

Reducing the Cost of Living for Low Income Tribal Citizens in Wrangell, Alaska Wrangell Cooperative Association and Tlingit-Haida Regional Housing Authority

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Project Overview:

The Wrangell Cooperative Association (WCA), in a joint effort with the Tlingit-Haida Regional Housing Authority (THRHA), is seeking funding through the 2017 Indian Community Development Block Grant for a project to reduce the annual energy costs for 20 low income Tribal households in the Wrangell community. The project will provide an energy audit for each household, and based on the energy audit, a suite of weatherization and energy efficiency projects will address the building envelope, ventilation, lighting, heating systems, and appliances. This project will reduce the average cost of utilities in these homes from an estimated \$8,000 to between \$4,000 and \$4,800, while also addressing any key safety and health issues in the homes. This project is part of an overall effort to reduce the cost of living in Wrangell to help establish a thriving and sustainable Tribal community that retains and attracts Tribal citizens.

Threshold and Requirement Statements:

- a. Wrangell Cooperative Association (WCA) has no outstanding ICDBG obligations to HUD.
- b. WCA has no outstanding violations of applicable civil rights provisions, and will comply with the Indian Civil Rights Act in the use of ICDBG funds.
- c. Both WCA and THRHA have adopted rehabilitation policies and housing standards as defined in Section I.A.3.p of the NOFA, and these standards provide for:
 - a. A safe house, in a physically sound condition with all systems performing their intended design functions
 - b. A livable home environment that is energy efficient and incorporates energy conservation measures
 - c. Provides adequate space and privacy for all intended household members.
- d. It may be possible that some ICDBG funds could be used to rehabilitate HUD-assisted houses, and WCA/THRHA will only rehabilitate these houses when the homebuyer's payments are current or the homebuyer is current in a repayment agreement.
- e. The program will primarily benefit persons with low- and moderate incomes as defined in the NOFA and 24 CFR 1003.4., and as certified by attached Resolution 2017-03.
 - a. Based on the nature of the projects, one hundred percent of the beneficiaries of the rehabilitation project will be low and moderate income as defined by HUD and the ICDBG NOFA.
- f. Direct costs for rehabilitation do not exceed \$100,000 in ICDBG funds per unit.
- g. WCA and THRHA will ensure that the projects comply with the Indian Preference requirements as defined in Section 7(b) of the Indian Self-Determination Act (25 USC450e(B)).
- h. WCA and THRHA will train and/or employ Section 3 residents or contract with Section 3 businesses in accordance with Section II.B.1.c. of the NOFA.
- i. The project may involve pre-1978 housing, and WCA and THRHA will comply with the lead-based paint evaluation and hazard requirements of HUD's lead-based paint rules (24 CFR part 35) and EPA's lead-based paint rules (40 CFR part 745). WCA and THRHA will ensure that mold inspections and remediation as needed are performed as part of the rehabilitation projects.

**Housing Rehabilitation Project – Reducing the Cost of Living for Low Income Tribal Citizens
through Energy Efficiency in Wrangell, AK – One-Page Project Summary**

The Wrangell Cooperative Association (WCA) is seeking ICDBG funding for the rehabilitation of up to 20 homes in Wrangell, AK. The rehabilitations will focus on reducing annual costs for home owners through energy efficiency, lower cost renewable energy, and reduced maintenance. WCA adopted housing standards will be followed for these rehabilitations. This means that in addition to the focus of lowering energy use and costs, other issues with rehabilitated homes will also be addressed to ensure housing codes and standards are met for health and safety.

In 2014, Tlingit Haida Regional Housing Authority (THRHA) conducted a survey to determine the condition of housing across THRHA's twelve member tribes. This assessment identified Wrangell as the highest energy user based on average annual energy use per housing unit, and as the community with the lowest score, 50.6 out of 100, in terms of meeting energy codes and energy efficiency goals. This assessment also identified that Wrangell had the highest average monthly energy bill of the communities, and weatherization data from AHFC identifies that the average annual cost for energy in Wrangell homes is approximately \$8,000/yr. In 2015, WCA conducted a strategic visioning session, which identified the cost of living, and energy costs in particular, as a major concern for the long-term viability of the Wrangell tribal community. Based on this, WCA conducted a survey in 2016 of Wrangell tribal households regarding housing needs. The 133 households responding identified the highest priority housing need as making existing homes more energy efficient. Of the respondents, 96% identified this as a priority issue. This project will directly address this need for Tribal citizens through rehabilitation of 20 existing homes for low income Tribal households. The rehabilitations will focus on energy efficiency upgrades, weatherization, deep energy retrofits, and installation of high efficiency and renewable energy systems (heat pumps and high efficiency boilers).

This effort will be administered by THRHA as a sub-recipient. THRHA has extensive experience with similar grants and programs. THRHA operates and maintains over 550 affordable housing units, and manages several weatherization and energy efficiency programs for low and moderate income Tribal citizens. THRHA also manages its Energy Cents and Weatherization and Energy Efficiency programs aimed at reducing annual costs for Tribal citizens. In order to ensure the equitable distribution of funds, a solicitation will be conducted to identify potential projects, and a scoring system will be developed to screen and select applicants. In addition to the energy efficiency rehabilitation projects, each homeowner served by the program will receive financial literacy and home maintenance training to help promote self-sufficiency and long-term benefits of the energy efficiency rehabilitations.

The total cost of the rehabilitation effort is \$800,000, with an ICDBG funding request of \$600,000 and \$200,000 (25%) coming from committed IHBG matching funds as identified in the 2018 IHP. These programs will reduce the cost of living for Tribal citizens with low and moderate incomes, and help ensure that affordable housing opportunities are available for Tribal citizens in Wrangell. Wrangell has lost over 32% of its Alaskan Native population over the past two decades. This program is the first step WCA is taking on a Citizen directed mission to reverse the trend of outmigration of Tribal Citizens from Wrangell, AK.

Reducing the Cost of Living for Low Income Tribal Citizens Through Energy Efficiency in Wrangell, AK

Narrative: Housing Rehabilitation

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Rating Factor 1 – Capacity of the Applicant

1.1a – Managerial and Technical Staff

The Wrangell Cooperative Association (or “WCA”, also referred to as the “Tribe”) is partnering with Tlingit Haida Regional Housing Authority (THRHA), who is the Tribe’s Tribally Designated Housing Entity (TDHE) to successfully implement this proposed project. THRHA will be the sub-recipient, and the grant will be implemented and administered by THRHA. WCA will enter into a sub-recipient agreement with THRHA that will govern the lines of responsibility for the project. WCA’s responsibility includes providing guidance to THRHA and conduct monitoring of the project. THRHA staff will be essentially serving as extended staff for the Tribe in implementation of this project. The sub-recipient agreement that will be in force upon successful award of the ICDBG funding is attached with the application.

Table 1.1.a.A provides a list of key project staff offered by the project partners and their specific role on the project. A brief summary of the experience of each key project staff member and their responsibilities for the project are provided in the list after the Table. An organization chart for THRHA is attached with the Application.

Table 1.1.a.A – List of Key Project Staff / Organizations

Name	Title	Organization	Project Role
Aaron Angerman	Tribal Administrator	WCA	Tribal Lead
Lorraine DeAsis	Manager DCM	THRHA	Project Director
Joyce Niven	VP Administration	THRHA	Grant Oversight and Accounting
Joanne Wiita	Grant Coordinator	THRHA	Administration and Reporting

Aaron Angerman, Tribal Administrator, WCA – Tribal Lead

Aaron Angerman is the Tribal Administrator for WCA. Mr. Angerman has extensive professional experience in the private-sector as well as in working as the Tribal Administrator for WCA. Mr. Angerman has overall responsibility in reporting to the Tribal Council for WCA’s budget and finances. The Tribe’s major activities include a robust Tribal Transportation Program. Mr. Angerman looks forward to working on this project to ensure all grant funds are optimized to maximize benefits to Tribal citizens.

As Tribal Lead, Administrator Angerman will execute the grant agreement, and be the lead Tribal team member, providing oversight of the sub-recipient THRHA. Mr. Angerman will ensure that all WCA policies and resolutions are followed, review the overall project Team’s efforts, partner closely with THRHA’s staff, guide communication with the public for the project, and report to the Council on progress.

Lorraine DeAsis, Manager Development and Construction Management – Project Director responsible for overall Project Implementation

Ms. DeAsis will be responsible for the overall management and implementation of the project. Ms. DeAsis has extensive experience in selecting and managing internal staff, and contractors as needed, to complete home rehabilitations, weatherization, energy efficiency, and energy

system design and installation at a wide variety of housing. This experience includes managing THRHA's NAHASDA Emergency Repair and Weatherization programs throughout 12 remote southeast Alaska communities. Over the past years alone, Ms. DeAsis has overseen successful completion of over 100 emergency home repairs, 220 weatherization projects, and 50 mold remediation projects. Ms. DeAsis has the following certifications: Residential Endorsement (Residential General Contractors License), Lead Safety (RRP), OSHA 30, and First Aid. Ms. DeAsis has had the following targeted training: Healthy Homes, Advanced Cold Climate Building Techniques, Basic Blower Door & Zonal Pressure Diagnostics, Principles & Practice of Weatherization, Moisture Control & Ventilation, Decoding Code for Residential Contractors, Evaluating Bids & Proposals, and Mold Remediation.

Ms. DeAsis coordinates with homeowners and contractors to develop scopes of work for construction projects, she hires subcontractors or manages local force-account laborers for individual construction projects, ensures compliance with state and federal HUD regulations, prepares job cost reports, monitors job progress, monitors costs (administrative and project), and ensures quality control and compliance for all aspects of each rehab. This experience includes managing the NAHASDA Emergency and Weatherization Assistance Programs, which include the training of energy assessors, completion of energy assessments, and the installation of energy efficiency and conservation measures.

In addition to this extensive experience, Ms. DeAsis has also successfully provided management of rehabilitation and mold prevention on ICDBG projects that were completed on time and on budget for ICDBG grants. Notably, this includes Organized Village of Kake 2015 ICDBG project, which was a public facility and rehabilitation project in Kake, AK. This project was successfully completed and closed out in 2016.

Ms. DeAsis will be responsible for the solicitation process, supervising the due diligence and rehabilitation projects, assigning inspectors to develop rehabilitation scopes of work and budgets, managing contractors and staff, managing program record-keeping, supporting follow up training of occupants, and providing oversight of staff and contractors. Ms. DeAsis will ensure that a) environmental requirements are attained, b) procurement requirements are followed, c) work meets quality standards and requirements, and d) project close-out on time and within budget.

Joyce Niven, Vice President Administration, THRHA – responsible for Grant Oversight and Accounting

Ms. Niven effectively manages all THRHA accounting functions and has successfully supervised \$15 million in annual revenues for THRHA during the past 13 years. Ms. Niven effectively runs grant programs by directing her fiscal staff and project team members to timely and accurately code project costs while meeting regularly to scrutinize expenditures to assure the overall project closes on time and within budget. Ms. Niven has a Bachelor of Science in Business and Finance degree and 23 years of practical experience that will be applied to the successful financial management of the project.

Ms. Niven's specific experience includes multiple, successful ICDBG projects. The following list provides example ICDBG projects on which Ms. Niven has performed the same role as is proposed on this ICDBG project.

- **Organized Village of Saxman 2009 ICDBG** project was for public facility improvements for the Saxman Senior Center. This ~\$5 Million project provided an energy efficient senior center to provide for low income Tribal Citizens in Saxman. The project was successfully completed and closed out in 2012.
- **Yakutat Tlingit Tribe 2008 ICDBG** project was a new construction project to complete a new and energy efficient senior center for low income Tribal Citizens in Yakutat, AK. This project was successfully completed and closed out in 2014.
- **Organized Village of Kake 2015 ICDBG** project was a rehabilitation and public facility project for low income Tribal Citizens in Kake, AK. This project was successfully completed and closed out in 2016.
- **Angoon Community Association 2016 ICDBG** project is an ongoing project providing mold remediation in twenty (20) single family housing units in Angoon, Alaska. This project is currently on time and on budget.

In her role for Grant Oversight and Accounting, Ms. Niven will be responsible for supervising all aspects of project finances and fiscal reporting. Ms. Niven and her staff will provide reporting to the Project Director on the financial management of the grant.

Joanne Wiita, Planning and Grant Coordinator – responsible for Administration & Reporting

Ms. Wiita has 17 years of experience in operations management, administration, and project coordination. Applicable training includes; ICDBG grant implementation training, NAHASDA essentials training, Basics of Tribal Accounting, project development and implementation training, and OMB Super Circular training. Ms. Wiita's achievements are the result of her education and practical experience over the past 8 years managing successful grant programs on behalf of THRHA. Ms. Wiita has effectively coordinated with project teams and management to close-out THRHA projects, reporting, and compliance for multiple grant programs including; NAHBG, ICDBG, DOE, USDA, and HUD ROSS during the past 5 years.

Ms. Wiita has consistently demonstrated on time grant reporting and close-outs for multiple, successful ICDBG grants. The following list provides example ICDBG projects on which Ms. Wiita has performed the same role as is proposed on this ICDBG project.

- **Organized Village of Saxman 2009 ICDBG** project was for public facility improvements for the Saxman Senior Center. This ~\$5 Million project provided an energy efficient senior center to provide for low income Tribal Citizens in Saxman. The project was successfully completed and closed out in 2012.
- **Yakutat Tlingit Tribe 2008 ICDBG** project was a new construction project to complete a new and energy efficient senior center for low income Tribal Citizens in Yakutat, AK. This project was successfully completed and closed out in 2014.

- **Organized Village of Kake 2015 ICDBG** project was a rehabilitation and public facility project for low income Tribal Citizens in Kake, AK. This project was successfully completed and closed out in 2016.
- **Angoon Community Association 2016 ICDBG** project is an ongoing project providing mold remediation in twenty (20) single family housing units in Angoon, Alaska. This project is currently on time and on budget.

Ms. Wiita will be responsible for coordinating ICDBG grant reporting. Ms. Wiita will work with all project team participants to ensure that grant reporting will be; a) complete, b) accurate, and, c) on time and also to include all aspects of project close-out.

1.1.b – Project Implementation Plan

The HUD 4125 Project Implementation Schedule is attached. The project is anticipated to start within 45 days of the expected award date in the NOFA, and will definitively be underway inside of the required 180 days. Figure 1.1.b.A provides the schedule in Gantt Chart format, and identifies the key tasks. All along the project timeline, grant reporting will be conducted in accordance with grant requirements, and these tasks are not specifically called out in the figure. This reporting includes, but is not limited to, quarterly SF425's, annual reports, and the close-out report.

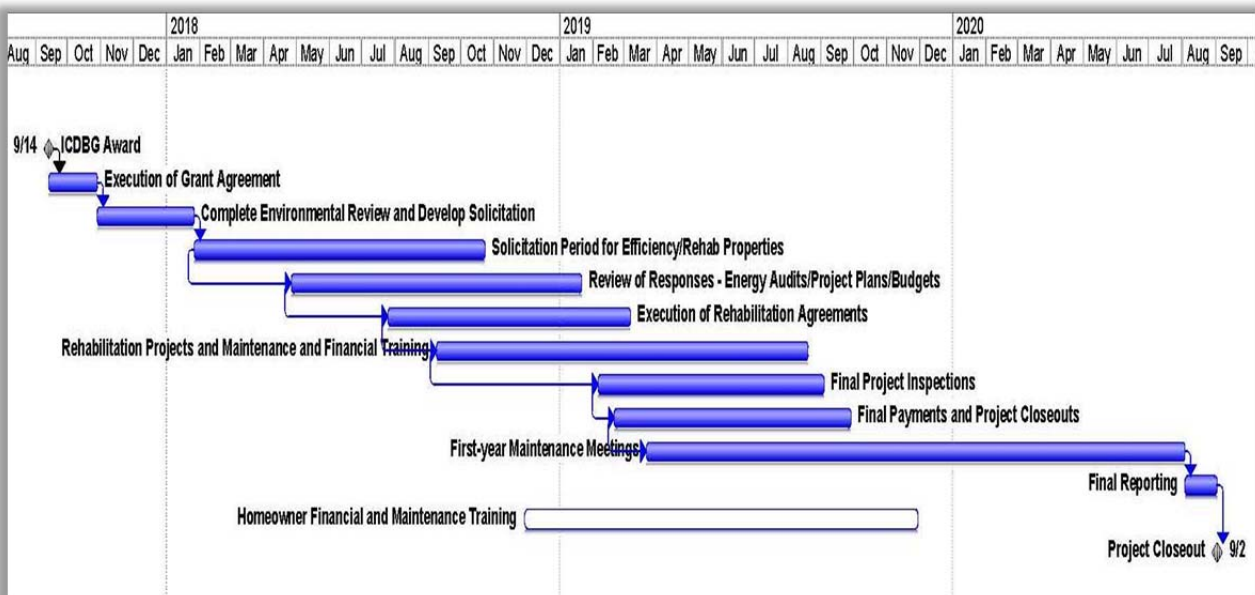


Figure 1.1.b.A – Project Schedule

Notes: All along the project timeline, grant reporting will be conducted in accordance with grant requirements, and these tasks are not specifically called out in the figure. This reporting includes, but is not limited to, quarterly SF425's, annual reports, and the close-out report.

It is expected that a grant agreement will be executed inside of 45 days from award, and the project team will immediately conduct the environmental review for the overall effort.

Concurrently with the environmental review, the team will begin development of the solicitation for selecting the Tribal Citizens who will receive the initial energy audits and then energy efficiency/rehabilitation projects once the grant agreement is executed. This solicitation will be issued within 90 days of the executed agreement. The solicitation period will be open for approximately 270 days, during which time applications will be accepted on a first come first serve basis. The full 270 days will provide adequate time for outreach to Tribal Citizens, and will have a goal of identifying the 20 candidates. At a point of approximately 90 days into the solicitation, the team will begin conducting due diligence work on applications received to date. During this period, energy audits will be completed, project plans will be developed, and budgets will be established for each candidate. Subsequently awards will be made and agreements signed. Energy efficiency/rehabilitation projects will then be implemented, inspections will occur, and the individual projects will be closed-out. Within one year of completing the rehabilitation projects, the project team will meet with each homeowner to review their progress in completing the agreed upon maintenance items. Once all of the homeowner agreements are executed, and work on projects is underway, homeowner financial and maintenance training will be conducted and will include all homeowners participating in the project. Once the final inspections on the maintenance are completed for the last homes, final grant reporting will be done, and the Rehabilitation Project will be closed out by THRHA and WCA.

1.1.c – Financial Management

THRHA Financial Management - The grant will be administered by the sub-recipient, THRHA, which has demonstrated successful management of over \$10 million in funds (IHBG, AHFC, USDA, DOE, Title VI, ROSS, ICDBG) during the most recent five years. As the sub-recipient THRHA will use well established Procurement, Internal Control, Travel, and Inventory Financial Management Systems and Administration Policies for the implementation of the ICDBG project that meets 2CFR Part 200 and 24CFR part 1003. THRHA utilizes Emphasys software for proper recordation of all transactions that provides cost detail on all projects down to individual units or product category level providing general management, oversight, and coordination (as described in 1003.206(a)). This system enables THRHA to keep a detailed accounting of all expenditures for the ICDBG project including salaries/benefits costs, travel costs, and other allowable costs for goods and services such as; materials, freight, labor, insurance, supplies, and utilities and in compliance with the OMB Super Circular to ensure budget performance, and effective reporting to granting agencies. All requests for funds, including payroll are documented by payroll timecards or approved Pcard charges and signed by the responsible manager. THRHA's Finance Manager utilizes this system to give complete, accurate, and timely reports for the use in budget comparison, control and documentation (as described in 85.20(b)) and in the quarterly reporting on form SF-425 (as described in 85.41(b)) or whenever a performance update is needed by the Project Team. Additionally, THRHA maintains and retains financial documentation for ICDBG projects for at least three years past the date of close-out as required and submits an audit for funds as the sub-recipient.

THRHA conducts single annual audits performed by Newhouse & Vogler and has had no findings reported to the Federal Audit Clearinghouse for the most recent audit completed for fiscal year 2015. THRHA's 2015 audit was completed by October 31, 2016, and this has been submitted.

WCA Financial Management – WCA financial management is overseen by the Tribal Administrator. The Tribal Administrator and key WCA staff have completed OMB Super Circular training and routinely manage projects funded by federal and state grants. As the Sub-Recipient, and per the agreement with WCA, THRHA will be handling the administration of the grant and funding, and WCA will be reviewing this as the overall awardee. WCA's responsibilities will include conducting monitoring as per the sub-recipient agreement of quarterly and Annual Status Evaluation Reports.

WCA expended less than \$750,000.00 in total federal funds during the fiscal year ending December 31, 2015. On this basis, a financial audit was not required for WCA for 2015 based on CFR 200.501. WCA makes records available as required under CFR 200.501. WCA is completing an audit for 2016, but this audit will not be completed until August 2017.

1.1.d – Procurement and Contract Management

WCA's procurement and contract management policies and procedures comply with HUD requirements 2CFR Part 200 and 24CFR part 1003. WCA is not required to have an audit per CFR 200.501 as discussed in Section 1.1.c of this application. THRHA is the Sub-Recipient, and THRHA's audit is discussed in 1.1.c, and it did not include any findings. WCA's TDHE and sub-recipient, THRHA, will be responsible for the administration of the ICDBG project. The project will follow THRHA policies, and WCA will also follow THRHA policies in addition to its own for the purposes of this project. The following section describes how the policies meet the identified requirements.

THRHA has a Procurement Policy in place which will be applied to the procurement of all contract labor and materials secured for this project. The THRHA Board of Commissioners, by resolution has adopted this Policy for implementation of all THRHA projects. This Policy meets the requirements of 2CFR Part 200 and 24CFR part 1003, as required by HUD and outlines the process for both procurement of identified goods and services required by established thresholds of the purchases (small purchase \$0-\$100,000); Sealed Bids/invitation for Bids (IFB), when applicable over \$100,000; Competitive Proposals/Request for Proposals (RFP), when applicable over \$100,000; and Non Competitive (Sole Source) Proposals, as well as the methods used for purchase (request for price quotes, request for proposals, and invitation for bids) that controls the method of procurement (as designated in 24CFR part 85.35(d)).

THRHA's Procurement Policy is controlled by the provisions of 24CFR 85.35, procurement is in compliance with applicable federal standards and regulations along with any applicable state or local laws. In the event of any conflict in interpretation, HUD regulations prevail and apply to all contracts for the procurement of supplies, services, and construction. THRHA and WCA have established Code of Conduct policies. The THRHA policy is on file with HUD, and the WCA Code

of Conduct is provided as an attachment with the application. Specific procurement standards covered in the policies are (as designated by 24CFR 85.35(b)):

- Ethics in Contracting covering Code of Conduct and Conflicts of Interest governing the performance of employees engaged in the award and administration of contracts.
- Steps prior to procurement review process to avoid purchase of unnecessary or duplicative items with consideration for consolidating or breaking out procurements for a more economical purchase.
- Intergovernmental Agreements for procurement or for the use of common good and services that are feasible and reduces project costs.
- Before the awarding of any contract, ensure that the bidder has the sufficient technical, administrative, and financial capability to perform work of the size and type involved, as well as evidence of contractor integrity and compliance with public policy, record of past performance and will reject any bid or offer not satisfying this responsibility.
- Detailed records are maintained including rationale for the method of procurement, selection of contract types, contractor selection or rejection, and the basis for price.
- THRHA is solely responsible for the settlement of contractual and administrative issues arising from procurements.
- Use of time and material type contracts only after determination that no other contract is suitable, and if the contract includes a ceiling price, that the contractor exceeds this at its own risk.
- Procedures are included to handle and resolve disputes relating to procurements and shall disclose information regarding the protest to the awarding agency.

All procurement transactions, as outlined in THRHA and WCA policies are conducted in a manner providing full and open competition consistent with 24 CFR part 85.36(c) and affirmative steps are taken to ensure that minority firms, women's businesses, and small businesses are used when possible consistent with the standards of 24 CFR part 85.36(e). Policies also ensure that a cost analysis is performed consistent with 24 CFR 85.35(f) and that technical specification on proposed procurements and pre-award review procurement documents available to awarding agencies when requested. If applicable, Bonding requirements for this Project will be consistent with 24CFR 85.35(h). Contract Clauses within the policy includes any clauses that are required by federal statutes, executive orders, and implementing regulation, as provided in 24CFR 85.35(i). Work performed by THRHA as provided for in the project scope will be by force account, or administrative staff.

