

Application Checklist

Check all items that you have included with this application. The total application submission length should not exceed 30 pages of supporting documentation, **excluding** the application form and table of contents. If supporting documentation exceeds 30 pages, only the first 30 pages will be considered. Please ensure all applicable items from the list below are provided. All applications are subject to a threshold review to ensure applications are complete. If information is missing, this may delay or disqualify your application from consideration for this round, depending on when the application is submitted. To ensure adequate time to cure any deficiencies, please anticipate applying at least 72 hours before the application deadline on **August 22, 2025, at 4:30pm**. **Note:** The items identified as Borrower Information must be provided for each applicant. **If separate entities operate and own the real property, both must be applicants/co-borrowers.**

General

- ☒ Table of contents

Property information

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

Project Information

- ☒ Project narrative discussing **all** the following:
 - ☒ Housing waiting list information, if applicable
 - ☒ Evidence of local support for the project
 - ☒ How the project fits into CBJ plans and housing priorities
 - ☒ Approach to green building and sustainable development
- ☒ Blueprints, preliminary design drawings, housing unit floor plans, and a site plan that shows all required parking and delineates the location of setbacks.

Financing Information

- ☒ Construction Budget/Bids
- ☒ Project budget/pro forma
- ☒ 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 and/or received
- ☐ Credit or loan denial letters

Borrower Information. Provide the information below for any entity operating the project property and/or any entity who will have ownership of the project property.

- ☒ JAHF application for funding; completed and signed (page 3)
- ☒ Borrower financial statements; balance sheet and current operating statements – **within last 90 days**
- ☒ Board resolution(s) authorizing the application, if required by your organization
- ☒ Resumes/organizational history of 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

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1. PROJECT DESCRIPTION:

Project name	Séet Kanax̌ Dutéen/ Kowee Phase 1 New Housing Construction
Project address	0 N Douglas Hwy
Property complete legal description	USS 2135 TR II
Parcel number(s)	6D0601090020
Site size	17.62 acres
Current site zoning	D18
Type project	Affordable, low-income, senior, or special needs housing

Please identify and provide a description of the project. Include a narrative that:

- ☒ Highlights population targeted, and local support for the project, and outlines how the project fits into [CBJ Housing Action Plan](#) housing priorities and the [Comprehensive Plan](#);
- ☒ Includes a location map, and describes the condition of housing nearby; availability of public transportation; location of schools, shopping and employment centers, and other information relevant to the site; and
- ☒ Describes how this project addresses green building technologies and encourages sustainable development.

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 families. THRHA has purchased the land for this project, and JAHF grant funding will be used for the construction of homes. The housing to be constructed will be five 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 five 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 \$14,429,624 and THRHA is requesting \$250,000 in JAHF funds. THRHA has previously received \$500,000 for the first 10 homes and now is requesting \$250,000 for the remaining 5 homes that will be built.

Housing Waiting List Information:

The Tlingit-Haida Regional Housing Authority (THRHA) maintains active waitlists for both rental and homeownership opportunities, reflecting the strong demand for affordable housing in Southeast Alaska. As of

now, the rental waitlist in Juneau includes 17 applicants for studios, 53 for one-bedroom units, 63 for two-bedroom units, 86 for three-bedroom units, 25 for four-bedroom units, and 2 for five-bedroom units. This broad demand across all rental unit sizes highlights the significant need for safe and affordable housing options for individuals and families of varying sizes.

In addition to rentals, THRHA also manages a waitlist for homeownership units in Juneau. Currently, there is 1 applicant waiting for a two-bedroom home, 2 applicants for three-bedroom homes, 53 applicants for four-bedroom homes, and 7 applicants without a specified bedroom size. The especially high interest in four-bedroom homes underscores the challenges faced by larger families seeking stable housing pathways to ownership. Together, these waitlists demonstrate both the pressing housing shortage in Juneau and the critical importance of expanding housing opportunities to meet the needs of tribal citizens and the broader community.

Evidence of Local Support for the Project:

Support from tribal partners such as the Douglas Indian Association and the Central Council of Tlingit and Haida Indian Tribes of Alaska underscores a strong, community-wide commitment to expanding homeownership opportunities. THRHA is currently completing six new homes in partnership with the Douglas Indian Association on Crow Hill, a tangible step toward meeting the pressing demand for safe, affordable housing. In addition, the Séet Kanax̌ Dutéen initiative represents a collaborative effort between THRHA, CCTHITA, and DIA, demonstrating how joint partnerships can strengthen tribal communities while creating lasting pathways to stability, cultural connection, and prosperity for families.

Need, Viability, and Alignment with CBJ Housing Priorities:

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 2024 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/2024/05/Juneau-Tribal-Housing-Survey-Report-2024.pdf>

Survey results from Juneau tribal households reveal that the most urgent housing need is more affordable housing, with 93% of respondents identifying it as a high priority, followed by increased access to homeownership (81%). Single-family homes and senior-accessible housing are also in high demand. The most popular THRHA program is homebuyer assistance, with 236 households expressing interest. Most respondents live in multi-family units (53%), only 34% own their homes, while 61% rent. Many families face housing challenges: 58% want to own but cannot, 80% are cost-burdened, and 25% are severely cost-burdened. The average monthly mortgage is \$1,912, rent is \$1,303, and households can afford about \$1,256. The average income is \$80,504, yet 68% qualify as low-income under HUD guidelines. Additional findings show that 40% of households sheltered someone experiencing homelessness, and 24% include a person with a disability. Housing conditions vary, with 51% rating their homes as good or excellent, and electricity is the primary heating source for most homes.

This project strongly supports the CBJ Housing Action Plan by advancing its goals to increase affordable housing

and expand homeownership opportunities for low- and moderate-income households. By constructing five new homes for families earning under 80% of the Median Family Income, it directly addresses Juneau’s shortage of affordable multi-bedroom housing. The initiative also aligns with the CBJ Comprehensive Plan’s emphasis on mixed-income neighborhoods, sustainable infrastructure, and housing equity. Survey data from Juneau tribal households reinforces these priorities, showing high demand for affordable housing, widespread interest in homebuyer assistance, and significant cost burden among renters.

Homeownership is a cornerstone of economic stability, offering families a path to build wealth and strengthen community resilience. However, the scarcity of available housing has pushed prices beyond what many local residents can afford. To address this gap, THRHA is taking action by developing new homes specifically for low- to moderate-income households. This effort aligns with the priorities of the Juneau Affordable Housing Fund (JAHF) and the CBJ Housing Action Plan, both of which emphasize long-term affordability and inclusive development. In 2022, THRHA received JAHF grant to support the construction of 10 homes, marking a significant step toward expanding affordable housing opportunities in our community. Building on this momentum, we seek additional funding to complete the development of five more homes within the same subdivision—ensuring continuity, maximizing infrastructure investments, and fulfilling our mission to connect Southeast Alaskans with sustainable housing opportunities and innovative financial solutions.

