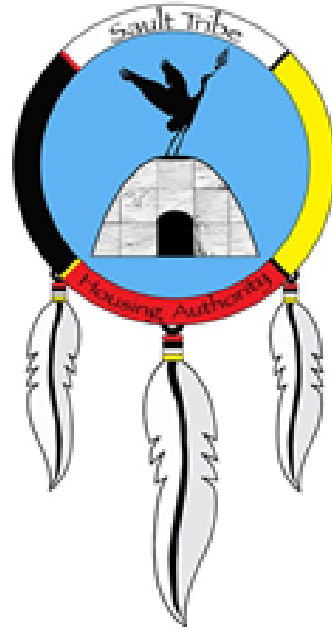


# Housing Authority



**Nso-giizisong Gaazhichigeyaang**  
(What we've done in these last 6 months)

Semi-Annual Report Presentation

July, August, September, October, November, & December

By: Housing Authority



# Housing Authority

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## TDHE

- Tribe has designated Sault Tribe Housing Authority to receive and administer grants to provide affordable housing activities on behalf of the tribe.

## HOMES

- 573 homes currently under management. Increasing by 6 more in May of 2026, Hessel duplex and Newberry quadplex.
- Additional 24 homes will be added by early 2027.



# Housing Authority

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## Relevant Statistics/Tribal Members Served for the reporting period :

- Low Income Rental Applications Processed: 281
- Low Income Rental Move-ins: 27
- Resident Home Visits: 710
- Housing assisted 20 Low Income and 1 Homeownership family with \$100.00 gift cards to help with Christmas expenses. This was able to be done out of Housing specific Dress Down funds. All the tenants that received the gift cards were so grateful and appreciative. Tears were shed from our tenants and our staff!



# Housing Authority

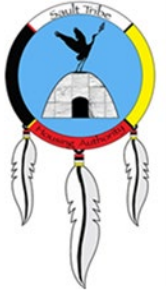
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## Homeownership Department

- 14 tribal families provided Down Payment Assistance.
- 10 tribal homes were provided furnaces or boilers and/or water heaters under Owner Occupied Rehab program.
- 23 homes were selected for Home Rehabilitation under different levels of service:
  - 6 homes under Level I – windows, insulation, door replacements
  - 2 homes under Level II – Roof repair to replacement
  - 3 homes under Level III – Extensive rehab
  - 5 projects from 2024 were completed in 2025
  - 7 projects selected in 2025 will be completed in 2026.

# Housing Authority

## Highlights:

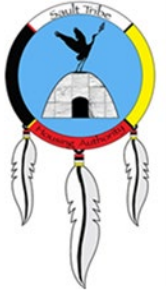


- Remodeling of the Sault Ste. Marie Housing Office located at 2163 Migisa



# Housing Authority

## Highlights:



### ➤ Annual Health and Safety Fairs

These were held on the Manistique, Sault Ste. Marie, Newberry, Hessel, St. Ignace and Kincheloe Housing sites. Approximately 189 participants in total showed up to participate. Educational materials were handed out, food and drinks provided, many games and prizes, a mixture of Tribal and non-Tribal vendors attended. We had a guest speaker, Chuck Stewart from Tribal First, at three of our Fairs. Chuck is the from our new insurance company for the Housing Authority. He brought great prizes for the kids and was a wealth of knowledge!



SSM Health & Safety Fair



Hessel Health & Safety Fair



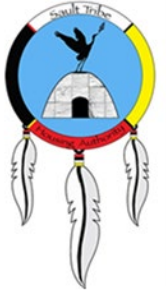
Escanaba YEA Summit Bash



Manistique Health & Safety Fair

# Housing Authority

## Highlights:



### ➤ Annual Back to School

The back-to-school events were held on all nine Housing sites and were very appreciated by the parents. Materials handed out helps our Housing families with the rising costs of school supplies.



Sault Ste. Marie



Hessel



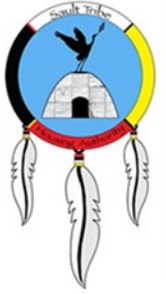
Escanaba



St. Ignace

# Housing Authority

## Highlights:

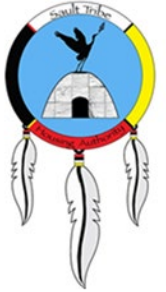


- The construction of the duplex In Hessel in progress and will be completed by May 2026.



# Housing Authority

## Highlights:

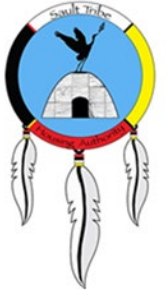


- The construction of the quad-plex in Newberry in progress and will be completed by May 2026.