Rating Factor 2 – Need/Extent of the Problem

2.1 Need and Viability

Summary of Process Followed to Identify Need - A 2014 report developed by Tlingit Haida Regional Housing Authority (THRHA) conducted a survey to determine the condition of housing across THRHA's twelve member tribes. This assessment identified Wrangell as the highest energy user based on average annual energy use per housing unit, and as the community with the lowest score, 50.6 out of 100, in terms of meeting energy codes and

energy efficiency goals. This assessment also identified that Wrangell had the highest average monthly energy bill of the communities at \$550/month/unit. Subsequent data from 97 actual energy audits performed in Wrangell by Alaska Housing Finance Corporation showed an average annual utility bill of just over \$8,000/yr (\$667/month).

In 2015, THRHA provided funding and technical assistance to WCA to conduct a Tribal and community survey, and host two visioning workshops with the Tribe and local stakeholders to determine Tribal and community priorities. The survey had 35 respondents. The workshops were held in Wrangell on December 2nd and 3rd, 2015 and were open to Tribal members and the general public, and approximately 15 people attended each of these workshops. THRHA hired two consultants, Corvus Design and RIM First People, to facilitate and complete the efforts. The resulting 2015 Visioning Document¹ included a suite of key recommendations for the community, and an excerpt from this is attached with the application.

One of the main recommendations of the Visioning exercise was “Build off the success and momentum of this process and immediately pursue funding opportunities for the development of a Housing Needs Assessment (highest priority).” Based on this direction, WCA conducted a detailed housing survey² in 2016 of Wrangell tribal households regarding housing needs. **The 133 households responding identified the highest priority housing need as making existing homes more energy efficient.** Of the respondents, 96% identified this as a priority issue. An excerpt from this survey report is attached with the application.

Project Need - The lack of energy efficiency for the housing in Wrangell has resulted in very high energy costs for Tribal citizens. Particularly for low income Tribal citizens, this is a major factor with regard to cost of living. Because of this, as well as a host of additional issues, the Alaskan Native population in Wrangell has dropped from 496 according to 1990 census data to 335 in 2013³. This is a population decline of over 32% during that period. Also, over the period from 1990 - 2010, the median age of the population moved from 32 to 47 years. As identified in the 2016 Housing Assessment/Survey of the Tribal households, the cost of energy is a major driving factor with regarding to the cost of living, and ultimate viability of keeping Tribal citizens in Wrangell. Thus, it is critical to reduce the cost of energy for low income Tribal Citizens in Wrangell.

The Housing Needs Assessment from 2014, the 2015 Visioning Report, and the 2016 Housing Assessment/Survey all show that the current lack of affordable, safe, and healthy housing options for Tribal citizens is critically impacting the viability of the community, and directly impacting the ability of Tribal citizens to remain in the community. The referenced documents

¹ Wrangell Cooperative Association 2015 Tribal & Community Visioning prepared with Corvus Design Inc. & RIM First People, LLC, December 2015 – Funding and technical support for this effort was funded by THRHA.

² Wrangell Tribal Citizen Housing Assessment, Prepared by Rain Coast Data, August 2016

³ The 1990 population number is from Census data. The 2013 number is from the United States Census Bureau, American Community Survey, Population Projections 2013, and these figures are from the Tlingit Haida Regional Housing Authority

identify the following key issues for Wrangell, which are making long-term viability of the community challenging and driving the outmigration of Tribal citizens Wrangell is experiencing.

- There is a major gap between what people can afford and the cost of housing, and a major driving factor in this is the cost of energy.
 - Wrangell has the highest energy use of any of the 12 communities as assessed in the 2014 Housing Assessment at 220 mmBtu/household
 - Wrangell has the lowest energy rating points of any of the 12 communities at 50.6 based on meeting the 2012 Alaska Building Efficiency Standards (passing score is 85, and scores run up to 100)
 - The high cost of energy is a major contributor. Just over 40% of Wrangell households cannot afford a \$500/month housing payment after energy bills are paid. The average monthly utility cost is \$667⁴ for Wrangell households, and these numbers do not factor in maintenance or other costs for an aging housing stock.
 - 30% of Wrangell households cannot afford \$150/month in housing costs after utilities have been paid. (2014 Housing Assessment)
- The housing stock is aging, and low energy efficiency and disrepair, which lead to high maintenance costs, are prevalent.
 - 76% of the housing stock in Wrangell was constructed prior to 1990, when energy codes were not rigorous (60% between 1950-1990, and 16% before 1949)
- 96% of the 133 responding households in the 2016 Wrangell Housing Assessment/Survey identified energy efficiency and energy costs as a priority issue for the Wrangell community.

How Project Needs are Addressed - The 2014 Housing Needs Assessment recommended the following solution, and the 2015 Visioning Report and 2016 Housing Survey identified the need to address energy efficiency/cost.

- Rehabilitation should target energy efficiency, energy savings, and construction practices that will reduce long-term maintenance.

This WCA project will provide funding for energy efficiency upgrades for 20 homes owned by low income Tribal citizens. This directly targets the number one need for housing as identified by the Wrangell Tribal citizens. It is anticipated that this effort will reduce the cost of energy in each home impacted by between 40-50%. This will mean increasing the amount of monthly income available for housing payments or other needs by roughly \$267-\$333. This is an annual value of \$3,200-\$4,000 that will be put directly back into the Wrangell economy per home based on the average numbers. Across the 20 homes, that is an average of between \$64,000-\$80,000 per year back into the local economy, and this is assuming what are reasonably conservative savings estimates based on past results as discussed in Ratings Factor 3.

⁴ Data from pre and post energy audits of 97 homes on which AHFC conducted weatherization in Wrangell, AK

Based on the extensive work that has gone into identifying and evaluating the needs of the Wrangell tribal community, this project will tackle the number one priority for WCA to ensure long-term viability of the community and to reduce outmigration from the community.

2.2 Project Benefit (Housing)

This is a Housing Rehabilitation project. Wrangell has a ratio of \$568 from the Factor 2 Needs Table. This project is only for Low to Moderate Income homeowners that meet the LMI definition in the NOFA. Thus, 100% of the rehabilitations will be for the benefit of LMI persons.

Rating Factor 3 – Soundness of Approach

3.1 - Description of and Rationale for Proposed Project

WCA has the following mission, “..to provide our people with safe and reliable access to health, education, recreation, economics, and grow in their culture with unlimited opportunity to have a fulfilled tribal citizenry.”. The long-term community goal is to establish a thriving and sustainable Tribal community that retains and attracts Tribal citizens. In 2015, WCA conducted a visioning exercise to identify the key issues facing the Tribe. A key recommendation from this was to conduct a housing assessment and survey to determine the priority housing needs in the community. Lack of safe, healthy, and affordable housing was identified as one of the largest issues facing the community, and leading to the current problem of outmigration of Tribal citizens. The resulting detailed housing survey was conducted in 2016. There were **133 Tribal households responding, and 96% identified the highest priority housing need as making existing homes more energy efficient.**

This survey result confirmed the cost of energy as the number one issue facing Tribal citizens in terms of housing/cost of living. This is supported by data from a 2014 Housing Needs Assessment showing that Wrangell has the highest average energy use and cost per home of the 12 Tribes for which THRHA is the TDHE.

Overall Project Description

Given the detailed evidence of the dire need to reduce the use, and thus cost, of energy for low income Tribal citizens in Wrangell, this project has been designed to directly address this need through weatherization and deep energy retrofits for 20 homes of low income Tribal citizens in Wrangell. The scope of the deep energy retrofits /energy efficiency projects will be directed by energy audits completed on each individual home, and it is anticipated that the projects will focus on weatherization, converting to high efficiency boilers or air source heat pumps, LED lighting, energy recovery ventilation, and Energy Star appliances. Since THRHA and WCA adhere strictly to the adopted Housing Standards, health and safety items, such as mold remediation, bringing building systems up to code, working plumbing, safe electrical, and structural items will also need to be addressed as part of the work.

Based on the survey results it is anticipated that close to 90% of the 133 households responding to the survey have a high need and opportunity for energy use and cost savings, and there are

many more low income Tribal homes than can be addressed with only this effort. The number of 20 is hopefully a conservative number, and if funds allow, WCA will increase the number of homes served. The homes will be selected through a solicitation process, and the outline for this process and the basic project steps are as follows.

THRHA and WCA will issue a solicitation seeking applicants for the energy efficiency program. Key requirements for applicants will be that the homes are owned by qualifying LMI Tribal Citizens, and that homeowners are current on their payments if it is HUD assisted housing. A scoring system will be developed, and preference will be given for Elders (over 62 years), homes with young children (under 6 years), and the lowest income homeowners.

The solicitation process will be used to identify potential candidates and homes on which to conduct the energy efficiency projects. THRHA and WCA will identify the priority properties based on the solicitation responses, and then THRHA will perform the energy audits, evaluate the needs of the priority properties, and establish energy efficiency / rehabilitation plans and budgets for each project. Once plans and budgets are established, contracts will be offered to the selected homeowners. To help ensure maintenance of the homes over the long-term, a requirement in the contracts will be for homeowners to participate in home maintenance and financial management training programs delivered by THRHA. These programs include Financial Cent\$ and Energy Cent\$ as well as training for homeowners on maintenance of their homes.

Once a contract is finalized with the homeowner, the energy efficiency / rehabilitation projects will be implemented by THRHA. The initial step will be to confirm the design and budget, and to select the contractors. The project will then proceed. Project management will include inspections during construction, and final inspection by highly qualified inspectors prior to project closeout and final payments to contractors. The agreement with the homeowner will require a commitment to maintain the property according to the training provided and a maintenance checklist. Within one year of completion of the rehabilitation, THRHA will meet with the homeowner to review the maintenance items and the homeowner's progress on keeping up with the checklist.

Detailed Project Metrics and Description

The following information directly responds to the requested information in the solicitation:

- Size – Average size per home is anticipated to be 1,601 ft², and this value is based on data from Alaska Housing Finance Corporation (AHFC), which has completed over 107 weatherization of homes (mostly non-Tribal) in Wrangell. This data is provided as an attachment in with the application.
- Type – All home types will be considered. THRHA has a policy of not investing more in a home than is prudent based on the valuation of the home, and this will be a potential limiting factor.
- Location – A location map showing the community is provided as an attachment with the application.

- **Feasible and Cost Effective** – This project is similar to others that THRHA has conducted in other Tribal communities. THRHA has extensive experience in managing and implementing energy retrofit, weatherization, and rehabilitation projects. Based on this experience and with THRHA as the sub-recipient on the project, this project is technically feasible. The project is also a good investment and cost effective. Table 3.1.A shows the estimated average payback per home based on the average energy savings. It is conservatively anticipated that each home will be able to reach an overall energy cost savings of between 40-50% (see justification of these values further on in this section). It is critical to note that, based on THRHA's experience, the average cost per home of \$30,374 does not only cover the direct energy efficiency work, it is also expected to cover the cost of work needed to ensure the home meets the THRHA and WCA adopted Housing Standards once the job is completed. That means that the payback on the actual energy portion of the projects could be even faster, but THRHA anticipates that many homes will need work to address mold, plumbing, electrical, or other health and safety issues in order for them to meet the housing standards. These additional costs are necessary, and are included in the payback estimate.
- **Rationale for Design of Project** – Given the detailed evidence of the dire need to reduce the use, and thus cost, of energy for low income Tribal citizens in Wrangell, this project has been designed to directly address this need through weatherization and deep energy retrofit for 20 homes of low income Tribal citizens in Wrangell.
- **Describe and Enumerate the Cost Savings** – Table 3.1.A provides the savings estimate. The total annual savings provided for all 20 homes is estimated to be between \$64,000 and \$80,000 annually.

Table 3.1.A – Estimated Average Simple Payback for Homes (Includes Cost to Meet Housing Standards)

Item	Value	Source
Existing Annual Energy Cost (all utilities)	\$8,000	AHFC Weatherization Data
Average Home Size, ft ²	1,601	AHFC Weatherization Data
Range of Average Savings Percent	40-50%	See Discussion in 3.1
Range of Average Annual Savings	\$3,200 - \$4,000	See Discussion in 3.1
Average Amount Invested Per Home (energy efficiency work, and cost to meet housing standards)	\$30,374	THRHA Experience
Average Simple Payback, yrs	7.6-9.5	Calculated
Range of Total Annual Savings for 20 Homes	\$64,000 - \$80,000	Calculated

- WCA and THRHA will train and/or employ Section 3 residents or contract with Section 3 businesses in accordance with 24 CFR Part 135, but not to the detriment of preferences for the benefit of Indians per 25 U.S.C. 450e(b).

Discussion of Savings Estimate

The annual cost per home, size of the home, and to some extent the savings per home are all based on data from AHFC. AHFC provided data for weatherization work they have completed in Wrangell on 107 homes. For 97 of the homes there is a complete data set that includes pre- and post-energy audit results. This data is attached with the application. There is a cap of \$11,000 that AFHC can spend under their program on the weatherization of a single household, and the weatherization only addresses building envelope and ventilation issues. Across the 97 homes for which there is complete data, there was a total of \$785,000 spent each year on energy, and the weatherization-only projects reduced this annual cost in total by \$152,000 per year or approximately 20%. Of the 107 homes addressed, 33 had at least 1 Tribal citizen living in the home. The cost of energy per home before weatherization was complete came in at \$8,093 per year, and a value of \$8,000 is used in this analysis and application for the purposes of estimating potential benefits. The average size of the 97 homes with complete data is 1,601 ft².

This project not only plans to perform weatherization on the homes, but also plans to address other energy efficiency items, from top to bottom, such as lighting, heating systems, and ventilation. To provide a good representation of the potential for savings when addressing these additional measures, the following are three exhibits which demonstrate the potential for savings. The exact savings for each home will be determined by the specific scope as identified by the highly qualified energy auditors THRHA will use for the effort. Overall, THRHA and WCA expect that energy savings of 40-50% should be able to be achieved on average for the overall energy costs of the homes served.

Exhibit 1 – WCA Purchased Home: WCA recently purchased a duplex in the community, and plans to turn this into offices. WCA has performed an energy audit on this home, and has submitted a grant to DOE for a deep energy retrofit of the building. The energy audit was completed for the existing home, and the home after the energy improvements will be made. The improvements included: weatherization, replacing oil and electric baseboard with air source heat pumps, heat recovery ventilation, and new lighting. Table 3.1.B shows the energy savings and the change in Energy Star Rating of the home for this project. The Energy Star Rating pages and the improvements list from AKWarm are attached with the application. The 74% reduction in costs for this home are likely higher than can be achieved for the homes to be addressed under this ICDBG grant due to budget constraints, but the major items that provide the majority of these savings can be addressed. This example shows the drastic energy problems that can exist in the existing homes in Wrangell, and the potential for energy cost savings that exists.

Table 3.1.B – Wrangell Duplex Energy Savings Example

Property	Floor Area, SF	Initial Annual Utility Cost	Final Annual Utility Cost	% Savings	Initial Energy Star Rating	Final Energy Star Rating
Wrangell Duplex	2,348	\$9,211	\$2,376	74%	9.2	91.4

Exhibit 2 – Addressing Heating Systems with Heat Pumps: A key approach under this project will be to use air source heat pumps that make use of the natural resource of the temperate climate in Wrangell to provide high efficiencies for heating year round. Wrangell, AK has an extremely high number of heating degree days at around 8,500 per year, and yet, due to the temperate climate of Southeast Alaska, the temperature rarely falls below freezing. This is the perfect climate for using air source heat pumps. Additionally, Wrangell is one of Southeast Alaska's special hydro communities, where around 80% of the total electricity comes from local, renewable hydroelectric resources. Thus, shifting the energy use from heating oil to renewable air source heat pumps that use the local climate and hydroelectricity will not only reduce onsite energy use for heating, but shift the remaining use to renewable electricity. This local hydroelectric resource ensures that electric costs are affordable and sustainable over time. Table 3.1.C shows the cost of energy from air source heat pumps in Wrangell as compared to conventional and high efficiency fuel oil boilers and electric resistance heating. Many existing homes have either extremely inefficient fuel oil boilers, electric resistance heating, or both. A typical air source heat pump installation is on the order of \$5,000, and typically provides an extremely rapid payback when competing with existing fuel oil or electric resistance.

Table 3.1.C shows that an air source heat pump with reasonable seasonal efficiency will provide a direct cost savings of approximately 61% when meeting the same heating load as an electric resistance system. Since heating demands makeup such a large portion of the total energy use in Wrangell due to the high number of heating degree days per year, this savings addresses a major portion of a home's energy use.

Table 3.1.C – Energy Costs and Efficiencies of Various Technologies and Fuels for Heating

Energy Source/Conversion Technology / Units	Typical 2016 Cost Per Unit of Energy, \$/unit	Higher Heating Value per Unit, mmBtu/unit	Typical Seasonal Efficiency	Cost of Heat, \$/mmBtu	% Savings Over Electric Resistance
Electric / Resistance / kWh	\$0.15	0.0034	98%	\$45.02	0%
Fuel Oil / Old Boiler / Gallons	\$2.76	0.14	60%	\$32.86	27%
Fuel Oil / High Eff Boiler / Gallons	\$2.76	0.14	85%	\$23.19	48%
Electric / Heat Pump / kWh	\$0.15	0.0034	250%	\$17.65	61%

Exhibit 3 – Addressing Heating Systems with High Efficiency Boilers: Table 3.1.C also identifies high efficiency boilers as another option that can provide major energy savings over electric resistance or old oil boilers. These systems can provide over 30% savings as compared to old an inefficient oil boiler systems, and are on the order of \$5,000, which provides a rapid payback given the number of heating degree days in Wrangell, AK.

Table 3.1.D presents the cost savings for several homes in Angoon, AK where analysis was done on just replacing the existing old fuel oil boiler with a new high efficiency boiler. This Table purposefully only represents a change-out of the boiler to specifically show the impact that this one item can have on its own. Note that the energy cost savings is between 23 and 26%, and

that this is while considering of all utilities onsite. This is important to note since the improved boiler only impacts the heating fuel use, and not the electric use. The energy audits showing this savings is attached with the application.

Table 3.1.D – Documented Energy Savings from Installing High Efficiency Boilers in SE AK

Property	Initial Monthly Utility Cost (all utilities)	Final Monthly Utility Cost (all utilities)	% Savings	Initial Energy Star Rating	Final Energy Star Rating
Angoon 1	\$360	\$277	23%	62.8	79.6
Angoon 2	\$326	\$243	26%	65.7	83.8

3.2 – Budget and Cost Estimates

The budget is summarized in Table 3.2.A. Form HUD 4123 has been attached to the Narrative, and an additional budget justification attachment with a breakdown of the matching and percentages for each expenditure type has also been attached.

Table 3.2.A – Project Budget Summary

Item	Cost
Rehabilitation of 20 Homes, Focusing on Energy Efficiency and Reducing Annual Costs, includes energy audit, design, weatherization, heating system retrofit, and addressing needed modifications to meet housing standards	\$607,478
Project Supervision / Project Management for Energy Efficiency / Rehab Projects	\$54,816
Maintenance and financial education program (Energy Cents)	\$7,200
THRHA staff travel to Wrangell	\$10,506
Administrative costs	\$120,000
Total Project Costs	\$800,000

The budget has been prepared by Dan Wilson of WES Energy and Environment, LLC and reviewed and approved by Lorraine DeAsis of THRHA. Dan has provided consulting on over \$4 Billion in federal, state, local, and private sector construction and energy projects. This includes cost estimating for over 150 building construction, renovation, energy efficiency, and renewable energy projects. Dan has been involved in summarizing costs and savings for 50 energy efficiency and renovation projects for low income housing in SE Alaska in the past three years. Lorraine has extensive experience with construction and renovation costs in SE Alaska. In the past three years alone, Lorraine has overseen successful completion of over 100 emergency home repairs, 220 weatherization projects, and 50 mold remediation projects in SE Alaska for THRHA.

3.3 – Commitment to Sustain Activities (Housing)

The homeowners will ultimately be responsible for the ongoing maintenance and insurance needs of the homes, and the costs for these activities will be the responsibility of the homeowners. These maintenance items will encompass all of the normal maintenance and insurance requirements of typical homes, including annual HVAC system checks, filter replacements, gutter cleanings, addressing any plumbing or electrical system issues, maintaining appropriate homeowner insurance policies, etc.

Homeowners will be required to participate in maintenance and financial literacy training per their agreement for the energy efficiency upgrade and rehabilitation. During the rehabilitation process, THRHA will work with occupants to educate them on the proper maintenance that needs to be conducted to ensure the long-term viability of the home. This will include a schedule for maintenance activities and an annual checklist for maintenance needs and required insurance to be maintained. Per the agreement for the energy efficiency / rehabilitation project, homeowners will be required to commit to maintaining the homes based on this checklist, and THRHA will conduct a follow up meeting within one year of the completed efficiency / rehabilitation project to review whether the homeowner is meeting this requirement.

Residents will be educated on the energy and long-term cost savings of maintenance activities to provide an added incentive for proper maintenance. THRHA's financial literacy program will help home owners understand the value of saving and planning for key maintenance items that occur on a regular basis, maintaining appropriate levels of insurance, and maintaining home warranties as appropriate.

It should also be noted that the improvements themselves will be designed to limit maintenance needs in the future. HVAC systems will target equipment that is low maintenance, building materials will be used that are resistant to moisture penetration and rot to reduce near- and long-term maintenance of the home.

Rating Factor 4 – Leveraging Resources

The grant request for the project is \$600,000, and matching of \$200,000 (25% of the overall project budget) has been committed from the 2018 IHBG funds and will be identified in the current Indian Housing Plan for WCA. Tribal Resolution 2017-03 states that WCA requested this be included in the 2018 IHP that will be submitted to HUD by October 15, 2017. Evidence of this commitment is provided in the form of a Letter of Commitment from THRHA which is attached with the application.

Rating Factor 5 – Comprehensiveness and Coordination

5.1 – Coordination

The need for this project has been identified through a multi-year process that culminated in 2016 with the WCA's Housing Needs Survey/Assessment. This effort provided clear and specific

guidance to WCA from 133 responding Tribal households, 96% of which identified improving energy efficiency and reducing energy costs as the number one housing need in Wrangell. The 2016 Housing Needs Survey/Assessment was undertaken as one of the main recommendations from the 2015 Visioning effort by WCA with the community and Tribal citizens. As part of the visioning process WCA partnered with the City of Wrangell, the Central Council, THRHA, and many community organizations during the planning process for determining how to address housing needs for long-term viability of the community. The attachments include letters of support for the application from the City and Borough of Wrangell, Wrangell Public Schools, Alaska Native Sisterhood, Wrangell T&H Community Council, and Alaska Native Brotherhood.

The target of this project comes directly from the Tribal citizens. WCA has conducted a public meeting specifically soliciting comments from the community on this project and this application for ICDBG funding. Public notices for the meeting were posted, and descriptions of the project were made available prior to the meeting. The comments from this meeting have been documented and reviewed by WCA during final development of the application. Per grant application requirements, WCA has provided a resolution describing that the community participation has been conducted.

5.2 – Outputs, Outcomes, and/or Goals

This project will provide the following outputs:

- Energy audits for 20 homes of LMI Tribal citizens within the Wrangell community
- Deep energy retrofit of 20 homes of LMI Tribal citizens within the Wrangell community (for context, Wrangell's Tribal community has a total 158 housing units where the householder is identified as "Alaska Native or American Indian")
- Maintenance, energy, and financial literacy training for 20 households

The project will have the following outcomes:

- Energy efficiency improvements, energy cost savings, and maintenance cost savings, which will free up monthly income for the 20 households, improving economic self-sufficiency
 - Reduction of average energy costs by an estimated \$3,200 - \$4,000 annually for each of the 20 homes (total of \$64,000 - \$80,000 per year)
- Provision of affordable, safe, and healthy living environments for 20 households in Wrangell
 - Reduction in health-related illnesses resulting from poor indoor air quality from mold and/or poor ventilation
 - Reduction of families living in substandard housing
- Develops self sufficiency and sustainability for 20 households
 - Provides homeowner financial management training and setup of savings account for home maintenance and repair
 - Provides homeowner with ability to properly maintain home to help eliminate the potential need for emergency repairs, and reduce long-term maintenance costs through preventative upkeep and monitoring by homeowner

Implementation Schedule

Indian Community Development Block Grant (ICDBG)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0191
(exp. 4/30/2018)

See Instructions and Public Reporting Statement on back.

