



## Kasaan Teacher Housing Ground Breaking

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# THRHA NEWS

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



## THRHA Celebrates 45 Years

On February 21, 1973, Tribal members Frank See, Bertha Cavanaugh, Robert Sanderson, Caroline Powell, and Cyril George convened for the first meeting of the Tlingit & Haida Regional Housing Authority's Board of Commissioners (BOC). Since then, the BOC has worked steadily for the past 45 years to meet the housing needs of individuals and families throughout Southeast Alaska.

"THRHA strives to support our Tribal partners in the process of identifying needs for affordable housing, securing funds, and providing housing solutions by working with each Tribe," said THRHA Commissioner, Clinton Cook. "The Board is in favor of self-determination in the process and is committed to working with each Tribe. Tribes have enhanced their abilities and their capacity building to be able to be more involved within the process where their monies are spent."

The creation of THRHA was authorized by State of Alaska Statute 18.55.995 giving Tlingit Haida Central Council (CCTHITA) the authority to create a regional housing

authority for Southeast Alaska. Under this statute, CCTHITA appoints the five-member Board of Commissioners for THRHA, each serving a three-year term. THRHA is a non-profit 501(c)3 corporation with all of the powers, rights, and functions as the Alaska Housing Finance Corporation (AHFC).

Currently, Angoon, Craig, Douglas, Klawock, Kake, Kasaan, Saxman, Petersburg, Skagway, Juneau, Wrangell, and Yakutat designate THRHA as their Tribal Designated Housing Entity for the Native American Housing and Self Determination Act block grant

During the June 16<sup>th</sup> BOC meeting in Yakutat, new officers were elected to the Board. Casimero (Roy) Aceveda was elected Chairman; Clinton Cook, Vice Chairman; Ella Bennett, Treasurer; and Victoria Demmert, Secretary. Also serving on the BOC is Carol Martinez.

# THRHA TO OPERATE HIP IN ANGOON

Southeast Alaska is one of the largest service areas under the Bureau of Indian Affairs (BIA). Yet, according to the BIA, their Housing Improvement Program (HIP) receives the smallest number of applications from eligible participants despite a rural population of 27,327 residents.

In order to take a proactive approach to creating more housing opportunities for Tribal households, THRHA is working with the Tribes to submit applications for more housing. For example: the Angoon Community Association (ACA) recently passed a resolution to collaborate with THRHA. "Money is dwindling each year and costs are increasing. We need to find ways to get things done better, cheaper, and faster," said Albert Howard, ACA President.

Under the agreement, THRHA will manage ACA's HIP program benefits for Tribal members. Under certain program conditions, benefits could include:

## Category (A)

\$7,500 in safety or sanitation repairs to the house.

## Category (B)

\$60,000 renovation. Which will bring your house to standard housing condition.

## Category (C)

Purchase of a modest house. Can only be provided once.

## Category (D)

Mortgage assistance towards the purchase of a modest house. Maximum of \$75,000.

THRHA will start the construction of one Angoon home in 2019. Tribal member Gordon Kookesh will lead Angoon's experienced and well-trained construction crew in completing the HIP home construction project.

HIP applications are received throughout the year and are good for three years. For more information contact:

## Dewayne Cooper

BIA - Alaska Region

Housing Improvement Program (HIP)

dewayne.cooper@bia.gov

(907) 271-4178

## Program Updates

### Emergency Home Rehab

This 2018 Indian Housing Plan (IHP) program, which provides service to correct a hazardous condition that threatens the health and safety of the occupant, has been amended.

Under the amendment, Alaska Native households whose income does not exceed 80% of median family income will be eligible for assistance. Homeowner's insurance policy funds will be used prior to receiving assistance. The home must be owned, occupied, and the primary residence of the applicant.

Approved applicants may receive up to \$10,000 for an allowable emergency. Assistance is provided when there is no heat or hot water in the home; when there are plumbing leaks, emergency electrical hazards, an imminent structural collapse, or storm damage.



Alvin Johnson, a construction crew member from Angoon works on the siding replacement.

For other requests THRHA refers applicants to USDA's Single Family Housing Repair program where they can receive up to seek \$7,500 in additional aid (<https://www.rd.usda.gov/programs-services/single-family-housing-repair-loans-grants>). Or, for those with disabilities, it is recommended that they contact Southeast Alaska Independent Living ([www.sailinc.org](http://www.sailinc.org)) for accessibility aid.

Year to date, the Emergency Home Repair program has replaced three oil boilers, installed one heat pump, and repaired a broken plumbing line.

