

Tax Credit Project Complete



BEFORE

AFTER



Bad River Homes II, the second low income housing tax credit (LIHTC) project which began in April 2015, will be completed this Spring. Renovation on twenty four (24) low rent units has been completed and all units rented up to Bad River Tribal Members as of March 2016. Late May/Early June, work on the driveways and landscaping will wrap the project up and bring it to a close. It marks the successful completion of a \$6 million investment in housing within the Bad River Community. Please watch for community announcement to join us in a ribbon cutting and community celebration in June 2016.

BAD RIVER HOUSING AUTHORITY

Waaka'igan Mazina'igan House Paper



L Front: Taylor Higgins—TRAVOIS Design & Construction Services Project Manager, Cheryl Cloud—Bad River Housing Director, Derek Schumacher—Commonwealth Site Foreman
L Back: Hans Dahl—Blackwolf Construction, Tim Brown—BRHA project Manager, Luke Martin—Commonwealth Project Manager

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The snow is gone, the sun out and Spring is upon us! We survived another northern Wisconsin winter! Here’s to looking forward to warmer temps, cookouts, swimming in frigid Lake Superior and a dose of good ‘old American sunshine.

One of the primary objectives of The Native American Housing Assistance and Self-Determination Act (NAHASDA) is to promote “affordable housing”. What does ‘affordable housing’ mean in terms of monthly rent calculations?

HUD computes market rent rates annually, per region and by metro or non-metro area. *Note: Market rent includes the cost of rent plus all utilities with the exception of TV, internet and phone service.*

Bad River Housing Authority established rental rates in 1998 by resolution. Ceiling rents were established by unit bedroom size as well as guidance limiting rent calculations to 20% of annual income at that time (30% allowed by law). BRHA also utilizes a utility allowance, which further reduces the monthly rent cost to a tenant. In addition to that, BRHA reduces the cost of occupancy **even further** by paying the water/sewer bill and providing garbage/waste disposal stickers at no cost to every tenant. BRHA rental rates have not been increased or updated since 1998. See comparison figures below.

Unit Size	BRHA Ceiling Rent Rates	2016 Market Rent Rates for our location/region
Minimum Rent		\$75.00
1 Bedroom	\$125.00	\$492.00
2 Bedroom	\$150.00	\$658.00
3 Bedroom	\$175.00	\$817.00
4 Bedroom	\$200.00	\$912.00
5 Bedroom	\$200.00	\$1,049.00
6 Bedroom	\$200.00	\$1,206.00

In the upcoming months the Housing Authority is looking to update the rent calculation, utility allowance policies and rates. An annual review should be done and BRHA not having done an update in 18 years, is long overdue. As you can see from the comparison above, monthly rental rents are severely outdated. Mathematical calculation shows that for individual earning minimum wage (\$7.25 ph), an affordable housing monthly rent rate equates to \$377.00 per month for rent. And although market rent rates as calculated for our area may seem to steep, the current monthly rent rates are inadequate, even in comparison to other local affordable housing rates.

In addition, utility allowances aren’t widely used in conjunction with low-rent units anymore, just primarily with tax-credit units. When they are used, additional benefits such as credits to water/sewer and garbage disposal, are not provided as tenant benefits.

Changes in this area will obviously impact the users of the system - our tenants/the tribal membership – so gradual implementation is key. In implementing any such changes approved by the Housing Board of Commissioners, our goal will be to utilize industry standard practices, such as recommended percentage incremental increases per year (5%) and tenant rental increase notice timeframes (30-60 days).

In closing, I’d like to say that I think by definition, Bad River Housing Authority has offered extremely “affordable housing” (inexpensive, reasonably priced; believed to be within one’s financial means; something one’s able to bear the cost of). Our goal is to retain that affordability while operating with current, applicable figures and policies.

Development

Modernization of Current Assisted Stock (CAS)

Modernization work includes repairing/replacing the following as necessary per unit – roof, floor, windows and doors, drywall and painting, plus addressing all items identified as inadequate/failing in an annual inspection report. Units identified for that work in operating year 2016-17 (April 2016-March 2017) include the following:

- 12-5 Project located on Birch Hill, Sand Pit Road (10 low-rent units).
- 12-4 Project located in New Odanah, Maple Street (3 low-rent units)

Other IHP Development Other areas of development within the 2016-17 Indian Housing Plan (IHP) include the following:

- Conceptual Design of a Youth Building.
- Frank's Field Housing Subdivision – site design, home design, infrastructure development to support this housing subdivision.
- GEO-Dual Fuel Project - 24 LIHTC units & the Birch Hill Community House.
- WIFI Installation at the Housing Authority Office.
- Renovation of the basketball court in the Birch Hill Housing Subdivision.

Economic & Small Business Development – Contact: Anne Smith, UW-Madison, 608-698-3775.