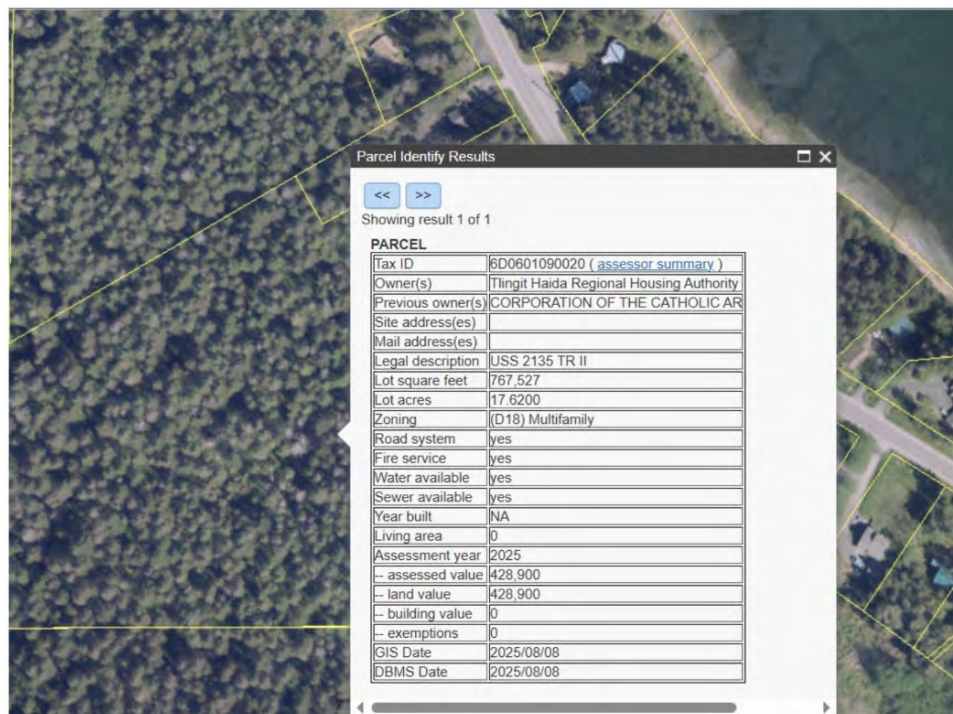
Green Building and Sustainable Development:

The Tlingit Haida Regional Housing Authority (THRHA) is deeply committed to sustainable development and climate-resilient construction, consistently integrating energy efficiency and environmental durability into its housing projects. Guided by its mission to connect Southeast Alaskans with sustainable housing and innovative financial solutions, THRHA has refined its building practices to withstand the region’s extreme weather and increasing natural hazards such as erosion, landslides, and intensified rainfall. The Séet Kanax̱ Dutéen Phase I homes will feature resilient infrastructure, including underground utilities and stormwater drainage systems designed for future climate conditions. All 24 homes built by THRHA in the past two years have earned 6-star energy ratings, incorporating advanced features like energy heel trusses, heat pumps, hybrid water heaters, EV chargers, and heat pump dryers, and these same technologies will be applied to the Séet Kanax̱ Dutéen homes. These technologies not only reduce long-term utility costs for homeowners but also support Juneau’s climate adaptation goals and environmental stewardship. THRHA’s reputation for high-quality, energy-efficient construction reflects its leadership in sustainable housing and its dedication to building homes that meet current needs while anticipating future challenges.

Location:

The Séet Kanax̱ Dutéen housing development near Kowee Creek on North Douglas Island in Juneau, Alaska, is a thoughtfully planned 17.6-acre community designed to address the region’s housing shortage with affordable and mixed-income homes. Located in Tract II, Plat 272, USS 2135, the site offers scenic forest surroundings and proximity to nature while remaining accessible to urban amenities via North Douglas Highway. The subdivision is within half a mile of Capital Transit’s Bonnie Doon Drive route, ensuring residents have access to affordable and reliable public transportation. Families will appreciate the short commutes to nearby schools including Harborview Elementary (1.8 mi), Gastineau Elementary (2.6 mi), Juneau-Douglas High School (2.1 mi), and Dzantik’i Heeni Middle School (7.5 mi). The development is close to downtown Juneau’s employment centers, government offices, Bartlett Regional Hospital, and grocery hubs like Foodland IGA and Rainbow Foods. Outdoor amenities such as hiking trails, a boat launch, and playgrounds enhance family life, while existing utility tie-ins and a proposed new access road support phased growth. Surrounded by modest older homes, the project introduces energy-efficient housing that complements the neighborhood and promotes sustainable development, making it an ideal location

for families seeking affordability, accessibility, and quality of life.



2. TYPE OF FUNDING REQUEST: Choose any of the following activities that describe your request:

THRHA is requesting \$250,000 of JAHF for the construction of five new houses in the Séet Kanax̱ Dutéen housing development.

3. ORGANIZATIONAL DEVELOPMENT AND TEAM SUMMARY

Provide details on the organizational capacity and team experience for the project.

Please Attach Resumes and/or organizational references for the Project Development Team Members below

☒ Project Sponsor ☐ Developer ☐ Property Manager

Please discuss:

- ☒ Objectives, management structure, and staffing of the sponsor organization;
- ☒ Experience and ability to implement and manage housing projects and/or complex capital projects, including the organizations fiscal management systems;
- ☒ Service provision experience (if part of the overall project design); and
- ☒ Details for extended project development; team members such as general contractor, architect, structural and mechanical engineers, attorney, consultant, tax advisor, etc. – if available

Staffing and Team Experience:

Name	Title	Organization	Project Role
Jacqueline Pata	President & CEO	THRHA	Comprehensive Plan Integration
Donovan Neal	Chief Financial Officer	THRHA	Financial Management
Esther Ashton	Chief Operating Officer	THRHA	Administration & Operations
Lorraine DeAsis	Director of Project Development	THRHA	Project Director
John Parks	Director of Construction Management	THRHA	Construction Superintendent
Ella Nierra	Grants Manager	THRHA	Administration and Reporting

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. She brings decades of leadership in tribal housing, advocacy, and public service. Before her current role, she served as Executive Director of THRHA from 1989 to 1998 and later led the National Congress of American Indians (NCAI) for nearly 18 years, the largest advocacy organization for American Indian and Alaska Native rights. She also held the position of Deputy Assistant Secretary for Native American Programs at HUD, where she oversaw the implementation of the Native American Housing Assistance and Self Determination Act (NAHASDA).

Roles and Responsibilities – As President & CEO of THRHA since April 2019, Jacqueline oversees strategic direction, housing development, and community initiatives across Southeast Alaska. She leads efforts to secure funding, expand housing access, and advocate for tribal sovereignty in housing policy. She also serves as President of Haa Yakaawu Financial Corporation, THRHA's financial arm.

Relevant / Successful Experience – Jacqueline chairs the Governmental Affairs Committee for the Central Council Tlingit & Haida Indian Tribes of Alaska and serves as its 1st Vice President. She is Co-Chair of the HUD Secretary's Tribal Advisory Council and holds leadership roles with the National American Indian Housing Council, Women Empowering Women for Indigenous Nations (WEWIN), and the Caroline and Ora Smith Foundation. Her career reflects a lifelong commitment to advancing Native housing, governance, and community empowerment.

Donovan Neal, Chief Financial Officer-Responsible for Financial Management

Knowledge and Experience – Donovan Neal has served as THRHA's Chief Financial Officer since 2018. He holds a Bachelor's degree in Business Administration from the University of Washington and has been a licensed Certified Public Accountant (CPA) for over 20 years. His background includes extensive experience in financial oversight, audit management, and nonprofit finance.