Submit a separate implementation schedule for each project category.

1. Name of Applicant (as shown in Item 5, Standard Form 424) Wrangell Cooperative Association	2. Application/Grant Number (to be assigned by HUD)	3. <input checked="" type="checkbox"/> Original (First submission to HUD) <input type="checkbox"/> Pre-Award Submission <input type="checkbox"/> Amendment (submitted after grant approval)	Date (mm/dd/yyyy)
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4. Name of Project (as shown on form HUD-4123, item 4) Energy Efficiency	5. Effective Date (mm/dd/yyyy) 09/14/2017	Expected Completion Date (mm/dd/yyyy) 08/03/2020	Expected Closeout Date (mm/dd/yyyy) 09/02/2020
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6. Environmental Review Status				7. Tribal Fiscal Year (mm/dd/yyyy)	
<input type="checkbox"/> Exempt (As described in 24 CFR 58.34)	<input type="checkbox"/> Under Review (Review underway; findings not yet made)	<input type="checkbox"/> Finding of No Significant Impact (Finding made that request for release of funds for project is not an action which may significantly affect the environment.)			
<input type="checkbox"/> EIS Required (Finding that project may significantly affect environment or EIS automatically required by 24 CFR 58.37)	<input checked="" type="checkbox"/> Not Started (Review not yet begun)	<input type="checkbox"/> Certification (Environmental review completed; certification and request for release of funds being prepared for submission.)	<input type="checkbox"/> Categorically Excluded (as described in 24 CFR 58.35)		

8. Task List (List tasks such as environmental assessment, acquisition, etc.)	9. Schedule. Use Calendar Year (CY) quarters. Fill-in the CY below. See detailed instructions on back.																								
	CY 17												CY 18												Date (mm/dd/yyyy) (If exceeds 8th Q tr
	1st Qtr.			2nd Qtr.			3rd Qtr.			4th Qtr.			5th Qtr.			6th Qtr.			7th Qtr.			8th Qtr.			
Execution of Grant Agreement									x	x															
Environmental Review / Solicitation Development											x	x	x												
Solicitation Period for Efficiency/Rehab Properties													x	x	x	x	x	x	x						
Review Responses - Energy Audits/Plans/Budgets															x	x	x	x	x	x	x	x			01/31/2019
Execution of Rehabilitation Agreements																		x	x	x	x	x	x		03/05/2019
Rehab/Efficiency Project Completion																				x	x	x	x		08/20/2019
Final Rehab/Eff Project Inspections																									09/04/2019
Final Payments & Rehab/Eff Project Closeouts																									09/29/2019
Homeowner Financial & Maintenance Training																						x	x		11/29/2019
First Year Maintenance Meetings																									08/03/2020
Final ICDBG Reporting and Closeout																									09/02/2020
10. Planned Drawdowns by Quarter (Enter amounts non-cumulatively)	\$			\$			\$			\$ 15,000.00			\$ 15,000.00			\$ 30,000.00			\$ 80,000.00			\$ 100,000.00			\$Total 240,000.00
11. Cumulative Drawdown (If more than one page, enter total on last page only)	\$ 0.00			\$ 0.00			\$ 0.00			\$ 15,000.00			\$ 30,000.00			\$ 60,000.00			\$ 140,000.00			\$ 240,000.00			\$Total 240,000.00

Implementation Schedule

Indian Community Development Block Grant (ICDBG)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0191
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Submit a separate implementation schedule for each project category.

1. Name of Applicant (as shown in Item 5, Standard Form 424) Wrangell Cooperative Association			2. Application/Grant Number (to be assigned by HUD)			3. <input checked="" type="checkbox"/> Original (First submission to HUD) <input type="checkbox"/> Pre-Award Submission <input type="checkbox"/> Amendment (submitted after grant approval)			Date (mm/dd/yyyy)										
4. Name of Project (as shown on form HUD-4123, item 4) Energy Efficiency			5. Effective Date (mm/dd/yyyy) 09/14/2017			Expected Completion Date (mm/dd/yyyy) 08/03/2020			Expected Closeout Date (mm/dd/yyyy) 09/02/2020										
6. Environmental Review Status																			
<input type="checkbox"/> Exempt (As described in 24 CFR 58.34) <input type="checkbox"/> Under Review (Review underway; findings not yet made) <input type="checkbox"/> Finding of No Significant Impact (Finding made that request for release of funds for project is not an action which may significantly affect the environment.) <input type="checkbox"/> EIS Required (Finding that project may significantly affect environment or EIS automatically required by 24 CFR 58.37) <input checked="" type="checkbox"/> Not Started (Review not yet begun) <input type="checkbox"/> Certification (Environmental review completed; certification and request for release of funds being prepared for submission.) <input type="checkbox"/> Categorically Excluded (as described in 24 CFR 58.35)																			
											7. Tribal Fiscal Year (mm/dd/yyyy)								
8. Task List (List tasks such as environmental assessment, acquisition, etc.)			9. Schedule. Use Calendar Year (CY) quarters. Fill-in the CY below. See detailed instructions on back.																
			cy 19						cy 20						Date (mm/dd/yyyy) (If exceeds 8th Q tr				
			1st Qtr.		2nd Qtr.		3rd Qtr.		4th Qtr.		5th Qtr.		6th Qtr.			7th Qtr.		8th Qtr.	
Execution of Grant Agreement																			
Environmental Review / Solicitation Development																			
Solicitation Period for Efficiency/Rehab Properties																			
Review Responses - Energy Audits/Plans/Budgets			X																
Execution of Rehabilitation Agreements			X	X	X														
Rehab/Efficiency Project Completion			X	X	X	X	X	X	X										
Final Rehab/Eff Project Inspections				X	X	X	X	X	X	X									
Final Payments & Rehab/Eff Project Closeouts				X	X	X	X	X	X	X									
Homeowner Financial & Maintenance Training			X	X	X	X	X	X	X	X	X	X							
First Year Maintenance Meetings					X	X	X	X	X	X	X	X	X	X	X	X	X		
Final ICDBG Reporting and Closeout																X	X		
10. Planned Drawdowns by Quarter (Enter amounts non-cumulatively)			\$ 100,000.00		\$ 100,000.00		\$ 100,000.00		\$ 40,000.00		\$ 2,000.00		\$ 2,000.00		\$ 16,000.00		\$ 0.00		\$Total 360,000.00
11. Cumulative Drawdown (If more than one page, enter total on last page only)			\$ 100,000.00		\$ 200,000.00		\$ 300,000.00		\$ 340,000.00		\$ 342,000.00		\$ 344,000.00		\$ 360,000.00		\$ 360,000.00		\$Total 360,000.00

Indian Community Development Block Grant (ICDBG)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0191
(exp. 4/30/2018)

See Instructions and Public Reporting Statement on back.

[illegible]

* The total of items 5 and 6 cannot exceed 20% of the total ICDBG funds requested.

** No more than 10% of ICDBG funds requested may be used for technical assistance. If funds are requested under this line item, a separate project description must accompany the application to describe the technical assistance the application intends to obtain. Only technical assistance costs associated with the development of a capacity to undertake a specific funded program activity are eligible (24 CFR 1003.206).

WCA - Reducing the Cost of Living for Low Income Tribal Citizens Through Energy Efficiency in Wrangell, Alaska - Budget Summary

Grant Application: ICDBG
Organization: WCA / THRHA

Date: April 14, 2017

SUMMARY OF BUDGET CATEGORY COSTS PROPOSED

Wrangell	Budget	ICDBG SHARE	GRANTEE SHARE	Total Funds	Project Costs %	Comments
a. Personnel	41,116	41,116		\$41,116	5.1%	Project Supervision & Coordination
b. Fringe Benefits	13,700	13,700		\$13,700	1.7%	Project Supervision & Coordination
c. Travel	10,506	10,506		\$10,506	1.3%	THRHA travel to Wrangell
d. Equipment	40,000	-	40,000	\$40,000	5.0%	Heat systems, energy efficiency home features as part of the deep energy retrofits
e. Supplies	-			\$0	0.0%	
f. Contractual						
Total Contractual	-	-	-	\$0	0.0%	
g. Other Direct Costs	574,678	414,678	160,000	\$574,678	71.8%	Energy efficiency / deep energy retrofits / Tribal Citizen education
h. Administrative	\$120,000	120,000		\$120,000	15.0%	
Total Project Costs	\$ 800,000	\$ 600,000	\$ 200,000	\$ 800,000	100.0%	

Additional

Above includes a cost share of \$200,000 for a total budget of \$800,000.



WRANGELL COOPERATIVE ASSOCIATION
P.O. Box 2021 • Wrangell, Alaska 99929

RESOLUTION: 2017-03

A RESOLUTION ADDRESSING SUBMITTAL OF AN APPLICATION TO AND REQUIREMENTS OF THE 2017 ICDBG PROGRAM

WHEREAS, the Wrangell Cooperative Association (WCA) is a federally recognized Tribe; and

WHEREAS, the Wrangell Cooperative Association is dedicated to the overall health and well-being of its tribal members, particularly low income residents, and has been guided by the 2015 Visioning Document and 2016 Wrangell Tribal Citizens Housing Assessment to seek ways to improve energy efficiency and reduce the cost of energy for Tribal households; and

WHEREAS, the Wrangell Cooperative Association Tribal Council has the authority to apply for federal, state and local funding to benefit its tribal members; and

WHEREAS, the Wrangell Cooperative Association wishes to receive grant funds under the Department of Housing and Urban Development, Indian Community Development Block Grant (ICDBG); and

TDHE and Tribal Funds Committed

WHEREAS, the Tlingit Haida Regional Housing Authority (THRHA) is designated as WCA's Tribally Designated Housing Entity, WCA has signed a Sub-Recipient Agreement with THRHA and authorizes the preparation and submission of the 2017 ICDBG by THRHA for WCA, and WCA has requested THRHA to include WCA's matching funds of \$200,000 for the proposed ICDBG project and application; and

LMI Statement

WHEREAS, the project will benefit persons with low- and moderate incomes as defined in 24 CFR 1003.4, and in accordance with 24 CFR 1003.208. All units assisted will be LMI households.

Housing Standards

WHEREAS, the ICDBG requires compliance with the Statement on Housing Standards Requirement per 24 CFR § 1003.208; and

WHEREAS, the following Housing Standards are adopted by the WCA to meet the Statement on Housing Standards Requirement:

Housing provided by the WCA to tribal members shall conform to the following standards:

- (a) a safe house, in physically sound condition with all systems performing their intended design functions;
- (b) a livable home environment that is energy efficient and incorporates energy conservation measures; and,



WRANGELL COOPERATIVE ASSOCIATION
P.O. Box 2021 • Wrangell, Alaska 99929

(c) provides adequate space and privacy for all intended household members.

WHEREAS, the ICDBG requires compliance with the Statement on Housing Standards Requirement per 24 CFR § 1003.208; and

Citizens Participation

WHEREAS, the ICDBG requires compliance with the Citizen Participation Requirement per 24 CFR § 1003.604; and

WHEREAS, the following demonstrates the approach the WCA took to meet the Citizen Participation Requirement:

- WCA permitted residents and tribal members to examine and appraise the ICDBG Program application and funding amount for the housing rehabilitation project targeting energy efficiency
- WCA has adequately published a meeting announcement and held a meeting at a convenient location and time in order to obtain the views of residents
- WCA has published a community statement to afford residents an opportunity to examine its contents and submit comments
- WCA considered all comments and views expressed by residents and tribal members and has appropriately modified the application according to the suggestions and made the modified application available to residents

WHEREAS, the due diligence of WCA, by involving and consulting with residents and tribal citizens, shall not be construed to restrict the responsibility and authority of WCA for the execution of the project; and

WHEREAS, the citizen participation does not include concurrence by any person or group in making final determinations on the contents of the WCA ICDBG project application; and

NOW, THEREFORE, BE IT RESOLVED, the Wrangell Cooperative Association Tribal Council certifies the statements in this resolution, and authorizes WCA staff to work with THRHA to submit the 2017 ICDBG application for this rehabilitation project.

CERTIFICATION

I hereby certify that the above resolution was duly adopted at a meeting of the Wrangell Cooperative Association on this 9th day of May, 2017, at which a quorum was present, with a vote of 6 for, 0 against, 0 abstentions, 0 absent.

SIGNED

(b) (6)

Richard Oliver, President

5-9-17

Date

(b) (6)

Virginia Oliver, Secretary

5-9-17

Date



Regional Housing Authority

April 5, 2017

U.S. Department of Housing and Urban Development
Alaska Office of Native American Programs
3000 C Street, Suite 401
Anchorage, AK 99503

**Re: Wrangell Cooperative Association ICDBG Application
Firm Commitment of \$200,000**

Dear Office of Native American Programs,

On behalf of Tlingit Haida Regional Housing Authority (THRHA) this letter serves as our written statement committing \$200,000 subject to the Wrangell Cooperative Association's ICDBG funding award.

The Wrangell Cooperative Association has no available funds to complete the project and therefore is seeking ICDBG funding. Upon award of ICDBG funding, THRHA will disperse IHBG funding in accordance to the ICDBG implementation schedule.

THRHA serves as the Wrangell Cooperative Association's Tribally Designated Housing Entity (TDHE) and seeks opportunities that benefit the safety, health, and wellbeing of tribal members.

THRHA's leveraged commitment will be demonstrated in our 2018 Indian Housing Plan with match funding derived from our 163/164 Homeowner Rehabilitation Assistance Program.

Sincerely,

(b) (6)

Joyce Niven

VP Administration

Interim President & CEO



Tlingit-Haida Regional Housing Authority

P.O. Box 32237 • Juneau, Alaska 99803 • Fax (907) 780-6895 • Tel (907) 780-6868

Tlingit-Haida Regional Housing Authority

Resolution 10-11

December 6, 2010

ENTITLED: AUTHORIZATION TO APPLY FOR GRANT PROGRAM FUNDS FOR TLINGIT-HAIDA REGIONAL HOUSING AUTHORITY (2011)

WHEREAS, Tlingit-Haida Regional Housing Authority (T-HRHA) in its efforts to develop additional affordable housing and economic development opportunities and programs researches and applies for appropriate housing-related grant funds; and

WHEREAS, the Tlingit-Haida Regional Housing Authority Board of Commissioner's authorization is required to apply for certain grant funding opportunities; and

WHEREAS, listed below are some of the grant funds that T-HRHA will be applying for in 2011 and Board of Commissioner authorization is required:

1. Community Development Financial Institution (CDFI) Grant
2. HUD Indian Community Development Block Grant (ICDBG)
3. HUD Community Development Block Grant (CDBG)
4. HUD Rural Housing & Economic Development Grant (RHED)
5. HUD Rural Opportunities for Self-Sufficiency (ROSS)
6. AHFC HOME Grant
7. AHFC CHODO
8. Low Income Housing Tax Credit
9. Section 184 or Title VI Loan Guarantee Program
10. USDA Rural Community Development Initiative
11. Federal Home Loan Bank/AHP
12. Other Federal, State, City, Foundation of Financial Institution grant or loan opportunities that are housing-related that T-HRHA may be eligible to apply for.

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 6th day of December, 2010 by a vote of 3 Yeas,
0 Nays and 02 Absent.

(b) (6)

Chairman, Board of Commissioners

ATTEST:

(b) (6)

Secretary, Board of Commissioners

WRANGELL COOPERATIVE ASSOCIATION

SUBRECIPIENT AGREEMENT

with

TLINGIT-HAIDA REGIONAL HOUSING AUTHORITY

Housing Rehabilitation Project

Reducing the Cost of Living for Low Income Tribal Citizens Through Energy Efficiency

This Subrecipient Agreement (hereinafter "Agreement") is entered into by the Wrangell Cooperative Association (hereinafter "TRIBE") 104 Lynch St., PO Box 868, Wrangell AK 99929 and Tlingit and Haida Regional Housing Authority (hereinafter "THRHA") of 5446 Jenkins Drive, Juneau, Alaska 99803, a housing authority herein referred to as the THRHA.

- 1. Purpose:** The purpose of the Indian Community Development Grant (ICDBG) funding grant number _____ is for the Housing Rehabilitation Project, which will serve low to very-low income residents of Wrangell, Alaska. The Tribe desires to sub-grant the ICDBG funds to THRHA as a sub-recipient and engage THRHA to develop and implement the Housing Rehabilitation Project for the community of Wrangell. The Housing and Urban Development (HUD) requires that the Tribe enter into a Subrecipient Agreement with THRHA specifying the terms and conditions of ICDBG with certain responsibilities to the Subrecipient. This Agreement is to designate THRHA as the Subrecipient of the TRIBE's Indian Community Development Block Grant (ICDBG) funding grant number _____ to be used for planning, administration, development, and implementation of the Housing Rehabilitation Project.
- 2. Funding Approval/Agreement**

THRHA agrees to coordinate and perform all Funding Approval/Agreement requirements in the same manner expected of the Tribe as set forth by the Department of Housing and Urban Development (HUD) (Form HUD-52734-A) which states: The Funding Approval / Agreement between the Department of Housing and Urban Development (HUD) and the above named Recipient is made pursuant to the authority of Section 106(a)(1) of Title I of the Housing and Community Development Act of 1974, as amended, (42 U.S.C. 5301 et seq). The Recipient's submissions for Title I assistance, the HUD regulations at 24 CFR Part 1003 (as now in effect and as may be amended from time to time), and this Funding Agreement, including any special conditions, constitute part of 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 funding assistance specified in the Funding Approval may be used to pay costs incurred after the date specified in the HUD grant agreement provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-agreement costs may not be paid with funding assistance specified here unless they are authorized in HUD regulations or approved by waiver and listed in the special conditions to the Funding Approval. The Tribe (ICDBG grant recipient) with THRHA as the sub-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 and published in 24 CFR Part 58. The Recipient further acknowledges its responsibility for adherence to the Agreement by subrecipient entities to which it makes funding assistance hereunder available.

3. **Amount of Grant and Method of Disbursement:** The funds or property being designated and the schedule and manner of the disbursements are described as follows:
- a. **ICDBG Project Budget:** All of the ICDBG grant # _____ funds that are awarded by HUD for the Housing Rehabilitation Project will be used for costs including construction rehabilitation. THRHA and the Tribe shall agree on all approved charges related to the planning and implementation of the ICDBG grant. THRHA will make best efforts to develop the Project in accordance with the parties' mutually agreed-upon pre-approved budget. THRHA shall incorporate cost control measures such as deductive alternates and other contracting requirements to provide flexibility in completing the project within budget.
 - b. **Grant Management:** THRHA shall utilize the allowable administration costs per the HUD funding award for the administration of grant number _____ on behalf of TRIBE.
 - c. **Pre- Mold Remediation Costs:** NAHASDA funding is limited to the amount committed by THRHA for the Housing Rehabilitation Project and will be used for THRHA as responsible for project costs that are not covered by the ICDBG funds, including, but not limited to, costs associated with: feasibility studies, architectural fees, engineering fees, recording fees and environmental reviews. Allowable expenses include Administration 24 CFR Part 1003.206, Planning 24 CFR Part 1003.205 and Engineering and Design 24 CFR Part 58.34.
 - d. **Disbursement of Funds:** ICDBG funds will be drawn down through the HUD LOCCS System by THRHA and directly deposited into THRHA's account. THRHA shall draw funds out of the Housing Rehabilitation Project Account for expenses incurred by THRHA for services rendered in conformance with the terms of this Agreement. Reimbursement requests for services rendered shall include a detailed description of expenditures, and supporting documents for cost items as requested by HUD and the TRIBE. THRHA will spend the ICDBG funds in a timely manner. The ICDBG funds shall not be transferred or allocated for any other purpose than those specified in this Agreement.
4. **Statement of Work:** THRHA will coordinate with the TRIBE to plan, acquire and administer funding for the Housing Rehabilitation Project. Coordination will include direct correspondence with HUD and periodic HUD reports copied and approved by the Tribe, THRHA will report on the following scope of work.
- a. **Program administration:** THRHA will provide tribal officials and citizens with information about the ICDBG program; prepare program budgets and schedules, and amendments thereto; will develop systems for assuring compliance with program requirements; will develop interagency Agreements and Agreements with Subrecipients and contractors to carry out program activities; monitoring program activities for progress and compliance with program requirements; prepare reports and other documents related to the program for submission to HUD; will coordinate the resolution of audit and monitor findings; evaluate program results against stated objectives; and will manage or supervise persons whose primary responsibilities with regard to the program to include any one or all of the above.

- b. **Construction and Management of the Project:** THRHA is utilizing NAHASDA funds and additionally may secure other funds as support to the Housing Rehabilitation Project in addition to the ICDBG funding. THRHA will serve as the project manager and will strive to use labor where local workers are qualified and trained for the project.
 - c. **Schedule for Completing the Project:** THRHA will provide TRIBE with a schedule of work specifying work to be done, dates of completion and sources of funds. The schedule must be approved by both parties prior to the beginning of work or the release of funds. Proposed changes or amendments to the ICDBG schedule will be submitted to the TRIBE for review. All such revisions shall become a part of this Agreement and subject to the same standards and requirements that are stipulated herein. THRHA shall commence work on the project as it determines prudent and reasonable, after the schedule has been approved by both parties, adequate funds have been secured by the TRIBE and /or THRHA and this Agreement has been executed by both parties. The anticipated duration is less than five (5) years from the date of the HUD ICDBG award of funding. THRHA will have fulfilled its obligations under this Agreement when HUD provides notification of final project closeout.
5. **Records and Reports:** THRHA shall keep full and detailed accounts and exercise such control as may be necessary for proper financial management under this agreement. THRHA shall provide the TRIBE and HUD with regular progress reports, according to the grant reporting requirements that include accounting and project information. All documents generated in relation to this grant, including all accounting and payment records shall be held by and retained by THRHA for at least 3 years after project closeout, or until any claims under the Project have been resolved, whichever is longer. The TRIBE shall have access to all such records on reasonable notice.
6. **Monitoring:** The TRIBE has the responsibility and the right, upon reasonable request, to inspect the ICDBG project and associated activities or uses of ICDBG project funds to ensure that: the ICDBG funds are used in accordance with all program requirements; THRHA is in compliance with the terms of this Agreement; proper procurement methods are being applied; and, to identify and take appropriate action when performance problems arise. THRHA and the Tribe shall cooperate and do what is possible to assist requests for monitoring of the project by the TRIBE, HUD, the Comptroller General of the United States, the Government Accountability Office, and any other authorized federal agencies or their duly authorized representatives. Such monitoring may include access to any books, documents, papers and records which are directly pertinent to the execution of this Agreement and activities for the purpose of making audit, examination, excerpts and transactions.
7. **Uniform Administrative Requirements:** The TRIBE and THRHA shall comply with the applicable administrative requirements and standards of OMB Super Circular 2 CFR 200 "Principles for Determining Costs Applicable to Grants and Contracts with State, Local and Federally Recognized Indian Tribal Governments", OMB 2 CFR 200, "Audits of State and Local Governments", and with the following sections of 2 CFR 200.330 as referenced in Title 24 section 1003.501 and OMB Section 200.80 that may be pertinent to activities carried out pursuant to this Agreement. The administrative requirements include: Definitions, Exceptions, Special Grant or Sub-grant Conditions for High Risk Grantees,

Standards for Financial Management Systems, Payment, Allowable Costs, Program Income, Non-federal Audits, Equipment, Supplies, Copyrights, Debarment and Suspension, Procurement, Sub-grants, §103 and § 107 Contract Work and Safety Standards, Bonding, Monitoring and Reporting Program Performance, Financial Reporting, Retention and Access Requirements for Records, Enforcement, Termination for Convenience, Later Disallowances and Adjustments and Collections of Amounts Due.

8. **Other Program Requirements:** The TRIBE and THRHA shall carry out each activity in compliance with all Federal, State and Local laws and regulations.

