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