Roles and Responsibilities – As CFO, Donovan leads THRHA's accounting department and is responsible for managing all financial operations. His duties include processing invoices, overseeing grant reporting for internal and external stakeholders, ensuring compliance with procurement requirements, completing audits for multiple grant agencies, and managing the drawdown of grant funds.

Relevant / Successful Experience – Donovan oversees the administration of more than \$30 million in federal and state grant awards. Prior to joining THRHA, he was a Senior Audit Manager at KPMG LLP and later served as Controller for a major Alaska-based nonprofit with revenues exceeding \$60 million. He has also contributed to the community as Treasurer on the Board of REACH, Inc., a Juneau-based nonprofit, since 2018.

Esther Ashton, Chief Operating Officer-Responsible for Operations

Knowledge and Experience - Esther Ashton brings over 13 years of leadership experience from her role as Tribal Administrator at the Wrangell Cooperative Association, where she demonstrated strategic leadership in tribal governance and community development. She played a pivotal role in coordinating disaster response efforts, including securing a federal disaster declaration following a devastating landslide in Wrangell. Her deep understanding of housing needs and financial aid systems for Native communities further underscores her commitment to advancing tribal well-being and resilience.

Roles and Responsibilities - As Chief Operating Officer of THRHA, Esther Ashton is responsible for overseeing daily operations, construction initiatives, and housing programs, while translating the organization's vision into actionable strategies. Her role includes ensuring regulatory compliance across tribal, federal, state, and local levels; leading project development through grant acquisition and funding assessments; managing budgets and operational costs; and implementing accountability structures to guide program direction. She also plays a key role in driving organizational growth and long-term sustainability through continuous operational improvements.

Relevant / Successful Experience - Esther Ashton has successfully led the Wrangell Cooperative Association through crisis recovery, securing vital federal support in the aftermath of a natural disaster. She has built strong, collaborative partnerships across tribal and governmental entities, consistently advocating for housing as a top priority in Southeast Alaska. Her proven expertise in grant writing, financial advising, business management, and community development financing highlights her commitment to advancing sustainable solutions for Native communities.

Lorraine DeAsis, Project Director – Responsible for Overall Project Implementation

Knowledge and Experience – Lorraine DeAsis brings extensive expertise in construction management, supported by over 30 years of experience in accounting, tribal services, and property management. She holds a wide array of certifications relevant to construction and housing, including General Contractor with Residential Endorsement, EPA 608 Universal, OSHA 30, Lead-Based Paint Renovator (RRP), Mold Remediation, Radon Mitigation, and Advanced Cold Climate Home Building Techniques. Her training also includes Healthy Homes Practitioner, Building Performance Institute Certified Building Analyst, and multiple diagnostic and safety certifications.

Roles and Responsibilities – As Director of Construction Management, Lorraine oversees project coordination, budgeting, procurement, and grant reporting. She supervises office and field staff, manages apprenticeship and technical training programs, and ensures compliance with permitting and regulatory standards. Her leadership ensures that construction crews are supported, especially in remote areas of Southeast Alaska.

Relevant / Successful Experience - Lorraine plays a critical role in THRHA's housing initiatives, managing all aspects of construction from planning to execution. Her background in public accounting and operating a small construction company enhances her ability to manage complex budgets and logistics. She is instrumental in ensuring timely and compliant grant reporting, and her hands-on approach supports successful project delivery in challenging environments.

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

Knowledge and Experience – John Parks brings over 40 years of carpentry and construction experience to THRHA, including owning and operating his own construction company. He is widely respected across Southeast Alaska for his deep familiarity with the region's communities, having lived, worked, and traveled extensively throughout the villages. His certifications include General Contractor with Residential Endorsement, Mold Remediation, 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 – As Director of Construction Management, John is responsible for day-to-day field supervision across THRHA's construction sites. He ensures that projects are executed according to plan, oversees material deliveries, and manages field crews across 12 communities. He also plays a key role in consulting, mentoring, and training staff, including apprentices, as part of THRHA's workforce development initiatives.

Relevant / Successful Experience – John has led numerous successful projects, including the construction of four duplexes in Kasaan, a 4-plex in Yakutat using remote wall techniques, a million-dollar commercial remodel, two kit homes in Hoonah, and a 22-home development in Juneau. Under his leadership, THRHA's construction team has completed over 100 emergency home repairs, built 18 new single-family homes, and constructed four multi-family units, with additional projects currently underway.

Ella Nierra, Grants Manager

Knowledge and Experience - Reuella Nierra possesses extensive experience in grants administration, financial management, and public service, with over 15 years in progressively responsible roles across state agencies and

tribal organizations. Her academic background includes a degree in Business Administration with a focus on Accounting from the University of Alaska Southeast. She has demonstrated expertise in grant writing and management, budget development, compliance monitoring, and stakeholder engagement. Her completion of the Tribal Grant Writing training from the Native Learning Center further enhances her specialized knowledge in securing and managing tribal funding.

Roles and Responsibilities - As Grants Manager at THRHA, Ella is responsible for identifying funding opportunities, preparing persuasive grant proposals, and ensuring compliance with federal, state, and tribal regulations. She collaborates with internal departments to develop budgets, monitor grant performance, and facilitate implementation meetings. Her role also includes coordinating with project managers, maintaining grant databases, and supporting strategic initiatives that align with THRHA's mission. Her previous roles involved supervising grant teams, negotiating contracts, conducting financial analyses, and leading training sessions to improve grant administration efficiency.

Relevant / Successful Experience - Ella has a proven track record of success, including securing multiple capacity-building grants for THRHA, leading to enhanced financial sustainability. At the State of Alaska, she developed a comprehensive grants management system and increased successful grant awards by 30%. She has managed complex budgets, resolved audit findings, and streamlined administrative processes. Her leadership in coordinating multi-year federal and state-funded programs, along with her ability to foster cross-agency collaboration, underscores her effectiveness in driving impactful grant initiatives.

Fiscal Management System

The Tlingit Haida Regional Housing Authority (THRHA) utilizes Sage Intacct, a cloud-based accounting system designed for nonprofits. This platform supports electronic review and approval of expenditures and includes integrated procurement and payroll modules, enabling streamlined financial operations and enhanced compliance. Sage Intacct's grant tracking capabilities allow THRHA to manage complex funding sources, automate reporting, and maintain a clear audit trail for federal and state awards.

THRHA's Finance Department has successfully managed a wide range of programs and grants for over 30 years. According to the most recent audited financial statements, the organization administered 53 grants totaling over \$24 million. THRHA's Financial Management Policy complies with 2 CFR Part 200, ensuring adherence to federal standards for administrative requirements, cost principles, and audit protocols.

Extended Project Development Team

THRHA maintains strong internal expertise and long-standing partnerships with local contractors to efficiently manage environmental reviews, surveying, engineering, and permitting across Southeast Alaska. The organization routinely coordinates these services in-house and through trusted vendors, ensuring timely execution of project requirements. THRHA's established relationships and deep regional knowledge allow it to navigate regulatory processes effectively and support housing development in remote communities.