- a. **Non-Discrimination:** THRHA shall comply with Native Preference in employment and contracting in accordance with THRHA policy. The TRIBE and THRHA shall not discriminate on the basis of age, sex, religion or against an otherwise qualified disabled individual.
- b. **Relocation and Real Property Acquisition:** If applicable, the TRIBE and THRHA agree to comply with the Real Property Acquisition Requirements of 49 CFR part 24 including, minimizing displacement; temporary relocation; relocation assistance; optional relocation assistance; real property acquisition requirements; Appeals; Responsibilities of the grantee; definition of displaced person and definition of initiation of negotiations.
- c. **Indian Preference Requirements:** The TRIBE and THRHA shall comply with the requirements contained in Section 7(b) of the Indian Self Determination and Education Assistance Act (25 U.S.C. 450e) and in accordance with THRHA policy when applying its Procurement policies. Section 7 (b) requires that to the greatest extent feasible, preference and opportunities for training and employment shall be given to Indians and preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned economic enterprises.
- d. **Environmental Review:** THRHA on behalf of the TRIBE shall comply with ICDBG Environmental Review Procedures as required by 24 CFR 1003.605 and in accordance with 24 CFR Part 58. ICDBG project funds will not be expended until such time that there is HUD release of funds.
- e. **Lead Based Paint:** The Requirements of the Lead Based Paint Poisoning Prevention Act at 42 U.S.C. 4821-4846, the Residential Lead Based Paint Hazard Reduction Act of 1992 at 42 U.S.C. 4851-4856 and implementing regulations Part 35, subparts A, B, J, K and R of this Title apply to activities conducted under this program.
- f. **Suspension and Termination:** In accordance with 24 CFR 85.44 the grant award may be terminated upon written notification from the TRIBE or THRHA to HUD stating the reasons for termination and the effective date of such termination. However, if such termination is initiated by the TRIBE, THRHA shall be reimbursed for proper documented expenses reasonably incurred in performing this THRHA Agreement prior to termination, including reasonable close-out costs as agreed by the parties. If termination is by THRHA, reimbursement shall be determined equitably by Agreement between THRHA and the TRIBE, in accordance with agency requirements, if any.
- g. **Program Income:** As set forth in 24 CFR § 1003.502 and 24 CFR § 1003.503, THRHA will adhere to program income requirements.

9. **Arbitration/Dispute Resolution:** The parties agree to submit any dispute, controversy or claim, arising out of, relating to or in connection with this Agreement to final and binding

arbitration. The parties shall appoint a mutually agreed upon single Arbitrator to preside over any and all disputes arising from said Agreement. If the parties cannot mutually agree on an arbitrator, the American Arbitration Association shall select an arbitrator who will preside over the dispute. Any and all costs incurred as a result of the matter being referred to arbitration shall be equally borne by said parties to this Agreement. The parties may be represented by counsel or another authorized representative and each party shall bear its own legal fees and expenses. The arbitration proceeding shall be subject to the jurisdiction of the State of Alaska. The arbitrator's decision shall be final and legally binding and judgment may be entered thereon. However, the arbitrator shall not have the right to award punitive damages to either party.

10. **Reversion of Assets:** Upon the expiration of this Agreement, THRHA shall transfer to the TRIBE and/or HUD any unobligated ICDBG funds on hand at the time of expiration and any accounts receivable attributable to the ICDBG funds.
11. **Indemnification:** The TRIBE indemnifies and holds harmless THRHA against any losses, damages, claims, expenses, demands, suits, liabilities and causes of action arising out of or related to either this Agreement or any use by THRHA or any other party of these sub-granted funds or property. THRHA indemnifies and holds harmless the TRIBE against any losses, damages, claims, expenses, demands, suits, liabilities and causes of action arising out of or related to either this Agreement or any use by the TRIBE or any other party of these sub-granted funds or property. Insurance: THRHA shall purchase and maintain insurance that will protect them from claims under workers compensation acts and other employee benefit acts, and from claims from damages that may arise out of or result from THRHA's operation during construction, billable to the ICDBG grant. Upon project completion, THRHA shall be relieved from any further construction insurance requirements.
12. **Severability:** If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of the Agreement shall remain in full force and effect.
13. **Entire Agreement:** This Agreement constitutes the entire Agreement between the parties and supersedes all prior oral or written Agreements between the parties hereto with respect to the subject matter hereof. Neither this Agreement nor any provision hereof may be changed, waived, discharged or terminated orally, except by a statement in writing signed by both parties.
14. **Applicable Laws and Jurisdiction:** This Agreement and any dispute, or issue related to the ICDBG funding or interpretation arising hereunder whether relating to its execution, its validity, and the obligations provided therein or performance shall be governed by the laws of the State of Alaska without regard to choice of law considerations.

(b) (6)

CEO/President

Tlingit-Haida Regional Housing Authority

4/20/17

Date

(b) (6)

President

Wrangell Cooperative Association

4-25-17

Date

WRANGELL COOPERATIVE ASSOCIATION

P.O. Box 2021 • Wrangell, Alaska 99929

Telephone: (907) 874-4304

Fax: (907) 874-4305

Email: wcatrbe@gmail.com

Code of Conduct

1. General Provisions

1.01 Purpose

The purpose of this Code of Conduct is to establish ethical standards for the Wrangell Cooperative Association (WCA) Tribal Council, employees, or agents. I understand that the information described here is subject to change and Wrangell Cooperative Association may make revisions to the Code of Conduct at any time and that revised information may supersede, modify, or eliminate existing guidelines.

1.02 Authority

Under the Wrangell Cooperative Association Constitution and By-Laws Article V Section 1(c) To manage and control all the economic affairs and enterprises of the Association in accordance with the terms of a charter which may be issued to the Association by the Secretary of the Interior

1.03 Statement of Policy

All Tribal Council members, employees, or agents of WCA must always conduct themselves in a professional and ethical manner that promotes the best interest of WCA.

1.04 Definitions

- a) **Agent** means any person or business acting on behalf of WCA, including contractors, consultants, committee or commission members, or volunteers.
- b) **Calendar Day** means every day of the week, including weekend days and holidays
- c) **Favoritism** means the display of partiality toward a favored person or group.
- d) **Immediate Family** means an individual's spouse, parent, step parent, mother-in-law, father-in-law, brother, sister, brother-in-law, sister-in-law, child (including adopted children and step children).
- e) **Nepotism** means favoritism shown or patronage granted to immediate family members or a business owned by immediate family members.

1.05 Severability

The provisions of this Code of Conduct are severable. If a court of competent jurisdiction finds any provision of this Code of Conduct to be invalid, that determination does not affect the validity of any other provision of this Code.

1.06 Computation of Time

A deadline under this Code that falls on a weekend day or holiday shall be met on the regular working day prior to the weekend day or holiday shall be met on the regular working day prior to the weekend day or holiday.

2. Standards of Conduct

2.01 Conflict of Interest

WCA business must be conducted in a professional manner that prohibits real or apparent conflicts of interest. A real or apparent conflict of interest may occur when a Tribal Council member, employee, or agent of WCA or an immediate family member of any of the above, has a financial or personal interest in any of WCA's government or business dealings.

1. Disclosure of Conflict of Interest. Any Tribal Council member, employee or agent who has a financial or personal conflict of interest in a matter before WCA must disclose that conflict of interest immediately and disqualify himself or herself from participating in a discussion and/or vote on the matter.

a) Tribal Council Member Failure to Disqualify

If the majority of the Tribal Council determines that a Tribal Council member should have voluntarily disqualified himself or herself from a vote or discussion due to a financial or personal conflict of interest, the Tribal Council may prevent the Tribal Council members from participating in the discussion or the vote

2. Financial Conflict of Interest. A financial interest means an interest held by the affected person, which is an ownership, income, investment, security, employment or other beneficial interest in a business, government, or organization.

3. Personal Conflict of Interest. A Personal interest means any situation in which the affected person is in a position to exploit a professional or official capacity in some way for his/her personal benefit.

a) Cultural, Tribal, or Clan Affiliation Conflict of Interest. No Tribal Council member, employee, or agent will place his/her personal cultural, tribal, or clan interest above the interest of WCA. The best interest of WCA must be the highest priority at all times.

b) Organization, Government, Employer, or Board Conflict of Interest. No Tribal Council member, employee, or agent will place his/her personal interest in an organization, government body, employer or board, above the interest of WCA

2.02 Confidential Information

No Tribal Council member, employee, or agent shall disclose or use for his/her own benefit or the benefit of other confidential information that he or she has acquired by reason of his or her office or position.

2.03 Use of WCA Property

No Tribal Council member, employee, or agent shall use or permit the use of WCA equipment, vehicles, boats, materials, or property for unauthorized activities or personal benefit.

2.04 Public Statement

Only the Tribal Chairman, or in his/her absence, the Presiding Officer are authorized to speak on behalf of WCA. Tribal Council members must obtain permission from the Tribal Council before speaking with the media or on behalf of WCA. Employees or agents of WCA must obtain permission from the WCA Tribal Council before speaking with the media or on behalf of WCA.

2.05 Use of Alcohol and Controlled Substances

Alcohol or controlled substances must not be abused. No Tribal Council member, employee, or agent of WCA shall use alcohol or controlled substances in a manner that results in harm to the reputation of the tribal government or negatively affects the integrity of his/her office or position.

2.06 Gifts or Favors

a) Permitted Gifts

The following gifts are permitted regardless of value,

- 1) Gifts that are received as an award or honor, customarily and publicly presented in recognition of service.
- 2) Gifts that are obviously motivated by family or social relationships, as among immediate family members or family inheritances.

b) Prohibited Gifts

Tribal Council members, employees, or agents are prohibited from soliciting or accepting gifts or gratuities for their personal benefits in excess of \$50.00 in value from any person receiving benefits or services from WCA, from any person or entity performing services under contract for WCA, or from any person who is otherwise in a position to benefit from the actions of any employee, Tribal Council member, or agent of WCA.

2.07 Favoritism and Nepotism

The practice or favoritism or nepotism creates a negative environment where some persons receive preferential treatment at the expense of others. No Tribal Council member, employee, or agent of WCA will participate in any action or that could be construed as favoritism or nepotism.

2.08 Tribal Council Meetings

Under the WCA Constitution, Article IV, Section 1, The Council shall meet on the first Thursday of each month at 6:15 pm, unless otherwise ordered by resolution, and may meet at such other times as may seem desirable to the Council.

2.09 Special Provisions, Tribal Council Members

1. Tribal Council Members' Meeting Attendance

Tribal Council members must make every effort to attend regular Council meetings, special council meetings, assigned committee or commission meetings, government-to-government meetings, work sessions, and executive sessions, as scheduled.

a) Excused v. Unexcused Absences

Any Tribal Council member, who will not be able to attend a Tribal Council Meeting, must notify the Tribal Chairman or the Presiding Officer prior to the start of the meeting and provide an explanation for his/her absence. During the roll call at the Tribal Council meeting, the Chairman or the Presiding Officer will share the absent Council member's reason for the absence, if appropriate, and state whether the absence is excused or unexcused.

b) Consequence for Unexcused Absences

Pursuant to the WCA Constitution, Article VII, Section 1 (B) Any member of the Council who is absent from the regular meetings of the Council for a period of three months without cause or excuse, may have his/her seat declared vacant by the council after notice and opportunity be heard whereupon the Council shall fill it as in the case of other vacancies

2. Convictions

Under the WCA Constitution, Article VII, Section 1(a) Any Member or officer of the Council who is convicted of a felony or any offense involving dishonesty shall forfeit his office.

3. Executive Session

No Tribal Council member or staff privy to an executive session will disclose information discussed during that session unless expressly authorized by the Tribal Council.

4. Tribal Council Interaction with Employees and Agents

- a) Tribal Council members shall not threaten or intimidate any employee or agent in retaliation for the employee or agent acting within his/her scope of duties.
- b) Tribal Council members shall not direct employees or agents or assign specific tasks unless specifically authorized by the Tribal Council and the WCA Tribal Administrator. However, Tribal Council members through their work on WCA committees may direct the work of the staff assigned to that committee.

3. Ethics Committee & Penalties

3.0 Ethics Committee

1. Alleged Ethics Violations of Tribal Council, Committee or Commission Members, or the Tribal Administrator

The Chairman of the Tribal Council will address Tribal Council member, committee or commission member, or Tribal Administrator alleged violations of the Code of Conduct. The chairman will appoint an Ad Hoc Committee consisting of three Tribal Council members to review the allegation and make a recommendation to the full Tribal Council, committee or commission, and Tribal Administrator violations of the Code of Conduct, and there is no further right to appeal.

2. Alleged Ethics Violations of Employees, Contractors, or Volunteers

For employee or agent alleged violations of the Code of Conduct, the Tribal Administrator will review the allegations and make a determination. The Tribal Administrator's decision may be appealed to the Tribal Council for review.

3. Ethics Complaint Process

Ethics complaints must be filed in writing with forty-five (45) calendar days of the date the alleged violation occurred or within forty-five (45) calendar days of the date the alleged violation was discovered. Complaints against Tribal Council members, committee or commission members, or the Tribal Administrator, will be filed with the Tribal Chairman. Complaints against the Tribal Chairman will be filed with the Presiding Officer. Complaints against employees, contractors or volunteers will be filed with the Tribal Administrator. Complaints will be reviewed and a final decision issued, notwithstanding any appeal, within twenty-one (21) calendar days of receiving the complaint.

3.02 Penalties

Violations of the Code of Conduct may result in a letter of reprimand, repayment of amount of personal gain, demotion, termination of employment or contract, censure, or removal from office, depending on the nature and circumstances of the violation.

3.03 Code of Conduct Acknowledgement

I acknowledge that I have received a copy of the WCA Code of Conduct and that it is my responsibility to read and comply with the guidance it contains along with any revisions that may be made throughout my employment.

Employee Signature

Date

As Tribal Administrator with the executive authority to do so, I hereby certify that this document constitutes the Code of Conduct that is followed by the WCA, and meets the requirements of HUD and 2 CFR 200.318(c)(1).

(b) (6)

Aaron Angerman, Tribal Administrator

5-15-17

Date

The following provides the required for WCA information as requested by HUD:

Organization DUNS#: 0114953010000

Organization Legal Name: Wrangell Cooperative Association

Complete Mailing Address: 104 Lynch Street, Wrangell, AK 99929

Name, Title, and Contact Information of Responsible Official:

Aaron Angerman
Tribal Administrator
Wrangell Cooperative Association
P.O. Box 2021
Wrangell, Alaska 99929
Telephone: 907.874.4304
Fax: 907.874.4305



CITY AND BOROUGH OF WRANGELL

INCORPORATED MAY 30, 2008

P.O. BOX 531 (907)-874-2381
Wrangell, AK 99929 FAX (907)-874-3952
www.wrangell.com

May 3, 2017

U.S. Department of Housing and Urban Development
Alaska Office of Native American Programs
3000 C Street, Suite 401
Anchorage, AK 99503

Re: Wrangell Cooperative Association ICDBG Application

Dear Office of Native American Programs:

The Wrangell Cooperative Association (WCA), in a joint effort with the Tlingit-Haida Regional Housing Authority (THRHA), is seeking funding through the 2017 Indian Community Development Block Grant for a project to ensure safe, efficient, and affordable housing is available for low income residents in the Wrangell community.

My understanding is the project goal will address energy efficiency and energy costs, the number one issue identified by a 2016 survey of 133 Wrangell Tribal households. The project will provide for rehabilitation of up to 20 homes in the Village. The rehabilitations will focus on reducing annual costs for home owners through energy efficiency, lower cost renewable energy, and reduced maintenance. Overall, this project will not only reduce long term costs of living in the community for low income Tribal Citizens; it will also improve the health and safety of homes, and enhance the community.

The City and Borough of Wrangell is fully supportive of WCA's application for the housing rehabilitation project. In 2017, the Borough completed a housing needs assessment as part of a larger land development master planning project and it was identified that Wrangell had more older homes on average (12% built before 1940) than the region as a whole (8%). It was also determined that Wrangell's housing energy use and costs were the highest in the region and cost 2.4 times higher than energy costs in Anchorage and 3.1 times higher than the national average. We fully recognize the tremendous need for safe, quality, and affordable housing in Wrangell, and this project will help to ensure that the Tribal Citizens with the most need have healthy, safe, efficient, and affordable housing with reduced energy and maintenance costs into the future.

We strongly encourage you to fund this application to support the low income residents in this underserved rural community. Thank you for your consideration of the WCA application.

Sincerely,

(b) (6)

Carol Rushmore
Interim Borough Manager



GATEWAY TO THE STIKINE

**WRANGELL
PUBLIC SCHOOLS**
DISTRICT OFFICE

P.O. BOX 2319
WRANGELL ALASKA 99929
Telephone (907) 874-2347
Fax # (907) 874-3137

May 2, 2017

To Whom It May Concern:

I am writing this letter in support of the Wrangell Cooperative Associations grant application titled: *"Housing Rehabilitation Project – Reducing the Cost of Living for Low Income Tribal Citizens Through Energy Efficiency in Wrangell, AK"*

The Wrangell Public School District is situated in Southeast Alaska in the middle of the Tongass National Forest. Our overall school district enrollment is 275 students. Our student population consists of 45 percent Alaska Native. Our free and reduced lunch population is 52 percent.

For students to succeed academically, the physical home environment is very important. Housing in Wrangell is in very short supply and for those native families who do own homes, they often experience high costs for energy related expenses. Thus, our school district is always supportive of students having access to safe, warm and economical housing. Houses that are audited and found deficient in terms of energy efficiency often require extensive renovations. Such renovations have multiple benefits including reducing the incidence of black mold which is common in the community of Wrangell and other Southeast communities. Unchecked, black mold could negatively impact both student performance and school attendance.

The opportunity to obtain funding for our local native families to improve the energy efficiency and of tribal homes will have many positive impacts throughout Wrangell. Wrangell Public Schools fully supports Wrangell Cooperative Association's grant request.

Please look favorably on WCA's submission.

Sincerely,

(b) (6)

Patrick V. Mayer, Superintendent



Alaska Native Sisterhood

U.S. Department of Housing and Urban Development
Alaska Office of Native American Programs
3000 C Street, Suite 401
Anchorage, AK 99503

Re: Wrangell Cooperative Association ICDBG Application

Dear Office of Native American Programs,

The Wrangell Cooperative Association (WCA), in a joint effort with the Tlingit-Haida Regional Housing Authority (THRHA), is seeking funding through the 2017 Indian Community Development Block Grant for a project to ensure safe, efficient, and affordable housing is available for low income residents in the Wrangell community.

The goal of the project is to address the number one issue as identified by a 2016 survey of 133 Wrangell Tribal households. This issue is energy efficiency and energy costs. The project will provide for rehabilitation of up to 20 homes in the Village. The rehabilitations will focus on reducing annual costs for home owners through energy efficiency, lower cost renewable energy, and reduced maintenance. WCA and THRHA housing standards will be followed for these rehabilitations. This means that in addition to the focus of lowering energy use and costs, other issues with rehabilitated homes will also be addressed to ensure housing codes and standards are met for health and safety. Overall, this project will not only directly reduce long term costs of living in the community for low income Tribal Citizens; it will also improve the health and safety of homes, and enhance the community.

Our organization is fully supportive of WCA's application for the housing rehabilitation project. We fully recognize the tremendous need for safe, quality, and affordable housing in Wrangell, and this project will help to ensure that the Tribal Citizens with the most need have healthy, safe, efficient, and affordable housing into the future. The project will ensure that the impacted housing stock will have reduced energy and maintenance costs, which will greatly impact the financial situation for housing owners and occupants.

We strongly encourage you to fund this application to support the low income residents in this underserved rural community. Thank you for your consideration of the WCA application.

Sincerely,

(b) (6)

PRESIDENT

Wrangell T&H Community Council

U.S. Department of Housing and Urban Development
Alaska Office of Native American Programs
3000 C Street, Suite 401
Anchorage, AK 99503

Re: Wrangell Cooperative Association ICDBG Application

Dear Office of Native American Programs,

The Wrangell Cooperative Association (WCA), in a joint effort with the Tlingit-Haida Regional Housing Authority (THRHA), is seeking funding through the 2017 Indian Community Development Block Grant for a project to ensure safe, efficient, and affordable housing is available for low income residents in the Wrangell community.

The goal of the project is to address the number one issue as identified by a 2016 survey of 133 Wrangell Tribal households. This issue is energy efficiency and energy costs. The project will provide for rehabilitation of up to 20 homes in the Village. The rehabilitations will focus on reducing annual costs for home owners through energy efficiency, lower cost renewable energy, and reduced maintenance. WCA and THRHA housing standards will be followed for these rehabilitations. This means that in addition to the focus of lowering energy use and costs, other issues with rehabilitated homes will also be addressed to ensure housing codes and standards are met for health and safety. Overall, this project will not only directly reduce long term costs of living in the community for low income Tribal Citizens; it will also improve the health and safety of homes, and enhance the community.

Our organization is fully supportive of WCA's application for the housing rehabilitation project. We fully recognize the tremendous need for safe, quality, and affordable housing in Wrangell, and this project will help to ensure that the Tribal Citizens with the most need have healthy, safe, efficient, and affordable housing into the future. The project will ensure that the impacted housing stock will have reduced energy and maintenance costs, which will greatly impact the financial situation for housing owners and occupants.

We strongly encourage you to fund this application to support the low income residents in this underserved rural community. Thank you for your consideration of the WCA application.

Sincerely,

(b) (6)

President



**ANB Wrangell Camp #4
PO Box 1048
Wrangell, AK 99929**

May 15, 2017

U.S. Department of Housing and Urban Development
Alaska Office of Native American Programs
3000 C Street, Suite 401
Anchorage, AK 99503

Re: Wrangell Cooperative Association ICDBG Application

Dear Office of Native American Programs:

This letter is in support of Wrangell Cooperative Association and their application for the Indian Community Development Block Grant titled "Housing Rehabilitation Project – Reducing the Cost of Living for Low Income Tribal Citizens Through Energy Efficiency in Wrangell, AK".

The Wrangell Cooperative Association (WCA), in a joint effort with the Tlingit-Haida Regional Housing Authority (THRHA), is seeking funding through the 2017 Indian Community Development Block Grant for a project to ensure safe, efficient, and affordable housing is available for low income residents in the Wrangell community.

We fully recognize the tremendous need for safe, quality, and affordable housing in Wrangell, and this project will help to ensure that the Tribal Citizens with the most need have healthy, safe, efficient, and affordable housing into the future. This project will not only directly reduce long term costs of living in the community for low income Tribal Citizens; it will also improve the health and safety of homes, and enhance the community. The ICDBG perfectly complements the mission of the Alaska Native Brotherhood (ANB), "to better the lives of native people and their families".

We strongly encourage you to fund this application to support the low income residents in this underserved rural community. Thank you for your consideration of the WCA application.

Sincerely,

(b) (6)

William Willard
ANB Wrangell Camp #4 President



Regional Housing Authority

April 19, 2017

U.S. Department of Housing and Urban Development
Alaska Office of Native American Programs
3000 C Street, Suite 401
Anchorage, AK 99503

Re: ICDBG Application Written Statements
Commitment to Sustain Activities
Funding restricted to ICDBG eligible beneficiaries
Rehabilitation Standards 24 CFR 1003.302(a)

Dear Office of Native American Programs,

Tlingit Haida Regional Housing Authority (THRHA) submits this letter to certify and demonstrate our commitment to implement the energy efficiency housing rehabilitation program proposed for ICDBG funding that will serve tribally owned or operated housing and households that are eligible for ICDBG HUD funding.

This letter serves as our written statement that THRHA:

1. commits to sustaining activities through THRHA's ongoing maintenance accountability and responsibilities for THRHA housing stock and according to THRHA's policy, procedures, practices, and HUD/NAHASDA requirements, and;
2. certifies that funds will be used to rehabilitate ICDBG eligible houses only when the homebuyer's payments are current or the homebuyer is current in a repayment agreement except because of an emergency situation. Each housing unit that receives ICDBG assistance will be occupied by a low and moderate-income family at the time the assistance is provided, and;
3. in accordance with 24 CFR 1003.302(a), THRHA has adopted rehabilitation standards and policies.

Sincerely,

(b) (6)

Joyce Niven
VP Administration
Interim President & CEO



Regional Housing Authority

April 19, 2017

Grants Management Specialist
U.S. Department of Housing and Urban Development
Alaska Office of Native American Programs
3000 C Street, Suite 401
Anchorage, AK 99503

Re: ICDBG Application
Firm Commitment – Sub-recipient Agreement

Dear Grants Management Specialist,

Tlingit Haida Regional Housing Authority (THRHA) serves as the Wrangell Cooperative Association's (WCA) Tribally Designated Housing Entity (TDHE).

THRHA supports WCA's commitment to provide their Tribal citizens with affordable, safe housing. In partnership with WCA, THRHA is committed to providing sub-recipient services that will include the rehabilitation of homes owned by low-to-moderate income Tribal citizens.

