

Juneau Affordable Housing Fund

Application Checklist

Check all items that you have included with this application. Total submission length should not exceed 75 pages, including application form and supporting information. A Financial Analysis template is included on the website. Please attempt to utilize this form and provide feedback so we may improve this document for future funding rounds.

Note: The items identified as Borrower Information must be provided for each applicant. If separate entities will operate and own the real property, both must be applicants/co-borrowers.

☒ **Property information**

- ☐ Copies of deeds, permits, purchase agreement, lease, home inspection reports
- ☒ Appraisal (as-is, as proposed if available)
- ☒ Location map/site description

☒ **Project Information**

- ☒ Project Narrative including: Market study information, housing waiting list information, evidence of local support for the project, how the project fits into CBJ plans and housing priorities and a narrative describing the approach to green building and sustainable development
- ☒ Blueprints, preliminary design drawings, housing unit floor plans

☒ **Financing Information**

- ☒ Project budget/pro forma
 - ☐ Construction Budget/Bids
 - ☐ Operating Budget
 - ☐ Support Services Budget, if applicable
- ☐ Documentation of financing gap
 - ☐ Senior loan terms (loan documents/commitment letters)
 - ☐ Documentation of grant commitment letters or loan documents requested/received
 - ☐ Credit or loan denial letters, if any

☒ **Borrower Information. Provide the information below for any entity operating the project property and/or any entity who will own the project property.**

- ☒ JAHF Application for Funding, completed and signed (pg. 3)
- ☒ Borrower Financial Statements; balance sheet and current operating statements – **less than 90 days old**
- ☒ Board resolution(s) authorizing the application, if required by your organization
- ☒ Resumes/Organizational History for Developer, Project Sponsor, Property Manager
- ☒ Articles of Incorporation & Bylaws (S & C Corps, including non-profits); Articles of Incorporation & Operating Agreement (LLC); Partnership Agreement (General & Limited Partnerships) for each borrower.
- ☒ Current List of Officers & Directors, General/Managing Partners, Authorized Members

Juneau Affordable Housing Fund

Application for Funding

Formatting Note: All applicants must sign and submit pg. 3. For the other sections, applicants can put information/narrative into their own format –making sure that all details requested are addressed. For sections 8 & 9, applicants can attach their own pro forma to supplement information provided. A sample pro forma is included for reference. Total submission length should not exceed 75 pages, including application form and supporting information. During the review period, applicants may be asked to provide missing or additional details.

1. APPLICANT IDENTIFICATION – for capital projects, the entity owning the property must be an applicant/co-borrower and sign below.

Copy and complete the information below for each applicant/co-borrower.

Legal Entity: ☒ Non-profit ☐ Public Housing Authority ☐ Limited/General Partnership ☐ S/C Corp
☐ LLC ☐ Individual ☐ Other: _____

Applicant Name: Tlingit Haida Regional Housing Authority

Mailing Address: Street/City/State/Zip 5446 Jenkins Drive, Juneau AK 99801

Phone: 907-780-6868

Fax: 907-780-6895

Contact Name/Title: Jacqueline Pata

Email: jpata@thrha.org

Applicant's Federal I.D. or Social Security Number: 92-0044273

Contact Person for Award Notification: Jacqueline Pata

The Juneau Affordable Housing Fund (JAHF) is a program of the City and Borough of Juneau (CBJ). Approval of all grants and loans from the JAHF is a public process and loan files maintained by the CBJ are subject to open government policies and procedures observed by the CBJ. By signing and delivering this application to JAHF, I/we hereby WAIVE ANY RIGHTS TO OBJECT TO OR PREVENT THE DISCLOSURE TO THE PUBLIC OF THE FOLLOWING INFORMATION: Grantee's/Borrower's name; name and location of the project; grant or loan amount and terms; amounts and source of other financing; public purpose of the grant or loan; a description of the project including the number of units and number of units set aside for the public purpose.

I/we, am/are authorized to apply for financing from the City and Borough of Juneau Affordable Housing Fund on behalf of the applicant and certify that the information contained in this application is true and accurate.

Signature Jacqueline Pata Date 10-28-2022

Printed Name: Jacqueline Pata

Title: President & CEO

Applicant: Tlingit Haida Regional Housing Authority

2. PROJECT DESCRIPTION

Project Name: Kowee Phase 1 New Housing Construction

Project Address: 0 N Douglas Hwy

Property Legal Description: USS 2135 TR II

Site Size: 17.62 acres

Current Site Zoning: D18

Type of Project: Affordable, low income, senior, or special needs housing.

Narrative:

Tlingit Haida Regional Housing Authority's (THRHA) proposed new housing construction project is a response to the immediate need for more housing units in the Juneau community for young families. THRHA is purchasing the land for this project, and JAHF grant funding will be used for site development for the construction of homes. The housing to be constructed will be ten 2–4-bedroom homes constructed within 3 years of the grant award. The target population for these homes is Juneau residents under 80% MFI. Some of the funding sources for this project restrict housing to Native Americans. This proposed project is only the first phase of the planned subdivision, and it is THRHA's intention for this subdivision to ultimately be mixed income.

We have partnered with Haa Yakaawu Financial Corporation (HYFC) under our Success Starts with Me Homeownership program to qualify low-income families for mortgage loans. HYFC provides financial education and one on one counseling to these families. As a Community Development Financial Institution (CDFI), HYFC creates unique loan packages to meet the needs of each family. The package may include a first and second mortgage, forgivable down payment assistance, extended loan terms, and we have had success offering a sweat equity option. Staff also work with other agencies to qualify the family for additional mortgage assistance.

The proposed housing construction activities include environmental reviews, surveying, planning, and construction of ten homes. THRHA will manage all aspects of the housing construction project, including planning, design, construction, the homeowner affordable mortgage process, and grant administration.

Constructing new multi-bedroom home ownership housing is vital to the community of Juneau due to the income disparity, housing cost burden, and inability to access a rapidly rising housing market for low-income citizens. While other contractors are building market rate housing, THRHA can create quality housing opportunities for low-income residents. The project budget is \$12,429,624 and THRHA is requesting \$500,000 in JAHF funds.

Need and Viability:

Juneau, Alaska, as with many communities throughout rural Alaska, has seen significant changes to housing availability, housing prices, housing quality, changes in cost of living, resident income levels, and ongoing changing economic/social trends over the past decade. As a result, community planning entities such as the THRHA are looking for direction on not only how to address current housing needs but also how to be proactive in future planning efforts to ensure that the community of Juneau has adequate housing and a sustainable economy where residents are able to achieve the lifestyles they desire with the services and housing types they need.

The findings from THRHA's 2019 Juneau Tribal Housing Survey Analysis were used to help assess community planning efforts, determine where the community currently is, and devise a solution to achieve the community

goals related to adequate and affordable housing. An important outcome of this assessment is the collection of public consultation and input. Data provided reflected the true nature of the housing situation within the community of Juneau. The summary of the survey results have been included with this application but the entire report can be found on THRHA's website at <https://www.regionalhousingauthority.org/wp-content/uploads/2019/08/Juneau-Douglas-CCTHITA-Tribal-Housing-Survey-Analysis.pdf>.

The results compiled in the 2019 Juneau Tribal Housing Survey Analysis informed THRHA of the immediate need for more single-family housing. According to the survey results, sixty-one percent of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 17% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs. The survey identified more single-family housing as the most important priority and homebuyer assistance as the housing program of most interest to respondents.

Homeownership promotes a healthy economic community and provides each homeowner with a tangible way to build wealth for financial stability. Currently, the lack of available housing has driven prices beyond what the local economy can afford. It is crucial for the long-term survival of the community that local people own the homes they live in. To make up this deficit, THRHA has decided that the most helpful plan of action is to construct new homes that will benefit low to moderate income citizens and households. This plan coincides with the priorities of the JAHF and the CBJ Housing Action Plan to develop housing units with long-term affordability. Both Douglas Indian Association and Central Council Indian Tribes of Alaska have demonstrated support for more homeownership housing for low to moderate income citizens through their partnership with THRHA on other housing projects.

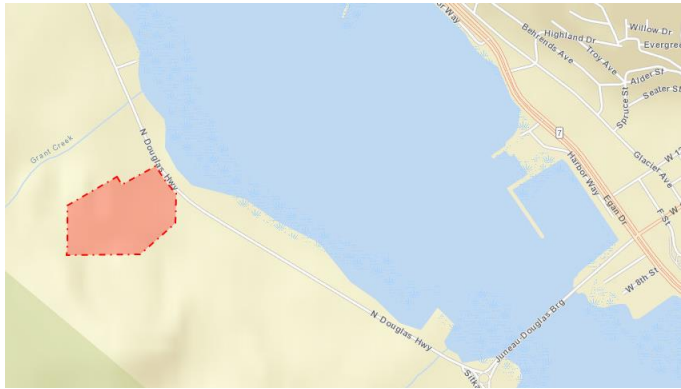
Green Building and Sustainable Development:

THRHA has always prioritized energy efficiency and climate resiliency in their building projects. THRHA's mission is "to connect Southeast Alaskans with sustainable housing opportunities and innovative financial solutions." In Southeast Alaska, housing must be built to withstand extremely harsh weather conditions and THRHA has continuously improved their methods to make every project more sustainable and resilient than the last. This mindset of continuous improvement is a vital part of the ability to successfully plan ahead and build lasting homes in the face of major climate shifts. It is crucial that this infrastructure be resilient to the increase in number and intensity of natural hazards.

The infrastructure will make the subdivision more resilient to natural hazards such as erosion and landslides. The earthmoving and grading that will define the stormwater drainage path will be done with careful consideration that future rainfall could be even greater than it is now. The underground utility connections will be more resistant to landslides than above ground utilities would be. In every project, THRHA strives to build with durable design and materials and high-quality craftsmanship throughout every step. THRHA is a recognized leader in quality, energy efficient construction. THRHA has achieved 6-star ratings in all 24 homes it has built over the past two years and incorporates features such as energy heel trusses, EV chargers, heat pumps, hybrid water heaters and even heat pump dryers as standard features.

Location:

This project is located near Gastineau and Harborview Elementary Schools, the closest middle school is Dzantiki Heeni and Juneau Douglas High School is located nearby. Capital transit has a route that goes out North Douglas to Bonnie Doon Drive providing access to shopping and employment. There are houses along N. Douglas Hwy and the land adjacent to this property is owned by Central Council Tlingit Haida Indian Tribes of Alaska and is currently vacant.

**3. TYPE OF FUNDING REQUEST**

We are requesting funding for the construction of new housing.

4. ORGANIZATIONAL DEVELOPMENT AND TEAM SUMMARY**STRUCTURE, STAFFING AND TEAM EXPERIENCE**

Name	Title	Organization	Project Role
Jacqueline Pata	CEO	THRHA	Comprehensive Plan Integration
Lorraine DeAsis	Director of Project Development	THRHA	Project Director
Joyce Niven	Vice President	THRHA	Construction Home Loan Program Lead
Donovan Neal	Chief Financial Officer	THRHA	Financial Management
Galadriel Morales	Grant Administrator	THRHA	Administration and Reporting
John Parks	Director of Construction Management	THRHA	Construction Superintendent

Jaqueline Pata, CEO – Responsible for Comprehensive Plan Integration

Knowledge – Jacqueline Pata was appointed President & CEO of the Tlingit Haida Regional Housing Authority in April 2019. Previously, from 1989 to 1998, Ms. Pata was the Executive Director of THRHA and served THRHA in the role of Ex-Officio on the Board of Commissioners prior to her appointment as CEO. Before returning to THRHA, Ms. Pata led for nearly 18 years, the National Congress of American Indians in Washington, DC as Executive Director. Prior to that, she served as Deputy Assistant Secretary for Native American Programs for the U.S. Department of Housing and Urban Development where she was responsible for the implementation of the Native American Housing Assistance and Self Determination Act (NAHASDA). Additionally, she served as Chairwoman of the Native American Indian Housing Council where she led the charge to reform the Indian housing program.

Roles and Responsibilities – Jacqueline will be managing the high-level progression of the project. She will coordinate with all parties that are involved to ensure that it is completed in a timely manner, stays on budget, and is reported correctly.

Relevant / Successful Experience – Her leadership in the last five years has led to successful federal grant implementation, program and policy development, and fiscally responsible operations. In the last two years she has implemented land acquisition, new construction, and renovation/repair programs and has managed to complete them within tight time frames despite the challenges posed by COVID-19. Building tribal members' financial capacity and life skills is a passion she incorporates into THRHA programs and her work with youth.

Lorraine DeAsis, Project Director – Responsible for Overall Project Implementation

Knowledge and Experience – Lorraine is a Director of Construction Management for THRHA. Lorraine holds the following construction related certifications: General Contractor with Residential Endorsement, Building Performance Institute Certified Building Analyst, Mold Remediation Training, Healthy Homes Practitioner, EPA - Asthma Triggers, Remote wall techniques, EPA 608 Universal, OSHA 30, Blower Door & Zonal Pressure Diagnostics, Advanced Cold Climate Home Building Techniques, Weatherization Principles, Moisture Control & Ventilation, Lead Based Paint Renovator (RRP), Lead Inspector, Lead Risk Assessor, Radon Measurement, Radon Mitigation, First Aid, and Evaluating Bids & Proposals.

Roles and Responsibilities – Lorraine is involved in estimating and budgeting as well as procurement and grant reporting. She will also oversee direct supervision of all office staff, some field staff, and all training including apprenticeship programs and other technical trainings.

Relevant / Successful Experience - Lorraine brings over 30 years of accounting experience to the department, including public accounting, tribal and property management as well as operating a small construction company. Lorraine's primary role at THRHA is construction management. She is responsible for all coordination, permits and budgets as well as grant reporting and ensuring the crews' needs are met in the remote areas.

Joyce Niven, Vice President – Responsible for Leading Construction Home Loan Program

Knowledge and Experience – Joyce Niven has worked at THRHA for over twenty years. Having started at THRHA as a senior accountant, Joyce has served as the organization's Fiscal Officer, Controller, Interim President/CEO, and currently the Vice President. She has a bachelor's degree in Finance.

Roles and Responsibilities – Joyce's main role is the supervision of the home loan program and ensuring compliance. In addition to her main role, she also serves as Jacqueline's Vice President, helping her with projects.

Relevant / Successful Experience - Joyce has been responsible for policy development and compliance. She is responsible for the oversight of grants administration and has led the revitalization of THRHA's mortgage loan program. She serves as co-chair for the Juneau Housing First Collaborative Board of Directors and is actively involved in the recently opened THRHA youth shelter.

Donovan Neal, Chief Financial Officer-Responsible for Financial Management

Knowledge and Experience – Donovan Neal has served as the Chief Financial Officer for THRHA since 2018. Mr. Neal holds a BA in Business Administration from the University of Washington and has been licensed as a CPA for over 20 years.

Roles and Responsibilities – Donovan serves as the head of the accounting department. He is responsible for invoice processing, grant reporting to both internal and external parties, completing audits from multiple grant agencies, ensuring all grant procurement requirements are satisfied, and drawing grants down.

Relevant / Successful Experience – Mr. Neal is responsible for the administration and oversight of the organization's financial activities, including active management of over \$30 million in Federal and State grant awards. Prior to joining THRHA, Mr. Neal was a Senior Audit Manager for KPMG LLP and most recently was the Controller for an Alaskan-based non-profit that had revenues of \$60+ million. Mr. Neal has also served as Treasurer on the Board of Juneau-based non-profit REACH, Inc. since 2018.

Galadriel Morales, Grant Administrator – Responsible for Administration and Reporting

Knowledge and Experience – Ms. Morales has been with THRHA since 2019, serving as the Grant Administrator. Ms. Morales has worked on grant compliance for federal, state, and local grants for 13 years in various fields. Currently she works with program managers, finance, and administration to ensure grant compliance, timely reporting, and successful program implementation. Galadriel has played an integral part in the success of many of the federal housing projects for THRHA. This success is evident in the number of families that have improved

living environments, new construction throughout the region, and reconfiguring of our educational and training programs.

Roles and Responsibilities – Galadriel is responsible for overseeing grant compliance, tracking grant deadlines, grant communications with THRHA staff and tribes, extensions, amendments, and ensuring timely reporting.

Relevant / Successful Experience – Ms. Morales currently oversees 45+ grants, many of these grants are new construction and home rehabilitation. She continues to work within teams to plan, prepare, and write proposals for additional funding, many of which have been successful for all 12 of THRHA’s communities.

John Parks, Director of Construction Management – Responsible for Site Supervision

Knowledge and Experience – John is THRHA’s Director of Construction Management. John brings 40 years of carpentry experience to THRHA, including owning his own construction company. John’s primary roles at THRHA are consulting, managing, and training multiple field crew throughout the 12 communities. John is well known and respected throughout Southeast Alaska as he has spent many years living, traveling, and working throughout the villages.

John holds the following certifications: General Contractor with Residential Endorsement, Mold Remediation Training, Remote Wall Techniques, OSHA 30, Blower Door & Zonal Pressure Diagnostics, Advanced Cold Climate Home Building Techniques, Weatherization Principles, Moisture Control & Ventilation, Lead Based Paint Renovator (RRP), and First Aid.

Roles and Responsibilities – John will be the day-to-day field supervisor on the construction site. He will ensure everything is going according to plan including construction to be done and materials to be delivered.

Relevant / Successful Experience – John’s experience includes building four duplexes in Kasaan, AK, a 4-plex in Yakutat, which utilized the remote wall (exterior insulation) construction technique, a million-dollar commercial remodel and two kit homes in Hoonah, AK, a development of 22 single family homes in Juneau, AK as well as three custom-built single-family homes.

Recent Experience from THRHA – In total, this THRHA team has completed over 100 emergency home repairs, constructed 18 new single-family homes, and constructed 4 new duplex’s or larger, and this does not include projects that are currently in the construction phase.

FISCAL MANAGEMENT SYSTEM

THRHA uses Sage Intacct accounting system. This is a cloud-based system that allows for electronic review and approval of expenditures. The system includes procurement and payroll modules. The THRHA Finance Department has successfully managed numerous programs and grants for over 30 years. The most recent audited financial statements reported that THRHA successfully managed 53 grants for a total of over \$24 million. Our Financial Management Policy complies with 2 CFR Part 200 of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

EXTENDED PROJECT DEVELOPMENT TEAM

THRHA has extensive internal experience/expertise and a suite of local contractors it works with routinely for completing environmental reviews, surveying, engineering, and permitting within the community. THRHA has been successful in managing its own staff and contractors for quickly executing these processes for projects throughout the COVID-19 pandemic and is able to use its existing relationships with vendors to ensure its projects can be serviced.

5. HOUSING UNITS AND POPULATION TARGETS

List unit details below and describe the total housing units, unit mix, and units anticipated to be funded with JAHF funding.

Unit Type	Total # of units	Unit Size (sq.ft.)	Total Unit Area	#≤30% HUD Income Limit	#≤50% HUD Income Limit	#≤80% HUD Income Limit	Market Rate Units
SRO							
Efficiencies							
1 Bedroom							
2 Bedroom	3	850	940			3	
3 Bedroom	4	1200	1320			4	
4 Bedroom	3	1250	1350			3	
5 Bedroom							
Total Units	10					10	

Total Residential Square Footage: 12,150

Manager's Unit **NOT** included.