4. 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: Garage + Unit	# ≤ 30% AMI	# ≤ 50% AMI	# ≤ 80% AMI**	Market Rate Units
SRO with private facilities							
SRO without private facilities							
Efficiencies							
1 Bedroom							
2 Bedroom	7	1072	1072			4	3
3 Bedroom	4	1292	1292			3	1
4+ Bedroom	10	1460	1460			8	2
Total Units	21					15	6

****20% of units *must* be affordable for households making 80% AMI or below to receive JAHF funding.**

For income limits, see Appendix B of Juneau Affordable Housing Fund Program Description and Application Guidelines or go to HUD User Datasets at <https://www.huduser.gov/portal/datasets/il.html>

Total Residential Square Footage: 27,272

Manager's unit included? ☐ Yes ☒ No

If yes, describe: _____

DEVELOPMENT DESIGN	# Units	# Buildings
Detached single-family	5	5
Townhouse		
2/3/4-plex		
Multi-family		
Scattered site		
Tiny homes		
Other (describe)		

OTHER AMENITIES:

☒ Units contain washer/dryer appliances

☐ Units contain washer/dryer hook-ups only

☐ Common laundry with: # _____ washers and # _____ dryers.

☐ Covered parking spaces: # _____

☒ Uncovered parking spaces: # 42

☒ Other amenities (describe): Prospective homebuyers have the option to include either a carport or a garage, along with the flexibility to designate a ground-floor bedroom and bathroom as ADA-compliant to accommodate accessibility needs

Population to be served:

- | | |
|--|--|
| ☒ Single adults | ☒ Veterans |
| ☒ Families with minor children | ☒ Survivors of domestic violence |
| ☐ Chronic homelessness | ☐ Middle-income housing |
| ☒ Seniors | ☐ Special Needs (describe below) |
| ☐ Assisted living | ☐ Other (describe below) |

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

☐ 10 years ☐ 15 years ☐ 20 years ☒ 30+ years (if more, describe below) _____

Homeownership units are generally financed through 30-year mortgage agreements.

Additionally, THRHA retains the first right of refusal in the event of a property sale

FOR RENTAL PROJECTS ONLY

List Rental Rates for each type of unit and describe the process you will use to set and adjust rents. **Please note, 20% of units must be affordable to individuals making 80% AMI or below to be eligible for JAHF funding.** 2024 HUD rental limits are in Appendix B of the JAHF Program Description and Guidelines document, available on the [JAHF website](#).

Unit Type	Rental Rate @ ≤ 30% AMI	Rental Rate @ ≤ 50% AMI	Rental Rate @ ≤ 80% AMI	Market Rate Rental Rate
SRO w/private facilities				
SRO w/shared facilities				
Efficiencies				
1-bedroom				
2-bedroom				
3-bedroom				
4-bedroom or more				
Total Units				

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 Affordable Housing Lenders	Market Price Units
1 Bedroom			
2 Bedrooms	4		3
3 Bedrooms	3		1
4+ Bedrooms (indicate)	8		2
Total Units	15		6

What mechanism will be used to ensure that ownership units will remain affordable? Examples include covenants, deed restrictions, land trusts, other

JAHF funding will support the construction of five additional homes within the Seet Kanax Duteen development. Due to the involvement of other funding sources, each home will carry a recorded restriction

requiring occupancy by households earning no more than 80% of the Median Family Income (MFI) for 20 years. The purchase agreements will also include a provision granting THRHA the first right of refusal for the duration of the mortgage, should the homeowner decide to sell.

6. PROJECT READINESS AND SITE INFORMATION: Please provide details on site control and project readiness.

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: _____

Name(s) of the current property owner(s):

Tlingit Haida Regional Housing Authority

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.

Does the project operator plan to own the property directly?

Yes, until sold to homebuyers.

If property is to be owned by related entity, please provide name of entity and specify relationship (e.g., subsidiary corporation or partnership of which applicant is general partner)

Name of entity: _____

Relationship:

What permits have been secured for this project or are pending to date?

- DOT Grading permit – BLD20250249
- ACOE Environmental – PA-2023-00089
- SWPPP Right-of-Way – ROW2025-0053
- Bond # 101536734
- Traffic study
- Planning Commission Major Development
- SOA DOT Driveway & Approach Road Permit - 34166
- DEC – pending CBJ statement that they will maintain water and sewer

PLEASE NOTE: Entity proposed to own the property must be co-applicant and co-borrower for any JAHF Financing.

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. Not Applicable.

Have you obtained	Yes/No	If No, when will these be completed? Or N/A
Blueprints	Yes	
Zoning changes	N/A	
Building permits	Yes – Road	Houses – after plat is recorded
Utility hookups	Yes – Applied	Pending CBJ to confirm they have the capacity to operate
Environmental report	Yes	
Commitments from service providers	Yes	

Will the project require any displacement of current occupants? No

If yes, will you compensate or relocate those who are displaced? Describe your proposed plan for relocation assistance:

Please attach copies of supporting documents – evidence of zoning, deeds, permits, leases, options, sales agreements, etc. Projects requesting assistance for homeownership (rehab or acquisition) must include a current Home Inspection Report.

PROJECT TIMELINE: Please provide a project timeline. Use anticipated or actual calendar dates. Be sure to include dates of initial closing, construction start and substantial completion. Include the following items on the timeline, as it may apply.

The Seet Kanax Duteen affordable housing project is designed to progress through a structured timeline, with critical milestones aligned to funding, design, permitting, and construction phases. Given Juneau’s geographic isolation and climate, the timeline incorporates risk mitigation strategies for shipping delays and weather-related disruptions.

Risk Factors and Mitigation Strategies

The Seet Kanax Duteen affordable housing project in Juneau, Alaska, incorporates a robust risk management strategy to address the region’s unique logistical and environmental challenges. Key risks include shipping delays due to the city’s lack of road access, weather-related disruptions from heavy precipitation and freezing conditions, permitting delays, limited local labor availability, and rising construction costs. To mitigate these, the project team has implemented early procurement, seasonal scheduling, phased permitting, regional labor partnerships, and financial contingencies. These proactive measures are designed to ensure the project remains on schedule, within budget, and aligned with community housing needs.

Key Milestones and Dates

Milestone	Target Date	Notes
Financial Commitment Secured	2022–2025	Multi-year effort to secure funding from various sources.
Initial Closing Date	February 13, 2023	Legal and financial closing completed.
Location Survey Completed	Early 2025	Site analysis and topography confirmed.
Preliminary Site Plan Completed	April 3, 2025	Initial design and layout finalized.
Site Plan Approval	April 23, 2025	Approved by local planning authorities.
Engineering Plan Approval	May 1, 2025	Technical plans cleared for permitting.
Final Pricing and Building Permit Issued	May 1, 2025	Budget finalized and permit secured.
Construction Contract Executed	Summer 2025	Contractor selected and contract signed.
Construction Start	September 8, 2025	Groundbreaking and mobilization.
Substantial Completion	Late 2026–Early 2027	Major construction completed.
Final Completion / Certificate of Occupancy	July 3, 2027	Project ready for tenant move-in.

7. PROJECT COSTS AND RESOURCES

The rest of the application will focus on funding use and financial feasibility.

