

## **FOND DU LAC HOUSING DIVISION**

### **Payments and Rents Policy**

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#### **I. Purpose and Applicability (See Section 203 of NAHASDA and 1000.124 & 126)**

The purpose of the Fond du Lac Housing Division (FDLHD) Payment and Rents Policy is to establish a method for determining the amount charged to a tenant/resident/homebuyer for monthly payments/rent. This policy is applicable to the FDLHD homeownership, lease purchase, and rental programs

#### **II. Determination of Income and Calculation of Payment/Rent**

The FDLHD has determined that annual income will be based upon the Census definition of income. Annual income will be the basis for determining eligibility and the starting point for calculating the monthly payment/rent.

Once the annual income has been determined, the FDLHD will apply the standard deductions and exclusions required by NAHASDA (See Section 4(1) Definitions. (25 U.S.C.4103) and any other FDLHD exclusions and/or deductions, including the following:

1. The amount received by Band members for Fond du Lac Band per capita payments by the Band to Band members; and
2. Payments received for child support.

Once the annual adjusted income has been determined, this amount will be divided by 12 to arrive at the monthly-adjusted income.

Monthly-adjusted income will be multiplied by 25% to determine monthly rent. For occupants of rental unit between the ages of fifty two (52) and sixty one (61) years of age the monthly adjusted income will be multiplied by 10% to determine monthly rent. Once this amount is determined, the applicable utility allowance will be deducted.

For those over sixty two (62) years of age the monthly rent will be one dollar (\$1.00) effective January 1, 2005. If the elderly family (age 62 and above) does not meet low income guidelines the rent will be \$1.01 per month.

The FDLHD has determined that utilities are to be considered a part of the monthly payment/rent calculation. An amount for the utility allowance will be deducted from the monthly-adjusted income (after the percentage multiplier has been applied, as discussed above). The utility allowance schedule is as follows:

Fond du Lac Housing units 1-6,14,15,20,21

1brm \_\_\_\_\_ \$45.00

2brm \_\_\_\_\_ \$55.00

3brm \_\_\_\_\_ \$105.00

Lake Country Power

1brm \_\_\_\_\_ \$65.00

2bdrm\_\_\_\_\_ \$95.00  
3bdrm\_\_\_\_\_ \$125.00  
Projects# 15-3 & 15-5  
3bdrm\_\_\_\_\_ \$125.00  
Projects#15-07,15-08,15-09,15-16  
4bdrm\_\_\_\_\_ \$135.00

**Minnesota Power**

1bdrm\_\_\_\_\_ \$65.00  
2bdrm\_\_\_\_\_ \$85.00  
3bdrm\_\_\_\_\_ \$115.00  
Projects #15-03 &15-05  
3bdrm (REA)\_\_\_\_\_ \$145.00  
4bdrm(REA)\_\_\_\_\_ \$150.00  
3bdrm (Minnesota Power)\_\_\_\_\_ \$135.00  
4bdrm (Minnesota Power)\_\_\_\_\_ \$140.00

The monthly rent/payment will remain in effect until a recertification is completed and a new payment/rent amount is established.

Once a family is placed in a unit and the monthly rent/payment has been determined, the specified payment will remain in effect until the tenant/homebuyer notifies FDLHD that their family income has decreased or that the family composition has increased or decreased by one or more

dependents. These events may result in a decreased rental payment such that the continued payment of the original rent amount may result in the family paying more than 30 percent of household income for rent, which is contrary to FDLHD policy and Federal Statute.

Adopted by motion of the Fond du Lac Reservation Business Committee on October 21, 2004; amended by motion of the Reservation Business Committee on December 13, 2023.