	\$249,559*	In collaboration with Ashland Co.

\*Projects/funding lumped together in the Indian Housing Plan (I.H.P.) and annual budget. Amount shown is total amount programmed for all projects listed and shown with \*.

## Occupancy Information

*Micki Corbine, Housing Manager/Counselor*



For participation in Bad River Housing's rental programs, an applicant must meet certain eligibility criteria. **Basic eligibility criteria** include:

- an applicant must be a "family"
- an applicant must be within the appropriate Income Limits (see below)
- an applicant must furnish Social Security Numbers
- an applicant must furnish evidence of Tribal Enrollment/Citizenship/Eligible Immigration

### Income Limits under the Native American Housing Assistance and Self Determination Act of 1996

The adjusted income limits for family size and 80 percent of median income is as follows:

1 person = \$35,784, 2 persons = \$40,896, 3 persons = \$45,008, 4 persons = \$51,120,  
5 persons = \$55,210, 6 persons = \$59,299, 7 persons = \$63,389, 8 persons = \$67,478

#### *Interested in Home Ownership?*

Eligibility takes time. Start early. Stop and see us for more information!

## *Crime Prevention & Safety: Keeping Children Safe*

Unfortunately no neighborhood is completely immune to crime. However, there are steps you can take to help keep your family and your neighborhood safe.

- **Know where your children are.** Have your children tell you or ask permission before leaving the house and give them a time to check in or be home. When possible, have them leave a phone number of where they will be.
- **Help children learn important phone numbers.** Have your children practice reciting their home phone number and address, and your work and cell phone numbers. If they have trouble memorizing these, write them down on a card and have them carry it at all times. Tell your children where you will be and the best way to reach you.
- **Set limits on where your children can go in your neighborhood.** Do you want them crossing busy roads? Playing in alleys or abandoned buildings? Are there certain homes in your neighborhood that you don't want your children to go to?
- **Get to know your children's friends.** Meet their parents before letting your children go to their home and keep a list of their phone numbers. If you can't meet their parents, call and talk to them. Ask what your children might do at their house and if they will be supervised.
- **Choose a safe house in your neighborhood.** Pick a neighbor's house where your children can go if they need help. Point out other places they can go for help, like stores, libraries, and police stations.
- **Teach children to settle arguments with words, not fists.** Role-play talking out problems, walking away from fist fights, and what to do when confronted with bullies. Remind them that taunting and teasing can hurt friends and make enemies.
- **Work together with your neighbors.** Watch out for suspicious and unusual behavior in your neighborhood. Get to know your neighbors and their children so you can look out for one another.

## Resident Services

*Rae Ann Bender, Housing Manager/Counselor*

One of the most important aspects of occupying a unit is maintaining utilities. With winter heating season upon us, here's a resource for assistance.



The Wisconsin Home Energy Assistance Program (WHEAP) administers the federally funded Low Income Home Energy Assistance Program (LIHEAP) and Public Benefits Energy Assistance Program. Both homeowners and renters are eligible. The amount of assistance a household receives is based on household size and income, documented energy costs and other factors. To be eligible, the total household income must be at or below 60% Wisconsin's median income and have documented energy costs. This is a one-time payment during the heating season. The funding pays a portion of the heating costs, but the payment is not intended to cover the entire cost of heating a home. Your household may also be eligible to receive a payment for non-heating electric energy costs. In addition to regular heating and electric assistance, specialized services include:

- Crisis/Emergency fuel assistance-if you have no heat, have received a disconnect notice, or are nearly out of fuel and do not have the money to purchase more.
- Counseling for energy conservation and energy budgets,
- Pro-active co payment plans,
- Targeted outreach services,
- Emergency furnace repair and replacement. WHEAP emergency heating system assistance can provide services to eligible home owners if the furnace or boiler stops operating during the heating season. Heating system assistance includes payment for repairs, or in some situations your residence may qualify for a total replacement of a non-operating furnace or boiler.

**For those living on the Bad River reservation, please contact Jackie Rose at 682-7127.**

**For those living off the reservation, contact your local county agency.**

### INCOME GUIDELINES FOR THE 2015-2016 HOME ENERGY PLUS PROGRAM YEAR

#### 60 PERCENT OF STATE MEDIAN INCOME GUIDELINES

HOUSEHOLD SIZE	ONE MONTH	THREE MONTH	ANNUAL INCOME
1	\$2,133	\$6,400	\$25,601
2	\$2,790	\$8,370	\$33,478
3	\$3,446	\$10,339	\$41,355
4	\$4,103	\$12,308	\$49,232
5	\$4,759	\$14,277	\$57,109
6	\$5,416	\$16,247	\$64,986
7	\$5,539	\$16,616	\$66,463
8	\$5,662	\$16,985	\$67,940

## Youth Services

Bad River Housing Authority is currently evaluating applications to fill the following positions:

- Birch Hill Community House Youth Coordinator
- Birch Hill Community House Youth Aide

*Community House to re-open in October 2015! More Youth Services News coming soon!*

## *Maintenance: Fall-Winter Tips for a Safe & Healthy Home*

**Tim Brown, Project Manager**

**Emergency # (715) 746-1994**

No one likes when something breaks or gets damaged in their home. It can be costly in terms of time and money! Put these preventative maintenance tips into practice to spot potential problems sooner or avoid them altogether!