- Please provide a narrative explaining the need for JAHF funding.
To address the acute shortage of affordable housing in Juneau, the Tlingit Haida Regional Housing Authority (THRHA) is requesting \$250,000 from the Juneau Affordable Housing Fund (JAHF) to support the construction of five new homes in the S'éet K̓an̓ax̓ Dutéen development. This initiative directly responds to findings from the 2024 Juneau Tribal Housing Survey, which revealed that 93% of tribal households identified affordable housing as a top priority, with 80% experiencing cost burdens and 58% unable to access homeownership. The proposed homes will serve families earning under 80% of the Median Family Income (MFI), with long-term affordability ensured through deed restrictions and THRHA's first right of refusal to purchase homes, should they go on the market. Building on the success of a previous JAHF-funded phase, this request will complete the subdivision's initial development, leveraging existing infrastructure and maximizing community impact. The project aligns with CBJ's Housing Action Plan and Comprehensive Plan by expanding homeownership opportunities, promoting mixed-income neighborhoods, and integrating sustainable building practices that support climate resilience and long-term affordability.
- 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	Specify agency/ Program/ Investor Name	Amount Committed or Received 1	Amount Requested 2	Date of Application	Anticipated Approval Date
Alaska Housing Finance Corporation	HOME				
	LIHTC				
	SNHG				
	Other: AHFC- SUPPL	\$470,741			
Federal Govt.	Denali CF	\$2,000,000			
Federal Govt.	HUD - ICDBG-ARP	\$1,725,000			
Federal Govt.	HUD - IHBG 2022	\$1,000,000			
Federal Govt.	HUD - IHBG 2021	\$788,802			
Federal Govt.	HUD - IHBG-COMP	\$5,000,000			
Federal Govt.	HUD - IHBG-ARP	\$2,945,081			
Local Govt.	CBJ-AHF 2022	\$500,000			
Local Govt.	CBJ-AHF 2025		\$250,000	8/22/2025	1/2026
Applicant's Funds					
Other					
Totals		\$14,429,624	\$250,000		

Total non-JAHF funds committed and requested above: + \$14,429,624
Total JAHF grant/loan requested from 8a above + \$250,000
Total project funding from all sources. Total project cost must match total project funding in 8a. Above. = \$14,679,624

Reminder:

- Qualifying projects are eligible for grants and loans up to \$50,000 per affordable or workforce housing unit created, or for other eligible uses on a similar per unit basis.
- For profit-developer projects utilizing JAHF funds for workforce housing must reserve at least 20% of units for tenants with gross incomes at 80% or less AMI for at least ten years or the life of the loan.
- Your grant/loan may be approved for an amount less than requested.

-
1. Please attach documentation verifying non-JAHF funds including the interest rate, repayment period, and other terms governing committed or received funds.
 2. Please list amounts applied for which are pending approval here. Do not show any requests which have been declined or any unfunded portion of an application which was committed for less than the amount requested.

8b. USE OF FUNDS

Purpose	Sections Required if funding requested for these purposes	Amount
Acquisition, Construction, Rehabilitation	9a	\$12,055,822
Pre-Development Costs	9b	\$1,278,802
Operating Assistance (max one year)	9c	\$1,345,000
Capacity Building	9d	\$0
Self-Sufficiency/Support Services (max 1 year)	9e	\$0
Project Total		\$14,679,624
Less Cash provided by owner or borrower	8b	\$13,929,624
Less Other Financing	8b	\$500,000
JAHF grant or loan requested		\$250,000

8. DETAILED USE OF FUNDS

CAPITAL COSTS. For section 9, **applicants only need to complete the sub-section(s) for which JAHF funding is 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. Please include below the total project cost for each type of capital cost (Acquisition, New Construction, or Rehabilitation) regardless of funding source.

Capital Costs	Acquisition	Construction	Rehabilitation	Admin/Overhead
Land		1,466,883		
Residential structures		6,349,000		
Nonresidential structures		0		
On Site improvements		4,239,939		
Off Site improvements				
Remove, Refinance Liens/Encumbrances				
General requirements				
Contractor Fees				
*Developer's Fee				
Architect Fee				
Design				
Supervision				
Legal Fees				
Packaging/Processing				
Other (describe)				
Other (describe)				
Total Capital Costs				\$12,055,822

General requirements: % of 9a Total	0
Builder's General Overhead: % 9a Total	0
Builder's Profit: % of 9a Total	0

PROJECT COST PER UNIT: \$ 50,000.00



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:

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

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', with a stylized flourish at the end.

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).

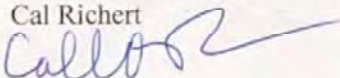
A systematic sample of the timber was performed, using 1/50th acre plots to measure trees. 32 plots were sampled, of which 27 contained trees (2 plots were located in the windthrow patch and 1 plot in a previously logged area). The cruise determined that there are approximately 105 trees per acre, of 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





AFTER RECORDING, RETURN TO:

Tlingit Haida Regional Housing Authority
5446 Jenkins Drive
Juneau, AK 99801

AETIA 65012

WARRANTY DEED
A.S. 34.15.030

The Grantor, **THE CORPORATION of the CATHOLIC ARCHBISHOP of ANCHORAGE-JUNEAU**, who acquired title as Corporation of the Catholic Bishop of **Juneau**, whose address is 500 L Street, Suite 500, Attn: Clinton M. Campion, Anchorage, AK 99501, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to **TLINGIT HAIDA REGIONAL HOUSING AUTHORITY**, Grantee, whose mailing address is 5446 Jenkins Drive, Juneau, AK 99801, the following-described real estate:

Tract II, as shown on Plat No. 273, U.S. Survey 2135 records of the Juneau Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

02/13/2023
DATED this _____ day of February, 2023.

GRANTOR: **THE CORPORATION of the CATHOLIC
ARCHBISHOP of ANCHORAGE-JUNEAU, who
acquired title as Corporation of the Catholic Bishop of
Juneau**

, Vicar General and Chancellor

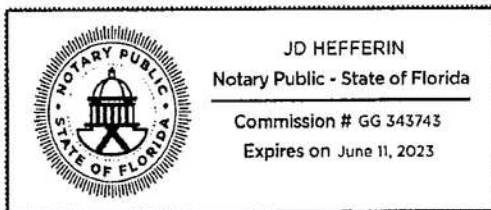
Reverend Patrick J. Travers

By: Reverend Patrick J. Travers, Vicar General and
Chancellor

STATE OF Florida)
County of Orange) ss.
_____)

THIS IS TO CERTIFY that on this 02/13/2023 day of February, 2023, before me, the undersigned Notary Public in and for the State of Florida, duly commissioned and sworn, personally appeared **Reverend Patrick J. Travers**, to me known and known to me to be the **Vicar General and Chancellor of THE CORPORATION of the CATHOLIC ARCHBISHOP of ANCHORAGE-JUNEAU, who acquired title as Corporation of the Catholic Bishop of Juneau**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Board of Directors. Identified with AK Driver's License.

WITNESS my hand and official seal on the day and year in this certificate first above written.