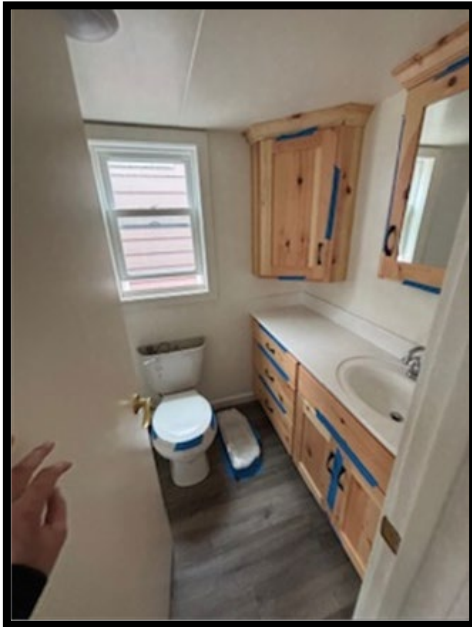


# Housing Authority

## Highlights:

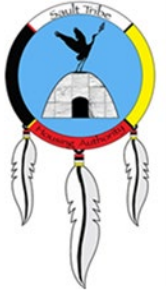


- **Unit V Treasury ARPA Project**—This project was completed in 2025, and residents were moved in before the end of the year!



# Housing Authority

## Highlights:

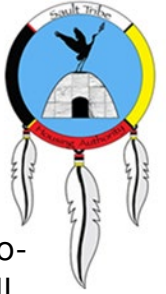


- The Housing Authority held its annual Full Staff Meeting on November 14. It was hosted at the convention center rooms at the Soo Casino. Mandatory annual training was held in the morning and cultural crafts were held in the afternoon. In addition, this year's full staff meeting included a power point memorial dedicated to Joni Talentino. Joni's parents and some friends were in attendance.



# Housing Authority

## Future Builds:



### Odenaang Apartment Building

- STHA was awarded \$6 million dollars of a competitive grant through HUD. In addition to the \$6 million the Sault Tribe Board allocated \$2 million dollars of ARPA funds. STHA is constructing a two-story apartment building with twenty units (18 – 1-bdr.; 2 – 2-bdr.). Construction on the project will start in June of 2026 and be completed in 2027. These units will be for single tribal members that are in need of housing and meet the income guidelines.



# Current Grants

- Tribal Nations Housing Development Assistance Program (TNHDAP) Pre-Development Grant (\$75,000)
  - This grant was awarded as predevelopment funding towards consultant fees, market study, and an environmental review towards the Permanent Supportive Housing Project.
- Housing and Urban Development(HUD) Section 4 Capacity Building Grant (\$50,000)
  - This grant was awarded for predevelopment funding towards consultant fees towards the Permanent Supportive Housing Project.
- Indian Community Development Block Grant Furnace & Boilers (\$2,500,000)
  - ICDBG Funds (\$2,000,000) and Indian Housing Block Grant funds (\$500,000)
  - This grant was awarded in 2024; we have replaced all the furnaces with these grant funds. We plan to replace all boilers in 2026.
- Indian Housing Block Grant Competitive Apartment Building (\$8,000,000)
  - Assist in constructing a 20-unit Apartment Complex to increase the number of housing units available to AIAN families.
  - Indian Housing Block Grant Competitive funds (\$6,000,000) ARPA Funding (\$2,000,000)

# Grants Reports

- All Grants
  - SF-425 Federal Financial Report (annual)
    - The IHBG is reported quarterly
- Indian Community Development Block Grant – Roofs
  - Annual Status and Evaluation Report (ASER)
  - Contract and Subcontract activity report
  - Closeout Report
- Indian Community Development Block Grant – Furnace & Boilers
  - Annual Status and Evaluation Report (ASER)
  - Contract and Subcontract Activity Report
- TNHDAP Pre-Development Grant
  - Financial Status Report (Quarterly)
- HUD Section 4 Capacity Building
  - Quarterly Report
- Indian Housing Block Grant and Indian Housing Block Grant Competitive
  - Annual Performance Report

# 2026 Activities

- Submit an application for Low Income Housing Tax Credits. 36-unit permanent supportive housing complex.
- Planned submission of an Affordable Housing Challenge to receive additional GAP funding towards the Permanent Supportive Housing.
- Submit an application for Indian Housing Block Grant Competitive for construction of 26 units on the Savard Property in St. Ignace.
- Complete infrastructure at the Savard Property in St. Ignace to have buildable land in the area.

# 2026 Activities

- Complete Utility Authority upgrade project in Hessel, Manistique and Wetmore.
- Break ground for 20 unit apartment building for single persons at Odenaang.
- Develop four elderly units at Odenaang.
- Land development in Manistique, Wetmore and Escanaba to provide buildable land.
- Add more rental assistance vouchers to assist other affordable housing projects.
- Continued search for additional resources and grants to provide affordable housing opportunities.

# Housing Authority



**Mii sa wi!**

(That is all!)

Miigwech!