



SILO BEING BUILT IN ANGOON

THRHA works to combat high utilities in rural communities where energy costs can reach **275%** above the national average.

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THRHA NEWS

TLINGIT & HAIDA REGIONAL HOUSING AUTHORITY NEWSLETTER • **SPRING 2018**

Healthy Homes Make Positive Changes for Southeast Families

Each year, millions of children and their family members are injured or become ill from environmental hazards found in their homes. In response to concerns about child environmental health, the US Department of Housing and Urban Development (HUD) launched its Healthy Homes Initiative (HHI) in 1999.

According to HUD, "The HHI builds upon HUD's successful Lead Hazard Control programs to expand its efforts to address a variety of environmental health and safety concerns including: mold, lead, allergens, asthma, carbon monoxide, home safety, pesticides, and radon."

Through HHI, THRHA will complete the rehabilitation of twenty homes in Angoon; forty homes in Kake; nine homes in Yakutat; and Klawock will begin implementing their housing rehab program this summer. THRHA focuses on building healthy homes through EPA certified wood stoves, exterior woodsheds, energy efficient boilers, mold free bathrooms, new roofs, floors, and ventilation systems.

"The rehab work is making a positive change to the daily lives of our Tribal members," said Yakutat Tlingit Tribal President, John Buller. "The energy savings makes a difference and brings a good feeling with pride of homeownership." He further shared that one Tribal family who lived without running hot water for several years are very thankful for the rehab on their home.

This program is made possible through HUD ICDBG funds, NAHASDA funding, Alaska Housing Finance Corporation (AHFC), Alaska Native Tribal Health Consortium, SEARHC, American Lung Association, and donations from Home Depot. Angoon, Kake, Yakutat, and Klawock secured Indian Community Development Block Grant (ICDBG) funding to rehab the homes. Tribes secured NAHASDA match and have selected THRHA to serve as their contractor.



BEFORE

Holes in the subfloor and no flooring. Home Depot donated flooring, cabinets, and LED lights to the project.



PROGRESS

Installation of plywood sub floor by local project lead and THRHA apprentice.

Special Thanks:

Gunalchéesh



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ANNOUNCEMENTS

NEW APPRENTICESHIP PROGRAM LAUNCHED

DCM is proud to announce THRHA's new apprenticeship program for plumbers and electricians. The apprenticeship is a four-way partnership between THRHA, the Tribe, the apprentice, and contractors Pacific Rim Mechanical and Tongass Electric. Tribal members Mike Alfred of Yakutat and Alvin Johnson of Angoon are plumbing apprentices currently working in Angoon on the district pellet heat system. Nick Pavlik of Yakutat is the first electrician apprentice. For more information about this program, email jobs@thrha.org.

DEPARTMENT OF CONSTRUCTION MANAGEMENT (DCM)

THRHA welcomes back John Parks as DCM Superintendent. As a general contractor, John successfully worked with Tribal partners for over twenty years on housing projects throughout Southeast. "THRHA's retired VP of DCM, Craig Moore, encouraged me to come back to THRHA and I'm glad he did," said John. "I enjoy working with Tribes and especially believe in local hire." This summer, John will work on multiple projects including new construction in Kasaan and also in monitoring NAHASDA funded expenditures with the Craig Tribal Association.

JUNEAU VILLAGE UPDATE

2013's Juneau Village Revitalization project is coming to a close this summer. Windows and insulation will be installed as well as siding being delivered from the mill in Kake.

PERSONNEL UPDATES

Ken Southerland has been appointed the Director of Administrative Services. Ken has been the Human Resources Administrator for five years. Shaun Guthrie has been appointed to the position of Administrator for the Office of the CEO. He has held various roles with THRHA for the past three years. Jennifer Brown has been hired as an Accounting Technician. For THRHA employment opportunities visit regionalhousingauthority.org.

THRHA MAINTENANCE DEPARTMENT

UPDATE — Annual inspections are being conducted throughout Southeast.