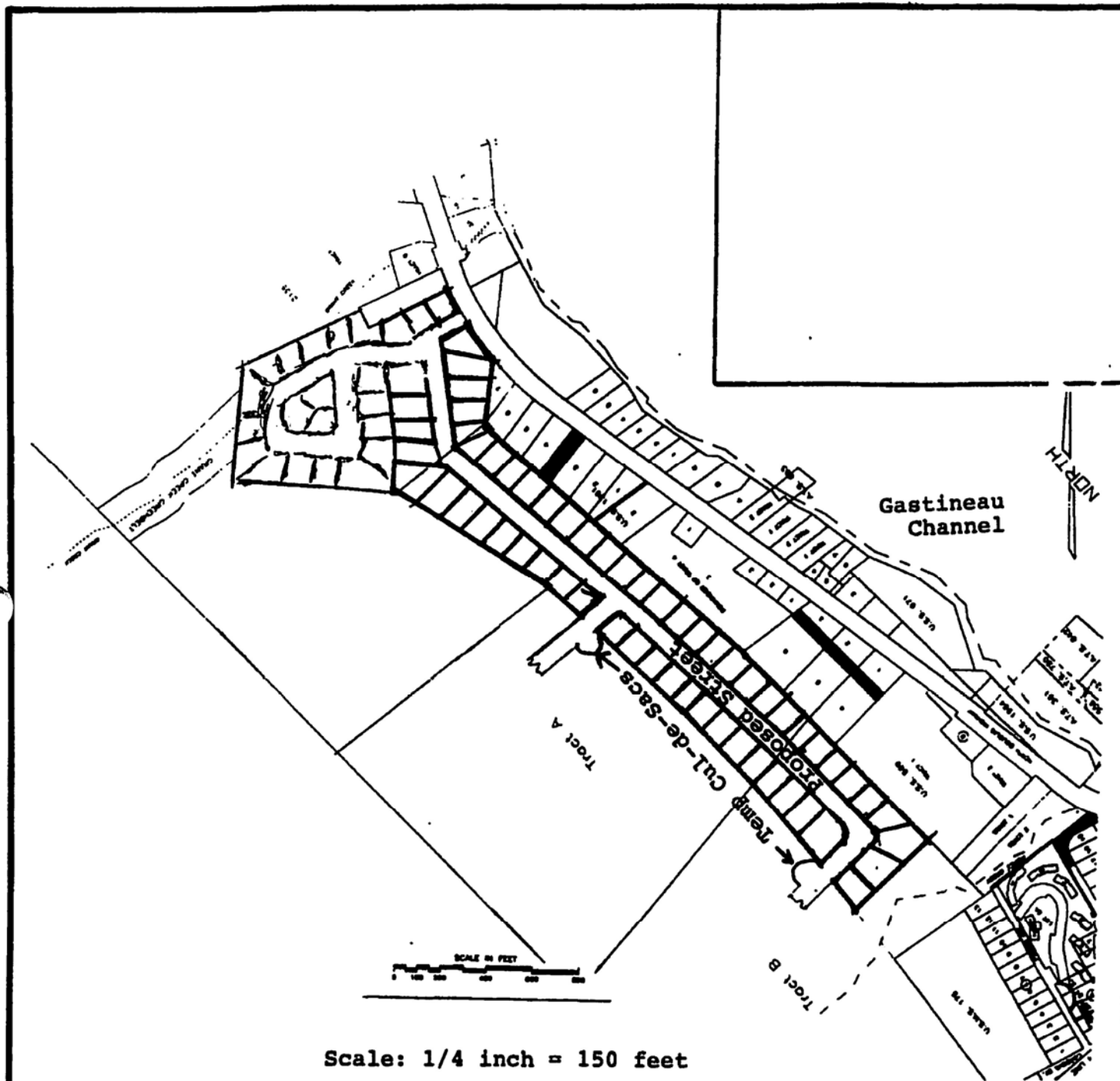
Notarized online using audio-video communication

JD Hefferin
Notary Public in and for Florida
My Commission Expires: 06/11/2023

WARRANTY DEED
A4350\11285\Warranty Deed

Page 2





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

Funding Approval/AgreementNative 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. ☒ Not applicable b. ☐ See attachment(s)	8a. Date HUD Received Submission (mm/dd/yyyy) 10/1/2021 8b. Date Recipient Notified (mm/dd/yyyy) 12/10/2021 8c. Date of Start of Program Year (mm/dd/yyyy) 01/01/2021	9. (check one) a. ☒ Orig. Funding aprvl. b. ☐ 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)

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:			
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. Anticipated Outcome(s): Increase the number of housing units available to AIAN families (12 new homeowner units). The beneficiaries will be low and moderate income American Indian and Alaska Native families. Sub-recipient activities are unknown at the time of the award.			
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		☒ Original Agreement	
		☐ 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 ☐	
9. Indirect Costs Included?	☒ No ☐ Yes	9. a. If yes, de minimis ☐ 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 ☐		Special Conditions Apply to this Agreement ☒
12. a. If Applicable, List Special Conditions: ERR Completed/Certification			
13. Federal Award 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. <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.

- 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

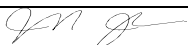
Anchorage, Alaska 99503

15. HUD Awarding Official

Name: Greg M. Stuckey, MBA, PMP

Title: Administrator

Signature: Acting for Stuckey

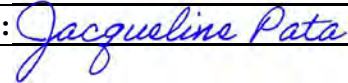


Award Date: 06/09/2022

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		☒ Original Agreement	
		☐ 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 ☒	
9. Indirect Costs Included?	☒ No ☐ Yes	9. a. If yes, de minimis ☐ 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 ☐ Special Conditions Apply to this Agreement ☒		
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	16. Recipient Authorized Official
Name: Greg M. Stuckey, MBA, PMP	Name: Richard Peterson
Title: Administrator	Title: President
Signature: Acting for Stuckey	Signature:
	
Award Date: 03/14/2022	Date:

Funding Approval/Agreement

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

Title I - Indian Housing Block Grant

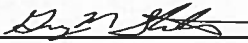
Title VI - Federal Guarantees For Financing Tribal Housing Activities

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	Date (mm/dd/yyyy) MAR 05 2021	Title President/CEO	Date (mm/dd/yyyy) 3-8-2021
7. Special conditions (check applicable box) a. ☒ Not applicable b. ☐ 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. ☒ Orig. Funding aprvl. b. ☐ 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)

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):	
☐ Rehabilitation/Modernization ☒ 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:

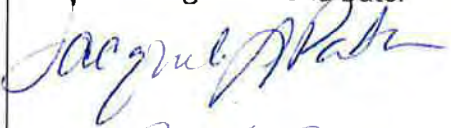
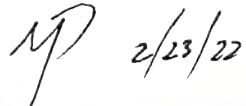
Provide an overview of the planned projects for each Supplemental Grant Category:

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:			
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.			
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	
		☒ Original Agreement	
		☐ 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 ☒	
9. Indirect Costs Included?	☒ No ☐ Yes	9. a. If yes, de minimis ☐ 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 ☒ Special Conditions Apply to this Agreement ☐		
12. a. If Applicable, List Special Conditions: N/A			
13. Federal Award 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 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.			
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.			

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.