THRHA adheres to the State of Alaska construction standards and HUD Housing Quality Standards. THRHA's 45 years of construction experience in southeast Alaska's maritime climate will benefit the outcome of ICDBG funding investment. Aging Wrangell homes are in desperate need of energy efficiency rehab that will result in safe, healthy, and sustainable homes.

Sincerely,

(b) (6)

Joyce Niven
VP Administration
Interim President & CEO



Regional Housing Authority

Tlingit-Haida Regional Housing Authority
Resolution 15-03
June 10, 2015

Entitled: *Mold Remediation and Prevention*

WHEREAS, Tlingit Haida Regional Housing Authority (THRHA) is the Tribally Designated Housing Entity for the Tribe; and

WHEREAS, THRHA's objective is to improve the quality of life, health, and welfare of tribal members and assist in establishing healthy homes by providing mold remediation and prevention to households qualified to receive benefits from the U.S. Department of Housing and Urban Development (HUD) Indian Community Development Block Grant (ICDBG) funding; and

WHEREAS, THRHA has undertaken a thorough investigation of THRHA housing stock and eligible ICDBG Mold Remediation and Prevention households and has determined that eligible households are in need of mold remediation and prevention; and

WHEREAS, THRHA has established a mold remediation and prevention plan by working with community members, stakeholders and has determined that the ICDBG application to HUD is of priority for THRHA, Tribes and its members; and

WHEREAS, THRHA is recognized as a legally established Tribally Designated Housing Entity (TDHE) of Indian Tribes, which is controlled and sanctioned by recognized governing bodies of Indian Tribes throughout southeast Alaska; and

WHEREAS, THRHA in partnership with the Tribe is submitting an application to HUD for mold remediation and prevention; and

WHEREAS, THRHA adopts the housing quality standards (HQS) that will be implemented by standards and policies of THRHA and in adherence to State of Alaska construction standards; and

WHEREAS, THRHA housing quality standards (HQS) provide for a) a safe house, in physically sound condition with all systems performing their intended design functions; b) a livable home environment and an energy efficient building and systems that incorporate energy conservation measures; and c) adequate space and privacy for all intended household members; and

WHEREAS, THRHA adopts the EPA's Indoor Air-Plus Program that will be implemented by THRHA standard operating procedures and practices; and

WHEREAS, THRHA adopts procurement practices that will ensure mold resistant materials will be used in locations where humid conditions warrant mold prevention practices for a safe, mold resistant environment; and

WHEREAS, THRHA as sub-recipient of the Tribe, THRHA is subject to the Civil Rights requirements of Title II of the Civil Rights Act of 1968, known as the Indian Civil Rights Act; Section 109 prohibitions against discrimination based on age, sex, religion and disability; the Age Discrimination Act of 1975; and Section 504 of the Rehabilitation Act of 1973 and neither THRHA nor THRHA have any outstanding violations of these civil rights authorities.

WHEREAS, THRHA assures that not less than 70% of the expenditures of ICDBG funds shall be for activities that meet the regulatory criteria at 24 CFR 100.3.208(c) for housing activities to principally benefit low-and moderate income eligible residents; and

WHEREAS, THRHA is accountable as the ICDBG sub-recipient and will be monitored by the Tribe on performance of ICDBG funding requirements according to Â§1003.204; and

NOW THEREFORE BE IT RESOLVED THAT, based on Tribal housing needs, the THRHA Board of Commissioners, hereby formally requests that the U.S. Department of Housing and Urban development provide funding to assist the Tribe, THRHA and Tribal Citizens with mold remediation and prevention for qualified housing units;

BE IT FURTHER RESOLVED THAT, the THRHA Board of Commissioners support the use of THRHA Indian Housing Block Grant Funds to provide matching funds for mold remediation and prevention activities subject to award of ICDBG funding;

BE IT FURTHER RESOLVED THAT, the THRHA Board of Commissioners elects the THRHA President and staff to negotiate and execute any documents necessary to receive financial assistance from HUD on behalf of THRHA:

BE IT FURTHER RESOLVED THAT, the Board of Commissioners of Tlingit Haida Regional Housing Authority hereby authorizes the Tlingit Haida Regional Housing Authority to partner with the Tribe to apply for ICDBG funding as sub-recipient of the Tribe's ICDBG funding.

ADOPTED this 10 day of June 2015, by the Board of Commissioners of Tlingit Haida Regional Housing Authority by a vote of 3 yeas, Ø nays, 2 abstentions and Ø absence(s).

CERTIFY:

(b) (6)

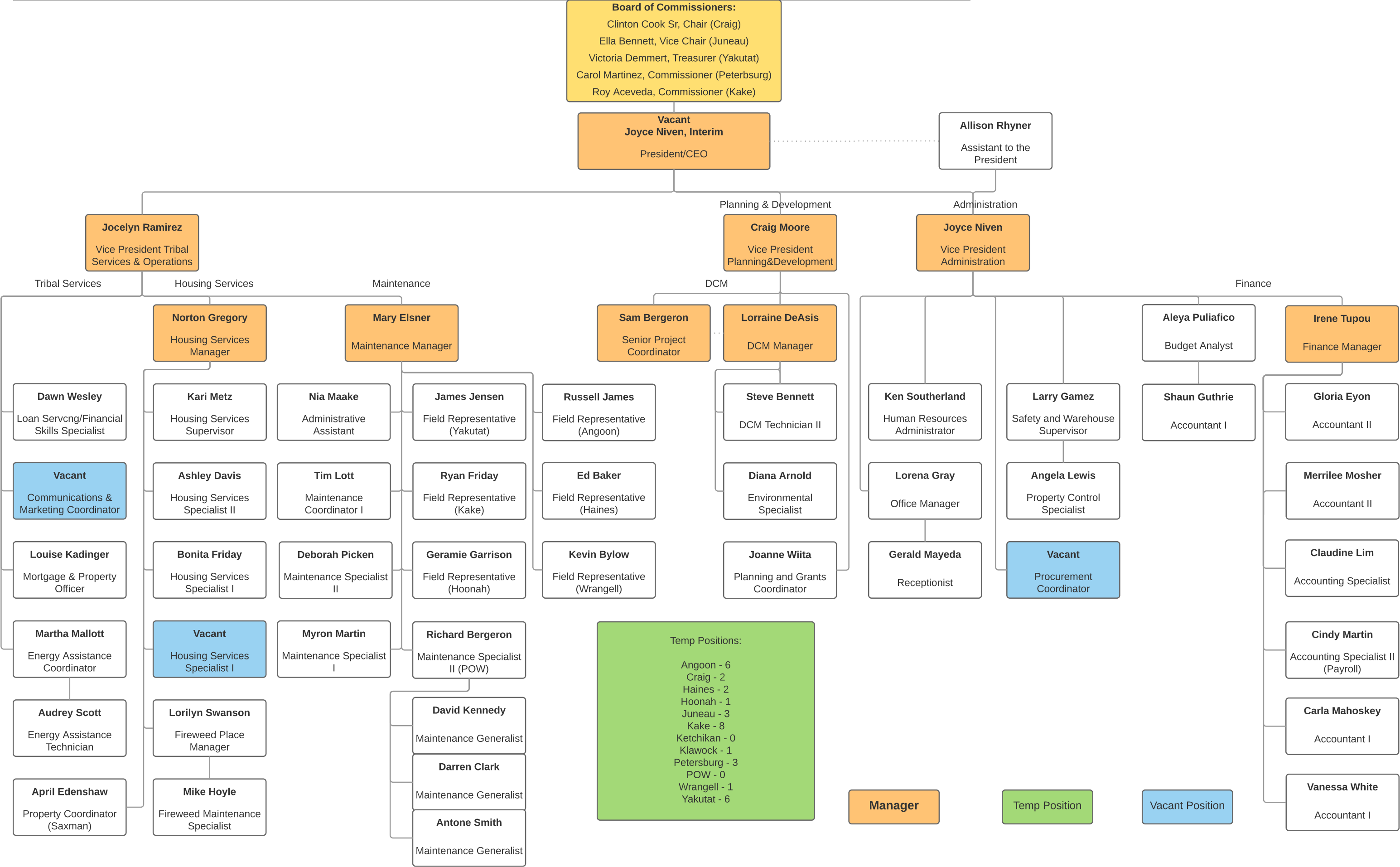
Clinton Cook, Sr., Chairman
Board of Commissioner

ATTEST:

(b) (6)

Virginia Lawnicki, Secretary
Board of Commissioner





Tlingit Haida Regional Housing Authority is the Tribally Designated Housing Entity (TDHE) of 12 southeast Alaska Tribes; Angoon, Craig, Douglas, Klawock, Kake, Kasaan, Saxman, Petersburg, Skagway, Juneau, Wrangell, and Yakutat. THRHA is created under AS 18.55.995 serving southeast Alaska - building new affordable housing, renovating and weatherizing aging housing stock, and providing a wide range of services to community residents, including employment.

THRHA is federally funded through the Native American Housing Assistance and Self-Determination Act (NAHASDA) Block Grant. In addition to managing over 600 units, THRHA constructs and renovates houses for low and moderate-income families.

Mission:

Provide Affordable Housing Opportunities and Solutions for All Southeast Alaskans.

Vision:

Southeast Alaska families and individuals have a sense of purpose and pride that gives value to community. Self-sufficiency is attained through financial independence and economic capacity of southeast communities.

Values:

We value education and promote financial independence

We value initiative by individuals willing to make a difference for themselves and for their community through education and self-sufficiency

We value effective partnerships that build economic capacity in our Tribal partner communities

We value energy independence, food security, sovereignty, and commitment to place



LAWS OF ALASKA

1971

Source

Chapter No.

HCS CSSB 215 am H

123

AN ACT

Creating regional Native housing authorities; and providing for an effective date.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

* Section 1. AS 18.55 is amended by adding new sections to read:

ARTICLE 5. REGIONAL NATIVE HOUSING AUTHORITIES.

Sec. 18.55.995. PURPOSE AND INTENT. The legislature finds that an acute shortage of housing and related facilities exists in the villages of Alaska and that adequate housing cannot be provided by the private sector due to the economic depression which exists in most villages of Alaska. It is the purpose and intent of the legislature to provide a means for certain Native associations to form public corporations with the powers and duties comparable to the Alaska State Housing Authority for the specific purpose of implementing the President's National Indian Program for Indian Housing, under which the State of Alaska's share initially will be 1,200 new homes in 1972, in the remote housing program.

Sec. 18.55.996. CREATION OF AUTHORITIES. (a) The following associations are given the authority specified in (b) of this section:

- (1) Arctic Slope Native Association (Barrow and Point Hope)
- (2) Bering Straits Association (Seward Peninsula, Unalakleet, St. Lawrence Island)
- (3) Northwest Alaska Native Association (Kotzebue)

(4) Association of Village Council Presidents (southwest coast of Alaska including all villages in the Bethel area and all villages on the Lower Yukon River and Lower Kuskokwim River)

(5) Tanana Chiefs Conference (Koyukuk, the middle and upper Yukon River villages and the upper Kuskokwim and Tanana River villages)

(6) Cook Inlet Association (Kenai, Tyonek, Eklutna and Iliamna)

(7) Bristol Bay Native Association (Dillingham, Upper Alaska Peninsula)

(8) Aleut League (Aleutian Islands, Pribilof Islands and that part of the Alaska Peninsula which is in the Aleut League)

(9) Chugach Native Association (Cordova, Tatitlek, Port Graham, English Bay, Valdez and Seward)

(10) Tlingit-Haida Central Council or Alaska Native Brotherhood (Southeastern Alaska including Metlakatla)

(11) Kodiak Area Native Association (all villages on and around Kodiak Island)

(12) Copper River Native Association (Copper Center, Glennallen, Chitina and Mentasta)

(13) Alaska Federation of Natives, Inc.

(b) There is created with respect to each of the associations named in (a) of this section a public body corporate and politic to function in the operating area of the individual associations to be known as the regional housing authority of the associations possessing all powers, rights and functions now or subsequently specified for the Alaska State Housing Authority, under the Alaska State Housing Authority Act (secs. 10 - 290 of this chapter) except those specified with respect to the construction and acquisition of public buildings for lease to the state or any subsequently specified authority which is inconsistent with sec. 995 of this chapter. All obligations or liabilities of the regional housing authorities shall remain their own and shall not be obligations or liabilities of the state.

(c) A housing authority created by this section may not transact business or exercise powers granted to it until the governing body of the named association has, by proper resolution, declared that there is a need for the authority to function, gives it the authority to function and has named its commissioners as provided under (d) of this section.

(d) The governing body of the association in question shall, after determining that they wish to have a regional Native housing authority, appoint five persons to serve as the board of commissioners of the authority.

The term of office of each member is for three years except that of the commissioners first appointed, one shall serve for a term of one year and two shall serve for a term of two years. Vacancies shall be filled by the governing body of the association in question.

(e) Questions arising as to jurisdiction and boundary disputes as a result of the jurisdictional lines set out by (a) of this section shall be resolved by the governing board of the Alaska Federation of Natives.

* Sec. 2. This Act takes effect on July 1, 1971.

NOTICE OF ORGANIZATION MEETING

Tlingit & Haida Regional Housing Authority

February 18, 1973

To: Frank See

Bertha Cavanaugh

Robert Sanderson

Caroline Powell

Cyril George

You and each of you are hereby notified that I have called a meeting of the Tlingit-Haida Regional Housing Authority to be held at the Triangle Building - Room 202 - 114 South Franklin St. in the City of Juneau, State of Alaska at 10:00 o'clock A. M on the 21 day of February, 1973, for purpose of organizing said Housing Authority, adopting by-laws and a seal therefor, electing officers, designating the regular meeting place, designating the location of the office of the Authority and to take such other action concerning the organization of said Housing Authority as the members thereof may determine.

(b) (6)

Clarence Jackson - President
Tlingit-Haida Central Council

I hereby certify that I caused the above and foregoing notice to be communicated to each of the Commissioners of Tlingit-Haida Regional Housing

Authentication

The following officers of the Legislature certify that the
attached enrolled bill, House CS for CS for
Senate Bill No. 215 am H,
consisting of 3 pages, was passed in conformity with the
requirements of the constitution and laws of the State of Alaska
and the Uniform Rules of the Legislature.

Passed by the Senate May 8, 1971

(b) (6)

President of the Senate

ATTEST:

(b) (6)

Secretary of the Senate

Passed by the House May 6, 1971

(b) (6)

Speaker of the House

ATTEST:

(b) (6)

Chief Clerk of the House

ACTION BY GOVERNOR

Approved by the Governor

June 1

19

71

(b) (6)

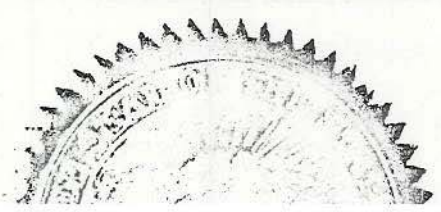
Governor of Alaska

STATE OF ALASKA
LIEUTENANT GOVERNOR
JUNEAU

CERTIFICATE

I, H. A. BOUCHER, LIEUTENANT GOVERNOR FOR THE STATE OF ALASKA, DO HEREBY CERTIFY THAT THE attached is a full, true and correct copy of the original enrolled Senate Bill 225, which upon enactment became Chapter 123, A.S. 1971.

I FURTHER CERTIFY THAT the signatures which appear on the attached are copies of the original manual signatures of the presiding officers of each house of the Alaska State Legislature and of the Governor of Alaska.



IN TESTIMONY WHEREOF, I have hereunto set my hand and



Wrangell, AK Location Map



WCA FY 2017 ICDBG Application - Housing Rehabilitation
Reducing the Cost of Living for Low Income Tribal Citizens Through Energy Efficiency in Wrangell, AK



Regional Housing Authority



TLINGIT HAIDA REGIONAL HOUSING AUTHORITY: HOUSING NEEDS ASSESSMENT



October 2014

Prepared for: Tlingit Haida Regional Housing Authority



Prepared by:
Agnew::Beck Consulting, LLC, RPI Consulting
and Native Home Capital



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ACKNOWLEDGEMENTS

This housing needs assessment was made possible through the generous dedication of time and knowledge by those committed to advancing housing in Southeast Alaska. The Tlingit-Haida Regional Housing Authority would like to thank all of those who contributed:

- THRHA Board
- Alaska Housing Finance Corporation
- Central Council of Tlingit & Haida Indian Tribes of Alaska
- City of Craig
- Craig Tribal Council
- Craig School District
- First Bank
- Haa Aaní, LLC
- Juneau Economic Development Council
- Klawock Corporative Association
- Klawock Heenya Corporation
- Ketchikan Chamber of Commerce
- Ketchikan Indian Community
- Ketchikan Visitors Bureau
- Marine Industry Council
- Organized Village of Saxman
- Prince of Wales Chamber of Commerce
- Sealaska Corporation
- Sealaska Heritage Institute
- Shaan-Seet Corporation
- Southeast Conference
- United States Forest Service
- Viking Lumber

COMMON ACRONYMS

ACS	(United State Census Bureau) American Community Survey
AHFC	Alaska Housing Finance Corporation
BIA	Bureau of Indian Affairs
CCTHITA	Central Council of Tlingit & Haida Indian Tribes of Alaska
DOL&WD	Alaska Department of Labor and Workforce Development
HDS	Housing Data System
HUD	United State Department Housing and Urban Development
ICDBG	Indian Community Development Block Grant
IHBG	Indiana Housing Block Grant
JEDC	Juneau Economic Development Council
LIHEAP	Low Income Home Energy Assistance Program
LIHTC	Low Income Housing Tax Credit
MFI	Median Family Income
NAHASDA	Native American Housing and Self Determination Act
NMH	New Mutual Help
ONAP	(HUD) Office of Native American Programs
SHI	Sealaska Heritage Institute
TDHE	Tribally Designated Housing Entity
THRHA	Tlingit-Haida Regional Housing Authority
USDA	United States Department of Agriculture

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I. EXECUTIVE SUMMARY + RECOMMENDATIONS

INTRODUCTION + REPORT PURPOSE

The purpose of this report is to identify the current need for housing by Native American Housing and Self Determination Act (NAHASDA) eligible households. This population constitutes the Tlingit Haida Regional Housing Authority's (THRHA) primary client base. NAHASDA eligible residents are American Indian or Alaska Native households who make no more than 80 percent of the median family income (MFI) with some notable exceptions such as public safety officers and teachers. This housing needs assessment also examines the demographics and housing need of non-NAHASDA eligible residents to help THRHA understand the broader housing opportunities and challenges to inform on-going policy and program development. Additionally, this study identifies future housing programs that may be a suitable for new or expanded THRHA housing initiatives and recommends the most appropriate funding mechanisms.

STUDY METHODOLOGY

The housing needs assessment was conducted using a broad range of primary and secondary data.

Primary data from the two focus communities, Craig and Saxman, include reporting from key stakeholder interviews, an Internet survey and a series of community meetings. THRHA selected Craig as a focus community prior to releasing the RFP for this study; Saxman was selected following an analysis of all THRHA communities. Chapter 2 of this report includes the criteria for selecting Saxman.

Secondary data sources include THRHA's Housing Data Systems (HDS), the United States Census Bureau's American Community Survey (ACS), the Alaska Department of Labor & Workforce Development (ADL&WD), the 2014 Alaska Housing Assessment by the Alaska Housing Finance Corporation (AHFC), and various research published on housing in Alaska.

REPORT ORGANIZATION

This report is organized into ten chapters as follows.

Chapter 1 Executive Summary + Recommendations. This chapter provides an overview of the THRHA organization, summarizes the study methodology, identifies the study's key findings, and makes recommendations for housing programs, organizational improvements and funding opportunities.

Chapter 2 Methodology + Process. This chapter provides more detail on the study methodology.

Chapter 3 Overview of Tlingit Haida Regional Housing Authority. This chapter provides an overview of THRHA, identifies its mission and goals, current programs, and summarizes its current financial position.

Chapter 4 Economic + Demographic Trends in THRHA Communities. This chapter summarizes broader economic and demographic trends in the THRHA communities, such as industry trends, population change, cultural and racial diversity, and identifies the increase in the elder population that is occurring throughout southeast Alaska.

Chapter 5 Housing Supply. This chapter analyzes the current housing supply in THRHA communities including THRHA housing stock and the broader supply of housing inclusive of non-Housing Authority homes.

Chapter 6 Need + Ability to Pay. This chapter examines housing demand by assessing the need for housing across all eleven THRHA communities and the ability of households to pay for housing.

Chapter 7 Ten Year Housing Forecast. This chapter synthesizes the supply side analysis with the demand assessment to quantify future housing need in the THRHA communities. The estimates in this chapter provide data to help THRHA plan for the next ten years as THRHA considers its new construction and rehabilitation programs.

Chapters 8 and 9 Focused Housing Need Assessments: Craig and Saxman. Project team members visited both Craig and Saxman in June 2014 to hold a series of community focus group sessions and key informant interviews. Additionally, the project team conducted an Internet survey to better understand housing need in Craig and Saxman. Chapters 7 and 8 synthesize secondary data sources with the information gathered from community focus groups and the Internet survey to better understand housing need and possible strategies to meet that need in these communities.

Chapter 10 Funding Options. This chapter summarizes the funding options available to THRHA for future housing programs and developments.

OVERVIEW OF THRHA

As the largest tribally designated housing entity (TDHE) in southeast Alaska, THRHA works to provide affordable housing for the Alaska Native and non-native population in southeast. The Housing Authority, formed in 1973, has grown its provision of services to include temporary emergency housing, senior independent living, down-payment assistance, home repair, and project and home construction. In addition, THRHA provides home ownership and rent-to-own housing opportunities. THRHA is the TDHE for twelve Alaskan communities shown on Map 1.1 and listed below in Figure 1.1.

Figure 1-1: THRHA Tribal Partners + Communities Served

	Community	Tribal Partner
1	Angoon	Angoon Community Association
2	Craig	Craig Tribal Association
3	Douglas + Juneau	Douglas Indian Association
4	Kake	Organized Village of Kake
5	Kasaan	Organized Village of Kasaan
6	Klawock	Klawock Cooperative Association
7	Petersburg	Petersburg Indian Association
8	Saxman	Organized Village of Saxman
9	Skagway	Skaqua Tribal Council
10	Wrangell	Wrangell Cooperative Association
11	Yakutat	Yakutat Tlingit Tribe
12		Central Council of Tlingit & Haida Indian Tribes of Alaska

Note: THRHA is not currently the TDHE for Haines, Hoonah, Hydaburg, Ketchikan and Klukwan but does manage housing stock in those communities.

In addition, THRHA partners with the Central Council of Tlingit & Haida Indian Tribes of Alaska (Central Council), which represents tribal members worldwide. Central Council is not listed on Figure 1-2 because they serve multiple communities in southeast Alaska and beyond. THRHA's main office and a majority of its staff are located in Juneau/Douglas and there are field representatives in the communities served by THRHA. A five-member THRHA Board of Commissioners, appointed by the Executive Committee of the Central Council, governs the THRHA.