- Clean leaves and debris from around an outside heating/air conditioning condenser and trim back shrubs that may block air movement around the house.
- Check indoor vents for free air movement. Keep registers clear of furniture. Clean dirt and dust from areas near vents and furnace.
- Clean or replace all filters. See owner's manual for recommended procedures and frequency.
- Check for damaged gutters, downspouts, hangers, and strainers. If needed, clean out gutters and downspouts. Are they free from leaks and rust?
- Check faucets, hose bibs, and water closets for leaks. Also look for leaks at shut-off valves at sinks, water closet, laundry, and main water shut-off valve.
- Check sinks, tubs, and showers for proper drainage. Remove hair from drains. When necessary, use only those drain cleaners approved for the drainpipe material in your house.
- Check the condition of lamp cords, extension cords, and plugs. Also examine all appliance cords and plugs.
- Test smoke alarm and carbon monoxide detectors at least monthly. Replace weak batteries. Replace light bulbs with Energy Saving Bulbs.

### **ENERGY STAR Certified Light Bulbs**



Use about 70-90% less energy than traditional incandescent bulbs

Last 10 to 25 times longer and saves \$30 to \$80 in electricity costs over its lifetime

Meet strict quality and efficiency standards that are tested by accredited labs and certified by a third party

Produce about 70-90% less heat, so it's safer to operate and can cut energy costs associated with home cooling

# **Winter Snowplowing 2015**

*Watch your October Statements and the Bad River Website for announcements.*

***Tenants: Attend the IHP Public Hearing on Oct. 12 for a chance to win a free year's worth of snowplowing!***

## Home Owner & Private Rehab

*Deb Morrissey, Assistant Director*



### **BRHA Private Home Rehabilitation Program**

The Private Home Rehabilitation Program provides assistance with the rehabilitation of privately-owned homes of the Bad River Tribal members. Limited funding available. Must meet eligibility criteria.

### **Section 504 USDA Single Family Housing Repair Grants & Loans**

USDA Section 504 Grants and Loans may be used to repair, improve or modernize homes or remove health and safety hazards. Grants up to \$7,500 for Elders, 62 and older. Loans up to \$20,000. Must meet eligibility criteria.

### **Bureau of Indian Affairs/Home Improvement Program**

The Housing Improvement Program (HIP) is a home repair (up to \$2,500), renovation (up to \$35,000) and replacement grant program administered by the Bureau of Indian Affairs (BIA) and federally-recognized Indian tribes for American Indians and Alaska Native individuals and families who have no immediate resource for standard housing. Very limited funding and regional priority system. Must meet eligibility criteria.

*Contact Deb Morrissey for applications, assistance, and questions about eligibility!*

<i>Upcoming Events! Call 715-682-2271 to register! Most events FREE!</i>			
<b>Date</b>	<b>Time</b>	<b>Event</b>	<b>Topic</b>
10/08-10/09	8:00-4:30 8:00-12:00	Special Training Event \$\$ - Fee to attend.	Forced Air Gas Heat Training
10/12	4:30-6:30 pm	Quarterly Listening Session	Indian Housing Plan
10/13	4:30 pm	Bad River Housing Board Meeting	Agenda varies.
10/14	11:00 am-1:00 pm	Financial Literacy Lunch & Learn	Guarding Against Identity Theft
10/21	5:00-7:00 pm	Home Buyer Education	Building vs. Purchasing an Existing Home
11/04	5:00-6:30 pm	Tenant Education	Energy Conservation & Weatherization
11/10	4:30 p.m.	Bad River Housing Board Meeting	Agenda varies.
11/18	5:00-7:00 pm	Home Buyer Education	Loan Origination
11/25	11:00 am-1:00 pm	Financial Literacy Lunch & Learn	What is the Best Credit Card for Me?
12/02	5:00-6:30 pm	Quarterly Listening Session	To be determined.
12/08	4:30 p.m.	Bad River Housing Board Meeting	Agenda varies.
12/09	11:00 am-1:00 pm	Financial Literacy Lunch & Learn	Checking & Savings Accounts Comparison
12/16	5:00-7:00 pm	Home Buyer Education	Types of Loans



## **BAD RIVER HOUSING AUTHORITY**

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### Office Hours

Monday-Friday

8:00 a.m.-4:30 p.m.

### BRHA Closures/Holidays

**11/11: Veterans Day**

**11/26-27: Thanksgiving**

**12/23-25 Christmas**

**1/01/16: New Year's Day**

### STAFF CONTACT INFORMATION

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### **-WHO WE ARE-**

*The BRHA is designated as a Tribally-Designated Housing Entity (TDHE). We currently manage 171 low-income housing units which are located on the Bad River Reservation. Our purpose is to provide safe, sanitary housing for those persons meeting the individual income and family composition requirements.*

### **-WHAT WE DO-**

*The mission of the Bad River Housing Authority is to develop, operate, maintain and provide affordable housing while also enhancing the quality of life through offering various educational and supportive service opportunities for families of the Bad River Tribal Community.*

Visit us online at:

<http://www.badriver-nsn.gov/tribal-operations/housing-a-reality/housing-authority>