- The UW-Extension Small Business Development Center can provide business education to train and assist both Tribes and individual Tribal members in launching and growing their businesses.
- Law & Entrepreneurship Clinic can provide training in basic legal issues facing startup businesses and free legal services to Tribes and Tribal Members through the work of supervised law students. Services include entity selection and formation, intellectual property assistance, internet policy assistance, regulatory consultation and more.
- Great Lakes Indigenous Law Center (GLILC) is available to assist and advise tribal government leaders on alternatives for legislation and administrative codes that would facilitate and sustain businesses operating on Native lands.

Grants Update

The Bad River Housing Authority has been awarded the Notah Begay III grant aimed at reducing childhood obesity and Type II diabetes. "Wewenii Anokidaa" (Let's Work Well) aims to develop and incorporate indigenized fitness activities and ancestral diet practices into after-school and summer programming at the Birch Hill Community House (BHCH), which serves youth ages 6-17 on the Bad River reservation. Well for Culture (WFC) Ambassadors will work with Bad River specialists to develop and prepare an indigenized fitness and ancestral diet curriculum; weekly cooking lessons for youth that utilize the month's "feature ingredient", healthy, traditional cooking at home via monthly cooking lessons for families; and create a "Rez Gym" near BHCH.

Check out the Well for Culture website: www.wellforculture.com

Youth Services: Birch Hill Community House

On February 24th, 2016 the youth programs of Bad River gathered on the Bad River powwow grounds for an afternoon of fun winter activities. In collaboration with U-W Extension staff Joy Schelble and GLIFWC staff Dylan Jennings, the youth from Birch Hill Community House, Bad River Healthy Lifestyles, and the Boys & Girls Club youth were taught how to snowshoe, build and maintain a fire, play snowshoe baseball and prune the trees of the Gitiganing orchard. The event ended with a circle dance around the fire with drumming and singing. As you can see, everyone had a wonderful time!



Youth Quilting Project

**KIDS
ZONE**



Birch Hill Community House youth have started a "Quilt as you Go" project. Participants were taught basic sewing skills, chose fabric and were assisted by BRHA staff with cutting the fabric into strips. Each strip was sewn onto backing and quilt backing, one at a time until they completed a mini quilt. The youth then created an appliqué design using fusible backing and bound the edges. More dates are planned to complete all the projects. Pictured are the first two

BAD RIVER COMMUNITY 2016 SPRING CLEAN-UP. May 5—27, 2016 Bad River Recycling will be holding their annual spring clean-up in May 2016.

We are asking for the community's help in making this year's clean-up efforts as efficient and safe as possible. You might ask yourself, HOW CAN I DO This?

By following these simple guidelines set forth by the Bad River Recycling Team:

1. Have all materials separated (wood, metal, household goods. etc.
2. Have all loose materials bagged or boxed up.
3. Have garbage out by the road (not in the ditches).
4. Do not mix recyclables or weekly household trash with clean-up materials
5. Everyone must have their garbage out before May16, 2016.
6. Bad River Recycling will be accepting clean-up materials at the Recycling Center starting May 9, 2016.
7. Stack tires; do not throw them on top of piles (4 tires per household).
8. No bio- hazards (sharps, medical supplies or medications).
9. All white goods (refrigerators, stand-up or chest freezers) must have doors removed and be empty. No rotten food or meat. Due to the rising cost for disposal of Freon items there will be a fee of \$20 to \$40 depending on size of unit.
- 10.No electronics
- 11.If special pick-up is required for elderly or disabled notify Recycling center by May 2nd,so arrangements can be made for these services.

The Bad River Recycling Department appreciates the communities help in our efforts for a cleaner and healthier community.

Contact Dave D'Acquisto at 715-682-7880

Crime Prevention & Safety: Fire Safety Event with Sparky



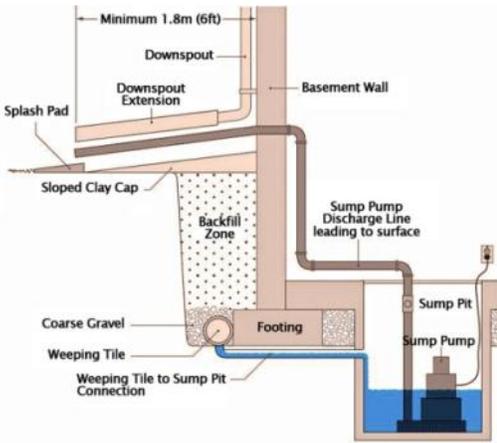
Winners of Fire Safety Poster Contest

K-3rd grade: Mariah Nelis,

4-6th: Emma Parisen,

7-8th: Sam Bressette





SUMP PUMPS

Check to make sure pumps are working and that the exterior discharge (hose) is free from obstructions. Check for

leaks. Make sure the exterior discharge line is at least 5-10 feet away from the house. If your pump is not working properly you will most likely find yourself with a lot of water in your basement or crawl space. The number one cause of mold is moisture. If you have a crawlspace, periodically check the crawlspace for signs of water. Please call the Housing if you think your pump needs to be checked.