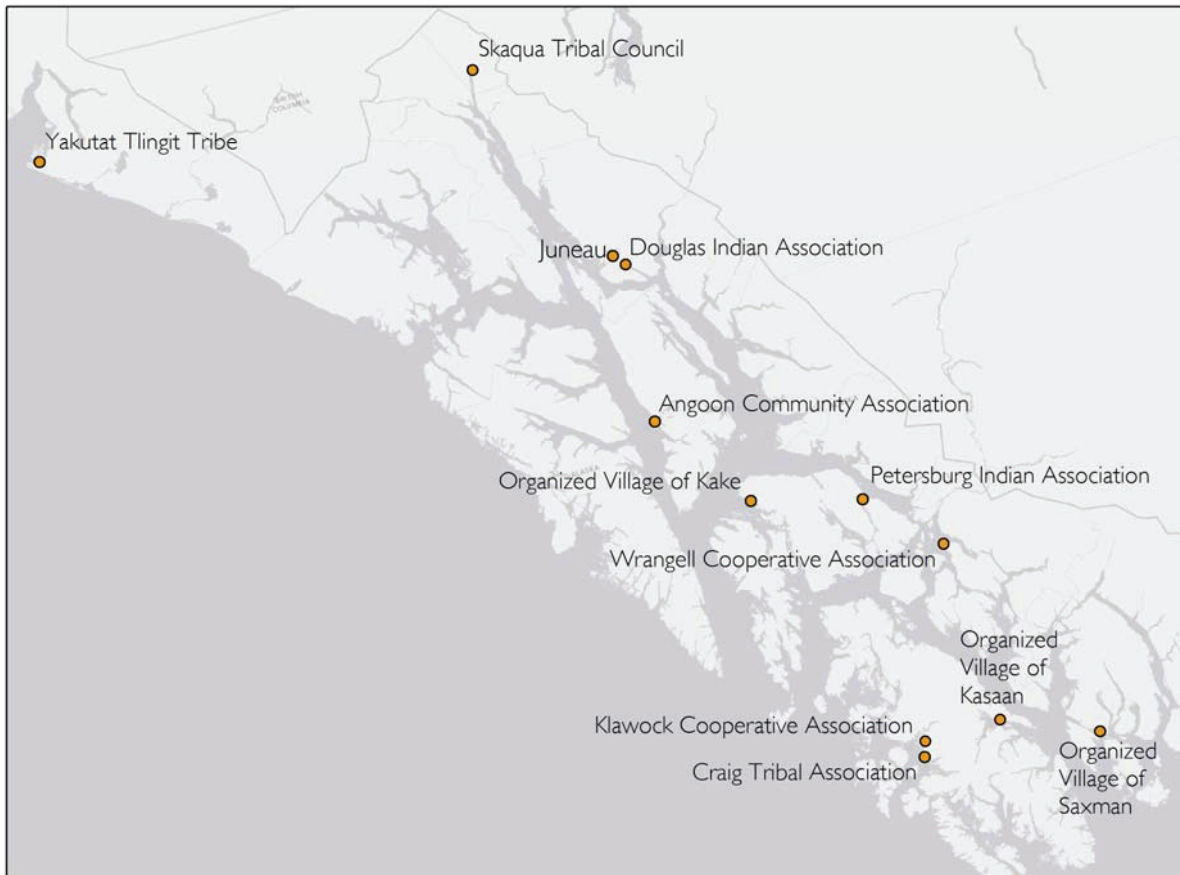


Figure 1-2: THRHA Service Area and Tribal Partners

MISSION + EVOLVING IMPLEMENTATION

THRHA's mission is to "provide affordable housing opportunities and solutions for all Southeast Alaskans." As the TDHE for 11 southeast communities, THRHA has a responsibility to utilize allocated NAHASDA funds to provide housing for NAHASDA eligible households. NAHASDA eligible households are those who are Alaska Native / American Indian and with household incomes less than 80 percent of median family income (MFI). In some cases, NAHASDA eligible households can have incomes over 80 percent of MFI and still be eligible, but for the most part THRHA's priority focus is on serving NAHASDA eligible households with household incomes below 80 percent of MFI. Many NAHASDA eligible households have low or even no incomes (incomes well below 80 percent of MFI). Meeting these housing needs requires extensive subsidies as projects typically do not "pencil" without support from the TDHE, the State, or other federal sources.

4. REGIONAL DEMOGRAPHIC + ECONOMIC TRENDS

POPULATION

HISTORICAL TRENDS

During much of the last century, especially after obtaining statehood in 1959, southeast Alaska experienced continuous, if not rapid, growth. From the 1950's through 1990's, the population in southeast more than doubled under the influence of strong government, mining, timber and fishing industries.² The timber and seafood industries alone accounted for a fifth of the region's economy by the mid-1990's.

Change came in the late 1990's and early 2000's when the remaining pulp mills closed and the worldwide valuation of salmon bottomed out. The result was a series of large-scale layoffs and closures that brought high rates of regional unemployment and wages to an all-time low. An exodus of working age families ensued and the population declined, hitting a low of 70,219 in 2007, nearly 4,000 less than ten years prior.

Starting in 2008, population in the region rebounded with a majority of growth occurring in the Juneau/Douglas area. Growth was prompted by stable government employment and expansion within the tourism, seafood and mining sectors.

Figure 4-1: Historic Population in THRHA Communities

	1990		2000		2010		2013	
	Total	AI/AN*	Total	AI/AN*	Total	AI/AN*	Total	AI/AN*
Angoon	638	525	572	469	459	348	438	344
Craig	1,260	288	1,397	303	1,201	240	1,195	204
Juneau/Douglas	26,751	3,462	30,711	3,496	31,275	3,692	33,064	3,560
Kake	700	514	710	474	557	385	598	255
Kasaan	54	29	39	15	49	17	75	13
Klawock	722	392	854	435	755	365	786	266
Petersburg	3,207	334	3,224	232	2,948	207	2,957	172
Saxman	369	284	431	276	411	208	411	276
Skagway	692	NA	811	26	920	34	927	17
Wrangell	2,479	496	2,448	358	2,369	384	2,459	335
Yakutat	705	294	808	320	662	237	622	275
Total	37,577	6,618	42,005	6,404	41,606	6,117	43,529	5,717

*Note: Censuses prior to 2010 only reported single-designation race. For this reason, the table shows AI/AN alone populations, versus those reported AI/AN in combination with another race. This is to ensure consistency between years.

Sources: Alaska Department of Labor and Workforce Development; United States Census, 1990, 2000 and 2010; United States Census Bureau, American Community Survey, Population Projections 2013.

² Southeast Conference (2013). *Southeast Alaska by the Numbers 2013*.

AGING POPULATION

Since 1990, there has been a rise in the median age for all THRHA communities (see Figure 4-3). This is due in part to an aging population but also the migration of young working families. The most dramatic increases have been in Kasaan and Wrangell, where median age has risen from 26 to 46 and 27 to 47 respectively. The percentage of elderly persons in the region is higher than that found throughout Alaska and the share of those 65 and older is expected to increase into the future. Figure 4-4 displays these percentages.

Figure 4-3: Median Age in THRHA Communities

	1980	1990	2000	2010
Angoon	26.8	30.3	32.2	39.1
Craig	26.5	30.3	33.8	36.4
Juneau/Douglas	28.2	32	35.3	38.1
Kake	26.5	30.3	32.2	41.6
Kasaan	26.5	30.3	44.5	46.8
Klawock	26.5	30.3	34.5	41.4
Petersburg	27.0	31.4	36.2	41.4
Saxman	27.9	31.6	31.8	35.2
Skagway	26.3	33.9	39.2	41
Wrangell	27.2	31.8	39.1	46.7
Yakutat	26.3	30.8	35.2	39.7
= Focus Communities				
Source: DOL&WD; American Community Survey 2012 5-year estimates				

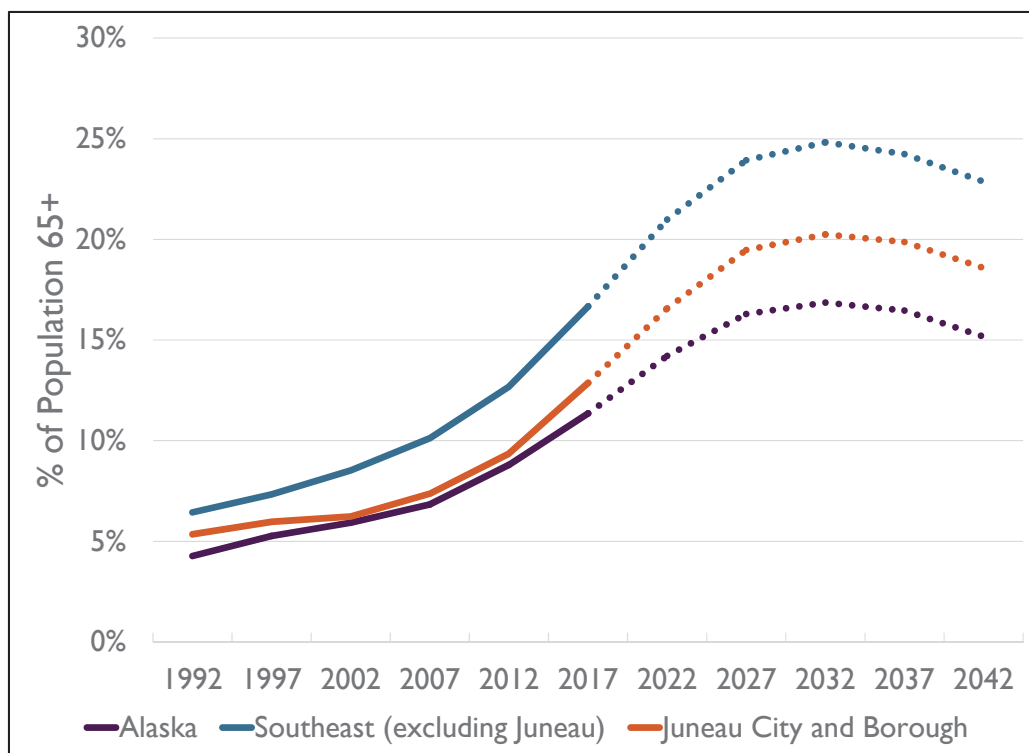


Figure 4-4: Percent of the Population Age 65+

Source: DOL&WD 2014b

MIGRATION TRENDS

Population change is the measurement of two statistics: births minus deaths and net migration. The combination of the two results in either overall growth or decline for an area. Population leaving the southeast, or out-migration, is due to several factors. The decline of timber and other resource-based industries forced large quantities of workers and their families to relocate elsewhere. As a result, the economy stagnated and led to an aging population. On the other hand, the continued availability of jobs in the government sector in Juneau/Douglas and the expanding tourism industry in the region are main drivers for documented migration to some southeast communities.³

Migration statistics in southeast have mirrored the overall population changes for the region. Trends show a continuation of net out-migration from a majority of communities. The highest levels of net out-migration occurred in the Ketchikan Gateway Borough, where an average of 105 net out-migrations occurred per year between 2001 and 2013. The only area showing migration-based growth across the same timeframe is the Municipality of Skagway Borough, which has averaged an addition of four people per year.⁴

DIVERSITY

Many southeast Alaska communities have populations where a majority of the people are Alaska Native. In six THRHA communities, Alaska Natives in combination with another race account for more than 50 percent of the local population. In three communities, Angoon, Kake and Saxman, Alaska Native-only individuals account for more than 50 percent of the population.

³ *Population Trends in Southeast Alaska* (2011). Alaska Department of Labor and Workforce Development

⁴ *Population Trends in Southeast Alaska* (2011). Alaska Department of Labor and Workforce Development

Figure 4-5: Diversity in Southeast Alaska

	Total Pop	American Indian and Alaska Native (AI/AN) Alone	% Native	AI/AN in Combo	% AI/An Combo
Angoon	404	344	85%	3710	92%
Craig	1268	204	16%	291	23%
Juneau/Douglas	31,636	3,560	11%	5,998	19%
Kake	413	255	62%	283	69%
Kasaan	47	13	28%	26	55%
Klawock	633	266	42%	326	52%
Petersburg	3,163	172	5%	385	12%
Saxman	394	276	70%	309	78%
Skagway	1,004	17	2%	63	6%
Wrangell	2,368	335	14%	519	22%
Yakutat	570	275	48%	355	62%
Total	41,900	5,717	14%	8,926	21%
= Focus Communities					
Source: American Community Survey (ACS) 5 Year Estimates, 2012					

ECONOMY

OVERVIEW OF THE SOUTHEAST ECONOMY

The southeast economy has faced a number of hardships over the past 25 years. The region experienced dramatic growth following Alaska's statehood in the 1950s, which was influenced by government jobs, timber harvesting, fishing and resource development. The growth trend began to reverse when policy changes within the Tongass National Forest stopped timber harvesting. The southeast economy was also impacted when the global valuation of salmon was reduced and the local fishing industry declined. As a result, large populations relocated out of the region in the late 1990s through late 2000s. During this time, the government sector and tourism industry were primarily responsible for economic growth.

More recently, a number of successful mines have opened providing jobs and tourism continues to expand while bringing nearly a million visitors to the region each year. According to DOL&WD's *Alaska Local and Regional Information* (ALARI) database, the southeast economy is supported by approximately 55,000 workers. Thirty-six percent are employed in either state or local government jobs. The remaining jobs are located the following sectors: leisure and hospitality, trade, transportation and utilities; and education and health services.

Figure 5-6: Age of Housing by Community

	Built 2010 or later	Built 1990 - 2010	Built 1950 - 1990	Built 1949 or earlier
Angoon	0%	18%	65%	17%
Craig	0%	20%	74%	5%
Juneau/Douglas	1%	19%	70%	10%
Kake	0%	16%	73%	10%
Kasaan	0%	5%	79%	17%
Klawock	0%	29%	69%	3%
Petersburg	0%	21%	65%	14%
Saxman	0%	27%	66%	7%
Skagway	2%	31%	45%	22%
Wrangell	0%	24%	60%	16%
Yakutat	1%	29%	62%	8%

Source: 2012 ACS Five Year Estimates

The majority of homes in the THRHA communities have complete plumbing and kitchen facilities. However, a significant portion of homes in smaller and remote communities such as Angoon, Kake, Kasaan and Yakutat do not have complete plumbing and kitchen facilities. This could be related to the age of the units because some of these same communities were also identified as having an older housing stock. This could also be related to lack of access to central water and sewer in some areas. Most of the units in the communities with more economic activity and revenues for water and sewer infrastructure, such as Saxman, Skagway, and Craig are better equipped with plumbing and kitchens.

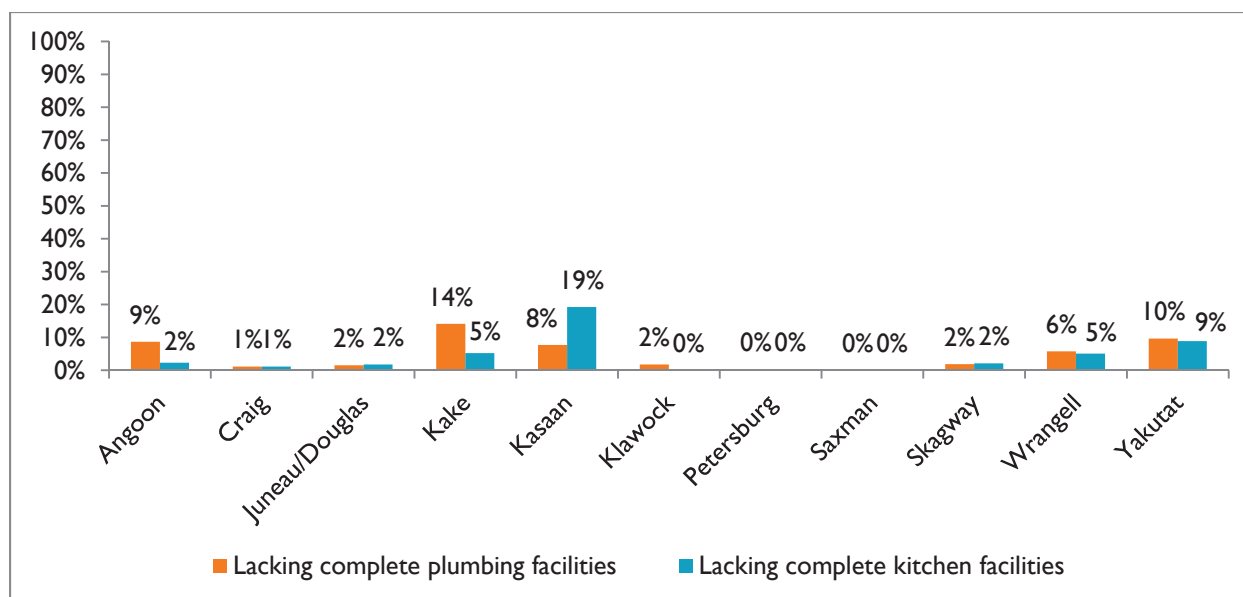


Figure 5-7: Percent of Homes Without Complete Plumbing and Kitchen Facilities

Source: 2012 ACS Five-Year Estimates

OVERCROWDING

Overcrowding can be an indicator of latent demand for housing and the need for housing independence. HUD defines overcrowding as more than 1.5 people per room, including bedrooms, kitchens and living rooms. Data from the ACS and the 2014 Alaska Housing Assessment indicate that there is some degree of overcrowding in southeast but it is not as widespread a problem as compared to other rural areas of the state. Angoon, Craig, Kake, Kasaan, Saxman, and Yakutat have overcrowding and severe overcrowding rates of more than 5 percent of occupied units or more. In the focus communities, Craig and Saxman, surveys and focus groups indicated that Alaska Native households are commonly home to multiple generations living in each home and many viewed crowding as a major housing challenge. Research in the focus communities also showed that household occupancy increases and decreases depending on the needs and stages of life of the extended family. This indicates the need for a community-specific analysis of overcrowding to accommodate the latent demand that is often signaled by overcrowding, particularly in communities with the incomes and infrastructure capacity to create a viable market for new units.

Figure 5-8: Overcrowding by Community

			OVERCROWDED HOUSEHOLDS			
			Overcrowded Households	Severely Overcrowded Households		Subtotal Overcrowded + Severely Overcrowded Households
Not Crowded Households						
	0.50 or less occupants per room	0.51 to 1.00 occupants per room	1.01 to 1.50 occupants per room	1.51 to 2.00 occupants per room	2.01 or more occupants per room	1.01 occupants per room or more
Angoon	64%	29%	8%	0%	0%	8%
Craig	58%	33%	6%	1%	2%	9%
Juneau/Douglas	64%	31%	4%	1%	0%	5%
Kake	61%	32%	2%	1%	4%	7%
Kasaan	50%	38%	0%	12%	0%	12%
Klawock	73%	24%	1%	1%	0%	2%
Petersburg	68%	30%	2%	0%	0%	2%
Saxman	56%	33%	12%	0%	0%	12%
Skagway	66%	31%	1%	2%	0%	3%
Wrangell	81%	19%	0%	0%	0%	0%
Yakutat	55%	36%	3%	5%	1%	6%
Source: 2012 ACS Five Year Estimates						

ENERGY USE AND COSTS

The data in this section comes primarily from the findings in the 2014 Alaska Housing Assessment, compiled by the Alaska Housing Finance Corporation (AHFC). Energy use statistics cover all sources: home heating, hot water and electricity. Data from the 2014 Alaska Housing Assessment reflects information gathered from thousands of energy rated homes, and use of AkWarm software that provides highly accurate energy models. Alaska's Power Cost Equalization (PCE) program provides economic assistance to rural residents to help cover the cost of electricity and has a direct effect on housing costs across the THRHA communities. Ketchikan, Juneau/Douglas and Wrangell do not qualify for the PCE program. Accounting for PCE assistance, average household energy costs range from \$375/month Prince of Wales and \$550/month in Wrangell.

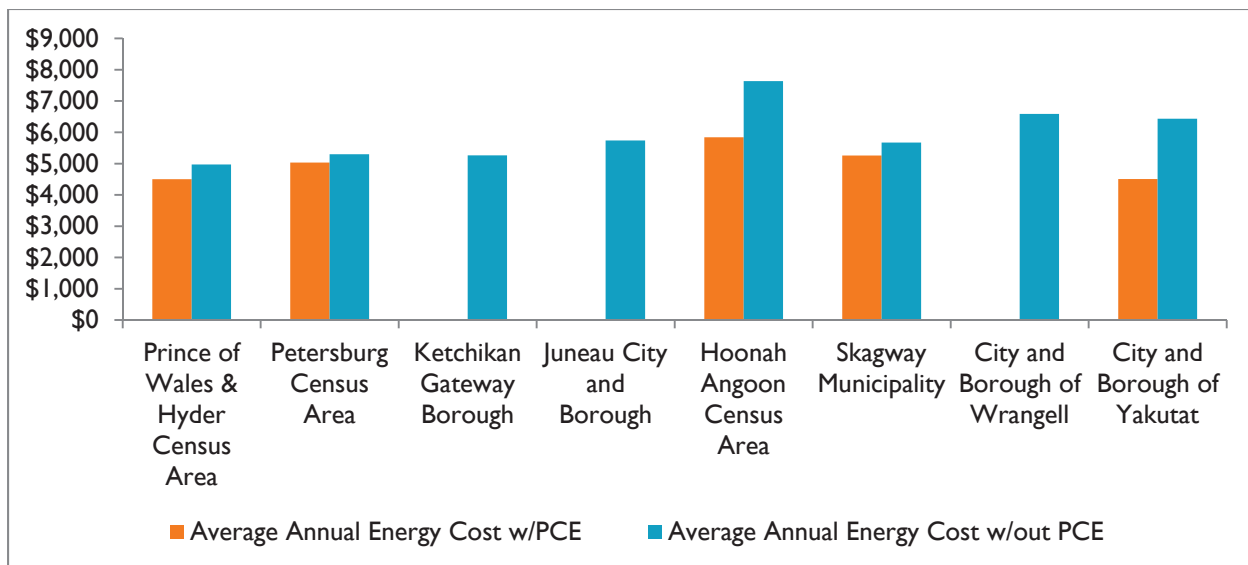


Figure 5-9: Average Annual Energy Costs Per Housing Unit

Source: Alaska Housing Finance Corporation; 2014 Alaska Housing Assessment

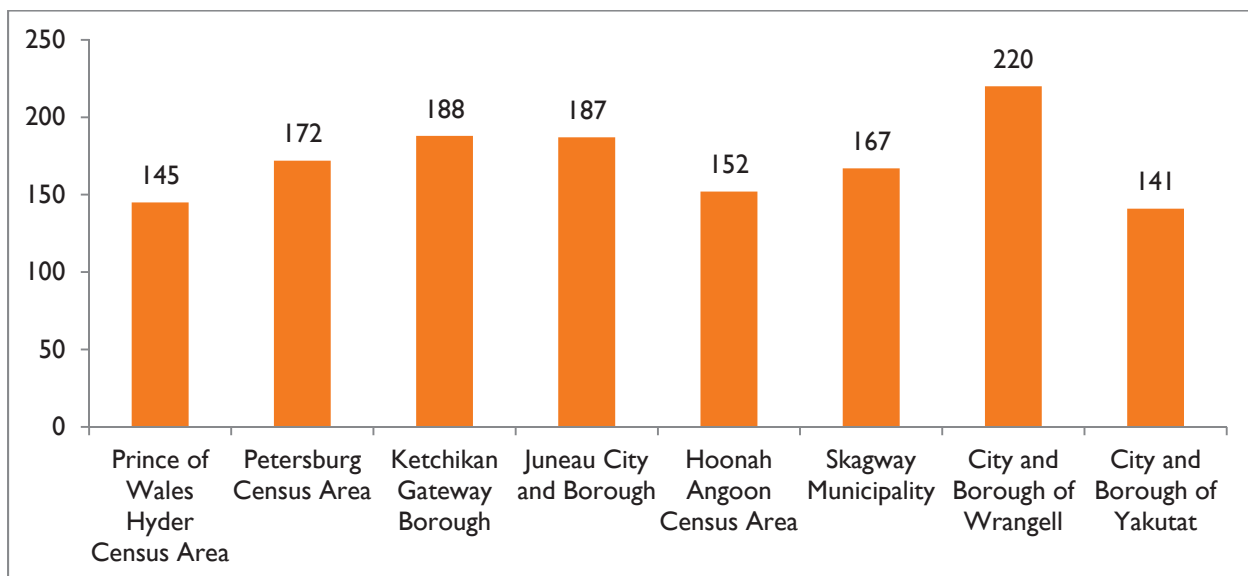


Figure 5-10: Average Household Annual Energy Use by Community (Millions of BTUs)

Source: 2014 Alaska Housing Assessment

Figure 5-11: Energy Source and Provider, THRHA Communities

LOCATION	SOURCE	UTILITY COMPANY
Angoon	Diesel	Inside Passage Electric Cooperative
Craig	Combination	Alaska Power Company
Juneau/Douglas	Hydropower	Alaska Electric and Light & Power Company
Kake	Diesel	Inside Passage Electric Cooperative
Kasaan	Hydropower	Alaska Power Company
Klawock	Combination	Alaska Power Company
Petersburg	Hydropower	Petersburg Municipal Power & Light
Saxman	Combination	Ketchikan Public Utilities
Skagway	Combination	Alaska Power Company
Wrangell	Hydropower	Wrangell Municipal Light & Power
Yakutat	Diesel	Yakutat Power
<i>Source: Energizing Alaska: Electricity Around the State (2012). Institute of Social and Economic Research; Community Profiles, Southeast Conference. www.seconference.org/ceds; Alaska Housing Assessment (2014). Alaska Housing and Finance Corporation.</i>		

Ketchikan Gateway, Juneau City and Borough and City and Borough of Wrangell have the highest energy use and are also the same communities that do not qualify for the PCE program. The more remote communities such as the Angoon, Yakutat and communities on Prince of Wales Island showed lower household energy use.

