

Mille Lacs Band of Ojibwe

Home Replacement Program

Purpose:

To provide a systematic approach to replace homes that have been abandoned or that pose unsafe or unhealthy conditions on Band owned land.

Definition of Terms Used in this Policy:

Abandoned – The home has not been inhabited for one year and there has been no notification to the Housing Department of the reason for abandonment.

Condemned Homes – Homes that have been found to be unsafe by either the Mille Lacs Band of Ojibwe Department of Housing or by other governmental agency.

Replacement Costs – The costs to rebuild a home that has been demolished.

Unsafe/Unhealthy – The home does not conform to the minimum acceptable standards as described by the International Conference of Building Officials (I.C.B.O.) or by any tribal codes and laws.

Process:

- The Housing Department will create a ten-year forecast to determine the number of units to be replaced each year.
- A master replacement list will be maintained by Housing Department staff to monitor and revise the list on an annual basis.
- Input for this list include the following sources:
 - Elected officials
 - Housing Department staff such as maintenance
 - Construction inspectors
 - Residential Services staff
 - Band Members
 - Community Members
- The identification of units to be replaced each year will be according to its priority position.

- Options for Replacement:
 - Rebuild on Current Location
 - Move into a Community Development
- Demolition costs will be paid by the Housing Department.
- Two (2) percent interest loans will be available to Band Members who choose to rebuild on the same site.
- A cultural exception will be made if a Band Member chooses not to rebuild on a site where a tragedy occurred.
- The Band Member family may choose to rent a Band home and apply for the Rent to Own Program instead of applying for the replacement loan.
- Upon identifying a unit for replacement, the Housing Department will develop a transition plan with the family.

Criteria for Determining Eligibility:

- Homes must be owned by a Band Member and be located on the Mille Lacs Band of Ojibwe reservation, Band Member allotment land or Band owned fee land;
- Inspection will be conducted on all property identified as a possible demolition unit;
- The inspection will be based on the Band's standard Inspection Report focusing on the following criteria:
 - Solid Foundation (no visible cracks or sloping)
 - Condition of Roof (age of roofing materials)
 - Condition and Age of Siding
 - Electrical (up to Code, no unsafe conditions present)
 - Mechanical (HVAC operational and in safe condition)
 - Plumbing (no leaks or water damage)
 - Presence of Mold or other unsafe condition
 - Condition of windows and doors
 - Condition of interior walls and trim
- The rating that will be applied at the time of inspection is based on a scale from 1 – 10 with 1 representing the lowest priority and 10 representing the highest need or priority. A rating of 60 or higher will qualify a unit for demolition.

Criteria for Determining Priority:

- Elder home;
- Disabled or handicapped person;
- Band Members who were displaced due to economic development and live in substandard housing;
- Inspection ratings;
- Economic situation of the Band Member;
- Band Member Demographics.

Transition Plan:

- Once a decision is made to replace the unit, the Band Member's family will meet with the Commissioner of Community Development, Executive Director and Residential Services Manager to discuss options.
- The results of the inspection and estimated cost of repair will be discussed.
- A plan of action will be determined with the family's input according to the following options:
 - Demolish the home and rebuild on same site;
 - Accept a different home on land owned by the Band and sign any existing lease over to the Band;
 - Ensure the family understands that transitional housing will be available if their home is to be rebuilt;
 - Obtain input from the family regarding these plans as well as concerns and issues;
 - Obtain written and notarized agreement to the Transition Plan.
- Residential Service Manager will work with the family to resolve any issues raised in the meeting.
- Complete a Demolition/Replacement Agreement which will include the following information:
 - Location of replacement home;
 - Cost of demolition and replacement;
 - Payment method e.g. loan, cash;
 - Anticipated completion date.
- The Residential Service Manager will guide the family through the completion and moving process.