Spring Tips

- Check dryer vent discharge for lint build up.
- Check to see if sump pump is working.
- Check all filters on furnace and air exchanger.
- Check all gutter down spouts. Make sure they are free from obstructions.
- Check outside hose faucets for leaks.
- Open windows in basements and living areas when weather permits to air out the house.

Lawn Mower Rental.

Rental is \$5.00 paid upon pick up. All mowers to be returned in same condition. Housing does not deliver. Mowers to be returned by 4:00 PM the next business day. Charges my result if equipment is damaged.



Call Housing and ask for Kyle at 715-682-2271 Ext: 1675

Annual Inspections

Inspections will start in April. You will be notified in advance by letter in regards to the date and time. In order to help us out please have your unit prepared for ease of inspection. Keep areas such as path of travel clear of clutter. Closets, garages, access to crawlspaces and appliances just to name a few. Make a written list of all the items you have issues with and present to the inspector. If you are not home leave the list out so the inspector can find it such as taped to the counter top etc.

Your active participation in your unit’s annual inspection is strongly encouraged.

<i>Upcoming Events!</i>		
Date	Time	Event
April 12	4:30	Housing Board Meeting
May 10	4:30	Housing Board Meeting
May 16—27	8-4:30	Spring Clean Up
May 30		Memorial Day—Tribal Offices Closed
June 14	4:30	Housing Board Meeting

Anishinabemowin Afterschool Project!

For middle school age youth
grades 6th- 8th
January 11-May 26, 2016
Time: 4PM – 6:30 PM Mon—Thurs
For information and forms contact
Bad River Family & Social Service Dept
715-682-7127

BRHA Private Home Rehabilitation Program

Private Home Rehabilitation Policy

Bad River Housing Authority recognizes the need to serve low-income families who own private homes located within reservation boundaries. The Private Home Rehab program will provide assistance within approved budget limits for the rehabilitation of privately owned homes that are owned by enrolled members of the Bad River Band and located within the boundaries of the reservation. Families who apply for this housing activity must meet eligibility guidelines (income limits) established by BRHA. Priority of funds is for rehab of health and safety issues.

Applicants will be required to apply/participate in other rehabilitation programs (BIA-HIP, HHR, USDA) if eligible prior to using BRHA funding. The amount of work required vs. the value of the home will be evaluated.

Restrictions: No mobile homes; home must not be in flood zone; must have resided in home for more than one year; cannot sell or transfer title within 5 years of receiving services. Applicant must be in good standing with BRHA (no debt).

Applications for Private Home Rehab are available year round on the website or at the Housing Authority office.

Applications will be kept on file and when funding becomes available applicants will be contacted



Occupancy Information

Micki Corbine, Housing Manager/Counselor

Items you need to complete your Housing application:

- Social Security cards for all family members., updated Tribal cards for all Tribal Members.
- Earned income information: such as W2's, Check stubs and or wage statements.
- Unearned income information: such as Child Support, FIP, Social Security, and ECT.
- Driver's License/State ID for all family members eighteen years of age or older.
- Completed and signed release of information Agreement. A criminal background check will be completed on all applicants and family members eighteen years of age or older.
- Two landlord references from your most recent landlords. If you have ever rented from a HUD subsidized program, reference from them must be provided If you have never rented or can only supply one Landlord Reference, (2) personal References from Professional people such as Social Workers, Case Workers, Teachers, Counselors, ECT, must be submitted.

Personal References will not be accepted if you have rented in the past. References must be in written form.

When a unit becomes available, the Board of Commissioners reviews the completed applications for that bedroom size and site. The application must be completed before it will be considered for selection. All questions must be answered and your application must be turned in **seven days prior to** Selection Meeting in order for it to be considered.

We require that you update your application every (12) months. If there are changes in address, income or family composition, update immediately. It is in your best interest that you maintain an accurate and current file.

Income Eligibility; need for housing; Tribal Membership; Native American Heritage; Satisfactory Criminal background Check; Acceptable Landlord References.

All situations being equal on the application, the date and time of application will be the deciding factor.

If you have any questions or need help completing the application you can contact the Housing Office @ (715) 682-2271. Return your application to the Housing Authority @ P.O. Box 57 Odanah, Wisconsin 54861.





Bad River Housing Authority
75860 US Hwy 2
P.O. Box 57
Odanah, WI 54861

Phone: 715-682-2271

Fax: 715-682-6818

Office Hours

Monday-Friday

8:00 a.m.-4:30 p.m.
12-1:00 closed for lunch

BRHA closures/holidays

5/30/16: Memorial Day

07/04/16: Independence day



STAFF CONTACT INFORMATION

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Emergency After-Hours 715-746-1994

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-VISION STATEMENT-

The vision of the Bad River Housing Authority is to enhance the quality of life of the Bad River Community by being a positive, professional catalyst in creating neighborhoods that are safe, affordable and dynamic places to live, work and play on the Bad River Reservation.

-MISSION STATEMENT-

The mission of the Bad River Housing Authority is to develop, operate and maintain affordable housing, and to assist Bad River Tribal residents in becoming self-sufficient through workforce development opportunity training and supportive services.

Visit us online at:

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