### Juneau Village

Cedar siding that was milled in the community of Kake is being used for the Juneau Village demonstration project. This historic restoration project is providing crew training in a variety of areas including lead-based paint techniques, insulation, window installation, drywall taping, and siding. Instructors are Gordon Kookesh of Angoon and LeRoy DeAasis of Juneau. Crew members include Kwan Bales, Alvin Johnson and Andrew Price from Angoon; Jeff Kelly and Harland Billy from Kake; and Robert Brooks and Sylas Macasaet from Prince of Whales.



# Personnel Updates

Nia Maake has been promoted to Human Resources Assistant. Since 2012, Nia has worked as THRHA's Receptionist and provided administrative support to multiple departments. She now reports to Ken Southerland, Director of Administrative Services.

THRHA has multiple jobs available from Directors to Administrative Assistants and Apprentices. Please visit our website or email [jobs@thrha.org](mailto:jobs@thrha.org) for more information.

## Financial Cent\$

With the assistance of the Native American Housing Initiative (NAHI) down payment assistance program, on June 15, Chloe Abbott achieved her dream of owning her own home. As a single parent, Chloe who is Raven Strongman and whose Tlingit name is Shaxsun, desperately wanted a home for her and her son. When she began the process in April, Chloe shared that she didn't expect to be able to purchase a home so quickly. "I was told there was a workshop on April 25th, which was the next day...so I said sign me up! And here I am. It's a miracle."



When Stanislaw Skrzynski learned the home she was living in was being sold, she decided that instead of renting again, she wanted to invest. With the help of THRHA and NAHI, on June 26, she closed on her very own condo. "I attended another homebuyer class but it didn't give me everything I needed," said Stanislaw who is Tsimshian and a member of the Douglas Indian Association.

During the process she encountered a problem that required her to change lenders and programs. Instead of being able to use a USDA zero down loan, she had to shift to a conventional loan that required 20% down, of which she did not have. With \$20,000 in assistance from THRHA and \$10,000 from NAHI, Stanislaw was able to continue purchasing her home.

"For the low-income buyer in Alaska, it is nearly impossible to purchase a home in Alaska with the housing prices being so exorbitant," said Jocelyn Ramirez, THRHA Vice President of Programs & Services. "It's programs like these that are bridging that gap."

NAHI offers \$10,000 assistance to low income Native families looking to buy a home. Buyers are required to meet certain income guidelines and also attend THRHA's Financial Cent\$ program which is provided in partnership by Money Matters with Dawn.

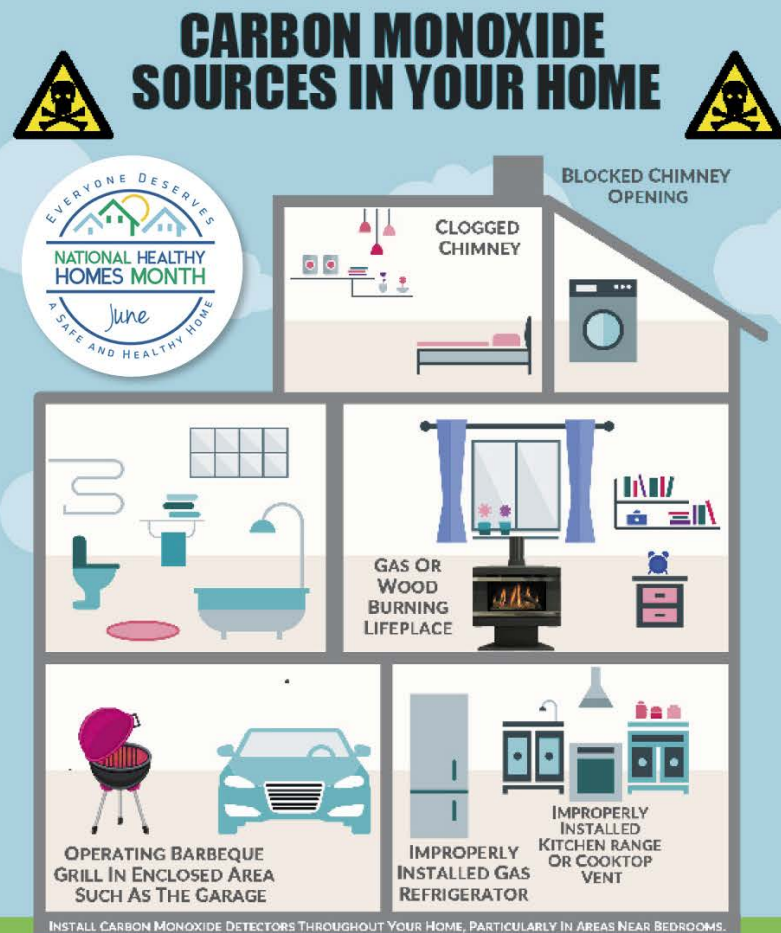
For more information about the program, contact **Louise Kadinger**, Mortgage Coordinator at **780-3117** or Money Matters with Dawn at [moneymatterswithdawn@gmail.com](mailto:moneymatterswithdawn@gmail.com).

