

**MINUTES OF A REGULAR SCHEDULED  
HOUSING BOARD OF COMMISSIONERS MEETING  
Wednesday, November 15, 2023**

Meeting was called to order at 9:07 a.m.

**PRESENT:** Chad Martin, Board Member  
Patricia Kakazu, Board Member  
Tanya Manuelito, Board Member  
Leslie Ramczyk, Board Member  
Jamie Fleming, Board Member  
Carole DeMain, Board Member

**ABSENT:** Daniel Grover, Chairman

**ALSO PRESENT:** Jean Thayer, Executive Director  
Shauna Coons, Attorney  
Sean Andersen. LCOPD

**APPROVAL OF AGENDA**

Motion made by Tanya Manuelito, seconded by Jamie Fleming  
Motion carried 6-0-0

**APPROVAL OF REGULAR MEETING MINUTES OF October 18, 2023**

Motion made by Jamie Fleming, seconded by Chad Martin  
Motion carried 5-0-0

**ATTORNEY** – Shauna present

- Jim said the Board of Commissioners have been appointment, but we haven't received formal confirmation from TGB yet. She sent another e-mail to Terri and Tammy asking for an update. Jean stated that there is virtual Board of Commissioners training November 14<sup>th</sup> and 15<sup>th</sup>. She will send the information out.
- Attended the NAIHC Legal Symposium in Las Vegas. She talked to Robin Thorne, RTHawk, about the upcoming closeouts of a couple LIHTC Projects and what needs to be done. There's not a lot of existing procedure for this. She is compiling references in preparation for this transition.
- TGB concern. Essential individuals/families under the Housing Policy. The Tribe decides who is essential, not HUD. Under NAHASDA there is a definition of who is designated as essential: Work Force, Law Enforcement, Health Care providers, etc. In the LCO Code, Indian essential to the well being of the tribe and housing cannot otherwise be attained. How would this affect the Waiting List ranking? What is well-being? What percentage can be used for over-income individuals/families/

(Resumed at 9:59 a.m.)

- **NAHASDA Regs, 24 CFR 1000.104** – What families are eligible for affordable housing activities? a) Low-income families on a reservation or Indian area b) A non-low-income family may receive housing assistance in accordance with 1000.110. c) A family may receive assistance on a reservation or Indian area if the family's housing cannot be reasonably met without such assistance and the recipient determines that the presence of that family on the reservation or Indian area is essential to the well-being of Indian families. d) A recipient may provide housing or housing assistance through affordable housing activities assisted with grant amounts under NAHASDA for a law enforcement officer on an Indian reservation or other Indian area. (Conditions to the law enforcement officer)
- A response will be sent that the Housing Board has received the concern and is looking into compliance and potential impact of such a policy change. Jean is going

to print out information, give it to Shauna and she will prepare something for AG Jim Schlender.

- Send RTHawk contract for Supportive Housing, Strategic Plan and Indian Housing Plan to Shauna.

Paused to move Law Enforcement report at 9:46 a.m.

### **LAW ENFORCMENT –**

- Sean talked about break-ins and vandalism in some units that are being rehabilitated. Aome arrests have been made, but still working on leads to generate more charges and address the issue.
- Curfew
  - 15 and under, 10:00 P.M. – 7:00 a.m. Turned over to a responsible adult, citation issued each time.
- Alleged drive by shooting, working on a community campaign to try to get people to report things as they happen. They find that people are not reporting information as it happens, but after their level of concern raises to the point that they call law enforcement.
- It was reported by a Board member that egress windows are being used as entry doors. 6 – 7 people seen entering at a time.
- Newsletter – if you see something, report it.

The Law Enforcement Report will be moved up on the agenda to allow them to report and leave the meeting.

### **TRIBAL COUNCIL –** None present

### **ADMINISTRATIVE REPORT – JEAN THAYER, EXECUTIVE DIRECTOR**

- Several employees out in the past month due to COVID.
- TC VI will be completed by November 16, 2023, according to John, Woodstone. We have received 21 Certificates of Occupancy.
- TC 1 will be closing soon as this is the 15<sup>th</sup> year. There was a phone conference to talk about the close out procedures. Jean missed the first one but will be part of the next call.
- The Indian Housing Plan and the budget were the focus this month.

Other Reports; Financial, Waiting List, Housing Management Services  
(10:00 a.m. – Walk-in request of tenants)  
No walk-ins

The Board would like Sally to explain the deficits in the financials.

Leslie asked why there was one person on the Certification Activity Report three times. Jean explained that she had been pre-selected for a unit, moved out of her current unit and moved into her new unit.

### **NEW BUSINESS**

### **OLD BUSINESS**

- Strategic Planning has been closed. The Board would like to have a lunch meeting to discuss and review the plan. Jean will send potential dates for lunch.
- Rent Increases - tabled

**INFORMATION SHARING**

- LCOOU hosted a Ground Blessing for the student housing project.
- Jean shared that we will be getting Janquarts Storage unit back.

**NEXT REGULAR meeting date Wednesday, November 15, 2023**

**MOTION TO ADJOURN**

Motion made by Leslie Ramczyk, seconded by Daniel Grover to adjourn at 11:22 a.m.  
Motion carried 4-0-0

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Jamie Fleming  
Lac Courte Oreilles Housing Authority Board