Development Design	# of Units	# of Buildings
Detached Single Family	8	8
Townhouse – zero lot	2	1
2-, 3-, 4-plex		
Multi-Family		
Scattered Sites		
Tiny Homes		

Other Amenities:

Units contain Washer, Dryer, Range, Refrigerator, and Dishwasher Appliances.

Uncovered parking spaces - each house will have a driveway.

Other amenities: Each house will have a small deck.

Population to be served:

Affordable Housing:

☒ Single adults ☒ Families with minor children ☐ Chronic homeless ☐ Seniors

☐ Assisted Living ☐ Veterans ☐ Survivors of Domestic Violence ☐ Middle-income Housing

Other populations are not excluded and are eligible to apply for housing.

Number of years units will be committed to serving the population above:

☐ 10 years ☐ 15 years ☐ 20 years ☒ 30 years ☐ Other (describe)

Homeownership units typically have 30-year mortgages.

FOR HOMEOWNERSHIP PROJECTS ONLY

List proposed sales price of all homes in project. Indicate if the project will include affordability covenants, e.g., community land trust.

Unit Type	JAHF Financed Units	Financed by other Lenders	Market Price Units
1 Bedroom			
2 Bedroom	\$350,000		
3 Bedroom	\$400,000		
4 Bedroom	\$450,000		
Total Units	10		

JAHF will be used for site work for the construction of the homes. Because of the other sources of funding for this project, the homes will have a binding commitment recorded restricting them to households under 80% MFI for 20 years. The purchase agreements will also include a first right of refusal to THRHA for the life of the mortgage if the homebuyer chooses to sell the property.

6. PROJECT READINESS AND SITE INFORMATION:

How is control of the project property site established?

☐ Ownership ☐ Purchase Agreement ☐ Purchase Option ☐ Lease ☐ Other (describe): _____

If no site control exists, describe plans to acquire the project property:

THRHA is in final negotiations with the current owner of the property. The appraisal has been completed. We anticipate closing on the purchase as soon as the environmental review is completed.

Current property owner's name: Archdiocese of Anchorage-Juneau

Is the site properly zoned for your development? Yes

• Attach evidence that the site is properly zoned for the proposed use or if a variance or exception is required, evidence that a request has been filed and a hearing date has been scheduled.

From the CBJ Assessor's Database:

Parcel Identity Results	
Showing result 1 of 1	
PARCEL	
Tax ID	6D0601090020 (assessor summary)
Owner(s)	Corp of Catholic Bishops of Juneau
Previous owner(s)	
Site address(es)	
Mail address(es)	
Legal description	USS 2135 TR II
Lot square feet	767,527
Lot acres	17.6200
Zoning	(D18) Multifamily
Road system	yes
Fire service	yes
Water available	yes
Sewer available	yes
Year built	NA
Living area	0
Assessment year	2022
— assessed value	428,900
— land value	428,900
— building value	0
— exemptions	0
GIS Date	2022/10/26
DBMS Date	2022/10/26

Does the project operator plan to own the property directly? Yes, until sold to the homebuyers.

Are there liens or other encumbrances on the property that must be cleared by allocating funds to them? If yes, please describe amount due, date due, nature of obligation and cost of clearing title.

None that we are currently aware of.

Have you obtained	Yes/No	If No, when will be completed?
Blue prints	Yes	
Zoning Changes	N/A	
Building Permits	No	After the purchase of the property
Utility hookups	No	When the roads are put in
Environmental Report	No	In process
Commitments from Service Providers	N/A	

Will the project require any displacement of current occupants? No, the land is currently vacant.

Kowee Phase 1 New Housing Construction

Tlingit Haida Regional Housing Authority

Lorraine DeAsis

Project start date: 10/1/2022

Milestone marker: 1 

Milestone description	Assigned to	Progress	Start	Days
Finalize Land Purchase				
Environmental Review	TS	90%	10/1/2022	30
Closing	JN		10/31/2022	30
Finalize Funding				
JAHF Application	JN	100%	10/1/2022	30
JAHF Award Announcement	JN	0%	1/1/2023	31
Survey/Engineering/Permits				
A&E	LD	0%	2/1/2023	60
Survey	LD	0%	4/1/2023	30
Site Plan Completed	LD	0%	2/1/2023	60
Permits	LD	0%	5/1/2023	60
Procurement of Site Work				
Bid Documents prepared and posted	LD	0%	4/1/2023	30
Bid Solicitation closes	LD	0%	4/30/2023	5
Award bids	LD	0%	5/5/2023	1

Milestone marker:

1



Milestone description	Assigned to	Progress	Start	Days
Contracts Executed	LD	0%	5/8/2023	5
Site Work Completed	LD	0%	6/1/2023	180
Procurement of Materials/Contractors				
Bid Documents prepared and posted	LD	0%	9/1/2023	30
Bid Solicitation closes	LD	0%	11/30/2023	5
Award bids	LD	0%	12/8/2023	1
Contracts Executed/Orders placed	LD	0%	12/11/2023	5
Construction of Homes	LD/JP	0%	4/1/2024	450
Substantial Completion	LD/JP	0%	7/1/2025	30
Final Completion/Certificate of Occupancy	LD	0%	8/1/2025	30
Final Project Closeout/Reporting	LD/GM	0%	9/1/2025	60
Homebuyer Selection	JN	0%	4/1/2024	510
Advertise Homes/Open for Applications	JN	0%	4/1/2024	510
Financial Education/Counseling	SG/LK	0%	4/1/2024	510
Qualify & Approve homebuyers	SG	0%	7/1/2024	420
Close on home purchases	SG	0%	8/1/2025	30
Homeowners move in	SG	0%	8/1/2025	30

8.PROJECT COSTS AND RESOURCES

- Please provide a narrative explaining the need for JAHF funding.
- In the section below, provide the expected use of funds for your project and provide the JAHF grant or loan amount requested.

8a. Funding Sources/Revenues:

Funder	Program	Amount Committed	Amount Requested	Date of Application	Anticipated Approval Date
HUD	ICDBG-ARP	\$1,725,000			
HUD	IHBG 2022	\$1,000,000			
HUD	IHBG 2021	\$ 788,802			
HUD	IHBG Competitive	\$5,000,000			
HUD	IHBG-ARP	\$2,945,081			
AHFC	Supplemental	\$ 470,741			
CBJ	JAHF		\$500,000	10/30/22	January 2023
Totals		\$11,929,624	\$500,000		

Total non-JAHF funds committed and requested above: + \$11,929,624
Total JAHF grant/loan requested from 8a above + \$ 500,000
Total project funding from all sources. = \$12,429,624
Total project cost must match total project funding in 8a. Above.

Documentation verifying non-JAHF funds including the interest rate, repayment period, and other terms governing committed or received funds is attached. All grant funds.

8b. Uses of Funds

Purpose	Sections Required	Amount
Acquisition, Construction, Rehabilitation	9a	\$ 9,805,822
Pre-Development Costs	9b	\$ 1,278,802
Operating Assistance	9c	\$ 1,345,000
Capacity Building	9d	\$ 0
Self-Sufficiency/Support Services	9e	\$ 0
Project Total		\$12,429,624
Less Cash provided by owner or borrower	8b	\$11,929,624
Less Other Financing	8b	\$
JAHF grant or loan requested		\$ 500,000

Need for JAHF:

The funding requested from the CBJ JAFH are gap funds needed to complete the project. JAHF funds do not have the same restrictions as other funds committed to this project and will allow the project to serve a more diverse population.

9.DETAILED USE OF FUNDS

For section 9, **applicants only need to complete the sub-section(s) for which JAHF funding is being requested.**
(See 8b) The total JAHF funds requested, and the total of funds provided by others should match the total in Section 8a and 8b.

9a. Capital Costs

Capital Costs	Acquisition	Construction	Rehabilitation	Admin/Overhead
Land		\$1,466,883		
Residential Structures		\$4,458,500		
On Site Improvements		\$3,880,439		
Off Site Improvement				
Remove Liens				
General Requirements				
Contractors Fees				
Developer Fees				
Architect Fees				
Legal Fees				
Packaging/Processing				
Other				
Total		\$9,805,822		

General requirements = zero requested from JAHF

General overhead = zero requested from JAHF

Builders Profit = zero

Project Cost Per Unit \$50,000

Financial Analysis Template

Goal: One page summary of property information, total project costs, use of JAHF funds, investment structure, and timeline for use of JAHF funds

Property Information				
Property Name	Kowee Phase 1 New Housing Construction			
Location	Juneau Alaska			
Unit Mix	Units	Size (SqFt)	Avg. Mortgage (\$)	
0BR/1BA				
2BR/1BA	3	850	1242	
3BR 1BA	4	1200	1518	
4BR 2BA	3	1250	1800	
Other				
Total/Average	10	1,100	1,520	

Investment Structure: List all funding sources
State/federal resources, private equity, personal investment, etc.
Line C30 should match Total Project Costs on H30

Type of Funding	Funding Amount	Amount Committed or Received
HUD ICDBG-ARP	\$ 1,725,000	\$ 138,000
HUD IHBG 2022	\$ 1,000,000	\$ 1,000,000
HUD IHBG 2021	\$ 788,802	\$ 788,802
HUD IHBG Competitive	\$ 5,000,000	\$ 5,000,000
HUD IHBG ARP	\$ 2,945,081	\$ 2,945,081
AHFC Supplemental	\$ 470,741	\$ 470,741

Juneau Affordable Housing Fund

Total Investment	\$11,929,624
Gap Financing Needed	\$500,000
Total Project Cost	\$12,429,624

Place an X in the box for when JAHF funds will be used

Timeline For Use of JAHF Funds	0- 9 month	9-18 month	18-30 month
Land/Property purchase			
Predevelopment period			
OnSite Improvements	X	X	
Construction period (post-closing)			
After Certificate of Occupancy			

Project Budget: List expenses for the project and indicate where JAHF Funds will be used.

List of eligible uses for JAHF Funds below			
Project Expenses	Total Project Costs		Use of JAHF Funds
Predevelopment costs	\$1,278,802		
Capital costs	\$9,805,822		
Land Acquisition	\$ 1,466,883		
On Site Improvements	\$ 3,880,439		X
Construction	\$ 4,108,500		
Contingencies	\$ 350,000		
Operating Assistance		\$1,345,000	
Capacity Building		\$0	

Total Project Cost	\$12,429,624
--------------------	--------------

Below is a list of eligible uses for JAHF funds for project use in project budget

Predevelopment Costs	Capital Costs	Operating Assistance (1 year)	Capacity-Building/Supportive Services
Architect Fee (design, supervision)	Land	Salaries	Training
Legal Fees	Residential structures	Advertising, marketing	Software acquisition
Packaging/Processing	Nonresidential structures	Accounting services	Client services:
Survey and soil borings	On Site improvements	Auditing expenses	Rental assistance
Appraisal	Off Site improvements	Insurance	Budget counseling
Environmental Study	Remove, Refinance Liens/ Encumbrances	Legal expenses	Substance abuse aid
Market Study	General requirements	Permits, licenses, taxes	Project specific costs
Permit fees	Contractor Fees	Admin	Other
Other	Developer's Fee	Maintenance/Repairs	
	Architect Fee (design, supervision)	Other	
	Legal Fees		
	Packaging/Processing		
	Other		

JUNEAU DOUGLAS TRIBAL HOUSING SURVEY ANALYSIS

August 2019

Prepared for

Central Council

Tlingit and Haida



Indian Tribes of Alaska



Regional Housing Authority

by Rain Coast Data



SUMMARY

KEY FINDINGS AND ANALYSIS: JUNEAU

The most pressing housing need in Juneau, according to the survey, is more affordable housing, which 85% of survey respondents say is a high priority. This is followed by a call to make existing homes more energy efficient (71%). Tribal members appear to be specifically wanting single family homes, more homes with two to three bedrooms, and more rental units.

In a forced ranking exercise of six possible answers, 46% of respondents felt that more single family housing available for purchase was the most important priority. When asked which Tlingit Haida Regional Housing Authority (THRHA) housing program was of most interest to Juneau households, the most common answer was "Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home."

Approximately one-third (34%) of households surveyed live in single family homes, and 46% are in multi-family units. Another 17% live in mobile homes.

A majority (62%) of survey respondents rent their homes in Juneau. Another third (32%) own their homes. The average household size is 3.3 people, and 57% percent of surveyed households have children living in them. For those homes with children, an average of 2.3 children are present in the home. Seventy-one percent of survey respondents report that a member of their household would prefer to own a home but does not.

Twenty-eight percent of the households surveyed include a single parent, and 24% have a member over 60 years of age. One in five (20%) households include a person with a disability, and 11% include a veteran.

"Affordable housing is an issue. Single income families struggle to keep a roof over their family's head." *Juneau survey respondent*

Fifty-eight percent of respondents indicate their homes are in good or excellent condition, while 36% said the condition were adequate. Seven percent of respondents said the condition of their homes was poor. More than a third (36%) of households reported at least some problems with mold in their homes. Sixty-two percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria.

Juneau respondents who are homeowners have an average monthly mortgage of \$1,593, Average rent is \$1,060, before utilities. Sixty-one percent of respondents are cost-burdened, which is defined as spending 30% or greater of household income toward housing costs. This includes the 17% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs.

Juneau households have the highest average rental rates of THRHA's 12 regional partner communities. Juneau also has among the highest percentage of households containing a single-parent.

KEY FINDINGS DOUGLAS

The top housing need in Douglas is more affordable housing. Nearly all (95%) of the survey respondents say affordable housing is a high priority. There is also a desire for more 2-3 bedroom units/homes and more housing that seniors can afford to live in – 80% of respondents consider each of these a high priority.

In the forced ranking exercise, 43% of respondents said that more single family housing available for purchase is the most important priority. When asked which Tlingit Haida Regional Housing Authority housing program was of most interest to Douglas households, the top answer was “homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home.”

Only 18% of households surveyed in Douglas live in single family homes, and 75% are in multi-family units. A significant majority (78%) of survey respondents rent their homes in Douglas. Douglas tribal households have the highest percentage of renters among THRHA's 12 regional partner communities, and are most likely to live in multi-family, multi-unit buildings. Only 20% own their homes. Seventy-six percent of survey respondents report that a member of their household would prefer to own a home but do not.

The average household size in Douglas is 3.2 people, and 62% percent of surveyed households have children living in them.

Thirty percent of the households surveyed include a single parent, and 16% have a member over 60 years of age.

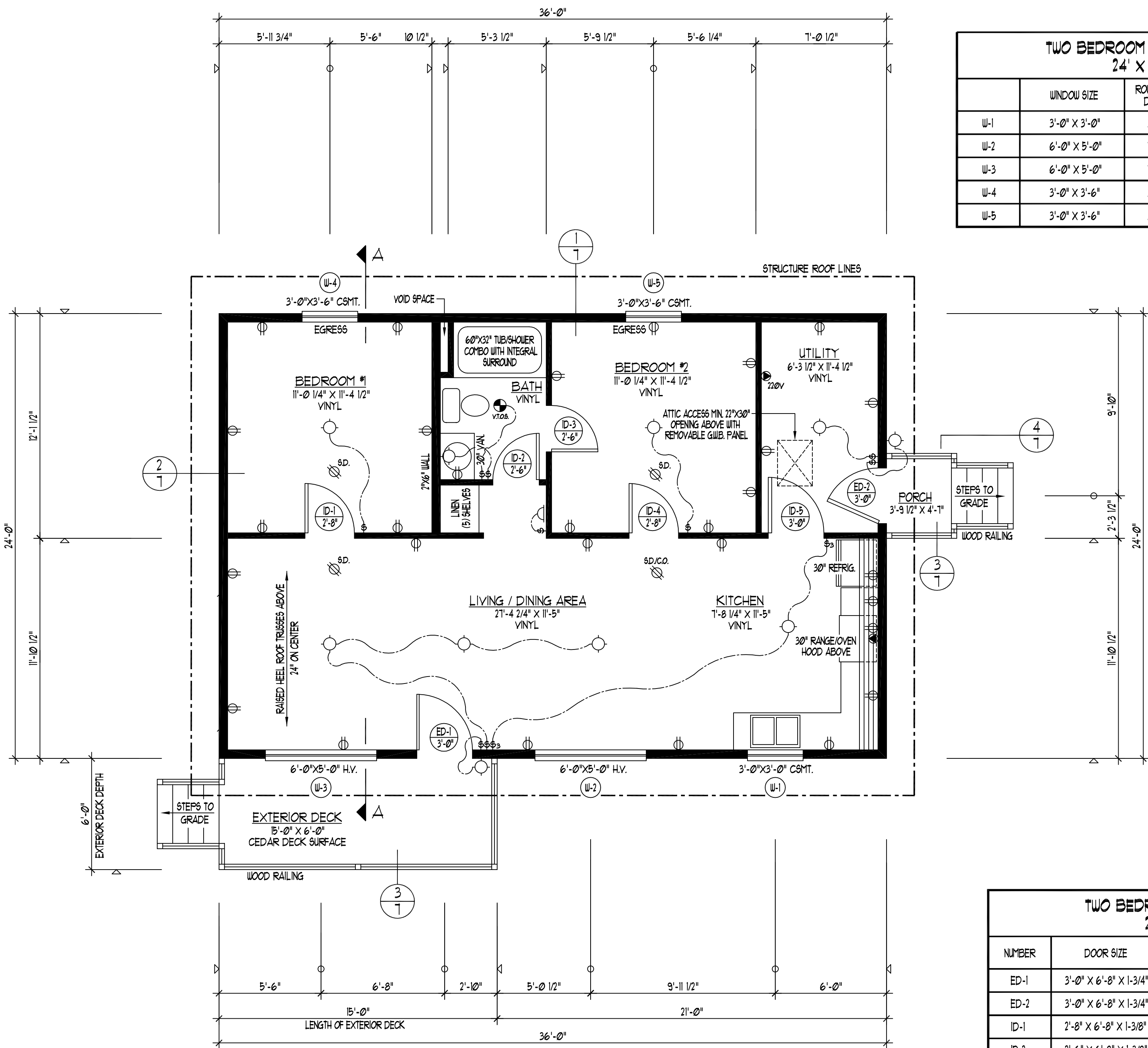
Douglas also has among the highest percentage of households containing a single-parent. Douglas also has the lowest percentage of Alaska Native households in the THRHA region with those over the age of 60. Twenty-four percent of Douglas households include a person with a disability, and 9% include a veteran.

“I make enough money to pay rent, and yet make too little money, as a single parent, to buy anything. There has to be more financial help for folks working so hard to make it.”
Douglas Survey respondent

Douglas housing structures are among the newest in the region. Fifty-two percent of respondents indicate their homes are in good or excellent condition, while 47% said the condition were adequate. Two percent of respondents said the condition of their homes was poor.

Sixty-four percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria. Sixty-six percent of Douglas respondents report that they are housing cost-burdened. This includes the 19% of respondents who are severely cost-burdened, meaning they spend half or more of their household income on housing costs. Douglas Alaska Native households are the most likely to be housing cost burdened in the THRHA region.

Douglas residents have the shortest average housing tenure, are the most likely to call affordable housing a high priority, and the most interested in living in a tiny home in the THRHA regional analysis.



