BMIC BUILDING FUTURES HOMEOWNERSHIP PROGRAM

2025 PROGRAM GUIDELINES

PROGRAM BACKGROUND

The purpose of the BMIC Building Futures Homeownership Program is to increase tribal homeownership on tribal lands by assisting tribal citizens through the pre-development and construction process, with Bay Mills Indian Community fronting the construction costs and managing the lot development and construction process. The tribal citizen repays the full cost through a conventional mortgage upon home completion and assumes full ownership of the home and underlying leasehold interest.

Program Objectives:

- Support tribal citizens in achieving homeownership.
- Promote sustainable development on tribal lands.
- Utilize tribal capacity and partnerships to facilitate residential construction.
- Ensure repayment to the Tribe to allow revolving support for future participants.

Long-Term Outcomes:

- Increased tribal homeownership rates.
- Greater family stability and generational wealth-building.
- Infrastructure expansion on tribal lands.
- Revolving fund for future homebuilding.

The Executive Council is committing to a $1,000,000 allocation in the FY 2026 general fund budget to support this program. The intent is for the program to be self-sustaining; when a tribal citizen repays the cost through a conventional mortgage, the funding will be placed back in the program for other applicants.

PROGRAM MODEL

- Construction Oversight: The Tribe serves as developer to ensure quality, budget adherence, and code compliance.
- Cost Control: Cost is based on actual direct costs only – no markup or profit charged to the tribal citizen.
- Protection Measures: If the applicant cannot obtain financing post-construction, the Tribe will put the home up for sale to another tribal citizen or may place the home in Bay Mills Housing Authority rental stock. The Tribe retains ownership and leasehold interest until repaid.
- Repayment Terms: Tribal citizen repays the exact construction cost (no interest) through a conventional mortgage.
- Program Capacity: Pilot phase: 3–5 homes per year, scalable as capital revolves.

Step-by-Step Process:

Step 1: Application and Pre-Approval: The tribal citizen applies for the program and undergoes financial counseling through BMIC or a partnered housing counselor.

i. Applicant obtains pre-qualification from a conventional lender to ensure repayment ability upon completion. Pre-qualification will determine the total loan amount, and thereby the amount of funding that can be accessed through the Building Futures Homeownership Program.

Step 2: Lot Identification and Lease

ii. The Tribe and applicant select an available residential lot in the Plantation Hill Housing Development, or utilize an already selected or held lot by the applicant.
iii. A permit will be issued to the applicant to develop the lot.
iv. Upon successful completion of home construction, the BMIC Land Office will issue a 75-year lease (renewable) to the applicant to obtain financing. The lease has a term for immediate cancelation if the tribal citizen does not execute a conventional mortgage to purchase the home.

Step 3: Design and Cost Estimation

v. BMIC Planning & Development, Land Office, and the Housing Authority work with the applicant to select, design, quote, and set up construction. This may include modular or stick-built homes.
vi. Total construction cost is estimated, including site prep, utilities, permitting, and building. The total construction cost must be within the program minimum and maximum request amounts, unless the applicant is contributing private funding.

Step 4: Tribal Financing and Construction

vii. BMIC fronts construction costs, either through its own capital or financing.
viii. The site is developed and home is built under tribal oversight, using local contractors.
ix. The tribal citizen is kept informed throughout the process with bi-weekly updates sent via email.

Step 5: Home Completion and Transfer

x. Upon completion, the applicant closes on a conventional mortgage loan (e.g., USDA 502, VA, HUD 184, or private lender).
xi. Mortgage proceeds are used to reimburse the Tribe for the full actual cost of construction.
xii. Once paid in full, title to the home and leasehold interest is transferred to the homeowner.
xiii. The funding will be placed back in the program for other applicants.

PROGRAM PARAMETERS

- Selected applicants must sign a contract agreeing to the program terms.
- Minimum request of $100,000. Maximum request amount $400,000.
- Number of applicants selected is based on number of units being constructed based on a cap of $400,000 per unit.
- BMIC will not require a full design review process to be completed, instead a cursory review and formal property construction standards oversight including interim and final on-site inspections will be conducted.
- Program participants must attend mandatory homeownership training.

ELIGIBILITY CRITERIA

- Applicant must be a BMIC Tribal Citizen with an existing permit for lot development on the BMIC Reservation or be eligible to obtain a permit for lot development. This program is only available for citizens constructing homes on the Reservation.
- Applicant must be pre-approved for a conventional mortgage.
- Must be an enrolled citizen of Bay Mills Indian Community.
- Must be 21 years or older and able to obtain mortgage pre-approval.
- Must intend to reside full-time in the home upon completion.
- Cannot own another home within the tri-county area.

BMIC Building Futures Homeownership Program Timeline	Target Date
Application Submission	November 14, 2025
Applicant Selection	December 1, 2025
Construction	Spring, 2026
Lease and Mortgage	Fall, 2026

The pilot program encourages/supports the use of modular housing when feasible, in addition to traditional stick-built homes. Please use the below as a reference:

WHAT IS MODULAR HOUSING? Modular homes are built in sections in a climate-controlled home building facility, then transported to the project location where the sections are assembled and installed. Modular homes can be built efficiently, saving time, and cost, to accommodate immediate workforce housing needs and facilitate affordability. There are many benefits associated with this style of construction. Modular housing typically offers a shorter construction schedule. The efficiency of utilizing the same off-site build process for multiple homes decreases costs as well. Modular housing is also less impacted by weather delays and the difficulty of finding skilled laborers. These factors should result in the home being constructed and sold at an affordable price point.

PROGRAM CONTACT INFORMATION

Please contact Jeffrey Graham, Land Office Coordinator, for more information on how to apply.

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