The 2014 Alaska Housing Assessment measured energy efficiency for homes across Alaska, comparing the efficiency of homes to standards established in the 2012 Alaska Building Energy Efficiency Standards. Residential units that meet these standards score an 85 but can score up to 100 for exceeding the standards. Those units that do not meet the standard are scored lower than 85 according to how close they come to meeting the standards.

Homes in the Yakutat region had the highest average score of 78.5, almost twenty points higher than the average score of 60.2 for the THRHA region. The Ketchikan Gateway Borough and City and Borough of Wrangell scored just over 50, and were shown to have the least energy efficient housing of the communities in the region.

WEATHERIZATION + ENERGY REBATE PROGRAM UTILIZATION

In terms of upgrades to existing homes, communities in the THRHA region have a 15 percent utilization rate of the weatherization and energy rebate programs compared to 12 percent statewide. These utilization rates vary from 5 percent in Skagway to 28 percent in Kake. Figure 5-13 shows weatherization and energy rebate program utilization rates for each community.

Figure 5-12: Average Household Energy Ratings and Energy Rating

Average Energy Rating Points	
Prince of Wales Hyder Census Area	53.8
Petersburg Census Area	59.1
Ketchikan Gateway Borough	51.2
Juneau City and Borough	63.5
Hoonah Angoon Census Area	61.6
City and Borough of Wrangell	50.6
City and Borough of Yakutat	78.5
Source: 2014 Alaska Housing Assessment	

Figure 5-13: Participation of Weatherization and Energy Rebate Program

Community	Total Housing Units	Program Utilization as of July 2014			
		Weatherization Housing Units *	Energy Rebate Housing Units	Total Housing Units	% of Housing Units Participating in Programs, Each Community
Angoon	266	84	0	84	31%
Craig	601	132	14	146	24%
Juneau/Douglas	13,052	575	1,228	1,803	14%
Kake	252	95	1	96	38%
Kasaan	42	1	0	1	2%
Klawock	321	93	3	96	30%
Petersburg	1,542	127	137	264	17%
Saxman	134	40	0	40	30%
Skagway	573	18	8	26	5%
Wrangell	1,472	96	90	186	13%
Yakutat	368	35	0	35	10%
Subtotal THRHA Region	18,623	1,296	1,481	2,777	15%
Statewide	305,445	14,647	21,634	38,281	12%
Source: American Community Survey 2012 5-year estimates; AHFC Weatherization and Energy Rebate Program estimates, July 2014					
* Utilization data goes back to 2008. Good data is not available for years prior.					

6. HOUSING NEED + ABILITY TO PAY

INCOME: ALL HOUSEHOLDS

In order to provide the full context of the ability to pay for housing in the THRHA region, this analysis summarizes the income statistics for all households in each community. This provides a comprehensive review of ability to pay for housing and better informs plans for future housing that more accurately acknowledge the financial capacity of households.

Median annual household income in the THRHA communities ranges from \$32,212 in Angoon to \$78,947 in Juneau/Douglas. The median income in the THRHA communities is \$55,255, which is lower than the median household income for the state as a whole at \$69,917. Angoon and Kake have the lowest median income of the communities by a wide margin, while Juneau/Douglas, Skagway, Petersburg and Yakutat had higher median incomes by a wide margin. The remaining communities sit between \$45,000 per year and \$52,000 per year, about \$20,000 per year lower than the state median income.

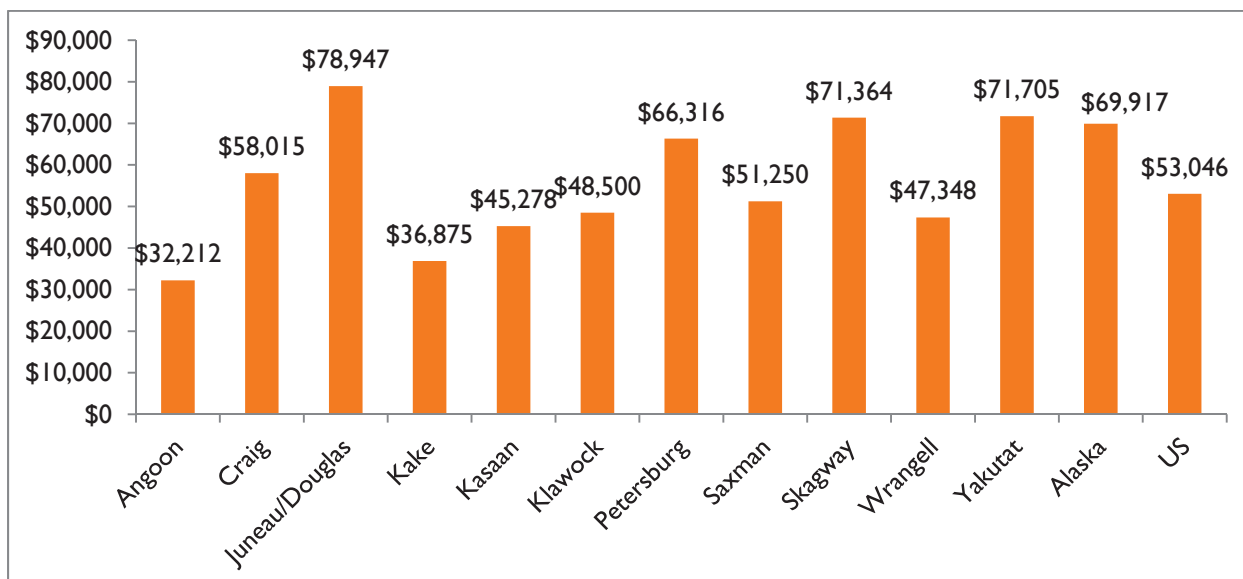


Figure 6-1: Median Household Income (All Households)

Source: 2012 ACS Five-Year Estimates

Across the THRHA communities combined, 13 percent of total households had incomes less than \$25,000, 18 percent made between \$25,000 and \$50,000, 37 percent had household incomes between \$50,000 and \$100,000 and 32 percent made more than \$100,000. Juneau/Douglas, Skagway and Yakutat all have more than 70 percent of households making \$45,000 per year or more. More than half (60%) of household in Craig and Petersburg also have households that make over \$45,000 per year. About half of the households in Wrangle, Kasaan, Saxman and Klawock make more than \$45,000 per year and half make less. Kake and Angoon have substantially more households making less than \$45,000 per year with only 40 percent or fewer households making more.

Figure 6-2: Income Distribution in THRHA Communities

	ANGOON	CRAIG	JUNEAU/ DOUGLAS	KAKE	KASAAN	KLAWOCK	PETERSBURG	SAXMAN	SKAGWAY	WRANGELL	YAKUTAT
Less than \$10,000	8%	2%	3%	8%	0%	4%	1%	5%	1%	6%	1%
\$10,000 to \$14,999	10%	5%	2%	9%	8%	5%	8%	2%	3%	9%	2%
\$15,000 to \$19,999	12%	5%	2%	14%	0%	10%	7%	5%	2%	6%	2%
\$20,000 to \$24,999	12%	5%	3%	7%	0%	8%	5%	17%	7%	5%	8%
\$25,000 to \$29,999	1%	9%	3%	6%	0%	5%	4%	4%	2%	5%	4%
\$30,000 to \$34,999	12%	10%	3%	6%	23%	3%	2%	6%	3%	7%	3%
\$35,000 to \$39,999	4%	3%	3%	4%	0%	11%	8%	5%	3%	2%	5%
\$40,000 to \$44,999	3%	3%	3%	6%	15%	2%	5%	7%	3%	6%	3%
\$45,000 to \$49,999	4%	5%	4%	4%	35%	3%	3%	1%	5%	9%	3%
\$50,000 to \$59,999	5%	7%	8%	12%	0%	5%	5%	5%	9%	12%	10%
\$60,000 to \$74,999	5%	4%	13%	9%	4%	13%	7%	0%	15%	6%	14%
\$75,000 to \$99,999	6%	16%	18%	7%	8%	11%	14%	21%	15%	13%	18%
\$100,000 to \$124,999	3%	16%	11%	3%	8%	10%	14%	18%	13%	7%	14%
\$125,000 to \$149,999	3%	3%	9%	2%	0%	7%	5%	3%	5%	2%	3%
\$150,000 to \$199,999	6%	5%	8%	5%	0%	1%	9%	2%	3%	6%	7%
\$200,000 or more	4%	2%	6%	0%	0%	2%	3%	1%	11%	1%	2%
<div></div> = Focus Community											
Source: American Community Survey, 2012 5-year estimates											

INCOME AVAILABLE FOR HOUSING: ALL HOUSEHOLDS

HUD defines affordable housing as housing that costs no more than 30 percent of an individual's gross income, including utilities.⁸ For this study, income available for housing and utilities was calculated according to 30 percent of household income, the affordability threshold utilized by HUD and most housing agencies across the country. Figure 6-3 summarizes the percentage of households in each THRHA community by the amount of monthly income available for housing by estimating 30 percent of the monthly income for each income group. Figure 6-4 identifies the average energy cost in each community based on the AHFC Alaska Housing Assessment. Figure 6-5 calculates the amount of income available for rent or mortgage payments after paying for the utility costs as identified in Figure 6-4. This table shows that many communities have households with no available revenue for rents or mortgages once they pay for the cost of utilities. Figure 6-6 translates the income available for rent if the property owner pays the utilities and the

⁸ Glossary of Terms, HUD (http://www.huduser.org/portal/glossary/glossary_a.html)

tenant does not have to. Figure 6-7 incorporates energy costs to adjust achievable rents or mortgage payments if the owner occupant or tenant pays the utilities

Figure 6-6 presents the achievable monthly rents or mortgage

ACHIEVABLE PAYMENTS FOR RENTS OR MORTGAGES

Ownership Perspective. According to the supply analysis, median ownership costs (including utility costs) start at \$1,100/month and exceed \$2,000 per month in Juneau/Douglas. Approximately, 44 percent of households in Craig, Petersburg, Saxman, Skagway and Yakutat can afford \$1,500 per month for housing and utilities. This means that nearly half of the households in these communities are within reach of the median ownership costs. These findings indicate a market for new/modernized housing in these communities, some of which could be ownership housing. However, new ownership housing will be more expensive than the current median ownership costs and not affordable to many even in the higher income groups. This indicates a potential for higher quality rental units targeted toward residents with enough income to afford good housing but not enough income or assets to buy a home.

Two thirds, or more, of the households in Angoon, Kake, Klawock, Kasaan and Wrangell cannot afford a \$1,500/month housing payment, including utilities. This means that significant portions of the households in these communities would struggle, or already do struggle, to pay median ownership payments and utility costs. This finding points toward the need for lower cost rental housing and expanded economic opportunities in these communities.

Rental Perspective. Across the THRHA communities, a combined, 84 percent of households can afford \$750 monthly housing costs if the property owner pays the utilities. However, on average in THRHA communities, only 68 percent of households can afford \$750 per month if the tenant pays the utilities. This amount is close to the median rental costs of \$810/month across all THRHA communities. In Kake, Angoon, Saxman and Klawock, 50 to 60 percent of households cannot afford a \$750 per month payment for housing and utility costs, which is below the median rental costs.

Cost +Income for Distressed Households. In the smallest, most remote communities such as Angoon, and Kake, up to 40 percent of households cannot afford \$500 per month for housing payments and utility costs. This reflects the need for more economic opportunities and income to pay for housing and that in the near term, incomes will likely not be high enough to cover the cost of housing, requiring THRHA, as the tribally designated housing entity (TDHE) to continue working to provide housing for those households in economic distress.

Income for Housing Payments after Utilities are Paid. Average household utility costs are about \$400-\$700 per month, depending on the community. Even after paying utility costs, about one-half of households in the THRHA communities could afford \$1,500 per month for rent or mortgage payments and other fees and utilities. In the smaller more remote communities such as Angoon and Kake, half or more of households cannot afford a \$500 rent or mortgage payment. Around half of the households in Craig, Kasaan, Klawock, Saxman, and Wrangell could afford a \$750 per month for rent or mortgage payments. While ability to pay varies by community, there are potential markets with households that make enough income to pay for good housing, depending on the cost of construction and what rents are required to ensure project feasibility.

Figure 6-3: Income Available for Housing Payments, Including Utility Costs

	Income Available for Housing 30% of Income			PERCENT OF HOUSEHOLDS											
Income Category	Income Category Midpoint	Estimated Monthly Income	Income Available for Housing 30% of Income	Angoon	Craig	Juneau/Douglas	Kake	Kasaan	Klawock	Petersburg	Saxman	Skagway	Wrangell	Yakutat	Total
Less than \$10K	\$5,000	\$400	\$120	8%	2%	3%	8%	0%	4%	1%	5%	1%	6%	1%	3%
\$10K to \$14,999	\$12,500	\$1,000	\$300	10%	5%	2%	9%	8%	5%	8%	2%	3%	9%	2%	3%
\$15K to \$19,999	\$17,500	\$1,500	\$450	12%	5%	2%	14%	0%	10%	7%	5%	2%	6%	2%	3%
\$20K to \$24,999	\$22,250	\$1,900	\$570	12%	5%	3%	7%	0%	8%	5%	17%	7%	5%	8%	4%
\$25,000 to \$29,999	\$27,500	\$2,300	\$690	1%	9%	3%	6%	0%	5%	4%	4%	2%	5%	4%	3%
\$30K to \$34,999	\$32,500	\$2,700	\$810	12%	10%	3%	6%	23%	3%	2%	6%	3%	7%	3%	4%
\$35K to \$39,999	\$37,500	\$3,100	\$930	4%	3%	3%	4%	0%	11%	8%	5%	3%	2%	5%	4%
\$40K to \$44,999	\$42,500	\$3,500	\$1,050	3%	3%	3%	6%	15%	2%	5%	7%	3%	6%	3%	4%
\$45K to \$49,999	\$47,500	\$4,000	\$1,200	4%	5%	4%	4%	35%	3%	3%	1%	5%	9%	3%	4%
\$50K to \$59,999	\$55,000	\$4,600	\$1,380	5%	7%	8%	12%	0%	5%	5%	5%	9%	12%	10%	8%
\$60K to \$74,999	\$67,500	\$5,600	\$1,680	5%	4%	13%	9%	4%	13%	7%	0%	15%	6%	14%	12%
\$75K to \$99,999	\$87,000	\$7,300	\$2,190	6%	16%	18%	7%	8%	11%	14%	21%	15%	13%	18%	17%
\$100K to \$124,999	\$112,500	\$9,400	\$2,820	3%	16%	11%	3%	8%	10%	14%	18%	13%	7%	14%	11%
\$125K to \$149,999	\$137,500	\$11,500	\$3,450	3%	3%	9%	2%	0%	7%	5%	3%	5%	2%	3%	8%
\$150K to \$199,999	\$175,000	\$14,600	\$4,380	6%	5%	8%	5%	0%	1%	9%	2%	3%	6%	7%	7%
\$200K or more	\$200,000	\$16,700	\$5,010	4%	2%	6%	0%	0%	2%	3%	1%	11%	1%	2%	5%
	= Focus Community														
Source: American Community Survey 2012 5-year estimates															

Figure 6-4: Monthly Utility Costs by THRHA Community

	Annual Utility Costs	Average Monthly Utility Costs
Angoon	\$5,841	\$487
Craig	\$4,501	\$375
Juneau/Douglas	\$5,737	\$478
Kake	\$6,338	\$528
Kasaan	\$4,501	\$375
Klawock	\$4,501	\$375
Petersburg	\$5,033	\$419
Saxman	\$5,264	\$439
Skagway	\$5,256	\$438
Wrangell	\$6,590	\$549
Yakutat	\$6,590	\$549
Source: 2014 Alaska Housing Assessment		

Figure 6-5: Income Available by Household Income Category after Paying for Utility Costs

	Angoon	Craig	Juneau/ Douglas	Kake	Kasaan	Klawock	Petersburg	Saxman	Skagway	Wrangell	Yakutat
Less than \$10K	(\$367)	(\$255)	(\$358)	(\$408)	(\$255)	(\$255)	(\$299)	(\$319)	(\$318)	(\$429)	(\$429)
\$10K to \$14,999	(\$187)	(\$75)	(\$178)	(\$228)	(\$75)	(\$75)	(\$119)	(\$139)	(\$138)	(\$249)	(\$249)
\$15K to \$19,999	(\$37)	\$75	(\$28)	(\$78)	\$75	\$75	\$31	\$11	\$12	(\$99)	(\$99)
\$20K to \$24,999	\$83	\$195	\$92	\$42	\$195	\$195	\$151	\$131	\$132	\$21	\$21
\$25,000 to \$29,999	\$203	\$315	\$212	\$162	\$315	\$315	\$271	\$251	\$252	\$141	\$141
\$30K to \$34,999	\$323	\$435	\$332	\$282	\$435	\$435	\$391	\$371	\$372	\$261	\$261
\$35K to \$39,999	\$443	\$555	\$452	\$402	\$555	\$555	\$511	\$491	\$492	\$381	\$381
\$40K to \$44,999	\$563	\$675	\$572	\$522	\$675	\$675	\$631	\$611	\$612	\$501	\$501
\$45K to \$49,999	\$713	\$825	\$722	\$672	\$825	\$825	\$781	\$761	\$762	\$651	\$651
\$50K to \$59,999	\$893	\$1,005	\$902	\$852	\$1,005	\$1,005	\$961	\$941	\$942	\$831	\$831
\$60K to \$74,999	\$1,193	\$1,305	\$1,202	\$1,152	\$1,305	\$1,305	\$1,261	\$1,241	\$1,242	\$1,131	\$1,131
\$75K to \$99,999	\$1,703	\$1,815	\$1,712	\$1,662	\$1,815	\$1,815	\$1,771	\$1,751	\$1,752	\$1,641	\$1,641
\$100K to \$124,999	\$2,333	\$2,445	\$2,342	\$2,292	\$2,445	\$2,445	\$2,401	\$2,381	\$2,382	\$2,271	\$2,271
\$125K to \$149,999	\$2,963	\$3,075	\$2,972	\$2,922	\$3,075	\$3,075	\$3,031	\$3,011	\$3,012	\$2,901	\$2,901
\$150K to \$199,999	\$3,893	\$4,005	\$3,902	\$3,852	\$4,005	\$4,005	\$3,961	\$3,941	\$3,942	\$3,831	\$3,831
\$200K or more	\$4,523	\$4,635	\$4,532	\$4,482	\$4,635	\$4,635	\$4,591	\$4,571	\$4,572	\$4,461	\$4,461
	= Focus Community										
Source: American Community Survey 2012 5-year estimates											

Figure 6-6: Achievable Monthly Rents in THRHA Communities if the Property Owner Pays the Utilities

	Percent of Total Households in Each Community												
	Angoon	Craig	Juneau/ Douglas	Kake	Kasaan	Klawock	Petersburg	Saxman	Skagway	Wrangell	Yakutat	THRHA Communities	
Cannot Afford up to \$150 per Month	8%	2%	3%	8%	0%	4%	1%	5%	1%	6%	1%	3%	
Can Afford at Least \$150 Per Month	92%	98%	97%	90%	100%	96%	99%	95%	99%	94%	99%	97%	
Can Afford at Least \$300 Per Month	92%	98%	97%	90%	100%	96%	99%	95%	99%	94%	99%	97%	
Can Afford at Least \$500 per Month	69%	88%	93%	68%	92%	81%	84%	89%	94%	80%	95%	90%	
Can Afford at Least \$750 per Month	57%	74%	88%	54%	92%	68%	75%	68%	85%	70%	83%	84%	
Can Afford at Least \$1,000 per Month	40%	62%	81%	45%	69%	54%	65%	58%	78%	61%	75%	76%	
Can Afford at Least \$1,500 per Month	28%	47%	66%	24%	19%	44%	52%	45%	61%	35%	58%	61%	
Can Afford at Least \$2,000 per Month	23%	43%	53%	15%	15%	31%	45%	45%	46%	28%	44%	49%	
	= Focus Community												
Source: American Community Survey 2012 5-year estimates; 2014 Alaska Housing Needs Assessment													

Figure 6-7: Achievable Monthly Rents or Mortgage/Ownership Costs in THRHA Communities if the Owner or Tenant Pays the Utilities

	Percent of Total Households in Each Community											
	Angoon	Craig	Juneau/ Douglas	Kake	Kasaan	Klawock	Petersburg	Saxman	Skagway	Wrangell	Yakutat	THRHA Communities
Cannot Afford up to \$150 per Month	42%	12%	10%	30%	8%	19%	16%	28%	13%	30%	17%	13%
Can Afford at Least \$150 Per Month	58%	88%	90%	70%	92%	81%	84%	72%	87%	70%	83%	87%
Can Afford at Least \$300 Per Month	57%	83%	88%	57%	92%	68%	75%	68%	85%	63%	80%	84%
Can Afford at Least \$500 per Month	40%	64%	81%	51%	69%	65%	73%	58%	78%	61%	75%	76%
Can Afford at Least \$750 per Month	38%	59%	74%	41%	54%	52%	60%	51%	75%	47%	68%	68%
Can Afford at Least \$1,000 per Month	28%	54%	66%	38%	19%	49%	52%	45%	61%	35%	58%	61%
Can Afford at Least \$1,500 per Month	23%	43%	53%	17%	15%	31%	45%	45%	46%	28%	44%	49%
Can Afford at Least \$2,000 per Month	17%	26%	35%	10%	8%	20%	31%	25%	31%	16%	26%	32%
	= Focus Community											
Source: American Community Survey 2012 5-year estimates; 2014 Alaska Housing Needs Assessment												

RELATING INCOMES TO HUD INCOME LIMITS

This portion of the needs analysis provides a planning level estimate of the number of households by community that have incomes that are above or below the HUD median family income limits in each of the THRHA communities. As a further step, it includes estimates for the AI/AN households in each community that exceed or fall below these same income limits and could qualify for NAHASDA funding.

HUD INCOME LIMITS ANALYSIS OF ALL HOUSEHOLDS INCLUDING NON-NATIVES

To provide a planning level estimate of qualified households, analysts prepared a comparison of the incomes for average household sizes in each community to the HUD income limits. The eligibility analysis is based on average household size and provides an analytical link between household incomes and HUD income limits, which is not otherwise available from the Census Bureau⁹.

The smaller and more remote communities of Angoon, Kake and Kasaan all show the highest rates of extremely low, very low and low-income households. In most communities, at least a third of the households fall at or below the HUD income limits with some communities showing over half of the households falling below the limits. The communities with the most households above 80 percent of median family income limit are Juneau/Douglas, Petersburg and Wrangell.

In the THRHA region as a whole, there are many potential recipients of housing assistance from the federal government and other agencies that use HUD income limits. About 6,000 households of the total households in THRHA communities fall below the 80 percent of median income limit, over half of which are very low or extremely low income households. Approximately, 2,500 of these households are in Juneau/Douglas and about 3,500 are in the rural communities. Figures 6-8 and 6-9 summarize the number of households in each income category and the percentage of total households in each HUD income category.

⁹ Due to confidentiality rules, the Census Bureau will not release incomes by household size for the THRHA client communities.