FLOOR PLAN
LIVING AREA: 864 SQ.FT. 1/4" = 1'-0"
NOTE: 8'-1 1/8" WALL HEIGHT

TWO BEDROOM WINDOW SCHEDULE 24' X 36' MODEL			
	WINDOW SIZE	ROUGH OPENING DIMENSIONS	WINDOW TYPE
W-1	3'-0" X 3'-0"	39" X 39"	FULL CASEMENT
W-2	6'-0" X 5'-0"	75" X 63"	HALF VENT
W-3	6'-0" X 5'-0"	75" X 63"	HALF VENT
W-4	3'-0" X 3'-6"	39" X 45"	FULL CASEMENT (EGRESS)
W-5	3'-0" X 3'-6"	39" X 45"	FULL CASEMENT (EGRESS)

TWO BEDROOM DOOR SCHEDULE 24' X 36' MODEL			
NUMBER	DOOR SIZE	ROUGH OPENING DIMENSIONS	DOOR TYPE
ED-1	3'-0" X 6'-8" X 1-3/4"	41-3/8" X 83"	METAL INSULATED INSWING
ED-2	3'-0" X 6'-8" X 1-3/4"	41-3/8" X 83"	METAL INSULATED INSWING
ID-1	2'-8" X 6'-8" X 1-3/8"	34" X 82"	WOOD HOLLOW CORE
ID-2	2'-6" X 6'-8" X 1-3/8"	32" X 82"	WOOD HOLLOW CORE
ID-3	2'-6" X 6'-8" X 1-3/8"	32" X 82"	WOOD HOLLOW CORE
ID-4	2'-8" X 6'-8" X 1-3/8"	34" X 82"	WOOD HOLLOW CORE
ID-5	3'-0" X 6'-8" X 1-3/8"	38" X 82"	WOOD HOLLOW CORE

DIMENSION NOTES:
Ø DENOTES CENTERLINE DIMENSION
D DENOTES EDGE DIMENSION SYMBOL INDICATES SIDE

PAC RIM BUILDING SUPPLY, INC.
3901 RAYMOND AVE S.W. RENTON, WASHINGTON 98057
24' X 36' MODEL (2) BEDROOMS

REVISION DATE

REVISIONS 7-2-19 GPM
REVISIONS 10-14-2020 BPM

COPYRIGHT PROJECT
KAKE TWO BEDROOM

SHEET FLOOR PLAN
DOOR AND WINDOW SCHEDULE

DRAWN BY GPM DATE 7-2-19

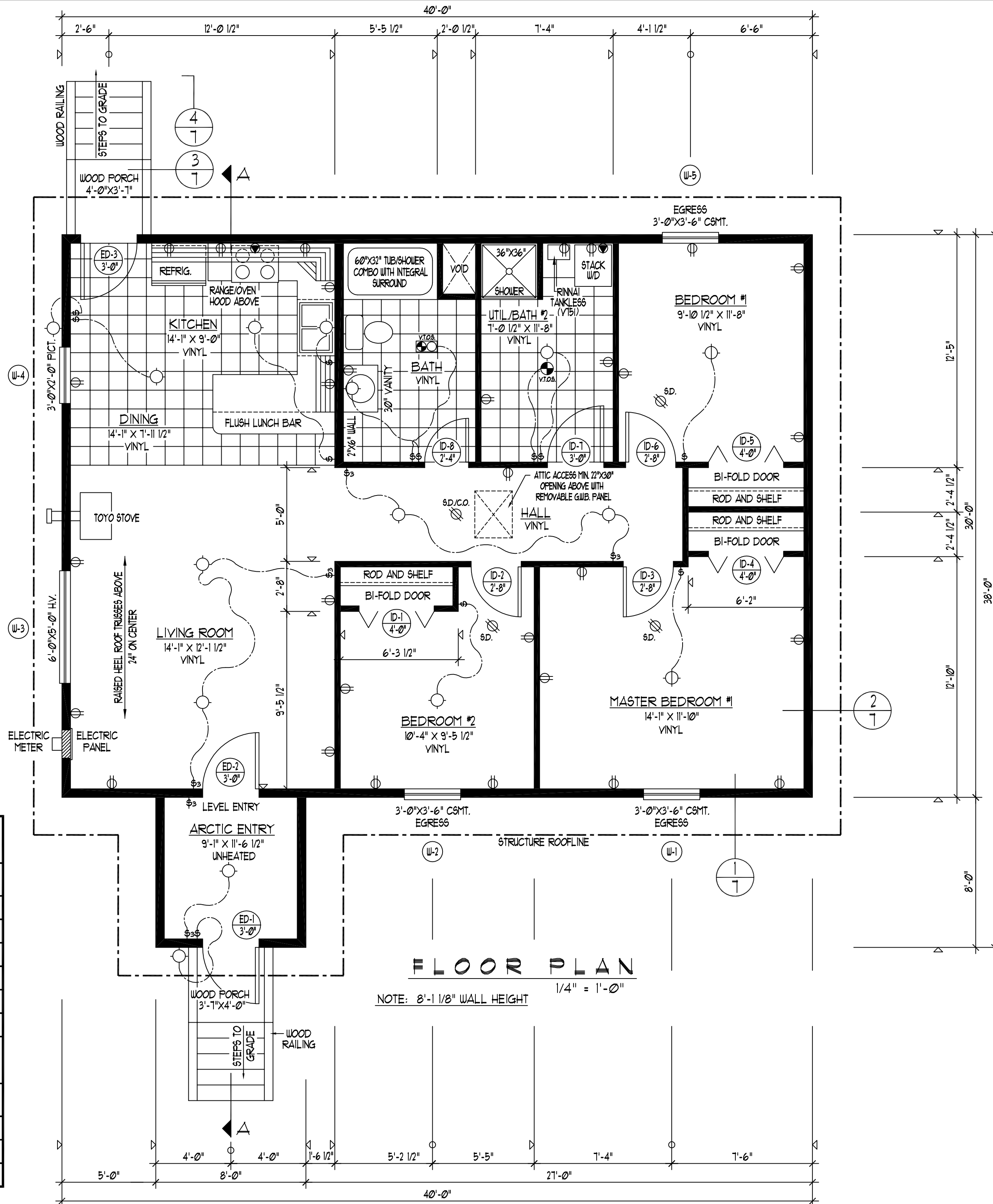
SHT. NO. 1

THREE BEDROOM DOOR SCHEDULE
30' X 40' MODEL

NUMBER	DOOR SIZE	ROUGH OPENING DIMENSIONS	DOOR TYPE
ED-1	3'-0" X 6'-8" X 1-3/4"	38-3/8" X 80-3/4"	METAL INSULATED OUTSWING
ED-2, ED-3	3'-0" X 6'-8" X 1-3/4"	38-3/8" X 82"	METAL INSULATED INSWING
ID-1	3'-0" X 6'-8" X 1-3/8"	38" X 82"	WOOD HOLLOW CORE
ID-2, ID-3, ID-6	2'-8" X 6'-8" X 1-3/8"	34" X 82"	WOOD HOLLOW CORE
ID-8	2'-4" X 6'-8" X 1-3/8"	30" X 82"	WOOD HOLLOW CORE
ID-1, ID-4, ID-5	4'-0" X 6'-8" X 1-3/8"	48" X 80-3/4"	BI-FOLD WOOD HOLLOW CORE

THREE BEDROOM WINDOW SCHEDULE
30' X 40' MODEL

	WINDOW SIZE	ROUGH OPENING DIMENSIONS	WINDOW TYPE
W-1, W-2, W-5	3'-0" X 3'-6"	36" X 42"	FULL CASEMENT (EGRESS)
W-3	6'-0" X 5'-0"	72" X 60"	HALF VENT (XO) SLIDE
W-4	3'-0" X 2'-0"	36" X 24"	PICTURE



DIMENSION NOTES:

- Ø DENOTES CENTERLINE DIMENSION
- DENOTES EDGE DIMENSION SYMBOL INDICATES SIDE

PAC RIM BUILDING SUPPLY, INC.

3901 RAYMOND AVE S.W. RENTON, WASHINGTON 98057

30' X 40' MODIFIED (3) BEDROOMS

REVISION DATE

REV. 9-24-2020 BFM
REV. 10-13-2020 BFM

COPYRIGHT
PROJECT
KAKE (3) BEDROOMS

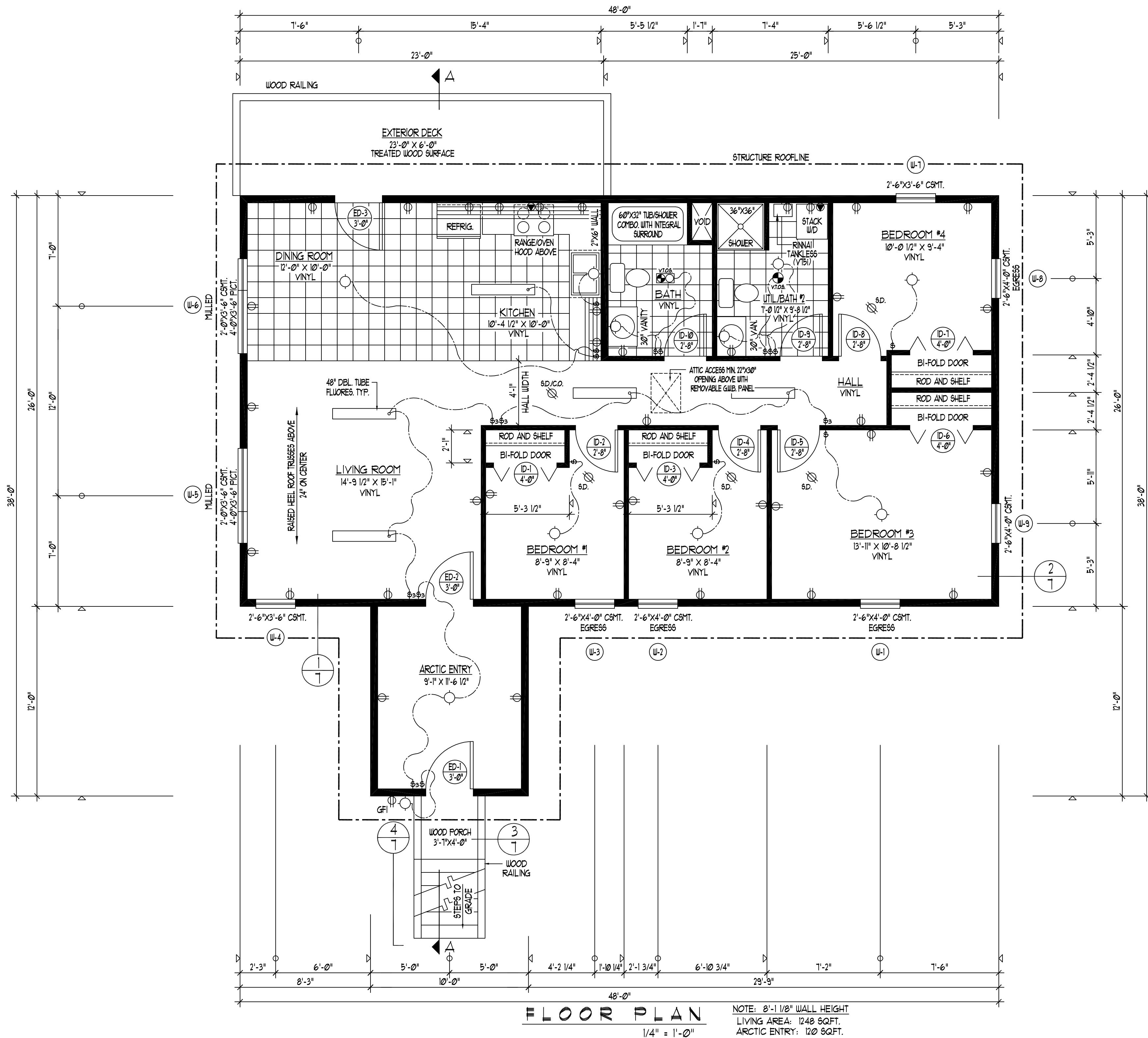
SHEET
FLOOR PLAN

DRAWN BY
GFM

DATE
5-08-17

SHT. NO.

1



FLOOR PLAN
1/4" = 1'-0"

NOTE: 8'-1 1/8" WALL HEIGHT
LIVING AREA: 1248 SQFT.
ARCIC ENTRY: 120 SQFT.

DIMENSION NOTES:

- Ø DENOTES CENTERLINE DIMENSION
- Δ DENOTES EDGE DIMENSION SYMBOL INDICATES SIDE

PAC RIM BUILDING SUPPLY, INC.

3901 RAYMOND AVE S.W. RENTON, WASHINGTON 98057

26' X 48' MODEL (4) BEDROOMS

REVISION DATE

REVISIONS 3-12-2021 BPM

COPYRIGHT

PROJECT

JOHNSON RESIDENCE

SHEET

FLOOR PLAN

DRAWN BY

BPM

DATE

3-12-2021

SHT. NO.

1

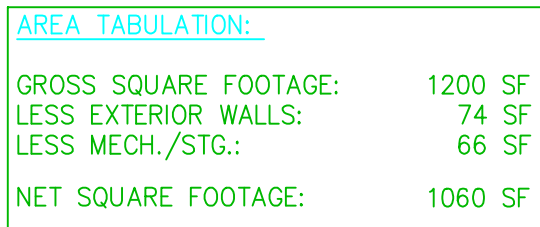
1. PROVIDE 2X8 BRACKING AT ALL WALL MOUNTED DOOR SIPS, DRAPERY (MIN. 16" EACH SIDE OF WINDOW), WINDOW GRAB BARS, AND CORNERS AT KITCHEN, HALL MOUNT CABINETS (TOP & BOTTOM), WALL MOUNT T.P. HOLDERS, AND OTHER SUPPORTS.
2. PROVIDE RADUS DRYWALL CORNERS AT ALL OUTSIDE CORNERS AND END WALLS. CORNERS AT KITCHEN, HALLWAYS, DINING, AND LIVING ROOMS. PROVIDE RADUS TO SQUARE CORNER TRANSITIONS AT ALL FLOORING BASE AND BACK-SPLASH CONDITIONS.
3. PROVIDE PHYSICAL AIR TIGHTNESS AND VAPOR BARRIER AT ALL DOOR AND WINDOW TRAILING DOWEL NAILING AT INTERIOR WALL. SEE DETAILS E2, F13, & F15/6-3.
4. IN BATH AREAS, AT WALLS WITH TUB FLANGE, SEE DETAIL A14/6-4.
5. PROVIDE PHYSICAL AIR TIGHTNESS AND VAPOR BARRIER INSTALLATION AND NOTES, SEE SHEET 6-7.
6. APPLY CAULK / SEALANT AT ALL SHEET VINYL WALL JOINTS, ALL CEILING FLEXIBLE CONNECTIONS, AND ALL BUILDING ENVELOPE PENETRATIONS.
7. SEE SHEET 6-5 FOR ROOM FINISH AND DOOR SCHEDULES.
8. AT ROOF FRAMING, COORDINATE CHIMNEY SUPPORT BLOCKING WITH CHIMNEY INSTALLATION.
9. SEE SHEET E5/ 6-2 FOR TYPICAL FOUNDATION WALL RIGID INSULATION.

TRAILIO
ARCHITECTS, P. S.

$1/4'' = 1'-0''$	3E UNIT
------------------	---------



$1/4'' = 1'-0''$ 3E UNIT



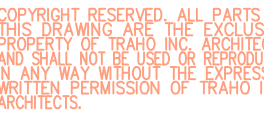
NOTE:
ACCESS DRIVEWAYS TO BE
24'-0" WIDE - VERIFY ORIENTATION
& LENGTH W/ SITE REQUIREMENTS

$1/4" = 1'-0"$	3E UNIT
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CUSTOM HOMES

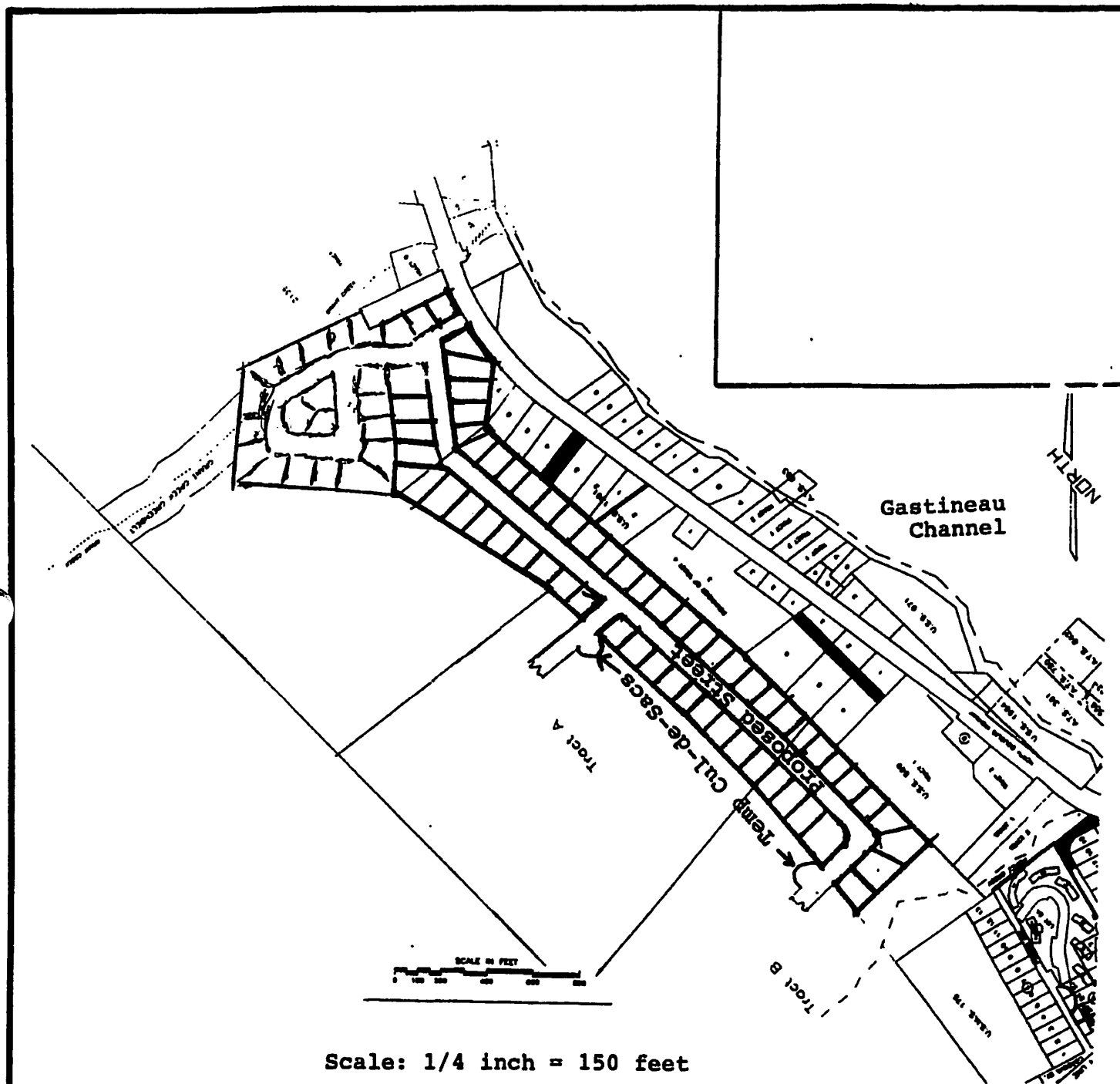
TLINGIT-HAIDA REGIONAL HOUSING AUTHORITY
JUNEAU, ALASKA

3E UNIT
FLOOR PLAN
EXTERIOR ELEVATION



DATE:
NOV. 01, 2000
JOB NO. 9708
SCALE:
1/4" = 1'-0"
SHEET NUMBER

 $3E-1$



Scale: 1/4 inch = 150 feet

SHEET 2, Proposed Street and Lot Layout. No street construction beyond Affected Area limits except for temporary cul-de-sac turnarounds.