# June is Healthy Homes Month

Each year in June, the Department of Housing and Urban Development sponsor's National Healthy Homes Month (NHHM). This year's theme, *Unlocking the Potential of America's Children: Check Your Home-Protect Your Family*, asks families to focus "on the opportunity to protect current and future generations of children from the exposures to lead from contaminated paint, dust, and soil through the importance of home assessments and the impact it has on your health."

THRHA is proud to support NHHM and is also committed to assisting Tribal members improve their living conditions. To date, THRHA has assisted five Tribes with securing Indian Community Development Block Grants (ICDBG) funds for mold remediation to improve the health of their homes. Progress includes:

- Eight healthy homes have been rehabbed in Angoon and Kake, and two in Yakutat.
- Last year, Klawock received an ICDBG award and will begin work this summer on ten homes.
- In 2017, Kake successfully received a second ICDBG award to continue addressing mold and other healthy home hazards.
- Craig Tribal Association (CTA) competed nationally to receive an award and has already completed their home rehabs.
- Wrangell Cooperative Association received an award for energy efficiency and ICDBG funds in 2017. THRHA will begin conducting Wrangell home assessments next month.



## Seven Principles of a Healthy Home

According to the National Center for Healthy Housing, a healthy home is one that is:

- 1 **Dry**
- 2 **Clean**
- 3 **Ventilated**
- 4 **Safe**
- 5 **Chemical-Free**
- 6 **Pest-Free**
- 7 **Maintained**



National Center for Healthy Housing



**Photo Caption (left):**  
 Frederick Olsen Jr., Robert Baker, Lorraine DeAsis, John Parks, Dale Olney, Stormy Hammer, Amanda Hendrixsen, Ron Leighton, Audrey Escoffon, Marina Anderson, Terry West, Della Coburn, Nannette Scamahorn, and LaNeice Congdon

**Photo Caption (below):**  
 Nolan West 2018 Kasaan kindergarten graduate, John Parks THRHA project superintendent, Lorraine DeAsis THRHA construction department manager.

# Kasaan Teacher Housing Ground Breaking

On May 24, over 30 people gathered to celebrate the groundbreaking of the Organized Village of Kasaan's (OVK) duplex for teacher housing and NAHASDA eligible households. THRHA will begin construction in July for completion by year's end.

"In cooperation with Southeast Island School District, the Tribe is working to address the need to retain teachers for our community," said Tribal Administrator, Paula Peterson. OVK received a funding award under AHFC's Teacher, Health Professional & Public Safety Professional Housing program (THHP). The Tribe already owned the land and will also retain ownership of the duplex which will be managed by THRHA upon completion.

In his address to attendees, OVK President Ron Leighton also acknowledged funding representatives Dale Olney with Alaska Housing Finance Corporation (AHFC), Wells Fargo, and THRHA for their participation in making this project possible. Craig Moore, who retired as THRHA's Vice President of Development in September 2017, was recognized for his role in assisting on the project.

The event was followed by a reception at the Kasaan Tribal Hall.

**Partners:**



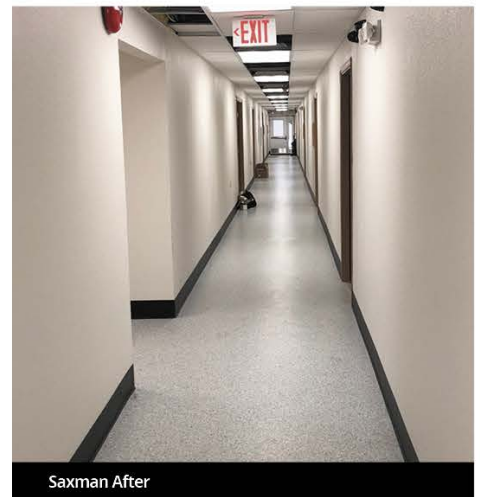
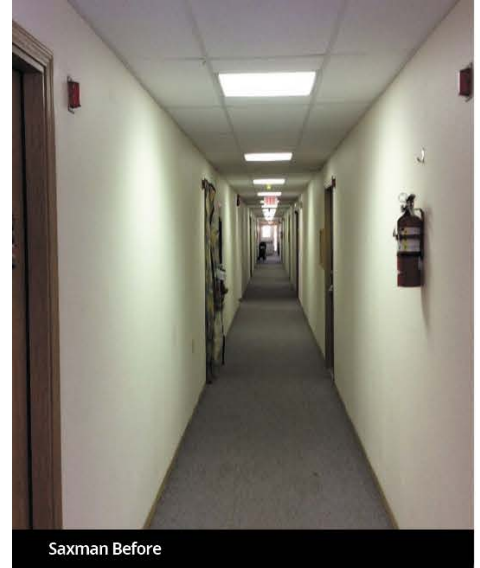
## For more information on the SFY 2019 THHP Grant Program visit