In Yakutat, the Sunrise Apartments will receive new washers, dryers, and a sewer system; while in Craig, the elderly apartment building will have new gutters installed.

FINANCIAL CENTS — THRHA continues to provide personal finance services including free income tax preparation and financial literacy education to: college students, elders, TANF recipients, tax credit clients, and low-income residents. The intent of these services are to provide clients with the tools necessary for self-sufficiency. For more information contact jramirez@thra.org.

LIHEAP Staff Receive Over 1,400 Applications In 6 Months

The Low Income Energy Assistance Program (LIHEAP) is a vital program for Alaska. Nowhere else in the nation experiences energy costs as high as in Alaska. In the past six months, LIHEAP staff have received over 1,400 applications for energy assistance.

Beginning in October and through the end of winter, THRHA staff works tirelessly to process applications. The LIHEAP Program is federally funded and provides a one-time benefit to eligible households to assist with home energy heating costs. The amount of the benefit is determined by household income, household size, fuel type, and geographic location.

Through the month of March, staff have processed 758 applications for households throughout Southeast. Applications for heating

assistance are accepted from November 1 through May 15 of each year. Applicants are encouraged to thoroughly review the program's guidelines and qualification requirements to ensure there are no delays.

“Unfortunately, if an application is incomplete, we cannot complete processing it until income verifications, social security cards, Tribal enrollment certificate, taxes, utility bill, and all required information is submitted,”

says THRHA Vice President of Operations, Jocelyn Ramirez.

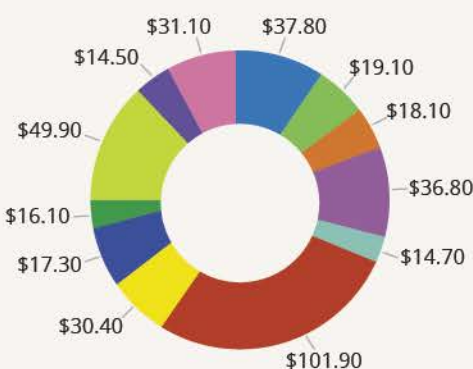
Since its inception in 1981, LIHEAP has evolved into a widely supported, essential program that delivers critical short-term aid to the most vulnerable Alaskans, including

elders on fixed incomes and the desperately poor. 2017 State of Alaska LIHEAP data showed that 13,683 very low income Alaska households were qualified to receive energy assistance.

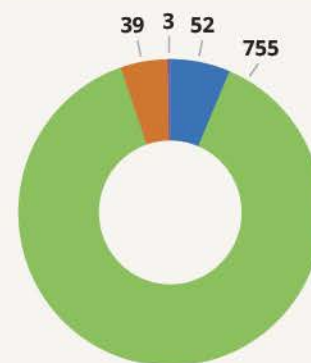
Recently, THRHA received a note on behalf of one LIHEAP applicant.

“Thank you for helping our friend Joe with LIHEAP assistance. Joe is very thankful. He was worried about what he was going to do and he said it was either food or heat. Gunalch’eesh!”

For more information about the LIHEAP Program, energy assistance, or to apply, visit the THRHA website or **call (907) 780-6868.**



Sum of Calculation - Final Amount (Thousands)



Record Count



Angoon District Heat



Silo being built in support of alternative energy

The cost of utilities in rural, diesel fueled electric communities can be 275% above the national average. In combating the high costs by finding solutions with alternative energy, solar energy has proven a successful source. Currently, THRHA is installing a biomass pellet fueled heat system to the apartments owned and managed by THRHA. District heat will be provided by three oil boilers and one pellet boiler. THRHA will remove twenty oil boilers and install two oil tanks to replace twenty-two old oil tanks. Hot water tanks will also be installed in each unit. The project will be completed this summer by a local crew and apprentices headed up by Gordon Kookesh, Pacific Rim Mechanical, and Tongass Electric.