TITLE BLOCK	
Kowee Heights Homesites	
NAME:	A street and subdivision
WATERWAY:	None
LOCATION:	Juneau, Alaska
M. Walsh for Channel Const. Inc	
Sheet	2 of 2
Date	07/25/96



9330 Vanguard Drive, Suite 201
Anchorage, Alaska 99507
Phone: (907) 929-2226
Fax: (907) 929-2260
Email: admin@reliantadvisory.com
www.reliantadvisory.com

Letter of Transmittal

July 29, 2022

Mr. Clinton Campion
Sedor, Wetlandt, Evans, Filippi
500 L St, Suite 500
Anchorage, AK 99501

RE: **Douglas Island Land**
0 N Douglas Hwy
Juneau, AK 99901

Dear Mr. Campion:

At your request, an appraisal of the above referenced property has been prepared. The results of the assignment are presented in *Appraisal Report* format. The purpose of the assignment is to estimate the market value of the real estate in its current As Is condition. The *Fee Simple* interest in the subject has been analyzed.

The client(s) of this assignment is Sedor, Wetlandt, Evans, Filippi. The intended user(s) of the report is the Client, for the intended use of prospective sale purposes. Although other parties may in some cases obtain a copy of this report, it should not be relied upon by anyone other than the intended user(s), or for anything other than the intended use.

This assignment has been prepared and presented in conformance with the scope of work developed in consultation with the client, the current Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation, as well as the bylaws of the Appraisal Institute.

The subject is a 17.624 acre site zoned D-18 multifamily. The subject's exterior has been observed, and photographs taken by Mr. Greg Bucklin, MAI. Mr. Wold is familiar with the site and neighborhood, but did not observe the property for purposes of this appraisal. Market information and data regarding other similar real estate has been obtained. This data has been analyzed using appropriate techniques and methodologies necessary to develop a credible and reliable estimate of market value.



RE: **Douglas Island Land**

As a result of research and analysis, the value estimate(s) for the subject is/are as follows:

FINAL MARKET VALUE ESTIMATE	
Douglas Island Land	
Property Rights	Fee Simple
Condition	As Is
Effective Date of Appraisal	July 20, 2022
Final Market Value Estimate	\$1,060,000

The value estimates are based on a marketing period of approximately 6 months and an exposure period of approximately 6 months. The value opinion reported above is qualified by certain assumptions, limiting conditions, certifications, and definitions, which are set forth in the body of the report. This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits and Addendum. Thank you for the opportunity to be of service. If you have any questions, please feel free to call.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kim M. Wold'.

Kim Wold, --
Senior Appraiser
Alaska Certified General – No. 52
kim@reliantadvisory.com

Certification

The undersigned certify that, to the best of their knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are their personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. They have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. They have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Engagement in this assignment was not contingent upon their developing or reporting predetermined results.
6. Compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value/assignment result or direction in value/assignment result that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this assignment.
7. Analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. A personal walk-through of the subject property has not been made by Mr. Wold. Mr. Greg Bucklin performed a walk-through and took photographs on July 20, 2022.
11. No one provided significant real property appraisal assistance to the persons signing this certification and they are competent and qualified to perform the appraisal assignment.
12. They have not provided a previous service, as an appraiser or in any other capacity, regarding the subject within the three years prior to accepting this assignment.
13. As of the date of this report, Kim Wold has completed the requirements of the continuing education program for Candidates / Practicing Affiliates of the Appraisal Institute, and for certified appraisers in the State of Alaska.



Kim Wold

Alaska Certified General – No. 52

Cal's Arbor Art
2680 Channel Vista Drive
Juneau AK 99801
(907) 321-4433
Calrichert@aol.com

Date: September 24, 2022

To: Joe Moran, Archdiocese of Anchorage

From: Cal Richert

Re: Timber Cruise Report for Archdiocese Property

Mr. Moran,

Please find this as a Report of the Timber Value on the Archdiocese 17 acre Property (located on the uphill side of the North Douglas Highway at approximately 1 mile). The property slopes gently uphill from the highway for several hundred yards, before forming a flat bench about 100 yards long, and then sloping moderately steep uphill for another several hundred yards. The property contains old-growth Hemlock-Spruce forest, with around 12 acres of valuable timber. The other five acres consist of previously harvested areas (1+ acres near the highway), an area of windthrown trees from 5 years ago (2 acres), and poor quality timber (on lower slope near the highway/gate).

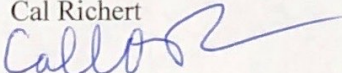
A systematic sample of the timber was performed, using 1/50th acre plots to measure trees. 32 plots were sampled, of which 27 contained trees (2 plots were located in the windthrow patch and 1 plot in a previously logged area). The cruise determined that there are approximately 105 trees per acre, of which 84% are western hemlock and 16% are sitka spruce. The Scribner Decimal C board foot (bdf) volume formula was used to determine the timber volume. There are approximately 350,000 board feet of valuable timber (after deductions for factors such as log form & heart-rot). Additionally, there are probably 150,000 board feet of lesser quality logs that would be utilized as firewood. Research has suggested that it would require at least 250,000 board feet of valuable timber to warrant an economically feasible timber sale (logs would likely be transported to a mill on POW island near Ketchikan, Alaska). Good quality hemlock logs should be worth \$600/1000 board feet, and good spruce logs worth \$850/1000 board feet.

Of the 350,000 board feet of valuable timber, 260,000 bdf is in hemlock logs, and 90,000 bdf in spruce logs. The approximate value would be \$240,000 before costs to harvest and market the timber (\$160,000 in hemlock, and \$80,000 in spruce).

Please remit payment of **\$500** to Cal Richert.

Thank you for your business,

Cal Richert



Funding Approval/Agreement

Native American Housing Assistance and Self-Determination Act of 1996 (Public Law 104-330)

Title I - Indian Housing Block Grant ARP

Title VI - Federal Guarantees For Financing Tribal Housing Activities

U.S. Department of Housing
and Urban Development
Office of Native American Programs

DUNs #: 171147549

1. Name of Recipient Tlingit-Haida Regional Housing Authority	3. Recipient's 9-digit Tax Identification No. 920044273	4. Reserved FFY 2021
2. Recipient's Complete Address 5446 Jenkins Drive Juneau, AK 99801	5. Program/Grant Number 21AH0216230	6. Amount Approved IHBG \$4,528,989.00 Title VI Loan Guarantee

This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above named Recipient is made pursuant to the authority of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) (25 U.S.C. 4101 et seq.). The Recipient's submissions for NAHASDA assistance, the NAHASDA statute (as now in effect and as may be amended by Congress), the HUD regulations at 24 CFR Part 1000 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions, constitute the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Recipient upon execution of the Agreement by the parties. The Indian Tribe has agreed to assume all of the responsibilities for environmental review, decision making, and actions as specified and required in regulations issued by the Secretary consistent with and pursuant to Section 105 of NAHASDA. (If the Indian Tribe did not agree to assume these responsibilities, these responsibilities are retained by HUD). The Recipient further acknowledges its responsibility for adherence to the Agreement by entities to which it makes funding assistance hereunder available.

U.S. Department of Housing and Urban Development**Recipient****Tlingit-Haida Regional Housing Authority**


Name

Greg M. Stuckey, MBA, PMP

Name

Jacqueline Pata

Signature



Signature



Title

Administrator

Date (mm/dd/yyyy)

12/10/2021

Title

President/CEO

Date (mm/dd/yyyy)

12-10-2021

7. Special conditions (check applicable box) a. <input checked="" type="checkbox"/> Not applicable b. <input type="checkbox"/> See attachment(s)	8a. Date HUD Received Submission (mm/dd/yyyy) 10/1/2021	9. (check one) a. <input checked="" type="checkbox"/> Orig. Funding aprvl. b. <input type="checkbox"/> Amendment c. Amendment Number	10. Amount of Indian Housing Block Grant a. Funds Reserved for this Recipient \$4,528,989.00 b. Funds Now Being Approved \$4,528,989.00 c. Reservation to be Cancelled (a minus b)
	8b. Date Recipient Notified (mm/dd/yyyy) 12/10/2021		
	8c. Date of Start of Program Year (mm/dd/yyyy) 01/01/2021		

11. (This section is to be completed only if a Tribally Designated Housing Entity (TDHE) is the recipient of the loan guarantee but is not the IHBG recipient)

11a. Name & Address of TDHE

Loan Guarantee Acceptance Provisions for Tribally Designated Housing Entities (TDHE)

The Tribally Designated Housing Entity hereby accepts the Grant Agreement executed by the Department of Housing and Urban Development (HUD) on the above date with respect to the above program grant number(s) as Recipient designated to receive loan guarantee assistance, and agrees to comply with the terms and conditions of the Agreement, applicable regulations, and other requirements of HUD now or hereafter in effect, pertaining to the assistance provided to it.

11b. Authorized Representative Name Not Applicable

Title _____

Signature _____

Date (mm/dd/yyyy) _____

HUD Accounting Use Only (show all dates as mm/dd/yyyy)

TAC			Program	Y	A	Reg.	Area	Document No.	Project No.	Category	Amount	Effective Date
1	5	3										
1	7	6										

Date Entered in PAS	Date Entered LOCCS	Batch Number	Transaction Code	Entered by	Verified by

IHBG-Competitive

Funding Approval/Agreement		U.S. Department of Housing and Urban Development	
IHBG HUD-52734-B		Office of Native American Programs	
FFY Reserved	Federal Award ID Number:	Funding Opportunity (CFDA):	
2022	22-IC-AK-16230	14.862	
Federal Award Project Description: <p>The Tlingit Haida Regional Housing Authority will use the grant (\$5,000,000) and \$1,689,802 of leveraged funds to build twelve (12) three-bedroom homeowner units in Juneau, Alaska.</p> <p>Anticipated Outcome(s): Increase the number of housing units available to AIAN families (12 new homeowner units).</p> <p>The beneficiaries will be low and moderate income American Indian and Alaska Native families.</p> <p>Sub-recipient activities are unknown at the time of the award.</p>			
1. Recipient Name:		3. Tax Entity ID Number:	92-0044273
Tlingit-Haida Regional Housing Authority		4. Unique Entity Identifier:	JK3LE3JKZ6S9
2. Recipient Address:		5. Type of Action:	
5446 Jenkins Drive		<input checked="" type="checkbox"/> Original Agreement	
		<input type="checkbox"/> Amendment	
Juneau, AK 99801		5. a. Amendment Number:	
2. a. Email(s):	jpata@thrha.org		
6. a. Approved HUD Funds:	\$5,000,000.00	7. Amount of Funds Obligated by this Action:	
6. b. Federal Cost Share Funds:	\$ N/A	\$5,000,000.00	
6. c. Non-Fed Cost Share Funds:	\$ N/A	8. Amount of Funds Previously Awarded:	
6. d. Total Project Budget:	\$5,000,000.00	or N/A <input type="checkbox"/>	
9. Indirect Costs Included?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	9. a. If yes, de minimis <input type="checkbox"/> or Rate _____ %	
10. Period of Performance:	Begin Date:	05/20/2022	End Date: 07/31/2027
11. Budget Period:	Begin Date:	05/20/2022	End Date: 07/31/2027
12. Select One:	No Special Conditions Apply <input type="checkbox"/>		Special Conditions Apply to this Agreement <input checked="" type="checkbox"/>
12. a. If Applicable, List Special Conditions: ERR Completed/Certification			
13. Federal Award Terms and Conditions:			
<p>a. <u>Agreement Authority and Requirements:</u> This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above-named Recipient is made pursuant to the applicable authority of Section 106(a)(1) of the Housing and Community Development Act of 1974. The requirements set forth in the applicable Notice of Funding Opportunity (NOFO) or Implementing PIH Notice, the Recipient's submissions for assistance, the applicable HUD regulations at 24 CFR Part 1003 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions or addenda, constitute the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Recipient upon execution of the Agreement by the parties.</p>			
<p>b. <u>Financial Management:</u> The Recipient must comply with the applicable requirements at 2 CFR part 200 that are incorporated by the program regulations, as may be amended from time to time. Where any previous or future amendments to 2 CFR part 200 replace or renumber sections of part 200 that are cited specifically in the program regulations, activities carried out under the grant after the effective date of</p>			

the part 200 amendments will be governed by the part 200 requirements as replaced or renumbered by the part 200 amendments.

- c. Environmental Requirements: The recipient is required to complete an environmental review, in accordance with the requirements of 24 CFR § 1000.18-1000.24. A grantee can assume environmental responsibilities under 24 CFR part 58 or decline to assume environmental responsibilities and request HUD perform the review under 24 CFR part 50, in accordance with 24 CFR § 1000.20(a). An environmental review, all required notifications, and approval of the Request for Release of Funds and Certification when applicable under 24 CFR part 58 or HUD's approval of the project or activity under 24 CFR part 50, must be completed before a recipient may spend or commit HUD funds, or commit non-HUD funds or undertake any choice limiting action, including but not limited to real property acquisition, demolition, disposition, rehabilitation, repair, new construction, site preparation or clearance, ground disturbance, and leasing. Any mitigating/remedial measures required by the responsible entity (or HUD) must be carried out. Environmental review resources including training, guidance, forms, sample letters and worksheets are available on the HUD Exchange at: <https://www.hudexchange.info/programs/environmental-review/>.
- d. Federal Funding for Research and Development: HUD ONAP funds are not provided for Research and Development purposes.
- e. Grant Termination: Failure to make significant progress as evidenced by failing to meet planned activities described in the IHBG Competitive application, may result in substantial noncompliance under 24 CFR 1000.534 or other regulations applicable to compliant administration of the grant program and may result in termination of the grant under 24 CFR 1000.532. HUD will review the circumstances of each grantee on a case-by-case basis to determine if noncompliance is substantial.

1. Award Terms and Conditions for IHBG Competitive Grants

- a. Federal Program Description: The IHBG Competitive program is a competitive grant that provides funding to eligible Indian tribes and Tribally Designated Housing Entities (TDHE) to be used to develop, maintain and operate affordable housing in safe and healthy environments on Indian reservations and in other Indian areas and carry out other affordable housing activities that primarily benefit low-income Indian families.
- b. IHBG Competitive Reporting Requirements: The Recipient must comply with all reporting requirements under 24 CFR part 1000, and the applicable IHBG Competitive NOFO

14. Awarding Office of Native American Programs Contact Information:

Alaska Office of Native American Programs
3000 C Street, Suite 401

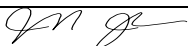
Anchorage, Alaska 99503

15. HUD Awarding Official

Name: Greg M. Stuckey, MBA, PMP

Title: Administrator

Signature: Acting for Stuckey

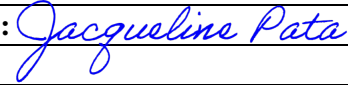


Award Date: 06/09/2022

16. Recipient Authorized Official

Name: Jacqueline Pata

Title: President/CEO

Signature : 

Date: 6-27-2022

HUD ICDBG ARP

Funding Approval/Agreement ICDBG-ARP HUD-52734-A		U.S. Department of Housing and Urban Development Office of Native American Programs	
FFY Reserved	Federal Award ID Number:	Funding Opportunity (CFDA):	
FFY 2021	22RP0216230	14.862	
Federal Award Project Description: 1. New construction of 3-4 single family homes for low-income tribal citizens.			
1. Recipient Name:		3. Tax Entity ID Number:	920036505
Central Council of the Tlingit and Haida Indian Tribes		4. Unique Entity Identifier:	LS3SAF1GZK94
2. Recipient Address:		5. Type of Action:	
9097 Glacier Highway		<input checked="" type="checkbox"/> Original Agreement	
		<input type="checkbox"/> Amendment	
Juneau, AK 998016922		5. a. Amendment Number:	
2. a. Email(s):	rpeterson@ccthita-nsn.gov		
6. a. Approved HUD Funds:	\$1,725,000.00	7. Amount of Funds Obligated by this Action:	
6.b. Federal Cost Share Funds:	\$	\$1,725,000.00	
6.c. Non-Fed Cost Share Funds:	\$	8. Amount of Funds Previously Awarded:	
6. d. Total Project Budget:	\$1,725,000.00		or N/A <input checked="" type="checkbox"/>
9. Indirect Costs Included?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	9. a. If yes, de minimis <input type="checkbox"/> or Rate _____ %	
10. Period of Performance:	Begin Date:	3/14/2022	End Date: 3/31/2023
11. Budget Period:	Begin Date:	3/14/2022	End Date: 3/31/2023
12. Select One:	No Special Conditions Apply <input type="checkbox"/> Special Conditions Apply to this Agreement <input checked="" type="checkbox"/>		
12. a. If Applicable, List Special Conditions: Environmental Requirements			
13. Federal Award Terms and Conditions:			
1. General Terms and Conditions			
a. <u>Agreement Authority and Requirements:</u> This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above-named Recipient is made pursuant to the applicable authority of Section 106(a)(1) of the Housing and Community Development Act of 1974. The requirements set forth in the applicable Notice of Funding Opportunity (NOFO) or Implementing PIH Notice, the Recipient's submissions for assistance, the applicable HUD regulations at 24 CFR Part 1003 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions or addenda, constitute the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Recipient upon execution of the Agreement by the parties.			

- b. Financial Management: The Recipient must comply with the applicable requirements at 2 CFR part 200 that are incorporated by the program regulations, as may be amended from time to time. Where any previous or future amendments to 2 CFR part 200 replace or renumber sections of part 200 that are cited specifically in the program regulations, activities carried out under the grant after the effective date of the part 200 amendments will be governed by the part 200 requirements as replaced or renumbered by the part 200 amendments.
- c. Environmental Requirements: The Recipient agrees to assume all of the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to Section 104(g) of Title I of the HCDA and published in 24 CFR Part 58.
- d. Federal Funding for Research and Development: HUD ONAP funds are not provided for Research and Development purposes.
- e. Grant Termination: Failure to make significant progress as evidenced by failing to meet planned activities as described in the grant application may result in a determination of lack of substantial progress under 24 CFR 1003.701 or other regulations applicable to compliant administration of the grant program. HUD will review the circumstances of each grantee on a case-by-case basis.