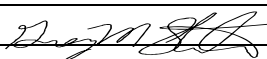
14. Awarding Office of Native American Programs Contact Information:

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

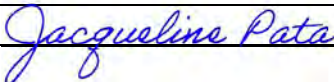
Signature: 

Award Date: 06/14/2022

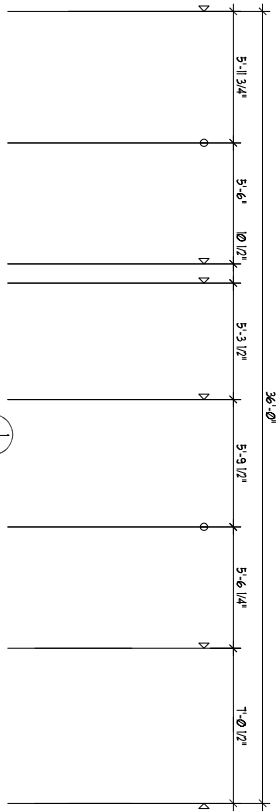
16. Recipient Authorized Official

Name: Jacqueline Pata

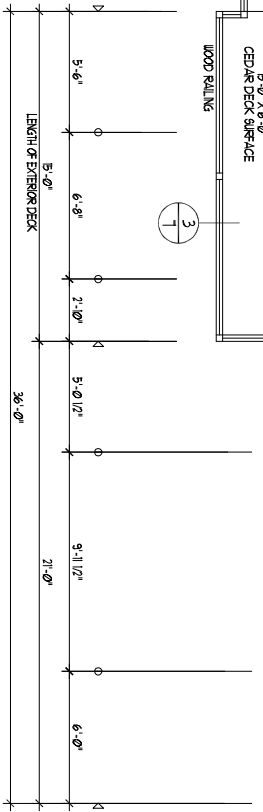
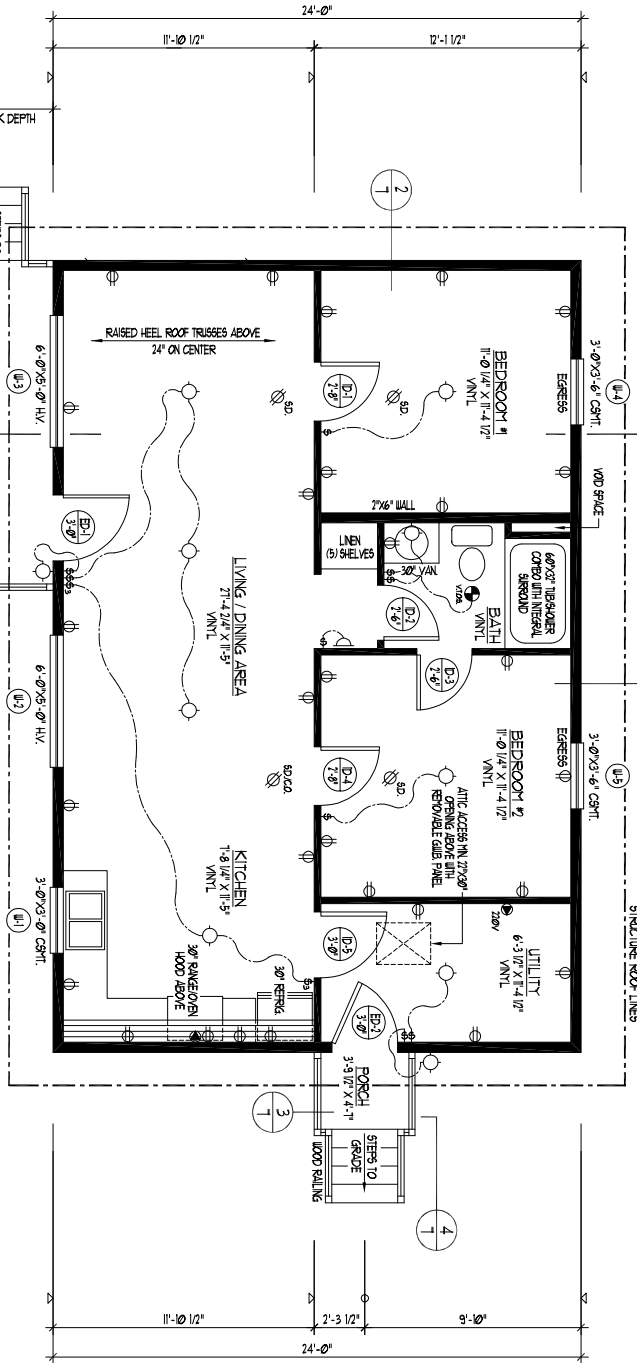
Title: President/CEO

Signature: 

Date: 6-27-2022



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 CASHEMINT
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 CASHEMINT (EGRESS)
W-5	3'-0" X 3'-6"	39" X 45"	FULL CASHEMINT (EGRESS)



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

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

DIMENSION NOTES:
φ PRIVATE CENTERLINE
DIMENSION
PBRVES EDGE DIMENSION
SYMBOL INDICATES 90°

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

COPYRIGHT		REVISION DATE	
PROJECT		REVISIONS 1-2-19 GFM	
KAKE TWO BEDROOM		REVISIONS 10-14-2020 BFM	
SHEET		DRAWN BY	
FLOOR PLAN		DATE	
DOOR AND WINDOW SCHEDULE		GHT. NO.	
1		1	

DIMENSION NOTES:
 φ DIMENSION
 DIMENSION
 DIMENSION INDICATES SIDE

PAC RIM BUILDING SUPPLY, INC.