[www.ahfc.us/homelessness/development-grants/thhp/](http://www.ahfc.us/homelessness/development-grants/thhp/) or contact Dale Olney with Alaska Housing Finance Corporation at **(907) 330-8235** or [dolney@ahfc.us](mailto:dolney@ahfc.us). 2019 funding application registration is due August 1, 2018.

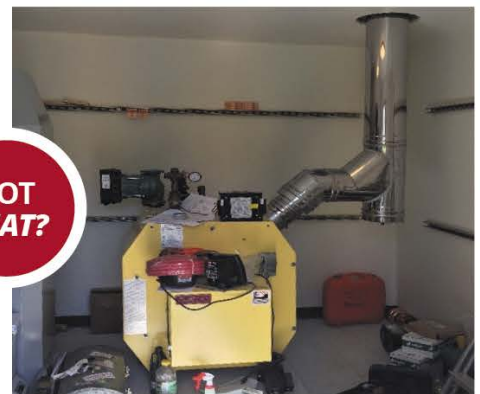
# Current Assisted Stock Updates



Saxman's elderly low rent apartments, which were constructed in 1982 are getting a facelift. The modular building is receiving upgrades that include plumbing and electrical, and also to improve the building's energy efficiency. In 2016 THRHA received award of USDA Section 533 Housing Preservation Grant funds for completion of the Saxman project funded in part by Indian Housing Block Grant (IHBG) funds.



THRHA owns and manages 179 Current Assisted Stock (CAS) units throughout Southeast Alaska. Annually, THRHA receives approximately \$3.8M IHBG formula funds to manage and maintain CAS and New Mutual Help units. During the past few years, THRHA has completed CAS modernization projects in Juneau, Kake, Hoonah, and Haines. THRHA is currently working on two CAS projects in Saxman and Angoon that are scheduled to be completed in 2018.



The Angoon CAS project is near completion. Custom made boiler chimneys have been installed, carpenters are finishing the boiler room roofs, and the electrical work will be completed in June. Decommissioned equipment (boilers, hot water tanks, and oil tanks) will go on the scrap barge for disposal or will be acquired by interested parties.

For more information on decommissioned equipment, contact **Lorraine DeAsis at (907) 780-3188 or [Ideasis@thrha.org](mailto:Ideasis@thrha.org)**.

# THRHA HOUSING MANAGEMENT FACTS!

THRHA manages 548 rentals and rent-to-own units in sixteen different communities throughout Southeast Alaska.

Programs include New Mutual Help, Home Owner Assistance Program (HOAP), Low Rent CAS, NAHASDA Acquisitions, Harbor Inn/transitional housing, Tax Credit, HOME, Market Rate, Senior Low Rent, and Tribal VASH programs.

Average number of customer contacts which includes telephone calls, letters, emails, office visits, recertifications, and other reasons is over 700 contacts per month.

Three new mutual help program homes were conveyed to the homebuyers in June 2018.



**Regional Housing Authority**



TEAMWORK

Chris Kowalczewski, Craig Moore, Patti Handy, Lloyd Davis, Russel James, Joel Jackson, Dawn Jackson, Hank Copsey.

## Create, Integrate, Solve, Share

Tribes understand that the key to making sure their project becomes a successful reality is by proactively creating new ideas, integrating community, solving problems, and sharing proposed solutions. Tribal leadership recognizes that progress hinges on the creation of a quality inclusive plan.

Successful models of planning in Craig, Wrangell, Petersburg, Kake, Angoon, Klawock, Saxman, Juneau, and Yakutat have resulted in ICDBG funding in excess of \$5.4 million during the past few years.

“There is nothing more important than keeping our people safe,” said Kake Tribal President Joel Jackson. “It is hard to watch people struggle with the cost of food, lights, and the whole reality of living in a high cost village. We want people to succeed.”