2. Award Terms and Conditions for ICDBG-ARP Grants

- a. Federal Program Description: Indian Community Development Block Grant Imminent Threat (ICDBG-IT) funding provided under the American Rescue Plan Act of 2021 (Public Law 117-2) (ARP) is available to eligible Indian tribes to be used for emergencies that constitute imminent threats to health and safety and that are designed to prevent, prepare for, or respond to coronavirus. This funding must be used in accordance with the applicable requirements of the ARP, title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5103 et seq.) (HCDA), and the ICDBG implementing regulations at 24 CFR part 1003. ICDBG-ARP grants and the ICDBG-ARP process are separate from the regular ICDBG-IT program.
- b. ICDBG-ARP Compliance: The Recipient agrees to comply with all of the applicable terms of the American Rescue Plan Act, the Housing and Community Development Act of 1974, 24 CFR Part 1003, PIH Notice 2021-22 (ICDBG-ARP Implementation Notice), and any applicable ICDBG-ARP policies (e.g., PIH Notices, ONAP Program Guidance, etc.), as now in effect and as may be amended from time to time, and any other program requirements, waivers, and alternative requirements that HUD may issue in the future with respect to the ICDBG-ARP grant funds provided under this Grant Agreement. Requirements applicable to ICDBG-ARP funds are available on the ONAP Codetalk website, <https://www.hud.gov/codetalk>.
- c. ICDBG-ARP Reporting Requirements: The recipient must report on its ICDBG-ARP award separately from regular ICDBG Single Purpose grants or regular ICDBG Imminent Threat grants in an Annual Status and Evaluation Report (ASER) and Federal Financial Reports (SF-425). The Recipient must ensure that, throughout its implementation of this grant, it will collect the information required in PIH Notice 2021-22 (ICDBG-ARP Implementation Notice) and any additional requirements established by HUD in the future. Recipients must submit a post-award report and grant closeout documentation within the timeframe established by HUD.
- d. Reimbursement of Allowable Costs Incurred by Recipient Prior to Award: In accordance with the ARP Act, recipients may use ICDBG-ARP grant funds to cover or reimburse any allowable costs paid with non-federal funds by the Recipient to prevent, prepare for, and respond to

COVID-19 that were incurred by the Recipient after January 21, 2020. The Recipient must provide the date on which it began preparing for COVID-19 and must provide and maintain documentation supporting all of its reimbursable costs. HUD reserves the right to request additional documentation from a Recipient to support the reimbursement of allowable costs incurred.

- e. Duplication of Benefits: For the COVID-19 National Emergency, duplication of benefits occurs when Federal financial assistance is provided for the same costs paid by any other source, or for costs to repair or replace losses that have or will be paid by private insurance, and the total amount received exceeds the total need for those costs. The ICDBG-ARP Recipient agrees not to use ICDBG-ARP funds for eligible costs that have already been paid for, or will be paid for, by another Federal program, insurance, or other sources. If this occurs, the Recipient agrees to repay its ICDBG-ARP program.

14. Awarding Office of Native American Programs Contact Information:

Alaska Office of Native American Programs
3000 C Street, Suite 401
Anchorage, Alaska 99503

15. HUD Awarding Official

Name: Greg M. Stuckey, MBA, PMP

Title: Administrator

Signature: Acting for Stuckey



Award Date: 03/14/2022

16. Recipient Authorized Official

Name: Richard Peterson

Title: President

Signature:



Date:

Funding Approval/Agreement

Native American Housing Assistance and Self-Determination Act of 1996 (Public Law 104-330)

Title I - Indian Housing Block Grant

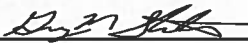

Title VI - Federal Guarantees For Financing Tribal Housing Activities

U.S. Department of Housing
and Urban Development
Office of Native American Programs

DUNs #: 171147549

1. Name of Recipient Tlingit-Haida Regional Housing Authority	3. Recipient's 9-digit Tax Identification No. 920044273	4. Reserved FFY 2021
2. Recipient's Complete Address 5446 Jenkins Drive Juneau, AK 99801	5. Program/Grant Number 55IH0216230	6. Amount Approved IHBG \$6,586,468 Title VI Loan Guarantee

This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above named Recipient is made pursuant to the authority of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) (25 U.S.C. 4101 et seq.). The Recipient's submissions for NAHASDA assistance, the NAHASDA statute (as now in effect and as may be amended by Congress), the HUD regulations at 24 CFR Part 1000 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions, constitute the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Recipient upon execution of the Agreement by the parties. The Indian Tribe has agreed to assume all of the responsibilities for environmental review, decision making, and actions as specified and required in regulations issued by the Secretary consistent with and pursuant to Section 105 of NAHASDA. (If the Indian Tribe did not agree to assume these responsibilities, these responsibilities are retained by HUD). The Recipient further acknowledges its responsibility for adherence to the Agreement by entities to which it makes funding assistance hereunder available.

U.S. Department of Housing and Urban Development	Tlingit-Haida Regional Housing Authority
Name Greg M. Stuckey, MBA, PMP	Name Jacqueline Pata
Signature 	Signature 
Title Administrator	Title President/CEO
Date (mm/dd/yyyy) MAR 05 2021	Date (mm/dd/yyyy) 3-8-2021

7. Special conditions (check applicable box) a. <input checked="" type="checkbox"/> Not applicable b. <input type="checkbox"/> See attachment(s)	8a. Date HUD Received Submission (mm/dd/yyyy) 10/19/2020 8b. Date Recipient Notified (mm/dd/yyyy) 03/04/2021 8c. Date of Start of Program Year (mm/dd/yyyy) 01/01/2021	9. (check one) a. <input checked="" type="checkbox"/> Orig. Funding aprvl. b. <input type="checkbox"/> Amendment c. Amendment Number	10. Amount of Indian Housing Block Grant a. Funds Reserved for this Recipient \$6,586,468 b. Funds Now Being Approved \$6,586,468 c. Reservation to be Cancelled (a minus b)
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11. (This section is to be completed only if a Tribally Designated Housing Entity (TDHE) is the recipient of the loan guarantee but is not the IHBG recipient)

11a. Name & Address of TDHE

Loan Guarantee Acceptance Provisions for Tribally Designated Housing Entities (TDHE)

The Tribally Designated Housing Entity hereby accepts the Grant Agreement executed by the Department of Housing and Urban Development (HUD) on the above date with respect to the above program grant number(s) as Recipient designated to receive loan guarantee assistance, and agrees to comply with the terms and conditions of the Agreement, applicable regulations, and other requirements of HUD now or hereafter in effect, pertaining to the assistance provided to it.

11b. Authorized Representative Name Not Applicable
 Title _____
 Signature _____
 Date (mm/dd/yyyy) _____

HUD Accounting Use Only (show all dates as mm/dd/yyyy)

TAC			Program	Y	A	Reg.	Area	Document No.	Project No.	Category	Amount	Effective Date
1	5	3										
1	7	6										

Date Entered in PAS	Date Entered LOCCS	Batch Number	Transaction Code	Entered by	Verified by

Supplemental Housing Development Grant Program Project Work Plan

Section I	
Housing Authority: Tlingit Haida Regional Housing Authority	
Project Location: Juneau, Alaska	
HUD Project Number:	
Grant No: SUP-22-THR-1	
Grant Amount: \$470,740.96	
Period of Performance: 1/1/2022-12/31/2022	
Section II	
Funding will be used to support the following (Check all that apply):	
<input type="checkbox"/> Rehabilitation/Modernization <input checked="" type="checkbox"/> New Construction	
Type of Units: Single Family Homes	
Total Project Units: () Studio/Efficiency () 1 Bedroom () 2 Bedroom (10) 3 Bedroom () 4 Bedroom () Other	
Total Number of Units: 10	
Architect(s) and Engineers(s) for the Project (only for New Construction)	
1.	
2.	
3.	
Contractor(s) for the Project:	
1.	
2.	
3.	
Expected project completion date:	
Section III	
Supplemental Grant Funding:	
Grant Budget	
1. Energy Efficiency Design Features:	
2. On-site Water and Sewer:	200,000.00
3. Access Roads:	170,740.96
4. Electrical Distribution Facilities:	100,000.00
Total Budget Amount:	470,740.96



Section IV

Grant Payments

An advance payment of 95 percent of the total funding budgeted for each category will be issue upon AHFC's approval of the Work Plan. A final payment of the 5 percent retainage will be issue upon AHFC's acceptance of the Final Cost Certification.

1. Energy Efficiency Design Features:	
2. On-site Water and Sewer:	190,000.00
3. Access Roads:	162,203.91
4. Electrical Distribution Facilities:	95,000.00
Payment Requested:	447,203.91

Project Information:

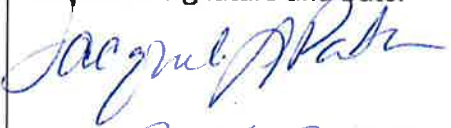
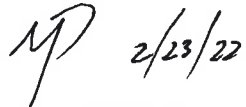
Provide an overview of the planned projects for each Supplemental Grant Category:

1. Energy Efficiency Design Features:
2. On-site Water and Sewer:
 - Juneau new subdivision of 10 family homes, this work will be part of the infrastructure for the new construction
3. Access Roads:
 - Juneau - new access roads to 10 single family homes, this work is part of building the new subdivision, and creating access to the homes
4. Electrical Distribution Facilities:
 - Juneau - new subdivision of 10 single family homes, this work is part of the new construction infrastructure



Section VI

A grant may be made only for residential housing for which federal loan or grant approval has been obtained from the United State Department of Housing and Urban and which will be made available to the public on a nondiscriminatory base (Alaska Statutes, Section 18.55.998 (b)).

Regional Housing Authorities	Alaska Housing Finance Corporation
Authorized Signature and Date:  2-15-2022	Authorized Signature and Date:  2/23/22



HUD IHBG 2022

Funding Approval/Agreement		U.S. Department of Housing and Urban Development	
IHBG HUD-52734-B		Office of Native American Programs	
FFY Reserved	Federal Award ID Number:	Funding Opportunity (CFDA):	
2022	55-IH-02-16230	14.867	
Federal Award Project Description:			
<p>The Indian Housing Block Grant Program (IHBG) is a formula block grant that provides funding to eligible Indian tribes and Tribally Designated Housing Entities (TDHE) for a range of affordable housing development and services to benefit eligible Tribal members.</p>			
1. Recipient Name:		3. Tax Entity ID Number:	
Tlingit-Haida Regional Housing Authority		92-0044273	
2. Recipient Address:		4. Unique Entity Identifier:	
5446 Jenkins Drive		JK3LE3JKZ6S9	
		<input checked="" type="checkbox"/> Original Agreement	
		<input type="checkbox"/> Amendment	
Juneau, AK 99801		5. a. Amendment Number:	
2. a. Email(s):	jpata@thrha.org		
6. a. Approved HUD Funds:	\$7,492,967.00	7. Amount of Funds Obligated by this Action:	
6. b. Federal Cost Share Funds:	\$ N/A	\$7,492,967.00	
6. c. Non-Fed Cost Share Funds:	\$ N/A	8. Amount of Funds Previously Awarded:	
6. d. Total Project Budget:	\$7,492,967.00	or N/A <input checked="" type="checkbox"/>	
9. Indirect Costs Included?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	9. a. If yes, de minimis <input type="checkbox"/> or Rate _____ %	
10. Period of Performance:	Begin Date:	06/14/2022	End Date:
			9/30/2031
11. Budget Period:	Begin Date:	06/14/2022	End Date:
			9/30/2031
12. Select One:	No Special Conditions Apply <input checked="" type="checkbox"/>		Special Conditions Apply to this Agreement <input type="checkbox"/>
12. a. If Applicable, List Special Conditions: N/A			
13. Federal Award Terms and Conditions:			
<p>a. <u>Agreement Authority and Requirements</u>: This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above-named Recipient is made pursuant to the authority of the Native American Housing Assistance and Self-Determination Act (NAHASDA) (25 U.S.C. 4101 et seq.). The NAHASDA statute (as now in effect and as may be amended from time to time), the HUD regulations at 24 CFR Part 1000 (as now in effect and as may be amended from time to time), the requirements set forth in applicable PIH Notices, the Recipient's Indian Housing Plan and this Funding Approval, including any special conditions or addenda, constitute the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Recipient upon execution of the Agreement by the parties.</p>			
<p>b. <u>Financial Management</u>: The Recipient must comply with the applicable requirements at 2 CFR part 200 that are incorporated by the program regulations, as may be amended from time to time. Where any previous or future amendments to 2 CFR part 200 replace or renumber sections of part 200 that are cited specifically in the program regulations, activities carried out under the grant after the effective date of the part 200 amendments will be governed by the part 200 requirements as replaced or renumbered by the part 200 amendments.</p>			

c. Environmental Requirements: The recipient is required to complete an environmental review, in accordance with the requirements of 24 CFR § 1000.18-1000.24. A grantee can assume environmental responsibilities under 24 CFR part 58 or decline to assume environmental responsibilities and request HUD perform the review under 24 CFR part 50, in accordance with 24 CFR § 1000.20(a). An environmental review, all required notifications, and approval of the Request for Release of Funds and Certification when applicable under 24 CFR part 58 or HUD's approval of the project or activity under 24 CFR part 50, must be completed before a recipient may spend or commit HUD funds, or commit non-HUD funds or undertake any choice limiting action, including but not limited to real property acquisition, demolition, disposition, rehabilitation, repair, new construction, site preparation or clearance, ground disturbance, and leasing. Any mitigating/remedial measures required by the responsible entity (or HUD) must be carried out. Environmental review resources including training, guidance, forms, sample letters and worksheets are available on the HUD Exchange at: <https://www.hudexchange.info/programs/environmental-review/>.

d. Federal Funding for Research and Development: HUD ONAP funds are not provided for Research and Development purposes.

e. Grant Termination: Failure to make significant progress as evidenced by failing to meet planned activities as described in the grant application may result in a determination of substantial non-compliance under 24 CFR 1000.532 or other regulations applicable to compliant administration of the grant program. HUD will review the circumstances of each grantee on a case-by-case basis.

f. Indirect Cost Rate: The indirect cost rate for this federal award is N/A. In accordance with 2 CFR § 200.414, recipients are subject to the indirect cost rate negotiated with their respective cognizant agencies. Recipients whose indirect cost rates change must submit the new indirect cost rate and documentation to HUD. Recipients that have never received a negotiated indirect cost rate can elect to charge a de minimis (minimum) rate of 10% of modified total direct costs, which may be used indefinitely. Program costs must be consistently charged as either indirect or direct costs but may not be double charged or inconsistently charged as both. Once elected, the de minimis rate must be applied consistently for all Federal awards until the recipient chooses to negotiate for a rate, which the recipient may apply to do at any time. Documentation of this decision to use the de minimis rate must be retained on file for audit purposes.

14. Awarding Office of Native American Programs Contact Information:

Alaska Office of Native American Programs
3000 C Street, Suite 401
Anchorage, AK 99503

15. HUD Awarding Official

Name: Greg M. Stuckey, MBA, PMP

Title: Administrator

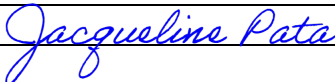
Signature: 

Award Date: 06/14/2022

16. Recipient Authorized Official

Name: Jacqueline Pata

Title: President/CEO

Signature: 

Date: 6-27-2022

Tlingit-Haida Regional Housing Authority

Combined Statements of Revenues, Expenses & Changes in Net Position

	9 Months ended September 30, 2022	Year ended December 31, 2021	Year ended December 31, 2020	Year ended December 31, 2019	Year ended December 31, 2018
Operating revenues					
Federal grants	\$ 11,264,202	\$ 23,609,831	\$ 11,862,495	\$ 11,317,372	\$ 11,514,886
State of Alaska grants	288,685	486,427	1,026,014	688,135	976,304
Other grants	400,417	113,941	983,911	110,257	13,033
Dwelling rental & administration fees	3,416,348	3,821,660	4,330,131	3,940,769	3,671,142
Sales & origination fees	71,399	29,653	11,957	104,537	263,997
Mortgage interest revenue	146,603	139,726	140,980	132,633	149,831
PERS on behalf	148,253	270,027	230,413	217,731	132,433
Other revenue	373,744	599,965	452,734	381,051	204,476
Total operating revenues	16,330,203	29,322,262	19,038,634	16,892,485	16,926,102
Operating expenses					
Salaries & benefits	4,456,694	5,091,438	6,817,702	6,574,823	5,607,777
General and administrative	537,424	757,099	975,521	1,019,965	1,172,968
Tenant services & subsidies	2,912,539	9,893,531	2,107,708	942,163	1,442,955
Utilities	1,067,654	1,544,200	1,527,765	1,517,449	1,587,999
Maintenance	376,343	459,950	304,762	396,452	579,288
Insurance	344,434	416,152	403,629	357,747	346,436
Legal and accounting	106,728	92,359	94,830	138,763	200,541
Travel and training	177,370	183,440	158,576	494,169	539,464
Provision for loan losses	(12,895)	291,247	---	---	-
Bad debts	84,674	59,369	37,255	6,157	74,674
Rehabilitation of housing units	305,570	551,541	688,771	1,035,865	859,815
Other operating expenses	4,085,843	3,201,331	4,852,207	2,549,075	1,932,898
Depreciation	2,302,614	3,031,347	3,072,491	3,093,249	3,004,768
Total operating expenses	16,744,992	25,573,005	21,041,216	18,125,877	17,349,583
Operating income (loss)	(414,789)	3,749,258	(2,002,582)	(1,233,392)	(423,480)
Non-operating revenue (expenses)					
Interest income	34,494	24,829	72,871	111,735	36,382
Interest expense	(277,596)	(414,818)	(457,335)	(463,151)	(471,747)
Gain (loss) on sale of property	(66,541)	(343,357)	(333,215)	(37,645)	(132,854)
Proceeds from the sale of NMH units	-	4,249	109,939	52,490	124,965
Cost of units conveyed	(392,168)	(793,862)	(534,110)	(679,502)	(1,621,094)
Forgiveness of indebtedness	15,400	48,817	1,268,101	(19,500)	(17,855)
Prior year adjustments	-	(6,162)	-	(85)	(713,665)
Other non-operating	(30,819)	(28,048)	369,568	2,038,675	-
Total non-operating revenue (expenses)	(717,230)	(1,508,352)	495,819	1,003,017	(2,795,868)
Change in Net Position	(1,132,019)	2,240,906	(1,506,763)	(230,375)	(3,219,348)
Net Position, beginning of year as previous:	59,792,102	57,551,196	59,443,898	59,674,273	63,688,866
Prior period adjustment	-	-	-	-	(932,996)
Net position, beginning of year as restated	59,792,102	57,551,196	59,443,898	59,674,273	62,755,870
Change from equity method for JAR2	-	-	(385,940)	-	-
Change from equity method for JAR1	-	-	-	-	137,750
Net Position, end of year	\$ 58,660,083	\$ 59,792,102	\$ 57,551,196	\$ 59,443,898	\$ 59,674,273