Tribal HUD VA Supportive Housing (VASH) Program



THRHA continues to demonstrate its commitment to Native veterans through its work with the Alaska Veterans Administration (VA) Healthcare System which provides referrals for veterans eligible for THRHA housing assistance. THRHA utilizes the "Housing First" method to provide immediate access to permanent housing in the form of independent apartments or other acceptable rental units.

In 2015, THRHA secured Tribal HUD Veteran Affairs Supportive Housing (VASH) funding by demonstrating the large number of Native American veterans in THRHA's service area. To date, THRHA has issued sixteen of twenty monthly rent vouchers. The VASH program has served nine veterans in Juneau; three in Yakutat; two in Saxman; one in Craig; and one in Petersburg.

In 2017, the US Department of Housing and Urban Development and the US Department of Veterans Affairs established an office in Juneau to provide Tribal HUD-VASH program rental assistance for Native American homeless veterans and their families with

case management and clinical services. Veterans who were determined to be homeless or at risk of homelessness must meet the following eligibility requirements to receive a referral:

- Eligible for VA healthcare benefits
- In need of case management services
- Received an honorable discharge from a Federal branch of service
- The Veteran must be a member of a Federally recognized tribe

"Tribal member veterans in need of housing services are encouraged to contact Case Manager Robin Murdock with Alaska VA Healthcare System,"

said Jocelyn Ramirez, Vice President of Alaska Operations.

"Robin is very dedicated to Veterans and has worked for the VA's homeless program for the past ten years. In her role, she identifies Alaska Native Veterans that live in communities served by THRHA."

For more information about the program or to seek a referral, please contact Robin Murdock directly at (907) 796-4309 or via email Robin.Murdock2@va.gov.



Heat pump-indoor unit



Architects drawing of new deck

PIA & THRHA to Decrease Utility Costs and Improve Safety for Residents of Raven Eagle Apartments

The Petersburg Indian Association (PIA) selected THRHA to install heat pumps and hot water heaters, and to make electrical upgrades in their twelve-plex apartment building.

“We thank PIA employee Jeanette Ness for taking the initiative to address the apartment issues,”

said Tracy Welch, PIA President.

“PIA staff and the Council worked swiftly to submit an application that received an award of ICDBG funds with our first attempt!”

Anticipated results include decreased utility costs and improved safety by the new decks and stairways installed to each entryway. The project will be complete by September 2018 and was made possible by the Tribal Department of Energy building audit results, PIA ICDBG funds, and NAHASDA match funds.

Kasaan Receives Funding Award for Teacher Housing

Like many small communities in Southeast, Kasaan has an urgent need for teacher housing. In 2016, the Organized Village of Kasaan (OVS) attended pre-development training hosted by THRHA and The Foraker Group.

“Our training was the catalyst to addressing teacher housing,”

said Tribal Administrator, Paula Peterson.

“In three short years, we will make substantial progress in improving the quality and availability of professional housing in Kasaan.”

OVS owns the land that will be used for the two new housing units. Alaska Housing Finance Corporation will provide \$372,500 that will join \$440,000 in NAHASDA loans and contributions by the Tribe.

“This program was initiated by the Organized Village of Kasaan in cooperation with Southeast Island School District to address the need to retain teachers for our community.”

The Tribe selected THRHA for this construction project that will begin later this year.



Before
&
After

Saxman Completes Remodel & Rehab

The Organized Village of Saxman (OVS) chose THRHA to rehab NAHASDA eligible homes and also remodel a rental home that was purchased during 2017. By working in partnership with OVS President, Lee Wallace, seven heat pumps and comfort cove heaters were installed in the eligible homes. The rental unit was completed in October 2017 and currently houses a NAHASDA eligible family.

Yakutat Constructs New Homes for Medical Professionals

The Yakutat Tlingit Tribe (YTT) has secured three lots for construction of six new homes. THRHA will serve as the construction manager for stick built kit homes. YTT's Executive Director Nathan Moulton explains, "Yakutat has secured funding for our new clinic that will require housing for medical professionals and staff. We are glad to work with THRHA as our contractor for this project." Construction will begin in 2019 with completion slated for year end. Funding will include Tribe resources, loans, and possibly NAHASDA funding.

