



LCO Housing Newsletter

Bebookwedaagimi Giizis—Broken Snowshoe



Rent Increase: Effective June 1, 2025, there will be a rental charge increase of 2%, going from 9% to 11% of a tenants Adjusted Monthly Income (AMI). All ceiling rent amounts will increase by \$50. The LCOHA has never charged more than 9% of AMI. Due to inflation, it is necessary for an increase in the rental charge. Housing Authorities (Tribal & Non-Tribal) throughout the United States charge 25% to 30% of AMI.

For Example:

Family of 4 (2 adults, 2 minors), Annual Income \$35,000

Rental charge by percentage:

NOW **June 1st 2025**

9% - \$255 11% - \$312

Ceiling Rents Change

	Now	As of 6/1/25
1 bedroom	\$185	\$235
2 Bedroom	\$218	\$268
3 Bedroom	\$273	\$323
4 Bedroom	\$305	\$355
5 Bedroom	\$351	\$401

What other Housing Authorities charge

25% - \$709 30% - \$851

Giiwedin Townhouses Flat Rate Rent Increase

\$235 X 2% = \$4.70 (\$5 round up)

\$240 +\$30 (water) = \$270

Please call the office if you have any questions.
Thank you.



How would you like to win a new Patio Set or a BBQ Grill?
During the month of April, if you clean your yard, that could be you! On May 1st our staff will drive through all communities and tenants that have cleaned their yard will be entered in a drawing to win your choice of either! GOOD LUCK!

Congratulations to Kim Milam she was the winner for the 4th Quarter 2024 Renter Incentive Program! Kim received a \$100 Country Store gift certificate.



Congratulations to Anthony Klinzing. He was the Grand prize winner for 2024. Anthony won \$1,000!!!! For more information on how you can be eligible call the Housing office at 715-634-2147 and ask for Brenda or Andie



ON-CALL MAINTENANCE:

The Maintenance Department has a pager for tenants to contact the on-call person after normal working hours. They will only respond to **Emergency** calls during non-working hours. Other calls can be phoned into the Housing Office during regular business hours, Monday through Friday 8:00 to 4:30.

The Pager # is 715-798-1594.

We will be Closed for Easter



We will be closed Good Friday, April 18th and Easter Monday April 21st.



SPRING

Is here and the snow is melting! Unfortunately, it is starting to uncover a lot of garbage and debris in yards. It is time to put away the shovels and bust out the rakes. With the temperatures rising we are seeing rats and rodents starting to come out of their dens and hiding areas, LCOHA would like to remind our tenants to remove any garbage and piles of debris from around their units that can attract and harbor these pests. **Reminder:** it is the tenant's responsibility to keep their unit clean and free of garbage and debris at all times to insure you are staying in compliance with your lease. Other items that can harbor these pests are disabled and unregistered vehicles along with old furniture and mattresses in yards and garages. We have been working to rid our community of these rodent's, however it is also a problem that will not go away without the help of our tenants and community members. LCOHA staff will be keeping an eye out for piles of debris and garbage in yards. Keep in mind that LCO Conservation is on the lookout for illegal dump sites, be respectful to our lands and please, utilize the transfer station. **Per your lease,** tenants shall not operate or park vehicles on lawns or other areas not designated as vehicle traffic or parking areas. **This is especially important during the spring thaw, as it causes ruts in your yard.** Thank you in advance for your efforts and cooperation.

SPRING CLEANING TIPS: With the recent health crisis going on, spring



cleaning is especially important. Community members should practice routine cleaning of frequently touched surfaces (for example hard surfaces such as: tables, chairs, doorknobs, light switches, handles, desks, toilets, faucets, sinks) with household cleaners and EPA-registered disinfectants that are appropriate for the surface, follow label instructions. Labels contain instructions for safe and effective use of the cleaning product including precautions you should take when

applying the product, such as wearing gloves and making sure you have good ventilation during use of the product.

Open up your unit and let some fresh air in, mix up a solution of bleach and water and wipe down all your window frames and sills and allow to dry while the weather is warm to help combat mold/germs in your home. Windows can be washed with a simple solution of vinegar and hot water. Using a squeegee works best, in between swipes, clean the blade with a lint-free rag. Cloth diapers or old linen napkins are perfect for this task. Wash them on a day with no sun to prevent streaking. Wash curtains, Clean appliances (inside, out and under) vacuum condenser coils, Defrost and clean freezer, Clean kitchen and bathroom exhaust fans, Clean lights and fans, Vacuum lampshades, Wash throw rugs, Clean washer & dryer, Clean debris from lint trap and dryer vent, Wash bedding, Vacuum and flip mattresses. Make yourself a checklist and do one or two items at a time, you'll be surprised how fast it goes!



April Birthdays

Rhonda Quagon	4/2
John Kingfisher	4/4
Jim Miller	4/4
Amanda Kingfisher	4/5
Sierra Rae Valentin	4/5
Blake Trepania	4/7
Cassidy Kingfisher	4/8
Arleen DeBrot	4/9
Jim Quaderer	4/10
Jamie Fleming	4/11



Tecumseh Jack	4/14
Tom Quagon	4/15
Alicia DeBrot	4/17
Ben Fleming	4/18
Chyla Thayer	4/18
Alijah Cross	4/18
Sandy Trepania	4/19
Danessa Hamilton	4/20
Maime Crone	4/21
Mike Marquardt	4/21
Anthony Miller	4/22
Mike DeNasha	4/22
Christopher White	4/23
Alianna Dishaw	4/23
Charity SunRhodes	4/27
Jimmie Oliver	4/28

You don't have to like spring cleaning, but you can at least love the result.



A clean home is a healthy home!