Tlingit-Haida Regional Housing Authority

Combined Statements of Net Position

	September 30, 2022	December 31, 2021	December 31, 2020	December 31, 2019	December 31, 2018
Assets					
Current assets					
Cash & cash equivalents	\$ 5,222,339	\$ 6,331,644	\$ 4,379,667	\$ 4,161,160	\$ 3,751,424
Investments	1,701,808	1,456,461	1,740,159	1,335,242	1,310,626
Accounts receivable:					
Tenants, net of allowance for doubtful	164,157	123,896	164,313	149,479	113,739
Grants receivable	1,249,348	635,290	1,733,336	646,112	459,293
Other receivables	577,727	576,304	367,492	213,558	6,294
Mortgages receivable-current portion	292,881	179,674	153,151	146,645	180,541
Inventory	254,621	108,513	40,620	51,210	45,075
Prepaid expenses	153,534	63,770	60,753	24,185	81,994
Total current assets	9,616,414	9,475,552	8,639,491	6,727,591	5,948,986
Noncurrent assets					
Restricted cash & cash equivalents	13,835,425	10,862,690	8,271,059	7,109,678	9,409,948
Mortgages receivable, net of current portion and net of allowance for loan losses of \$291,247 and \$483,630 at December 31, 2021 and September 30, 2022, respectively	6,632,572	3,235,751	2,425,946	2,443,762	2,589,628
Deposits & other assets	89,363	89,363	89,363	89,363	86,075
Property & equipment, net	46,969,911	49,779,191	52,214,108	55,212,688	57,250,065
Assets held for sale	1,251,106	3,627,225	---	---	-
Land held for development	592,090	592,090	539,458	---	-
Mutual help housing units, restricted	3,995,332	4,299,100	5,092,963	5,627,073	6,306,574
Net OPEB assets	3,171,915	3,171,915	560,837	-	-
Total noncurrent assets	76,537,715	75,657,325	69,193,733	70,482,564	75,642,290
Total assets	86,154,129	85,132,877	77,833,224	77,210,155	81,591,276
Deferred outflows of resources	305,261	305,261	1,073,740	741,929	524,117
Total assets and deferred outflows of resources	86,459,390	85,438,137	78,906,964	77,952,084	82,115,393
Liabilities & Net Position					
Current liabilities					
Accounts payable & accrued expenses	1,595,069	1,540,272	1,586,096	1,384,944	1,618,032
Tenants security deposits	239,917	235,717	225,317	225,992	241,050
Prepaid payments	282,539	366,207	131,657	60,908	37,430
Other current liabilities	643,411	621,403	296,123	187,085	264,115
Refundable grant advances	8,736,210	7,574,851	3,655,741	2,260,696	4,693,539
Loans payable - current portion	599,313	453,139	432,617	403,158	355,647
Total current liabilities	12,096,459	10,791,589	6,327,552	4,522,783	7,209,813
Noncurrent liabilities					
Loans payable	7,775,292	6,955,036	7,746,291	8,236,374	8,443,946
Less unamortized discount based on impt	(71,055)	(79,098)	(115,185)	(157,306)	(205,170)
Net pension and OPEB liabilities	4,362,358	4,362,358	6,771,872	5,261,306	6,208,164
Homebuyer reserves	196,192	176,092	163,398	164,643	162,925
Total noncurrent liabilities	12,262,787	11,414,389	14,566,376	13,505,017	14,609,865
Total liabilities	24,359,246	22,205,977	20,893,928	18,027,800	21,819,678
Deferred inflows of resources	3,440,059	3,440,059	461,841	480,386	621,442
Total liabilities and deferred inflows of resources	27,799,305	25,646,036	21,355,769	18,508,186	22,441,120
Net position					
Reserved for NMH housing units	3,995,332	4,299,100	5,092,963	5,627,073	6,306,574
Net investment in capital assets	25,655,130	26,034,123	27,792,873	33,051,310	34,703,333
Nonexpendable restricted net position	338,749	338,749	338,749	(161,946)	(161,946)
Unrestricted	28,670,871	29,120,131	24,326,611	20,927,461	18,826,312
Total net position	\$ 58,660,083	\$ 59,792,102	\$ 57,551,196	\$ 59,443,898	\$ 59,674,273

Waiting List Report

Juneau Tax Credit - Sort By: Ranking

Rank	Name	Prefer Points	App Date/Time	Bed	Last Update
Bedrooms: 1					
1	1120	18	09/08/2022 03:24:11 P	1	09/08/2022
2	9515	15	02/23/2018 01:44:58 P	1	08/05/2022
3	1593	12	06/20/2022 02:03:40 P	1	06/20/2022
4	9931	10	07/27/2018 01:30:30 P	1	07/28/2022
5	5169	7	10/27/2020 04:07:51 P	1	05/25/2021
6	3180	7	05/13/2021 12:07:17 P	1	05/13/2021
7	9925	7	08/12/2022 03:18:09 P	1	08/12/2022
8	9793	6	12/07/2021 03:44:37 P	1	08/24/2022
9	9808	6	04/04/2022 04:00:03 P	1	08/08/2022
10	9292	5	10/14/2020 03:42:19 P	1	10/14/2020
11	7654	4	06/14/2019 11:23:00 A	1	08/05/2022
12	8370	2	06/04/2021 04:23:30 P	1	06/04/2021
13	0856	2	06/10/2021 09:51:00 A	1	06/10/2021
14	1794	2	06/11/2021 09:56:35 A	1	08/05/2022
15	6522		03/17/2020 03:17:28 P	1	07/22/2022
16	4440		05/12/2021 10:07:07 A	1	05/12/2021
17	8286		10/01/2021 04:30:05 P	1	10/01/2021
18	7777		10/12/2021 10:39:09 A	1	/ /
19	2372		11/18/2021 04:35:11 P	1	11/18/2021
20	0223		01/25/2022 08:28:43 A	1	02/08/2022
21	3618		03/14/2022 09:40:15 A	1	03/14/2022
22	5258		09/19/2022 11:40:09 A	1	09/19/2022
Bedrooms: 2					
1	7556	18	08/02/2022 02:14:53 P	2	08/10/2022
2	7297	17	01/02/2019 01:52:51 P	2	08/10/2022
3	2117	17	10/03/2019 04:02:53 P	2	09/16/2022
4	8963	17	11/12/2019 10:32:22 A	2	04/14/2022
5	6727	17	02/18/2022 02:50:26 P	2	08/03/2022
6	1505	17	04/04/2022 01:48:51 P	2	09/27/2022
7	8695	17	06/28/2022 12:53:23 P	2	06/28/2022
8	9848	17	08/03/2022 04:02:36 P	2	09/06/2022
9	9251	17	08/08/2022 11:23:10 A	2	/ /
10	8796	17	08/18/2022 01:49:06 P	2	09/09/2022
11	8796	17	08/24/2022 09:10:15 A	2	08/24/2022
12	0750	17	08/29/2022 08:35:29 A	2	09/16/2022
13	3961	17	09/21/2022 08:55:58 A	2	09/21/2022
14	1803	17	09/21/2022 03:09:00 P	2	09/21/2022
15	3087	17	09/22/2022 02:50:21 P	2	09/22/2022
16	1014	15	09/14/2022 02:51:22 P	2	09/14/2022
17	0171	15	09/23/2022 02:35:55 P	2	09/23/2022
18	4889	12	01/02/2019 10:24:18 A	2	08/08/2022
19	0442	12	07/26/2022 02:41:26 P	2	07/29/2022

Waiting List Report

Juneau Tax Credit - Sort By: Ranking

Rank	Name	Prefer Points	App Date/Time	Bed	Last Update
Bedrooms: 2					
20	9736	11	09/08/2022 09:12:50 A	2	09/08/2022
21	5654	7	03/08/2019 11:19:52 A	2	06/23/2020
22	1025	7	08/26/2019 10:32:47 A	2	07/21/2022
23	7916	7	06/16/2020 01:57:30 P	2	08/08/2022
24	4271		04/20/2022 03:23:17 P	2	04/20/2022
25	9312		09/01/2022 08:45:32 A	2	/ /
Bedrooms: 3					
1	4204	20	03/14/2019 10:45:47 A	3	07/18/2022
2	1324	19	06/24/2022 04:20:30 P	3	07/07/2022
3	8194	18	10/20/2021 08:17:18 A	3	07/19/2022
4	2563	18	12/06/2021 02:29:54 P	3	06/22/2022
5	3631	18	12/20/2021 05:30:06 P	3	09/08/2022
6	5353	18	01/28/2022 04:12:04 P	3	09/02/2022
7	7188	18	03/29/2022 12:00:48 P	3	06/27/2022
8	4630	18	04/05/2022 07:25:32 P	3	08/03/2022
9	5940	17	08/28/2018 09:37:09 A	3	07/25/2022
10	7297	17	01/02/2019 01:52:51 P	3	08/10/2022
11	2117	17	10/03/2019 04:02:53 P	3	09/16/2022
12	2123	17	10/14/2020 03:58:43 P	3	09/21/2022
13	6794	17	12/23/2020 10:24:19 A	3	08/05/2022
14	9429	17	05/13/2021 10:09:31 A	3	08/15/2022
15	2758	17	02/17/2022 12:46:59 P	3	02/17/2022
16	6727	17	02/18/2022 02:50:26 P	3	08/03/2022
17	4222	17	02/24/2022 10:05:14 A	3	09/08/2022
18	5641	17	05/18/2022 01:52:54 P	3	06/20/2022
19	5375	17	06/08/2022 03:49:25 P	3	09/08/2022
20	8695	17	06/28/2022 12:53:23 P	3	06/28/2022
21	5837	17	07/12/2022 11:06:16 A	3	07/12/2022
22	0947	17	07/19/2022 10:54:58 A	3	09/21/2022
23	7008	17	08/26/2022 04:19:00 P	3	08/26/2022
24	7562	17	09/07/2022 03:42:55 P	3	09/07/2022
25	1674	17	09/13/2022 10:25:45 A	3	09/13/2022
26	3961	17	09/21/2022 08:55:58 A	3	09/21/2022
27	1876	15	08/12/2022 02:15:58 P	3	08/15/2022
28	1014	15	09/14/2022 02:51:22 P	3	09/14/2022
29	0171	15	09/23/2022 02:35:55 P	3	09/23/2022
30	7872	13	09/26/2018 09:20:32 A	3	09/09/2022
31	3976	12	05/12/2021 04:03:38 P	3	09/09/2022
32	7005	12	06/20/2022 01:34:59 P	3	06/20/2022
33	9428	7	08/02/2019 11:47:34 A	3	08/01/2022
34	4326	7	10/20/2020 03:35:03 P	3	01/04/2022
35	9697	7	04/21/2021 03:45:46 P	3	08/01/2022

Waiting List Report

Juneau Tax Credit - Sort By: Ranking

Rank	Name	Prefer Points	App Date/Time	Bed	Last Update
Bedrooms: 3					
36	2136	7	05/24/2021 08:30:18 A	3	08/08/2022
37	2560	7	05/11/2022 09:47:01 A	3	07/25/2022
38	7989	7	09/14/2022 03:55:57 P	3	09/14/2022
39	3102	3	11/25/2019 10:42:59 A	3	08/01/2022
40	5902	2	08/17/2021 11:03:10 A	3	01/28/2022
41	5723		01/11/2022 08:32:45 A	3	01/11/2022
42	3961		09/13/2022 11:18:56 A	3	09/13/2022
Bedrooms: 4					
1	2563	18	12/06/2021 02:29:54 P	4	06/22/2022
2	3631	18	12/20/2021 05:30:06 P	4	09/08/2022
3	7421	18	03/08/2022 05:30:08 P	4	09/20/2022
4	7188	18	03/29/2022 12:00:48 P	4	06/27/2022
5	4630	18	04/05/2022 07:25:32 P	4	08/03/2022
6	2413	17	11/30/2016 02:14:13 P	4	03/17/2020
7	6794	17	12/23/2020 10:24:19 A	4	08/05/2022
8	2758	17	02/17/2022 12:46:59 P	4	02/17/2022
9	4222	17	02/24/2022 10:05:14 A	4	09/08/2022
10	5375	17	06/08/2022 03:49:25 P	4	09/08/2022
11	5837	17	07/12/2022 11:06:16 A	4	07/12/2022
12	0947	17	07/19/2022 10:54:58 A	4	09/21/2022
13	7008	17	08/26/2022 04:19:00 P	4	08/26/2022
14	1674	17	09/13/2022 10:25:45 A	4	09/13/2022
15	1876	15	08/12/2022 02:15:58 P	4	08/15/2022
16	3976	12	05/12/2021 04:03:38 P	4	09/09/2022
17	5965	9	06/25/2019 01:41:09 P	4	09/08/2021
18	7530	9	06/22/2021 03:39:23 P	4	06/22/2021
19	4884	7	01/08/2018 02:01:16 A	4	05/21/2021
20	9146	7	04/27/2018 03:24:42 P	4	10/22/2021
21	9419	7	10/07/2020 03:52:58 P	4	07/07/2021
22	3709	7	05/05/2021 03:30:28 P	4	08/08/2022
23	2136	7	05/24/2021 08:30:18 A	4	08/08/2022
24	2560	7	05/11/2022 09:47:01 A	4	07/25/2022
25	9547	2	06/28/2018 01:13:57 P	4	11/18/2021
Bedrooms: 5					
1	3709	7	05/05/2021 03:30:28 P	5	08/08/2022
2	9547	2	06/28/2018 01:13:57 P	5	11/18/2021

Waiting List Report

Juneau----- HOME - Sort By: Ranking

Rank	Name	Prefer Points	App Date/Time	Bed	Last Update
Bedrooms: 1					
1	1120	18	09/08/2022 03:23:44 P	1	09/08/2022
2	9793	16	12/07/2021 03:44:26 P	1	08/24/2022
3	9515	12	02/23/2018 01:44:45 P	1	08/05/2022
4	1593	12	06/20/2022 02:04:08 P	1	06/20/2022
5	9931	10	07/27/2018 01:30:20 P	1	07/28/2022
6	3180	7	05/13/2021 12:07:05 P	1	05/13/2021
7	9292	5	10/14/2020 03:42:09 P	1	10/14/2020
8	7654	4	06/14/2019 09:22:33 A	1	08/05/2022
9	9925	3	06/11/2021 02:31:20 P	1	08/12/2022
10	8370	2	06/04/2021 04:23:20 P	1	06/04/2021
11	0856	2	06/10/2021 09:50:48 A	1	06/10/2021
12	1794	2	06/11/2021 09:56:26 A	1	08/05/2022
13	6522		03/17/2020 03:17:17 P	1	07/22/2022
14	4440		05/12/2021 10:07:00 A	1	05/12/2021
15	8286		10/01/2021 04:29:52 P	1	10/01/2021
16	7777		10/12/2021 10:38:52 A	1	10/12/2021
17	4328		11/10/2021 10:49:49 A	1	11/10/2021
18	4102		11/18/2021 04:15:10 P	1	11/18/2021
19	2372		11/18/2021 04:35:00 P	1	11/18/2021
20	0223		01/25/2022 08:28:32 A	1	02/08/2022
21	3618		03/14/2022 09:40:33 A	1	03/14/2022
22	9808		04/04/2022 03:59:45 P	1	08/08/2022
23	1529		08/01/2022 08:27:45 A	1	/ /
24	5258		09/19/2022 11:39:57 A	1	09/19/2022
Bedrooms: 2					
1	7556	18	08/02/2022 02:14:27 P	2	08/10/2022
2	7297	17	01/02/2019 01:31:32 P	2	08/10/2022
3	2117	17	10/03/2019 04:02:41 P	2	09/16/2022
4	8963	17	11/12/2019 10:31:34 A	2	04/14/2022
5	6727	17	02/18/2022 02:49:56 P	2	08/03/2022
6	1505	17	04/04/2022 01:48:27 P	2	09/27/2022
7	8695	17	06/28/2022 12:52:54 P	2	06/28/2022
8	9848	17	08/03/2022 04:02:48 P	2	09/06/2022
9	9251	17	08/08/2022 11:22:19 A	2	/ /
10	8796	17	08/18/2022 01:18:00 P	2	09/09/2022
11	0750	17	08/29/2022 08:35:16 A	2	09/16/2022
12	3961	17	09/21/2022 08:55:46 A	2	09/21/2022
13	1803	17	09/21/2022 03:08:46 P	2	09/21/2022
14	3087	17	09/22/2022 02:50:13 P	2	09/22/2022
15	0171	16	09/23/2022 02:35:46 P	2	09/23/2022
16	1014	15	09/14/2022 02:51:12 P	2	09/14/2022
17	9736	11	09/08/2022 09:12:37 A	2	09/08/2022

Waiting List Report

Juneau----- HOME - Sort By: Ranking

Rank	Name	Prefer Points	App Date/Time	Bed	Last Update
Bedrooms: 2					
18	4889	8	01/02/2019 10:24:07 A	2	08/08/2022
19	1025	7	08/26/2019 10:32:29 A	2	07/21/2022
20	7916	7	06/16/2020 01:56:50 P	2	08/08/2022
21	0442	7	07/26/2022 02:41:06 P	2	07/29/2022
22	0098	5	04/27/2022 03:33:22 P	2	04/27/2022
23	5654	3	03/08/2019 09:07:22 A	2	06/23/2020
24	4271	1	04/20/2022 10:41:23 A	2	04/20/2022
25	8796		08/24/2022 09:10:03 A	2	08/24/2022
26	9312		09/01/2022 08:45:23 A	2	/ /
Bedrooms: 3					
1	4204	20	03/14/2019 09:01:08 A	3	07/18/2022
2	1324	19	06/28/2022 04:17:20 P	3	07/07/2022
3	8194	18	10/20/2021 08:17:05 A	3	07/19/2022
4	2563	18	12/06/2021 02:29:35 P	3	06/22/2022
5	3631	18	12/20/2021 05:29:50 P	3	09/08/2022
6	5353	18	01/28/2022 04:11:52 P	3	09/02/2022
7	7188	18	03/29/2022 11:54:11 A	3	06/27/2022
8	4630	18	04/05/2022 07:25:21 P	3	08/03/2022
9	5837	18	07/12/2022 11:06:03 A	3	07/22/2022
10	5940	17	08/28/2018 09:36:57 A	3	07/25/2022
11	7297	17	01/02/2019 01:31:32 P	3	08/10/2022
12	2117	17	10/03/2019 04:02:41 P	3	09/16/2022
13	2123	17	10/14/2020 03:58:33 P	3	09/21/2022
14	6794	17	12/23/2020 10:23:47 A	3	08/05/2022
15	9429	17	05/13/2021 10:09:19 A	3	08/15/2022
16	2758	17	02/17/2022 12:46:22 P	3	02/17/2022
17	6727	17	02/18/2022 02:49:56 P	3	08/03/2022
18	4222	17	02/24/2022 10:13:26 A	3	09/08/2022
19	5641	17	05/18/2022 01:52:33 P	3	06/20/2022
20	5375	17	06/08/2022 03:49:13 P	3	09/08/2022
21	8695	17	06/28/2022 12:52:54 P	3	06/28/2022
22	0947	17	07/19/2022 10:50:46 A	3	09/21/2022
23	7008	17	08/26/2022 04:18:41 P	3	08/31/2022
24	7562	17	09/07/2022 03:42:36 P	3	09/07/2022
25	1674	17	09/13/2022 10:25:29 A	3	09/13/2022
26	3961	17	09/21/2022 08:55:46 A	3	09/21/2022
27	0171	16	09/23/2022 02:35:46 P	3	09/23/2022
28	1876	15	08/12/2022 02:15:38 P	3	08/15/2022
29	1014	15	09/14/2022 02:51:12 P	3	09/14/2022
30	7872	13	09/26/2018 09:19:42 A	3	09/09/2022
31	7005	12	06/20/2022 01:32:25 P	3	06/20/2022
32	4326	7	10/20/2020 03:34:33 P	3	01/04/2022