The Organized Village of Kake (OVK) also recognizes the value of time in planning and the importance of engaging community. In April, OVK council members and community leaders conducted a two-day project development workshop delivered in partnership with The Foraker Group, Craig

Moore (THRHA Vice President, retired), and THRHA. The workshop provided information the Tribe will need to make decisions for sustainable housing. The first day of the workshop focused on planning the project and finding the money to pay for it. Work sessions took place the second day to develop ideas and plans for OVK’s new housing.

Participants learned the role of community support, how to determine housing needs, evaluating sites for a project, calculating out the cost, identifying potential funding sources, management and development options, and timelines.

At the conclusion of the workshop council member Patti Handy remarked, “This is what OVK has asked for. Tribal members are counting on this education so we can take on the responsibility to help our people.”

Kake community involvement has already happened during the past couple of years. OVK intends to continue the arduous task of planning during the coming year to ensure a sustainable housing project meets the needs of their community.





Chamber Logo Designed by Local Yakutat artist; Alison Marks.

Photograph by Mike Denega.

## Yakutat Plans For The Future

On June 14, the Yakutat Community Health Center broke ground on its new 18,000 SF clinic. The clinic will create a heightened need for medical professional and staff housing. Yakutat is already challenged with low housing vacancy rates and the Alaska Department of Labor's population projection estimates 29 new housing units will be needed in Yakutat by year 2027.

The Yakutat Tlingit Tribe (YTT) is known for their continual planning efforts that have resulted in multiple projects including the 2014 completion of Wasieteshaa Hit Community Center and adjacent housing. The Tribe works closely with the City and Borough of Yakutat (CBY) in comprehensive planning and with their ANCSA corporation to meet the needs of Yakutat Tribal Citizens.

"I was not even born yet and my uncles were already planning for my children," shared YTT President, John Buller. "We are always planning for our grandchildren—to be connected to our grandfather's land—spiritually, mentally, and physically."

Through contractor Highliner Consulting Group, LLC which is owned and operated by Paul Johnson, CBY has conducted extensive planning, community research, and a housing needs assessment. Survey recommendations have resulted in YTT securing land from the CBY to develop new housing.

YTT has initiated planning with THRHA to determine the most cost-effective method to develop four housing units within the next year. The project team has identified project requirements, stakeholders, deliverables, constraints, and analyzed assumption risks.

YTT and THRHA have entered an agreement allowing the project's environmental review (ER) to begin. THRHA will prepare the scope of work, timeline, and budget for YTT approval and execution upon the ER approved. Before any ground disturbing activity begins, agreements will be fully executed to include: binding commitment, cooperation agreement, rental management agreement, and a project close-out plan.

YTT expects to build none specific housing to meet the existing and future need for housing. Planning will be non-restrictive allowing maximum potential for multiple sources of funds that may include: HUD 184, NAHASDA, AHFC, Rasmuson Foundation, USDA RD, and BIA.

# UPCOMING DATES:

**July 10**—Tribal Resolution due to THRHA for the HUD Healthy Homes grant application

**July 13**—Tribal Partner review of 2019 Indian Housing Plan, 9<sup>am</sup>

**August 15**—Student housing voucher due. Contact Louise Kadinger, Mortgage Coordinator at scholarship@thrha.org or (907) 780-3117 for more information

## Tribal Self-Determination

In April, fifteen Tribal representatives met in Juneau to receive NAHASDA training and also to join together and work towards increasing housing efficiency. The gathering wrapped up with THRHA's BOC and management discussing key topics that included:

- Consultation
- Accountability/Funding distribution/Response time
- Representation/Leadership/Board
- Indian Housing Plan preparation
- Appeal process

The group also shared what is positively working at THRHA including: legislative efforts to continue NAHASDA funding; leveraging NAHASDA funds to secure additional funding; financial management systems improvement; Tribal member financial literacy training; integrating resources for housing development; and assessing the need for housing.

The meeting resulted in solution objectives and plans for a follow-up meeting later this fall.

## HUD Announces New Alaska Area Administrator

HUD's Office of Native American Programs is recently announced that Gregory Stuckey has been selected as the new Administrator at the Alaska Area Office in Anchorage, Alaska. Greg began his appointment on June 25. He comes to ONAP from working the past four years as the Director of Single Family Housing and Community Facilities at the Alaska State Office of USDA Rural Development. In that past position Greg worked with non-profit organizations, Indian Tribes, State and Federal Government agencies, and local communities to build or improve housing and essential community facilities in areas of rural Alaska. Prior to his work with USDA, he was employed for five years with the Alaska ONAP Area Office as the Administrator Advisor. From 2004 to 2009 Greg was employed by the Chilkoot Indian Association in Haines, where he served as the Tribal Administrator. Greg graduated Magna Cum Laude from Walden University with a master's degree in Business Administration.



Regional Housing Authority

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