3901 RAYMOND AVE S.W. RENTON, WASHINGTON 98057

30' X 40' MODIFIED (3) BEDROOMS

REVISION DATE

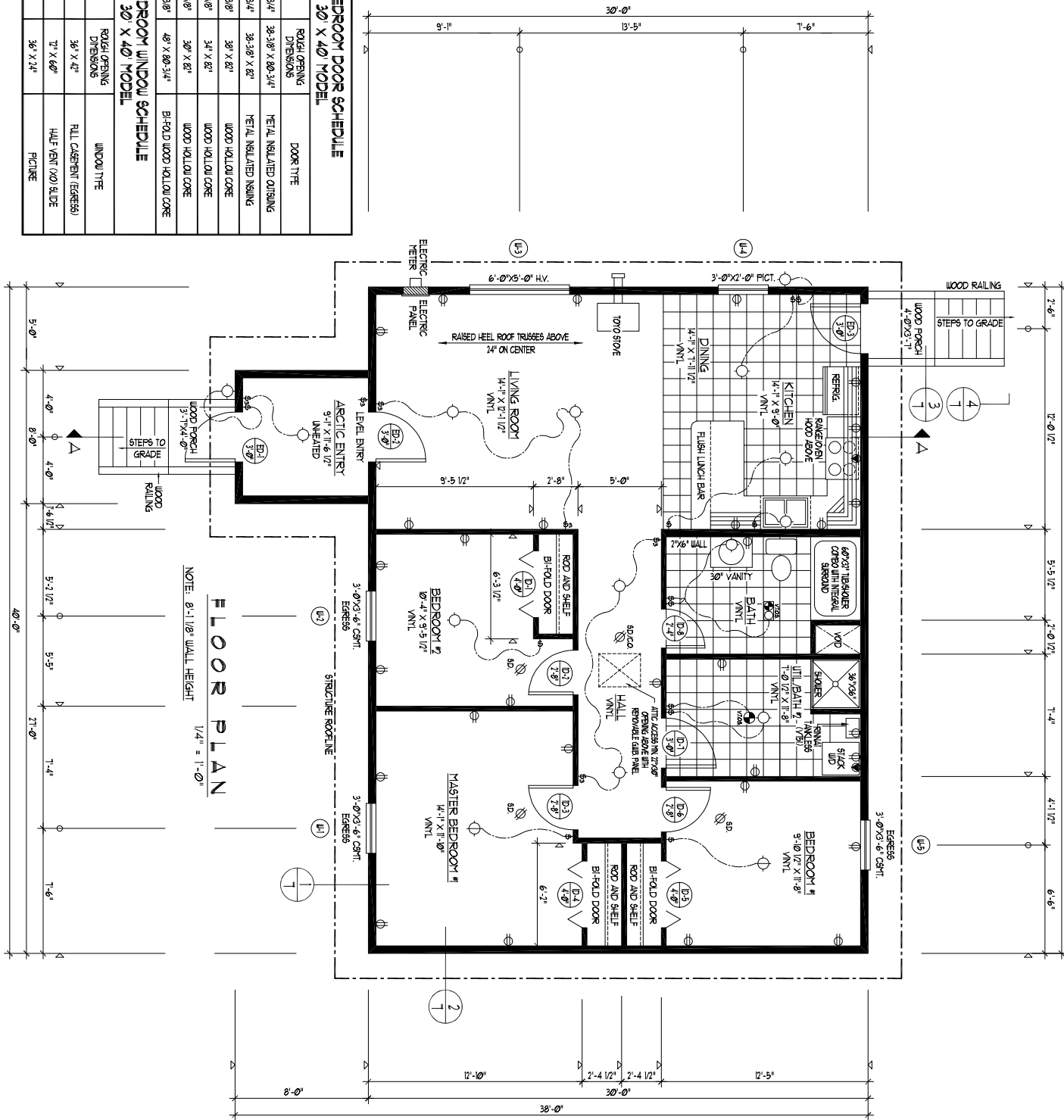
REV. 9-14-2020 BRH
 REV. 10-13-2020 BRH

COPYRIGHT
 PROJECT
KAKE (3) BEDROOMS

SHEET
 FLOOR PLAN

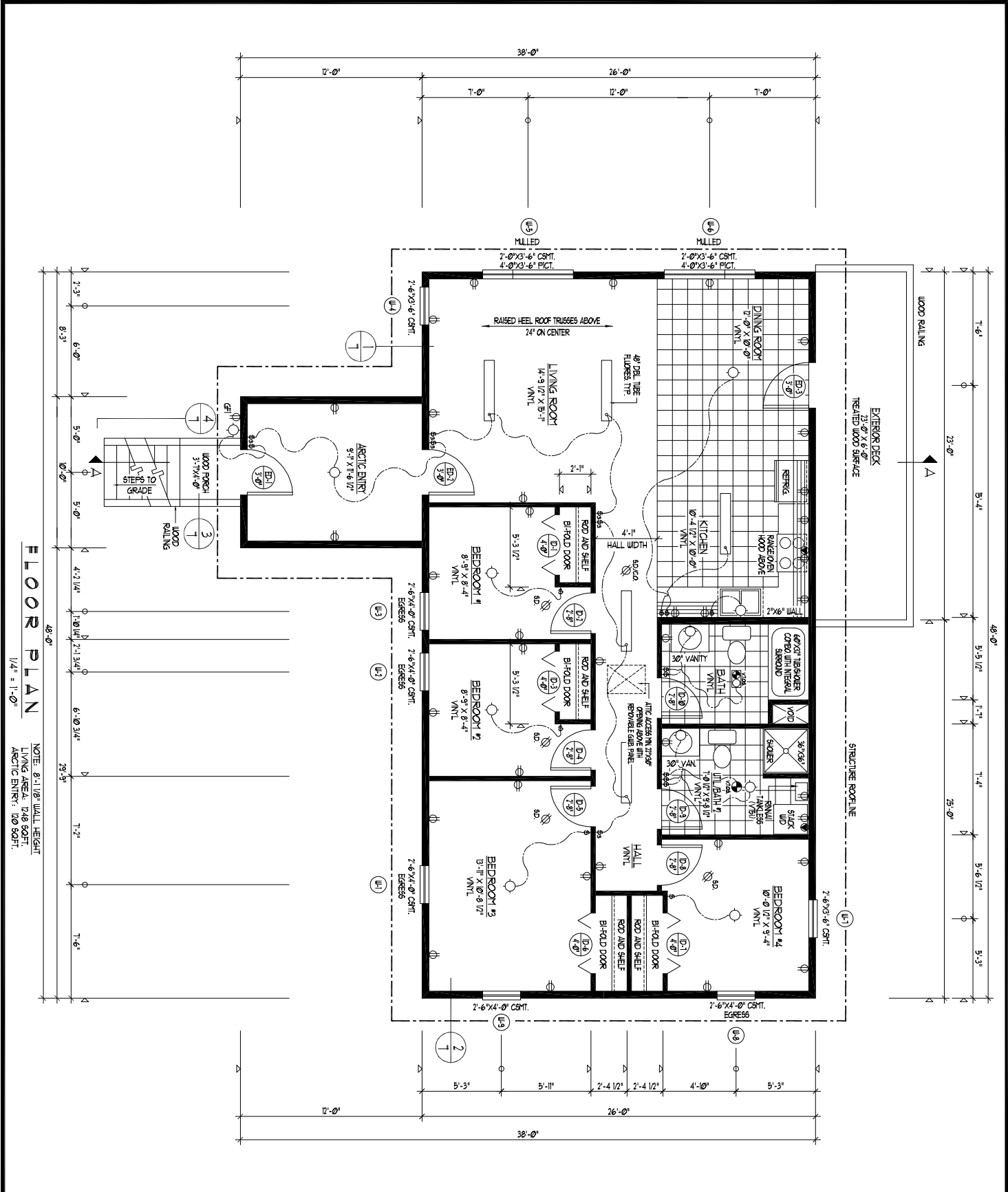
DRAWN BY DATE
 GPH 5-08-11

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"	36-3/8" X 80-3/4"	METAL INSULATED OUTSLING
ED-2, ED-3	3'-0" X 6'-8" X 1-3/4"	36-3/8" X 82"	METAL INSULATED INSLING
D-1	3'-0" X 6'-8" X 1-3/8"	36" X 82"	WOOD HOLLOW CORE
D-2, D-3, D-6	2'-6" X 6'-8" X 1-3/8"	34" X 82"	WOOD HOLLOW CORE
D-8	2'-4" X 6'-8" X 1-3/8"	30" X 82"	WOOD HOLLOW CORE
D-1, D-4, D-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 CASSETTE (EGRESS)
W-3	6'-0" X 3'-0"	72" X 60"	HALF HUNT (NO SLIDE)
W-4	3'-0" X 7'-0"	36" X 72"	PICTURE



DIMENSION NOTES:
 1. DIMENSIONS CENTER LINE
 2. DIMENSIONS EXTERIOR FACE
 3. DIMENSIONS EXTERIOR FACE

PAC RIM BUILDING SUPPLY, INC.
 3901 RAYMOND AVE S.W. RENTON, WASHINGTON 98057
 26' X 48' MODEL (4) BEDROOMS