AHFC Weatherization Program



Before
&
After

THRHA recently completed a successful field audit by the Alaska Housing Finance Corporation (AHFC) and continues to receive limited Weatherization Program funds. In 2018, THRHA will complete weatherization projects on fourteen homes in Petersburg and Prince of Wales. The AHFC **Weatherization Program has experienced a 94% reduction in funding over the past five years.**

WCA Survey Results Lead to Home Energy Rehab

In September of 2017, the Wrangell Cooperative Association (WCA) received an ICDBG funding award for home energy rehab. Tribal Administrator, Esther Ashton is working with THRHA to coordinate this project that will result in twenty energy efficient homes. According to WCA's Tribal President

Richard Oliver, "This project has been in the making for the past two years and was driven by WCA council planning and Wrangell resident input on housing needs." Tribal citizen responses to WCA's 2016 survey demonstrated the need for this project and ICDBG funding that will include NAHASDA as match made it possible.



Craig to Build & Manage New Four-Plex on Tract 18

This year, Craig Tribal Association (CTA) will start construction on a new four-plex on their Tract 18 site. CTA has entered a NAHASDA sub-recipient agreement to self-build. THRHA will offer construction oversight on the exterior insulation application and as a HUD requirement, THRHA will monitor the use of NAHASDA project expenditures for HUD compliance. CTA is establishing administrative capacity to self-manage the sixteen rental units by participating in the Tribal Housing Excellence Academy. CTA will conclude the Academy's thirty-month training program in June 2018.



1937 Current Assisted Hoonah Senior Center

In 2016, THRHA began work on property in Hoonah that is owned and managed by THRHA. The project will conclude with the installation of attic insulation this spring. Funding for this project includes AHFC Supplemental and Indian Housing Block Grant (IHBG) CAS funds. Additionally, USDA Rural Utility Service funding secured by THRHA was used for the Hoonah Senior Center and also projects in Kake and Angoon.

Emergency Assistance Updates Eligibility Requirements

HUD requirements prohibit NAHASDA funding to be used as a maintenance repair program. In response, THRHA has updated the eligibility requirements for emergency assistance. The program provides services to correct a hazardous condition that threatens the health and safety of the occupant. Applicants may receive assistance up to \$10,000. Assistance may address heat or hot water in the home, plumbing leaks, emergency electrical hazard, imminent structural collapse, or storm damage. Eligibility requirements to apply include:

- **Must be an American Indian or Alaska Native household with income less than 80% of the median family income.**
- **The unit must be owner occupied.**
- **The primary residence of the eligible recipient must be 62 years of age or older.**
- **The homeowner's insurance policy funds will be applied to emergency repairs as a condition of receiving assistance.**

2018 to date, THRHA has replaced three oil boilers, installed one heat pump, and addressed an emergency that resulted in a broken plumbing line.



Regional Housing Authority

Tlingit Haida Regional Housing Authority's mission is to connect Southeast Alaskans with sustainable housing opportunities and innovative financial solutions.

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NOTICE OF BOC MEETING: Notice is hereby given that pursuant to the call of the Chairman of the Board of Commissioners of Tlingit and Haida Regional Housing Authority, a regular board meeting is set for 8:00^{AM} at the Scandia House Board Room in Petersburg, Alaska on April 14, 2018.



CALLING HIGHER ED STUDENTS!

**Student Housing Voucher
Scholarship Program**
will begin to accept
applications

**APRIL 15 THROUGH
AUGUST 15, 2018**

Students may qualify for up to



\$1,500

per semester or

\$3,000

per year.



Regional Housing Authority

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Juneau, Alaska 99801**

For more information,
contact jramirez@thrha.org
or call (907) 780-6868. Visit
regionalthousingauthority.com
to download an application!