Waiting List Report

Juneau----- HOME - Sort By: Ranking

Rank	Name	Prefer Points	App Date/Time	Bed	Last Update
Bedrooms: 3					
33	9697	7	04/21/2021 03:45:28 P	3	08/01/2022
34	3976	7	05/12/2021 04:03:29 P	3	09/09/2022
35	2136	7	05/24/2021 08:30:06 A	3	08/08/2022
36	5723	7	01/11/2022 08:32:58 A	3	01/11/2022
37	2560	7	05/11/2022 03:19:12 P	3	09/07/2022
38	7989	7	09/14/2022 03:55:49 P	3	09/14/2022
39	3102	3	11/25/2019 10:42:44 A	3	08/01/2022
40	9428	2	08/02/2019 11:47:11 A	3	08/01/2022
41	5902	2	08/17/2021 11:03:22 A	3	01/28/2022
42	3961		09/13/2022 11:18:40 A	3	09/13/2022
Bedrooms: 4					
1	5965	19	02/03/2020 02:35:51 P	4	09/08/2021
2	2563	18	12/06/2021 02:29:35 P	4	06/22/2022
3	3631	18	12/20/2021 05:29:50 P	4	09/08/2022
4	7421	18	03/08/2022 05:29:41 P	4	09/20/2022
5	7188	18	03/29/2022 11:54:11 A	4	06/27/2022
6	4630	18	04/05/2022 07:25:21 P	4	08/03/2022
7	5837	18	07/12/2022 11:06:03 A	4	07/22/2022
8	6794	17	12/23/2020 10:23:47 A	4	08/05/2022
9	2758	17	02/17/2022 12:46:22 P	4	02/17/2022
10	4222	17	02/24/2022 10:13:26 A	4	09/08/2022
11	5375	17	06/08/2022 03:49:13 P	4	09/08/2022
12	0947	17	07/19/2022 10:50:46 A	4	09/21/2022
13	7008	17	08/26/2022 04:18:41 P	4	08/31/2022
14	1674	17	09/13/2022 10:25:29 A	4	09/13/2022
15	1876	15	08/12/2022 02:15:38 P	4	08/15/2022
16	7530	9	06/22/2021 03:39:01 P	4	06/22/2021
17	2413	7	11/30/2016 02:12:40 P	4	03/17/2020
18	4884	7	01/08/2018 11:55:47 A	4	05/21/2021
19	9146	7	04/27/2018 03:24:17 P	4	10/22/2021
20	9419	7	10/07/2020 03:52:24 P	4	07/07/2021
21	3709	7	05/05/2021 03:30:04 P	4	08/08/2022
22	3976	7	05/12/2021 04:03:29 P	4	09/09/2022
23	2136	7	05/24/2021 08:30:06 A	4	08/08/2022
24	2560	7	05/11/2022 03:19:12 P	4	09/07/2022
25	9547	2	06/28/2018 01:13:08 P	4	11/18/2021
Bedrooms: 5					
1	5965	19	02/03/2020 02:35:51 P	5	09/08/2021
2	3709	7	05/05/2021 03:30:04 P	5	08/08/2022
3	9547	2	06/28/2018 01:13:08 P	5	11/18/2021



Regional Housing Authority

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Tlingit Haida Regional Housing Authority

RES 22-04

February 11, 2022

ENTITLED: *Authorization to Apply for Grant Program Funds for Tlingit-Haida Regional Housing Authority*

WHEREAS, Tlingit-Haida Regional Housing Authority (THRHA), in its efforts to develop additional affordable housing and economic development opportunities and programs; and

WHEREAS, the Board of Commissioner's authorization is required to apply for certain grant funding opportunities, and

WHEREAS, THRHA may apply for the following grant programs through 2022 where Board of Commissioner authorization is required:

1. Alaska Energy Authority (AEA)
2. AHFC Community Housing Development Organization (CHDO)
3. AHFC HOME Grant
4. Alaska Energy Authority Funding Proposals
5. Community Development Financial Institution (CDFI) Grant
6. Department of Energy and Tribal Department of Energy
7. Establishment of Community Based Development Organization (CBDO)
8. Federal Home Loan Bank/AHP
9. HUD Community Compass Technical Assistance and Capacity Building Program
10. HUD Community Development Block Grant (CDBG)
11. HUD Indian Community Development Block Grant (ICDBG)
12. HUD Rural Housing & Economic Development Grant (RHED)
13. HUD Rural Opportunities for Self-Sufficiency (ROSS)
14. HUD VA Supportive Housing (VASH)
15. HUD Indian Housing Block Grant (IHBG) Competitive Grant
16. Low Income Housing Tax Credit
17. Section 184 or Title VI Loan Guarantee Program
18. USDA Rural Community Development and Rural Utility Service Grants
19. Other federal, state, city, foundation or financial institution grant or loan opportunities that are housing- related that THRHA may be eligible to apply.



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Page 2 Resolution 22-04 Authorization to Apply for Grant Program Funds for Tlingit-Haida Regional Housing Authority

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Tlingit-Haida Regional Housing Authority does hereby support the preparation and submission of the above-mentioned grant programs and authorizes the President/CEO to sign the appropriate grant applications and execute any related contract documents.

PASSED, ADOPTED AND APPROVED by the Board of Commissioners of the Tlingit-Haida Regional Housing Authority this 11th day of February, 2022, by a vote of 5 Yea(s), 0 Nay(s), Abstention(s) and Absence(s).

CERTIFY:

Clinton E Cook

Clinton Cook, Chairman
Board of Commissioner

ATTEST:

Ella Bennett

Ella Bennett, Secretary
Board of Commissioner





Regional Housing Authority

BYLAWS OF TLINGIT HAIDA REGIONAL HOUSING AUTHORITY

ARTICLE I – THE AUTHORITY

Section 1 – Name of Authority: The name of the authority shall be “Tlingit Haida Regional Housing Authority.”

Section 2 – Seal of Authority: The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization.

Section 3 – Office of Authority: The office of the Authority shall be at such place in the State of Alaska as the Authority may from time to time designate by resolution.

Section 4 – Registered Office: The registered office of the Authority shall be located within the State of Alaska and may be, but need not be identical with the Office of Authority. The address of the registered office may be changed from time to time.

Section 5 – Commissioner Appointments: The Board of Commissioners shall be selected by Central Council Tlingit and Haida Indian Tribes of Alaska.

Section 6 – Vacancy: Should there become a vacancy due to incapacitation due to health, death or resignation, the Tlingit and Haida Central Council shall appoint a new member to serve the unexpired term of the previous Commissioner.

Section 7 – Qualifications: Subject to the authority of the Central Council Tlingit and Haida Indian Tribes of Alaska to appoint members of the Board of Commissioners under Alaska Statute 18.55.996, members of the Board of Commissioners should:

- (a) possess substantial past experience in administration or oversight of affordable housing development and management. Prior service on the Board of Commissioners satisfies the requirement of this subsection;
- (b) have demonstrated an active interest in, and commitment to, success of the Authority’s mission through prior active involvement in Authority developments, such as membership on a community’s Indian Reorganization Act governing council, or prior Board of Commissioner

membership;

(c) Comprise a Board of Commissioners on which no more than one member resides in a community that does not utilize the Authority as its tribally designated housing entity under the Native American Housing Assistance and Self-Determination Act; and

(d) Shall not have been convicted of a felony within the last seven years.

Section 8 - Oath of Office. Each Commissioner must take the Oath of Office before serving.

ARTICLE II – BOARD OF COMMISSIONERS

Section 1 – Terms of Office: The Board of Commissioners shall serve 3-year terms of office. A term of office shall be defined as services for 3 consecutive years.

Section 2 – Powers: Powers that the Board shall exercise shall be consistent with HUD regulations, requirements and laws and Alaska State Statutes.

Section 3 – Matters in which a Commissioner has an interest:

(a) A Commissioner may not vote upon, or take part in deliberations concerning, matters involving litigation in which that Commissioner is a party, or is a director, officer, employee, shareholder or interest holder in a party, adverse to the Authority.

(b) A Commissioner may vote on any other matter in which he has an interest if:

- (1) the interest is disclosed before the vote on the matter; and
- (2) a majority of the disinterested Commissioners present allows the interested Commissioner to vote.

(c) If an interested Commissioner is disqualified from voting, then: (1) the disqualified Commissioner is counted in determining whether a quorum is present; and (2) for the purpose of Article V, Section 6 of these Bylaws, the disqualified Commissioner is not present in determining the majority necessary to take action for the Authority.

(d) In addition to the circumstances described in (a) of this section, a Commissioner has an “interest” in a matter if:

- (1) the matter involves a contract or transaction with the Commissioner;
- (2) the matter involves a contract or transaction with an entity of which the Commissioner is an officer, director, employee, shareholder, partner, joint venturer, or other interest holder; or
- (3) the Commissioner would receive a direct and substantial economic benefit from the Authority’s disposition of the matter, other than a benefit derived from the Commissioner’s status as a participant in an Authority program, resident of the affected community, or member of the public.

Section 4 – Removal:

(a) A Commissioner may be removed during his or her term of office only for cause.

(b) A Commissioner may be removed for cause by the Central Council Tlingit and Haida Indian Tribes of Alaska only after a reasonable opportunity for hearing to contest the existence of cause jointly presided over by the Authority’s Board of Commissioners and the Executive Committee of the Central Council Tlingit and Haida Indian Tribes of Alaska

(c) Any three or more members of the Authority’s Board of Commissioners may petition the Alaska Superior Court, First Judicial District, to remove a Commissioner from office for cause.

(d) The members of the Authority’s Board of Commissioners may, by majority vote of all the Commissioners except the Commissioner who is the subject of the motion, suspend a Commissioner’s participation in Board of Commissioner affairs pending the holding of a removal hearing under (b) of this Section, or a Superior Court decision under

(c) of this Section, if those Commissioners determine that cause exists for removal, and that continued participation by that Commissioner could reasonably be expected to cause serious or irreparable damage to the assets, affairs or competitive position of the Authority.

ARTICLE III – OFFICERS

Section 1 – Officers: The officers of the Authority shall be a Chairman, a Vice Chairman, a Secretary and a Treasurer.

Section 2 – Chairman: The Chairman shall preside at all meetings of the Board of Commissioners. Upon resolution of the Board, the Chairman, or his designee, shall sign all deeds, other encumbrances, dispositions of the Authority's real property, loans, and other contracts or obligations, for which the President/CEO has not been given signature authority pursuant to a Board resolution adopted under Article VI, Section 1 of these Bylaws. At each meeting, the Chair shall submit such recommendations and information as he may consider proper concerning the business affairs and policies of the Authority.

Section 3 – Vice Chairman: The Vice Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman; and in case of the resignation or death of the Chairman, the Vice Chairman shall perform the Chairman's duties until such time as a new Chairman is appointed.

Section 4 – Secretary: The Secretary or such assistant secretaries as shall be designated by the Board, shall keep the records of the Authority, shall act as secretary of the meetings of the Board of Commissioners and record all votes, and shall keep a record of the proceedings of the Board in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to this office. He, or such assistant secretaries as shall be designated by the Board, shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Board. In the absence of both the Chairman and Vice Chairman, the Secretary shall preside.

Section 5 – Treasurer: The Treasurer shall cause to be prepared reports on the financial condition of the Authority. The Treasurer shall see that any person authorized by the Board or the President/CEO to pay out and disburse money, open and close bank accounts, sign checks, or keep regular books and accounts:

- (1) carries out his or her functions in accordance with applicable Board policies, the current budget and applicable law; and
- (2) is bonded for faithful performance.

Section 6 – President/CEO: The President/CEO is appointed by and serves at the pleasure of the Board. The President/CEO is the principal executive officer of the Authority, and exercises any authority conferred herein only under the standards set by Board policy, the annual budget and applicable law. The President/CEO may enter into and bind the Authority to any deed, encumbrance, disposition, contract, loan, or obligation for which the President/CEO is given signature authority by resolution of the Board of Commissioners under Article VI, Section 1 of these Bylaws.

The President/CEO of THRHA shall see and obtain affirmative written Board approval for any contract, undertaking, project or arrangement that involves any of the following:

1. Sale of an Interest in Real Property. Any such sale; provided, however, that Board approval is not necessary for the sale or conveyance of an individual housing unit, or interest therein, as part of a THRHA home ownership or occupancy program;
2. Purchase of an Interest in Real Property. Any Purchase or sale where the purchase price, inclusive of all consideration, exceeds \$500,000.;
3. Purchase or Sale of Other Property. Any purchase or sale where the purchase price, inclusive of all consideration, exceeds \$100,000, provided, however, that the Board may delegate approval authority to the chair under this paragraph; and
4. Any contract of employment that is either: (a) not at will; or (b) provides compensation in excess of \$100,000 annum;

The Board shall be notified in writing within 5 days of the transaction of any of the following transactions that do not require bid approval as provided herein;

- a) Any purchase of an interest in real property;
- b) Any purchase or sale of real property in excess of \$25,000;

No Expenditure may be made that exceeds the Board approved budget, although the CEO may reallocate funds among the line items within the budget as long as the total budget is not exceeded. Any Contract, understanding or other arrangement requiring Board approval under Resolution 17-18, and for which such written Board approval is not obtained, shall be void and shall not in any manner bind THRHA.

The President/CEO shall attend all meetings of the Board and keep the Board fully advised of the status and development of the Authority's activities. The President/CEO represents the Authority at the highest levels with opinion leaders and government representatives, and advises or

recommends to the Board on all matters requiring Board policy determinations. Within the standards governing his authority expressed herein, the President/CEO or his delegate shall:

- (1) administer and ensure compliance with all contracts and undertakings of the Authority;
- (2) appoint, discharge and fix the compensation of all employees and agents of the Authority, other than the Board;
- (3) ensure Authority compliance with Board policies, the annual budget and applicable law;
- (4) sign checks, and open and close bank accounts; and
- (5) in general, perform all duties incidental to the position of chief executive officer and any additional duties that may be prescribed by the Board from time to time.

Section 7 – Additional Duties: The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Board or the Bylaws, or rules and regulations of the Authority.

Section 8 – Election or Appointment: The Chairman, Vice Chairman, Secretary and Treasurer shall be elected at the Annual meeting of the Board of Commissioners from among the Commissioners, and shall hold office for one year or until their successors are elected and qualified.

Section 9 – Vacancies: Should the office of Vice Chairman, Secretary or Treasurer become vacant, the Board shall elect a successor from the membership at the next regular meeting, and such election shall be for the unexpired term of said office.

Section 10 – Additional Personnel: The Authority may from time to time employ such personnel as it deems necessary to carry out its powers, duties and functions as prescribed by law and Tlingit Haida Regional Housing Authority. The Board of Commissioners shall select The President/CEO. The President/CEO has the responsibility to employ all other staff. All staff will be employed and compensated in accordance with the Personnel Policy and budgets adopted by the Board of Commissioners.

ARTICLE IV – INDEMNIFICATION OF OFFICERS, COMMISSIONERS AND EMPLOYEES

Section 1 – Indemnification:

(a) Every officer, Commissioner or employee of the Authority shall, either upon acceptance of a demand under Section 2, or under Section 1(b), be indemnified and defended (hereafter referred to as “indemnify” or “indemnification”) by the Authority against all expenses and liabilities, including but not limited to judgments, fines, voluntary settlements and legal fees, reasonably incurred or imposed upon him in connection with any proceeding to which he may be a party, with respect to any act or omission within the scope of that person’s employment or authority within the Authority.

(b) If an Officer, Commissioner or employee is made a party solely in his or her official capacity, indemnification and payment of defense costs will occur as a matter of course, without the necessity of demand of approval under (2) of this section.

Section 2 – Demand for Indemnification:

(a) Any officer, Commissioner or employee made a party in his individual capacity may demand indemnification upon a written notice to the Chairman. The demand shall state the facts and circumstances which have given rise to the demand and the indemnification requested by the officer, Commissioner or employee. The Chairman shall place the demand for indemnification on the agenda of the next Board of Commissioners meeting for review and the Board of Commissioners shall make its decision on indemnification at the earliest possible date. A special meeting may be called on the matter under the conditions set in Section 3 of these Bylaws.

(b) Unless ordered by a court, or as otherwise provided in Section 1(b) of this Article, all decisions upon whether or not to authorize indemnification shall be made only on a case by case basis upon a specific determination that the officer, Commissioner, or employee to be indemnified acted in good faith and in a manner the person reasonably believed to be in or not opposed to the best interests of the Authority, and with respect to a criminal action or proceeding, had no reasonable cause to believe the conduct was unlawful. The Board of Commissioners shall provide indemnification unless it makes a good faith and due diligence determination that the officer, Commissioner, or employee has not met that standard of conduct. Negligence, without more, does not constitute a violation of that standard of conduct.

(c) Any Officer, Commissioner, or employee may demand advance payment of reasonable attorneys’ fees and other defense costs in a proceeding covered by this section. The demand shall be in writing to the Chairman. Advance payment of reasonable costs shall be granted by the corporation, subject to the conditions stated below, prior to a specific

determination of whether or not to authorize indemnification upon receipt from the officer, Commissioner, or employee of (1) a signed agreement that he promises to repay to the corporation all sums advanced for such defense costs if it is ultimately determined that the officer, Commissioner, or employee was not entitled to indemnification because he did not meet the applicable standard of conduct; and (2) a statement from such officer, Commissioner or employee that he has complied with all applicable standards of conduct and has not been convicted or otherwise found liable for any intentional acts which on its face would defeat indemnification or violate applicable standards. Provided, however that the Chairman may withhold advance payment of defense costs if he has probable cause to believe that the officer, Commissioner, or employee has engaged in dishonesty or other intentional misconduct, and the Chairman's finding is ratified by the Board of Commissioners at a special or regular meeting held within thirty (30) days of making that finding.

(d) In lieu of making advance payment of defense costs, the Authority shall at all times have the right to choose between (1) providing a legal defense and (2) reimbursing the officer, Commissioner or employee for his or her legal defense expenses. If the Authority chooses to defend the officer, Commissioner or employee, the Authority shall retain counsel for the defense and, to the extent permitted by applicable regulation, statute and ethical consideration, direct the defense.

Section 3 – Insurance: At the discretion of the Board of Commissioners, the Authority may purchase and maintain insurance on behalf of any person who is or was a Commissioner, officer, employee or agent of the Authority, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Authority would have the power to indemnify him against such liability under the provisions of this section.

Section 4 – Scope: The indemnification rights granted herein shall benefit all officers, Commissioners and employees, whether current or former, and shall inure to the benefit of his heirs, executors, administrators, successors or assigns.

Section 5 – Relationship to other Indemnification Rights and Standards: The indemnification authorized by this Article shall be deemed to be in addition to and not in lieu of any other right to which those indemnified may be entitled under any statute or corporate action, including but not limited to any insurance policy the Authority may have purchased that names the officer, Commissioner or employee as a named insured. It is the intent of this Article that the Authority indemnify its officers, Commissioners and employees to the fullest extent allowed by law. This Article is intended to be construed in accordance with any and all conditions of coverage or other provisions of any and all applicable policies of

insurance. In the event of any inconsistency, the portion of this Article deemed inconsistent shall be ineffective and the provisions of the insurance policy shall control so as to provide insurance coverage whenever possible. Nothing in this Article shall be construed as limiting, enlarging, or otherwise interpreting the provisions of any applicable insurance, nor shall the provisions of any such insurance be construed as limiting the scope of the indemnification intended herein.

