

**Summit Lake Paiute Tribe
Special Council Meeting
Wednesday November 14, 2018
Primary Administrative Office, Sparks, Nevada**

CALL TO ORDER: Chairwoman Randi DeSoto called the Special Council Meeting of Wednesday, November 14, 2018 to order at 10:37 am.

ROLL CALL: Secretary Treasurer Eugene Mace called the roll: Chairwoman Randi DeSoto, present; Vice-Chairwoman Nedra Crane, present; Secretary/Treasurer Eugene Mace Sr., present and Council Member Phillip Frank, present.

STAFF: Linda Quinn, Financial Director; and Donna Komar, Tribal Coordinator

GUEST: Bill Nibbelink, HUD Consultant

Ms. DeSoto introduced Mr. Nibbelink

Mr. Nibbelink discussed his experience in Indian Housing. He is there through training and technical assistance funds paid by HUD. He is there to help with tuning-up the Tribes' housing policies. He is also going to help with developing the required Self-Monitoring and Compliance Assessment Policies. He likes working with SLPT because they are progressive and want to do things right; just starting out which is exciting. The most important thing is to answer the Council's questions. He is not a HUD employee.

One of things he wants to talk about is the Indian Development Block Grant (IHBG). It is part of the Native American Housing Assistance Self Determination Act (NAHASDA). He also mentioned the Indian Community Development Block Grant(ICDBG) is under HUD's community development and what things for which it is eligible which the Tribe might be interested in another year of so such as Economic Development, Home Ownership Assistance, Housing Rehab, and Housing Acquisition. Ms. Quinn mentioned there is a training workshop available in Sacramento, California December 4 and 5, 2018 regarding ICDBG and filling out the applications. This would be good for next year.

Ms. DeSoto raised a concern that even after creating all the policies, that HUD would block the use of the HUD funds. Mr. Nibbelink reassured her that the main thing to be sure of is that the recipients are low-income and stay within the statutes which are very flexible. There are not that many rules and regulations from HUD.

Ms. DeSoto also asked, on the behalf of questioning Tribal Members, if the funds can be used to purchase land to build on since the members do not own land on the Reservation. Mr. Nibbelink stated that the funds are eligible for Tribe to acquire land for affordable house for low income housing. Mr. Crane mentioned elder care facilities. Ms. Crane asked who would own it. It would be owned by the Tribe and then possibly sold to the members or held in trust.

ICDBG can also be used for Micro Enterprise Programs, small (five employees or less) business development either new or to expand. It can also be used for new housing

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construction to build homes for low income families, and Public Facilities and Improvements. Mr. Nibbelink recommended looking into ICDBG and start to plan for the future.

Mr. Nibbelink, Ms. Quinn and Ms. Komar met the previous day and looked over policies that are in development. There are some changes to make to meet statutory requirements.

Ms. Quinn explained some of the changes made to the policies to meet Federal and HUD laws and regulations which include things such as:

Defining terms as Elder at age 55 and Senior at age 62 which is the Federal age for Senior discount for housing

Defining the age definition of Head of Household to either 18 or 21 years old

Mr. Nibbelink clarified a few points on the Rental Assistance policy. He also asked how the Tribe was going to market the programs. Ideas were fliers with the Calendars, on the website and Facebook.

Mr. Nibbelink asked the Council to determine authority to approve applications. A discussion concluded that the Council will do the approvals.

Rehabilitation program: Mr. Nibbelink explained this grant loan program and clarified that at this time the program is only for rehabbing a private home for families with a person with disabilities for accessibility. The grant loan is forgiven after specified term or paid back in full if the house is sold in less than the specified term.

Mr. Crane asked for clarification on the things which can and cannot be used by the allotted amount of funds.

Down Payment Assistance Program: Ms. Quinn explained why the Chico model is good to use for the SLPT program. Ms. Quinn explained what was done to tighten up the policy especially adding HUD guidelines.

Mr. Nibbelink used examples of how to help members who did not meet the low income requirements by guiding them to special loans and programs. He said that the Council has done a remarkable job on the policies they have created and adopted. He recommended they be creative.

The Down Payment and Closing Cost Assistance program is based on the 184 Loan program so he explained it. The 184 program is available to Tribal members regardless of income and also to the Tribe. Down Payment Program is a loan and is a forgivable

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loan, forgiving 10% a year. Rehab program grant and is not forgivable until the full term is met per the useful life agreement.

Mr. Nibbelink talked about the Indian Housing Plan. The 2019 plan which was the same as 2018 was submitted in October of 2018. The HUD review had issues. Mr. Nibbelink went through the financial figures of the Indian Housing Grant Block. The usual annual amount is \$75,000. The accumulated amount is \$730,000 which is available now.

For 2019 Plan

\$100,000 for Down Payment Assistance Program

\$75,000 for Rehabilitation Program

\$60,000 Tenant Based Rental Program

These programs total \$235,000 of the \$730,000.

Housing Management Services: The Costs to administer the three programs
Planning and Administration: Limited to 30% of the Grant moneys (\$22,500)

Ms. Quinn and Ms. Komar's time spent working on developing the policies should be charged to Housing Management Services. This is also where the salary and benefits of a Housing Administrator should be charged, not Planning and administration.

The Planning and Administration funds can help pay for utilities, copier, phone service, etc. and not Indirect Costs.

They raised the Housing Management Services budget from \$50,000 to \$70,000.

National American Indian Housing Council is having a legal symposium in Las Vegas, Nevada December 10 through 12, 2018. Mr. Nibbelink encourages them to attend.

\$327,500 is what is budgeted so far.

Applying for model activities to acquire or build a new administration building where 30% is to be used for Housing projects. The budget should be built around this 30%. The current budget has set a budget of \$300,000 for a new facility. This is 30% of one million dollars. The plan was not mathematically sound.

Mr. Nibbelink said to buy a larger office space than they need now and lease part of it. Look at it as an investment not an expense.

\$300,000 budgeted for the acquisition of the new building.

SLPT need to show the government that they plan to use the money that they have been given.

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Mr. Nibbelink said to also consider leasing a large office space. The Council would actually like to purchase. Ms. DeSoto is authorized to purchase.

Ms. DeSoto said they would re-convene at 6:30 pm Thursday, November 15, 2018.

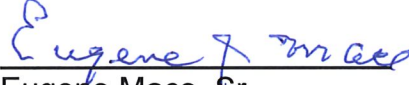
Ms. DeSoto thanked Mr. Nibbelink for his assistance.

MOTION: Vice-Chairwoman Nedra Crane moved to adjourn. Secretary/Treasurer Eugene Mace, Sr. seconded the motion. Chairwoman Randi DeSoto called the vote: 4 FOR, 0 AGAINST, 0 ABSTAINED. The meeting was adjourned at 2:09 pm.

CERTIFICATION

I, **Eugene Mace, Sr.**, Secretary/Treasurer of the Summit Lake Paiute Tribal Council, hereby certify that the Minutes of the November 14, 2018 Special Council Meeting were approved by the Council during a duly held meeting December 15, 2018 at which there was a quorum present, and the Council voted: **4** - **FOR** **0** - **AGAINST** **0** - **ABSTAINING**, Chairwoman Randi DeSoto did not vote because there was not a tie vote.

12-18, 2018
Date


Eugene Mace, Sr.
Secretary/Treasurer
Summit Lake Tribal Council