Section 6 – Definitions:

- (a) “Party” includes a person who was, is, or is threatened to be made a named defendant or respondent in a proceeding.
- (b) “Proceeding” includes any threatened, pending, or completed action, suit or proceeding, whether civil, criminal or investigative.

ARTICLE V – MEETINGS

Section 1 – Annual Meeting: The annual meeting of the Board shall be held in the month of February at a date, place and time established by the Board. Board members and the Central Council Tlingit and Haida Indian Tribes of Alaska must be provided with at least 30 days’ notice of the annual meeting.

Section 2 – Regular Meetings: Regular Board Meetings shall be every other month (Bi-monthly) at a date, place and time established by the Board. Board members must be provided with at least 14 days’ notice of each regular meeting.

Section 3 – Special Meetings: The Chairman or the President/CEO may, when either deem it expedient, and the Chair shall, upon the written request of two members of the Board, or by motion duly made and seconded, call a special meeting of the Board for the purpose of transacting any business designated in the call. Actual notice must be given to each member of the Board at least twenty-four (24) hours prior to the time of such special meeting. At such special meeting no business shall be considered other than as designated in the call, and no action may be taken without the concurrence of three Commissioners, but if all of the members of the Board are present at any special meeting, any and all business may be transacted at such meeting. Whenever expedient, the special meeting may be held by conference call, and whenever a conference call is utilized the notice shall so indicate. At a conference call meeting, each Commissioner must be able to communicate simultaneously with all other Commissioners.

Section 4 – Conference Call Meeting: The Chairman of the Board may, when he deems it expedient, and shall, upon the request of The President/CEO, call for a Conference Call Meeting. Actual notice must be

given to each member of the Board at least twenty-four (24) hours prior to the time of the Conference Call Meeting. At such meeting no business shall be considered other than as designated in the call, and no action may be taken without the concurrence of three Commissioners. Manner of voting shall be by roll call vote. At a Conference Call Meeting, each Commissioner must be able to communicate simultaneously with all other Commissioners.

Section 5 – Decisions without Meeting: A decision on any issue, except where specifically prohibited by these Bylaws, may be reached by the Board of Commissioners without meeting if all of the Board members take action by written consent, identical in form, setting out the action taken, and signed by every member of the Board, together or in counterparts.

Section 6 – Quorum: The power of the Authority shall be vested in the Commissioners thereof in office from time to time. Three Commissioners shall constitute a quorum for the purpose of conducting its business and executive powers and all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken by the Authority upon a vote of a majority of the Commissioners present except with respect to special meetings as provided in Section 3 of this Article.

Section 7 – Order of Business: At the regular meeting of the Authority, the following shall be the order of business.

- I. Call to Order
- II. Roll Call/Announcement of Quorum
- III. Adoption of Agenda
- IV. Reading and approval of the minutes for the previous meeting
- V. Acknowledgement of Guests
- VI. Public participation or request of appearance
- VII. Chairman's Report
- VIII. President/CEO's Report
- IX. Report of Committees
- X. Unfinished business
- XI. For the good of the order
- XII. Adjournment

All resolutions shall be in writing and shall be copied in a journal of the proceeding of the Authority.

Section 8 – Manner of Voting: The voting on all questions coming before the Board shall be by verbal yeas and nays unless the voting is controversial or challenged. In such cases, the voting shall be by raising of the hands or standing and the yeas and nays shall be entered upon the

minutes of such meeting, except in the case of elections when the vote may be by ballot.

Section 9 – Presumption of Assent: A Commissioner who is present at the Board of Commissioners at which action on any Authority matter is taken shall be presumed to have assented to the action taken unless his or her dissent shall be entered in the minutes of the meeting or unless he or she shall file his or her written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof or shall forward such dissent by registered mail to the Secretary of the Authority immediately after the adjournment of the meeting. Such right to dissent shall not apply to a Commissioner who voted in favor of such action.

Section 10 – Executive Session: The Board may, after convening any meeting held under Sections 1-3 of this Article as a public meeting, hold an executive session on motion and with the assent of a majority of Commissioners present to discuss any of the following matters.

- (1) matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the Housing Authority.
- (2) Subjects that tend to prejudice the reputation and character of any person, provided the person may request a public discussion.
- (3) Matters which by law are required to be confidential.

No subject may be considered at the executive session except those mentioned in the motion calling for the executive session unless auxiliary to the main question. No action may be taken at the executive session.

ARTICLE VI – CONTRACTS, LOANS, CHECKS, AND DEPOSITS

Section 1 – Contracts and Loans. The Board of Commissioners may, by resolution, authorize the President/CEO, or any other officer, to enter into any deed, encumbrance, disposition, contract, loan, corporate affiliation, or obligation or execute and deliver any instrument in the name of or on behalf of the Authority, and such authority may be general or confined to specific instances or restricted by the Board or any applicable State and/or federal laws and regulations.

Section 2 – Checks, Drafts, Etc.: All checks, drafts or other orders for the payment of money, notes, or other evidences of indebtedness issues

in the name of the Authority, shall be signed by the President/CEO, and by such officer or officers of the Authority and in such manner as shall from time to time be determined by resolution of the Board of Commissioners.

Section 3 – Deposits: All funds of the Authority not otherwise employed shall be deposited from time to time to the credit of the Authority in such banks, trust companies, other depositories as the Board of Commissioners may select.

ARTICLE VII – CODE OF CONDUCT

Section 1 – The Duty of Loyalty

(a) Commissioners owe a duty of undivided loyalty to the Authority. Commissioners must act at all times in the best interest of the Authority. Each Commissioner manages the property and the affairs of the Authority as a fiduciary for the interest of the Authority. This duty exists whether or not the Commissioner is allowed to vote on a matter under Article II, Section 3 of these Bylaws, and no permission to vote on a matter of interest granted under that Section may be construed as a waiver of, or discharge from, this duty of undivided loyalty.

(b) Without in any manner limiting the duty described in (a) of this Section:

(1) No Commissioner shall take or acquiesce in any action that results in the conveyance or use of any Authority asset or property for less than fair market value, other than the sale, lease or rental of a home to a qualified natural person for a reduced purchase price or rent, or with below-market interest rates, offered as part of an Authority-administered and generally-applicable program to assist individuals in achieving home ownership or meeting their housing needs; and

(2) Each Commissioner shall act diligently on the Authority's behalf in seeking out and securing available Native and general housing funds solely for the use and benefit of the Authority.

Section 2 – Due Care: Commissioners must perform their duties in good faith, with sound business judgment, and with the care of a prudent person. A diligent Commissioner:

- (1) attends Board and committee meetings regularly;
- (2) conducts his or herself in a polite and professional manner while attending Board or committee meetings;



Regional Housing Authority

- (3) analyzes Authority reports, information, and Authority action to ensure they meet the standards of business excellence;
- (4) studies the Authority business environment;
- (5) complies with all policies and expends the Authority's funds prudently;
- (6) respects the boundaries between the Board's role in policy development and management's role in the implementation of Board policies; and
- (7) refrains from making false or misleading statements damaging to the Authority.

Section 3 – Enforcement and Disciplinary Procedures

A. **Procedure.** Any Commissioner who is alleged to have violated the provisions of this Code of Conduct may be subject to the following disciplinary procedure:

- (1) The Chairman of the Board will bring the allegation to the attention of the charged Commissioner, and to the rest of the Board.
- (2) The Board, by a majority of a quorum present, shall determine if the Commissioner alleged to have violated a provision of this Code, has violated such provision and shall determine what sanction is appropriate for said violation.
- (3) The Commissioner charged with a violation of this Code shall be permitted to respond to the charge prior to any action by the Board.

A Commissioner charged with a violation of this Code of Conduct may not participate in a vote of the Board concerning his or her alleged violation.

B. **Sanctions:** A Commissioner who is found through the above procedure to have violated the provisions of this Code of Conduct shall be subject to any or all of the following sanctions:

- (1) private reprimand by the Board;
- (2) public censure and disclosure of the violations and sanctions;

- (3) cessation of eligibility to receive expenses; and
- (4) to the extent permitted by laws, loss of the right to indemnification by the Authority.

The Board shall establish, in each case, the appropriate sanction and length of time each sanction shall endure. In making this determination, the Board may consider all factors it deems relevant, including without limitation the seriousness of the infraction; the likelihood of repetition; the extent of probable damage to the finances or reputation of the Authority; whether the Commissioner or his family personally profited, financially or otherwise, from the prohibited conduct; and the Commissioner's willingness and ability to take steps to mitigate the harm caused by the violation.

ARTICLE VIII – WAIVER OF NOTICE

Unless otherwise provided by law, whenever any notice is required to be given under the provisions of this Bylaws, a waiver thereof in writing, signed by the person or persons entitled to such notice, whether before or after the time stated herein shall be deemed equivalent to the giving of such notice.

ARTICLE IX – AMENDMENTS

Section 1 – Amendments to Bylaws. The Bylaws of the Authority shall be amended only with the approval at any Board meeting of a majority of the total number of Commissioners provided that at least thirty days written notice thereof has been previously given to all Commissioners. Provided, however, that any amendment to Article 1, Section VII; Article II, Section 4; or Article VII, Section 1 of these Bylaws; or any amendment to this Section, requires the affirmative votes of at least eighty (80) percent of the total number of Commissioners:

ARTICLES OF INCORPORATION

TLINGIT-HAIDA HOUSING DEVELOPMENT CORPORATION

The undersigned adult resident of the State of Alaska, desiring to form a corporation not for profit under AS 10.20, adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation is the Tlingit-Haida Housing Development Corporation.

ARTICLE II

The purpose for which the corporation is organized are as follows:

- A. The specific and primary purpose is to operate on an exclusively nonprofit and charitable basis to plan and carry out programs for housing production and related community development sufficient to remedy the serious housing shortage throughout Southeastern Alaska and to realize the goal of a decent home and a suitable living environment for every individual person and family living therein.
- B. The general purposes and powers are to have and exercise all rights and powers conferred on nonprofit corporations under Alaska Statute 10.20 and to have and exercise all other powers and to do all other acts necessary or convenient to carry out the primary purposes of this corporation, including, without limitation, any and all of the following acts:
 1. Provide technical (consultant-processing) and other consultative services and assistance to profit and

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nonprofit sponsors of housing construction or rehabilitation for low and moderate income occupancy, and in the development and management of such housing.

2. Serve as interim sponsor-developer/mortgagor of new or rehabilitated housing units until conveyance occurs, with emphasis upon facilitating home-ownership by persons and facilities of low income.
3. Implement special purpose programs, for which separate funding may be solicited, and which may be on a joint venture basis with other private and public organizations, to:
 - a. Promote innovative attempts by local private industry and lenders to construct and finance housing of high durability and low costs for occupancy by low income persons through utilization of industrialized, volume construction techniques and new materials.
 - b. Promote the formation of local neighborhood organizations, coalitions or corporations to support local community planning and design efforts for better land use increased analysis and resolution of local housing needs and problems, and concerted public private partnership in community renewal and development.
 - c. Promote the establishment of Local Housing Sponsor and Development Corporations.
 - d. Promote innovative educational and training programs in residential housing construction and management skills for sponsors of low income housing and for other persons now unskilled or

construction industries.

- e. Promote responsible entrepreneurship and ownership opportunities in the contracting and sub-contracting residential housing construction industry, with initial emphasis upon developing proprietorship partnership and small business corporation ventures, related to the construction industry, under local ownership and operation, and providing employment opportunities for disadvantaged persons.
- 4. Administer a separately incorporated, private, not-for-profit and non-stock tax-exempt revolving loan fund which will:
 - a. Provide low-rate, short-term project development ("seed money") loans, to private profit and non-profit sponsors of housing units constructed for sale or rental to persons and families of low income.
 - b. Provide low-rate, short-term property acquisition loans to finance the acquisition of both land for housing rehabilitation, all for sale or rental to persons and families of low income.
 - 5. Serve as a short-term "land bank" to hold land and properties acquired through gift, option or purchase until conveyance to sponsor-develop/mortgagers to support new housing construction or housing construction or housing rehabilitation.
 - 6. To foster the improvement of the quality of housing available to persons in ethnic, racial, religious, or economic minority status.
 - 7. To engage in research relating to housing needs of the State of Alaska.

8. To buy, lease, rent or otherwise acquire, hold or use, own, enjoy, sell, exchange, lease or lessor, mortgage, deed in trust, pledge, encumber, transfer upon trust, or otherwise dispose of any and all kinds of property whether real, personal or mixed, and including shares of stock, bonds or securities of other corporations, and where situated.
9. To acquire bequest, gift, grant, purchase, or otherwise, any and all types of real and personal property or interest therein, of every kind and discription.
10. To act as trustee under any trust and to receive, hold, administer and expend funds and property subject to any such trust.
11. To borrow money, contract debts, issue bonds, notes, and other evidences, and secure the same by any or all other property of this corporation or issue the same unsecured.
12. To enter into, make, perform and carry out partnership, joint ventures, and contracts of every kind for any lawful purpose and without limit as to amount with any person, firm, corporation or government agency.
13. To provide, on a nonprofit basis, housing for lower income families and families displaced from urban renewal areas, or as a result of governmental action, or as a result of a major disaster, where no adequate housing exists for such groups, pursuant to Section 236 of the National Housing Act, as amended. Such housing may include facilities for the elderly and handicapped.
14. To do and perform all acts reasonably necessary to accomplish the purposes of the Corporation, including

the execution of a Regulatory Agreement or Regulatory Agreements with the Secretary of Housing and Urban Development, acting by and through the Federal Housing Commissioner, and of such other instruments and undertakings as may be necessary to enable the Corporation to secure the benefits of financing with the assistance of mortgage insurance under the provisions of the National Housing Act. Such Regulatory Agreement or Agreements and other instruments and undertakings shall remain binding upon the Corporation, its successors and assigns, so long as a mortgage on the Corporation's property is insured or held by the Secretary of Housing and Urban Development.

- C. Notwithstanding any statement of purposes or powers aforesaid, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of one or more of the primary purposes mentioned in Paragraph A of Article II.

ARTICLE III

The principal place of business of the Corporation is Juneau, Alaska.

ARTICLE IV

The period of the corporation's duration is perpetual.

ARTICLE V

The highest amount of indebtedness or liability to which the corporation may be subject is \$750,000 except that there shall

be no limitations on indebtedness secured by land and improvements or interest in land or improvements.

ARTICLE VI

Upon the dissolution or winding up of this corporation, its assets remaining after payment of, or provision for payment of, all debts and liabilities of this corporation shall be distributed to the Central Council of Tlingit-Haida Indians of Alaska or the Federal government or the State of Alaska or a local government body of the State of Alaska for use exclusively for public purposes, or to a non-profit fund, foundation or corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501 (c) (3) of the Internal Revenue Code and Section 23701-d of the Revenue and Taxation Code. If this corporation holds any assets in trust, such assets shall be disposed of in such a manner as may be directed by decree of the Superior Court of the County in which this corporation's principal office is located, upon petition therefore by Attorney General or by any person concerned in the liquidation.

ARTICLE VII

The address of the initial registered office of the corporation is 114 South Franklin St., Juneau, Alaska 99801. Registering agent, Clarence Jackson.

ARTICLE VIII

The powers of this corporation shall be exercised, its properties controlled, and its affairs conducted by the Board of Directors. The powers, duties, number and qualifications of directors and members of this corporation, the different classes of membership, if any, the property,

voting and other rights and privileges of members, and their liability for dues and assessment, if any, and the method of collection thereof, shall be as set forth in the by-laws of this corporation. The persons named in Article X hereof shall serve as the directors of this corporation until the election of their successors pursuant to the by-laws. By-laws of the Corporation may be adopted by the directors at any regular meeting or any special meeting called for that purpose, so long as they are not inconsistent with the provisions of these Articles or of any Regulatory Agreement or Regulatory Agreements between the Corporation and the Secretary of Housing and Urban Development, pursuant to Article II hereof.

ARTICLE IX

So long as a mortgage on the Corporation's property is insured or held by the Secretary of Housing and Urban Development, these Articles may not be amended without the prior written approval of the said Secretary.

ARTICLE X

The names and addresses of the persons who are to act as the first directors of the corporation until selection of their successors are:

Cyril George	P.O. Box 209	Ango, Alaska	99820
Frank See	P.O. Box 98	Hoonah, Alaska	99829
Caroline Powell		Yakutat, Alaska	99689

Bertha Cavaruagh		Kake, Alaska	99830
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Robert W. Loescher	191 Douglas Highway	Juneau, Alaska	99801
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Clarence Jackson		Kake, Alaska	99830
Richard Stitt	R.R. 5 Box 5136	Juneau, Alaska	99801
Robert Sanderson		Hydaburg, Alaska	99922

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ARTICLE XI

The names and addresses of the persons who comprise the initial membership of the corporation are:

NONE

ARTICLE XII

The names and addresses of the incorporators are:

Cyril George P.O. Box 209 Anroon, Alaska 99829

Frank Lee P.O. Box 98 Hoonah, Alaska 99829

Caroline Powell Yakutat, Alaska 99689

Bertha Cavanaugh

Kenai, Alaska 99830

Robert W. Loewcher 191 Douglas Highway Juneau, Alaska 99801

Clarence Jackson

Kenai, Alaska 99830

Richard Stitt

R.R. 5 Box 5186

Juneau, Alaska 99801

Robert Sanderson

Hydaburg, Alaska 99722

DATED AT Juneau, Alaska, on this 7 of April, 1973.

Cyril H. Berger

John R. ...

Caroline C. Powell

Bertha Cavanaugh

Robert W. Loewcher

STATE OF ALASKA)
) SS.
FIRST JUDICIAL DISTRICT)

I hereby certify that on the 7 day of April, 1973, personally appeared before me the foregoing people who have signed the above signatures; who being duly sworn severally declared that they are the persons who signed the foregoing document as incorporators and that the statements therein contained are true.

Harvey B. ...
Notary Public of Alaska
My commission expires May 8, 1975



Regional Housing Authority

2022 - 2025 Board of Commissioners Directory

- **Clinton Cook Sr, Chairman**
Term Ends: 3/2023
PO Box 887
Craig, Alaska 99921
C (907) 401.0391
clinton.cook@thrha.org
- **Karen Taug, Commissioner**
Term Ends: 03/2024
PO Box 1037
Haines, AK 99827
C (907) 723.7672
taugsix@gmail.com
- **Victoria Demmert, Vice Chair**
Term Ends: 3/2023
PO Box 366
Yakutat, Alaska 99689
C (907) 602.0364
H (907) 784.3417
vldemmert@gmail.com
- **Mary Edenshaw, Commissioner**
Term Ends: 03/2025
PO Box 179
Klawock, AK 99925
C (907) 254.2206
khc@aptalaska.net
- **Ella Bennett, Secretary**
Term Ends: 11/2022
PO Box 20812
4386 Taku Blvd
Juneau, Alaska 99803
C (907) 321.1078
ella.gamble@hotmail.com
- **Carol Martinez, Treasurer**
Term Ends: 03/2024
PO Box 323
Petersburg, Alaska 99833
C (907) 518.1051
dingermartinez@gmail.com