Figure 6-8: Households by HUD Income Limit Category (All Households)

	HUD Area Median Income	Income Limit				Number of Households			
		Average Household Size	Extremely Low Income (30% of Median Family Income)	Very Low Income (50% of Median Family Income)	Low Income (80% of Median Family Income)	Extremely Low Income (30% of Median Family Income)	Very Low Income (50% of Median Family Income)	Low Income (80% of Median Family Income)	Over-Income
Angoon	\$58,200	2	\$19,660	\$29,550	\$47,250	52	75	111	62
Craig	\$54,500	2	\$19,660	\$29,550	\$47,250	60	130	224	293
Juneau/Douglas	\$95,100	3	\$25,700	\$42,800	\$57,550	1,270	2,579	3,918	8,405
Kake	\$54,500	2	\$19,660	\$29,550	\$47,250	56	82	115	76
Kasaan	\$54,500	2	\$19,660	\$29,550	\$47,250	2	2	16	10
Klawock	\$54,500	2	\$19,660	\$29,550	\$47,250	52	90	142	144
Petersburg	\$90,000	2	\$20,400	\$33,950	\$51,150	227	372	607	785
Saxman	\$85,100	3	\$24,740	\$38,300	\$57,550	34	51	68	58
Skagway	\$91,700	2	\$20,950	\$34,850	\$51,150	27	70	116	260
Wrangell	\$57,000	2	\$19,660	\$29,550	\$47,250	230	344	564	596
Yakutat	\$51,500	2	\$20,300	\$33,800	\$51,150	13	50	86	173
Total						2,023	3,845	5,967	10,862

Source: American Community Survey 2012 5-year estimates; HUD FY2014 Income Limits

Figure 6-9: - Percent of Households by HUD Income Limit Category (All Households)

	Extremely Low Income (30% of Median)	Very Low Income (50% of Median)	Moderate Income (80% of Median)	Over-Income
Angoon	30%	43%	64%	36%
Craig	12%	25%	43%	57%
Juneau/Douglas	10%	21%	32%	68%
Kake	29%	43%	60%	40%
Kasaan	8%	8%	62%	38%
Klawock	18%	31%	50%	50%
Petersburg	16%	27%	44%	56%
Saxman	27%	40%	54%	46%
Skagway	7%	19%	31%	69%
Wrangell	20%	30%	49%	51%
Yakutat	5%	19%	33%	67%

Source: American Community Survey 2012 5-year estimates; HUD FY2014 Income Limits

HUD INCOME LIMITS ANALYSIS OF ALASKA NATIVE HOUSEHOLDS ONLY

A similar analysis was performed including only American Indian and Alaska Native (AI/AN) households in order to determine eligibility for NAHASDA funding¹⁰. NAHASDA eligibility is also based on the HUD income limits. About 1,300 AI/AN households in THRHA's communities could qualify for NAHASDA funding. Approximately 500 households in the small towns and villages could qualify for NAHASDA housing assistance and over 700 could qualify in Juneau/Douglas. Figures 6-10 and 6-11 summarize the number of AI/AN households in each income category and the percentage of total households in each HUD income category.

When compared to the population as a whole in each community (Figure 6-12), most communities show that the AI/AN component of the population has a higher proportion of households making below 80 percent of median income. Approximately, 65 percent of all households in the THRHA communities earn more than 80 percent of median family income, while only 43 percent of AI/AN households in the THRHA communities earn more than the income limits. In Juneau/Douglas, 56 percent of AI/AN households in Juneau/Douglas could qualify for NAHASDA funding, in contrast to 32 percent of all households including non-natives who meet the income limits. The same is true for Craig, where 42 percent of households as a whole would fall below the income limit and 66 percent of AI/AN households fall below the HUD limits. Wrangell follows a similar pattern. This shows that even in the communities with moderate economic opportunities, a large proportion of AI/AN households would qualify for NAHASDA funding. The mostly AI/AN and more remote community of Kake show over 70 percent of AI/AN households making less than 80 percent of median income and Angoon shows a similar rate just under 70 percent.

¹⁰ Kasaan is not included in Figure 6-10 due to Census data error.

Figure 6-10: Number of Alaska Native Households by HUD Income Limit Category

		Income Limit [1]				Number of Households			
		Average Household Size	Extremely Low Income (30% of Median Family Income)	Very Low Income (50% of Median Family Income)	Low Income (80% of Median Family Income)	Extremely Low Income (30% of Median Family Income)	Very Low Income (50% of Median Family Income)	Moderate Income (80% of Median Family Income)	Over-Income
Angoon	\$58,200	2	\$19,660	\$29,550	\$47,250	52	73	95	44
Craig	\$54,500	2	\$19,660	\$29,550	\$47,250	23	32	52	27
Juneau/Douglas	\$95,100	3	\$25,700	\$42,800	\$57,550	351	556	731	579
Kake	\$54,500	2	\$19,660	\$29,550	\$47,250	46	72	95	33
Klawock	\$54,500	2	\$19,660	\$29,550	\$47,250	13	37	59	68
Petersburg	\$90,000	2	\$20,400	\$33,950	\$51,150	2	5	37	48
Saxman	\$85,100	3	\$24,740	\$38,300	\$57,550	30	44	59	33
Skagway	\$91,700	2	\$20,950	\$34,850	\$51,150	-	-	1	6
Wrangell	\$57,000	2	\$19,660	\$29,550	\$47,250	55	69	117	63
Yakutat	\$51,500	2	\$20,300	\$33,800	\$51,150	11	27	44	66
Total						583	915	1,290	970

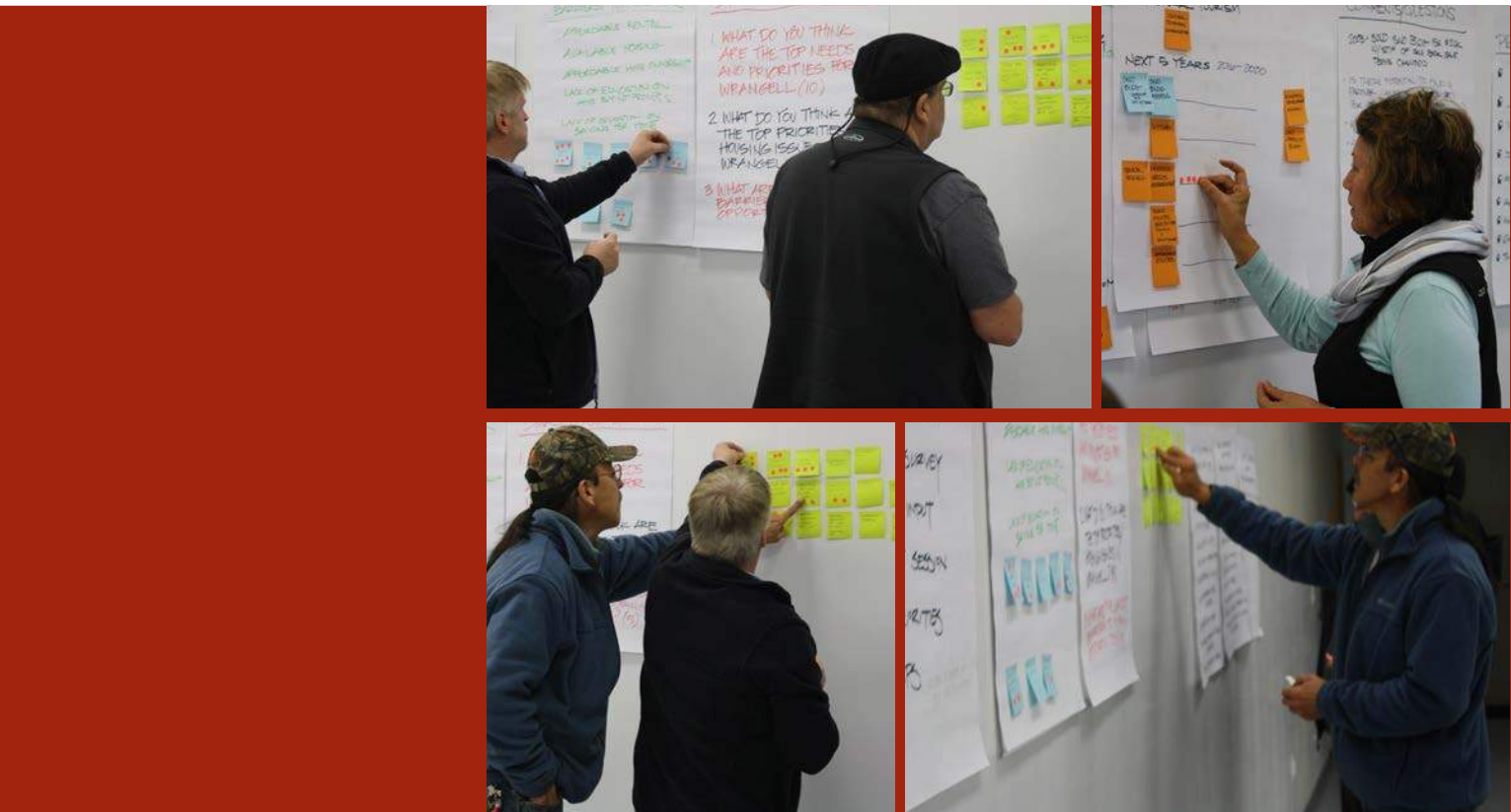
Source: American Community Survey 2012 5-year estimates; HUD FY2014 Income Limits

Figure 6-11: Percent of Alaska Native Households by HUD Income Limit Category

	Extremely Low Income (30% of Median Family Income)	Very Low Income (50% of Median Family Income)	Moderate Income (80% of Median Family Income)	Over-Income
Angoon	37%	53%	68%	32%
Craig	29%	41%	66%	34%
Juneau/Douglas	27%	42%	56%	44%
Kake	36%	56%	74%	26%
Klawock	10%	29%	46%	54%
Petersburg	2%	6%	44%	56%
Saxman	33%	48%	64%	36%
Skagway	0%	0%	14%	86%
Wrangell	31%	38%	65%	35%
Yakutat	10%	25%	40%	60%
Source: American Community Survey 2012 5-year estimates; HUD FY2014 Income Limits				

Figure 6-12: Comparison of Income Eligibility for All THRHA Region Households and Alaska Native Income Households

	Extremely Low Income (30% of Median Family Income)	Very Low Income (50% of Median Family Income)	Moderate Income (80% of Median Family Income)	Over-Income
All Households	12%	23%	35%	65%
AI/AN Households	26%	40%	57%	43%
Source: American Community Survey 2012 5-year estimates; HUD FY2014 Income Limits				



WRANGELL COOPERATIVE ASSOCIATION

2015 TRIBAL & COMMUNITY VISIONING

prepared with
Corvus Design Inc. & RIM First People, LLC.

December 2015

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COMMUNITY VISIONING PROCESS AND PRIORITIES SUMMARY

In order to identify the Tribe's priorities for 2016 and beyond, the Wrangell Cooperative Association (WCA) administered a Tribal and community survey and hosted a series of visioning workshops with the Tribe and local stakeholders to determine Tribal and community priorities. The workshops were held in Wrangell on December 2nd and 3rd, 2015 and were open to Tribal members and the general public. The work was facilitated by Corvus Design and RIM First People with funding and assistance from Tlingit-Haida Regional Housing Authority (THRHA). A component of the project was to determine where housing fit into the overall needs and priorities of the Tribe and community.

1. COMMUNITY NEEDS SURVEY: Assisting WCA to Identify Local Needs

The planning team worked with the WCA to create a Tribal and community survey regarding local needs. Administered by WCA, the survey was completed by 35 participants. A copy of the original survey, copies of the completed surveys, and a complete narrative on the Community Needs Survey results can be found in Appendix A. The planning team compiled the survey results and the summary of results are as follows:



Top Community Needs/Issues

- More quality job opportunities
- Increased availability of jobs
- Access to better healthcare
- Improved and cost effective ferry and airline services



Top Housing Issues

- More affordable rental housing
- Energy efficient improvements to reduce utility costs in both rental and owner occupied homes
- Housing for the elderly



Largest Barrier to Housing

- Lack of job opportunities
- Low wages
- Lack of available housing
- Lack of affordable home ownership opportunities

Stakeholder meeting participants participating in issue identification.

2. STAKEHOLDER MEETING: 1-Identify and Prioritize Tribal and Local Needs

Using the Tribal and community survey results as a basis, the planning team hosted a 2 hour meeting on December 2nd to develop a deeper understanding of the local needs and priorities. The meeting was publicized via public postings, radio, and newspaper ads. A copy of the meeting posting, sign-in sheet, and photos of the process boards can be found in Appendix B.

The meeting was open to the community and included about 15 participants. The planning team facilitated small group discussions to further explore issues, opportunities, and needs of the Tribe and the community of Wrangell. Each small group reported their findings. The planning team facilitated a discussion about the findings and the participants grouped information into three topic groups which included:

Economic Opportunities
Housing (Cost of Living)
Senior Housing and Healthcare

Participants then prioritized the established needs and opportunities developed by the small groups within these three categories. The following were identified as priorities by participants:

Economic Opportunities

Better jobs/wages within the community

- Professional development and training
- Capitalize on tourism
- Capitalize on cultural opportunities

Housing (Cost of Living)

Affordable utilities

Affordable housing (rental/home ownership)

- Low income housing
- Housing rehab

Lack of available housing

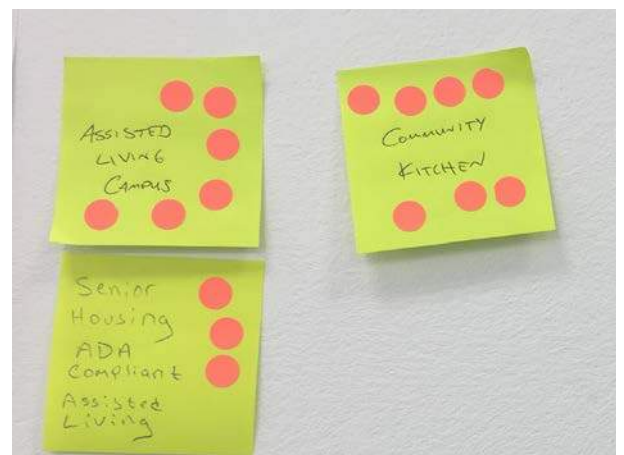
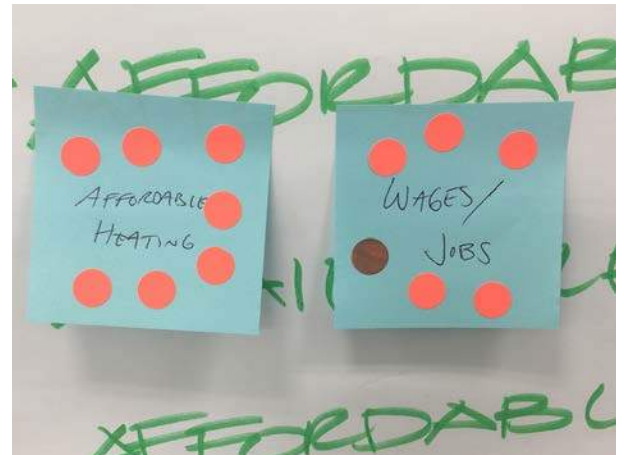
Senior Housing and Healthcare

Assisted Living

Senior Housing

Accessibility

Short term and in-home care



Small group input and individual voting

3. COMMUNITY BASED SOLUTIONS WORKSHOP: Articulate Feasible Solutions and Prioritization of Projects and Programs

Using the Tribal and community needs survey and the stakeholder meeting information developed the previous day, the planning team held a final meeting with stakeholders to prioritize the Tribal and community issues and to begin to identify the next steps in getting an Action Plan in place to support the priorities. Again approximately 15 participants attended in the workshop, including a majority of WCA's Tribal Council members. The sign-in sheet and meeting photos can be found in Appendix C.

Through a series of discussions and sharing ideas the participants confirmed the priorities established at the previous day's Stakeholder Meeting. The participants, led by Council members, addressed the highest needs and priorities that were currently being executed by WCA to meet Tribal and community needs and those priorities that need to occur over the next five years (2016-2020). These priorities were developed through individual voting and were confirmed by the group and Tribal Council. The following lists the priorities that were established in ranked order (highest to lowest):

Current Tribal Priorities (2015)

Capacity Building Within WCA
Cultural Tourism Expansion

Tribal Priorities 2016-2020

Complete a Housing Needs Assessment
Assess the SNO Building (ownership and viability of Tribal ownership)
Community Commercial Kitchen
Senior Assisted Living and Healthcare and related Training and Employment
Affordable Utilities



Top: Facilitator Michael Fredericks presents findings to the group; Middle: Joann Wiita discusses grant timelines; Bottom: Small group working

4. NEXT STEPS

The planning team believes the next steps necessary to support the listed priorities include:

1. Pass a WCA Tribal Council resolution confirming the Tribal and community priorities established through the visioning process. Obtain approval from the City and Borough of Wrangell and other potential supporting partners.
2. Fund the development of a complete Action Plan for each of the Tribal Priorities 2016-2020 established, as well as the current Tribal and Community priorities (Priorities) that include the following:
 - Further define the Priorities based on additional Tribal and Community Input Process and additional research.
 - Define the Stakeholders/Partners for each Priority.
 - Define the steps the WCA needs to take action for each Priority.
 - Define who will carry out each of these steps and by when.
 - Define the resources needed to carry out each Priority Action Plan item.
 - Define the Stakeholder communication methods for progress on each of the Priority Action Plan items.
 - Host an Annual Tribal and Community Priority Update and Stakeholder Engagement Process to confirm existing priorities and track changes in priorities.
3. Build off the success and momentum of this process and immediately pursue funding opportunities for the development of a Housing Needs Assessment (highest priority). This will fund administration services for the WCA, and develop one or two easily completed Tribal and community capital improvement projects that will support the Priorities. One possible source of funding to explore could be ICDBG.

REPORT POST SCRIPT

In the short time it took to compile this report, the WCA and community have taken steps to move forward with the established priorities. The following is a record of those important findings and actions:

1. After the meetings, the planning team had an opportunity to spend time in the Community and talk with individuals about the results. Informal discussions indicate there is great support for both the survey and meeting findings, as well as for the current Tribal Administrator Aaron Angerman. A copy of the Sentinel article providing an overview of the meeting and findings is provided in Attachment C.
2. On December 9th, 2015, the WCA Council approved a resolution in support of the priorities established at the 2015 Tribal and Community Visioning Session. A copy of that resolution is provided in Attachment C.

2015 TRIBAL & COMMUNITY VISIONING

ATTACHMENT A

Blank 2015 Community Needs Survey
2015 Community Needs Survey Results Narrative
Completed 2015 Community Needs Survey

Wrangell Cooperative Association

2015 Community Needs Survey



The Wrangell Cooperative Association (WCA) is working to identify needs and priorities for the community through the development of this survey. The intent is to identify needs, projects or programs that specifically benefit local WCA Tribal Members. Wrangell residents who are not WCA Tribal Members may also fill out this survey to identify community needs for Wrangell. Please only fill out one survey per individual. Surveys are due by **November 8th, 2015** and may be turned into the WCA office.

After the information is collected from this survey a Community and Tribal Visioning meeting will be held in early December to share the survey results and further discuss the needs and priorities of WCA Members and the community of Wrangell.

WCA is asking for income information on the last page of this survey for the purposes of applying for future Department of Housing and Urban Development (HUD) funding for projects in response to the results of this survey. This last page of this survey will be removed from the rest of the survey by WCA to keep responses confidential and allow WCA to collect the needed information.

Name: _____

Telephone Number: _____

Contact Email: _____

Male/Female _____ WCA Tribal Member? Yes _____ No _____ Do you live in Wrangell? Yes _____ No _____

2015 TRIBAL & COMMUNITY VISIONING

ATTACHMENT A: Blank 2015 Community Needs Survey

SURVEY QUESTIONS (Please use extra paper if you need more room for your answer)

1. What is the best thing about living in Wrangell?

2. What would you change about Wrangell to make it a better community?

3. If you do not live in Wrangell, do you want to move back to Wrangell? Yes / No Why do you not live here?

4. WCA is asking for income information for the purposes of applying for future HUD funding for projects in response to the results of this survey. Would you be interested in attending a planning meeting to discuss the outcome of this survey? Yes / No

5. What do you think are the top needs and priorities for Wrangell? Circle up to ten (10) responses.

- Quality job opportunities
- Increased availability of jobs for youth
- Increased availability of jobs for adults
- Economic diversity
- Attracting new businesses
- Lower cost of living
- Lower utility costs
- More housing opportunities (rental and ownership)
- More affordable housing (rental and ownership)
- Housing and programs for persons who are homeless
- Access to better health care
- Access to better emergency room services
- Reducing substance/alcohol abuse
- Improved public safety (police and fire services)
- Reducing domestic violence and child abuse
- Access to assisted living facilities/long term nursing care
- Access to senior programs (meals and ride programs)
- Better primary education (elementary, middle and high school)
- Access to vocational training programs
- Access to on-the-job training programs
- More child care
- More playgrounds, parks and sport fields and recreation opportunities/programs
- More cultural opportunities
- Improved community and visitor facilities – museums, convention center, visitor center
- Improved access to subsistence lands
- Improved public transportation
- Better roads and sidewalks
- Improved and cost effective ferry and airline service
- Improved access to local government
- Better solid waste and recycling program
- Other:

6. What do you think are the top housing issues in your community? Circle up to five (5) responses.

More affordable rental housing
More opportunities for home ownership
Energy-efficient improvements to reduce utility costs in rental housing
Energy-efficient improvements to reduce utility costs in owner-occupied homes
Lack of quality housing
Crowding-Too many people in same house
Increased number of vouchers or rental subsidies
Need new construction of rental housing
Rehabilitation of housing for existing owner-occupied housing
More accessibly housing to persons with disabilities
Emergency shelter for persons who are homeless
Lack of transitional housing
Housing for persons who are homeless
Housing for low and very low income individuals and families
Housing for persons with serious mental illness
Housing for homeless veterans
Housing for elderly (62+)
Housing for adults with criminal histories
Other:

7. What do you think are the largest barriers to housing opportunities? Circle up to three (3) responses.

Lack of affordable rental housing
Lack of available rental housing
Lack of affordable homeownership opportunities
Lack of homeownership opportunities for low income residents
Low wages
Lack of job opportunities
Lack of education on buying a home
Lack of knowledge on how to save for a home
Other:

2015 TRIBAL & COMMUNITY VISIONING

ATTACHMENT A: Blanks 2015 Community Needs Survey

CONFIDENTIAL INCOME LIMIT SURVEY

FY2015 INCOME LIMITS: CITY AND BOROUGH OF WRANGELL

This page will be removed by WCA from the rest of the survey to keep responses **confidential**. This information will be used for the purpose of applying for future Department of Housing and Urban Development (HUD) funding for projects in response to the results of this survey.

Check the number below of persons in this household, and on the same line, check whether the household income for FY 2015 is above or below the annual earned income dollar figure shown on that line.

# in household	Below	INCOME	Below	INCOME	Below	INCOME	Above
___ 1 person	___	\$15,850	___	\$26,400	___	\$42,200	___
# in household	Below	INCOME	Below	INCOME	Below	INCOME	Above
___ 2 persons	___	\$19,920	___	\$30,150	___	\$48,200	___
# in household	Below	INCOME	Below	INCOME	Below	INCOME	Above
___ 3 persons	___	\$25,120	___	\$33,900	___	\$54,250	___
# in household	Below	INCOME	Below	INCOME	Below	INCOME	Above
___ 4 persons	___	\$30,320	___	\$37,650	___	\$60,250	___
# in household	Below	INCOME	Below	INCOME	Below	INCOME	Above
___ 5 persons	___	\$35,520	___	\$40,700	___	\$65,100	___
# in household	Below	INCOME	Below	INCOME	Below	INCOME	Above
___ 6 persons	___	\$40,720	___	\$43,700	___	\$69,900	___
# in household	Below	INCOME	Below	INCOME	Below	INCOME	Above
___ 7 persons	___	\$45,920	___	\$46,700	___	\$74,750	___
# in household	Below	INCOME	Below	INCOME	Below	INCOME	Above
___ 8 persons	___	\$49,700*	___	\$49,700	___	\$79,550	___

2015 TRIBAL & COMMUNITY VISIONING

ATTACHMENT A: 2015 Community Needs Survey Results Narrative

The Planning Team worked with the Wrangell Cooperative Association (WCA) to create a community survey regarding local needs. Administered by the WCA, the survey was completed by thirty five (35) participants, both WCA and non WCA members, as well as both residents and non-residents of Wrangell.

Date of Surveying: October 14, 2015 – December 5, 2015

Number of Respondents: 35

The following are the results of the Community Needs Survey:

BASIC INFORMATION

Each respondent was asked to provide basic information, ie. Name, telephone number, contact email, gender, WCA Tribal Member and Wrangell resident. The following is a report of those statistics. Income information was requested as well for eventual HUD funding. Income information was given to the WCA directly and is not reported here. Appendix A includes all the completed surveys without income information.

FINDING: A majority of the respondents were male.

	TOTAL	PERCENTAGE
Male	21	60%
Female	14	40%

FINDING: A majority of the respondents were Wrangell Cooperative Association members.

	TOTAL	PERCENTAGE
WCA Members	28	80%
WCA Non Members	5	14%
Unreported	2	6%

FINDING: A majority of the respondents live in Wrangell.

	TOTAL	PERCENTAGE
Wrangell Resident	32	91%
Non-Wrangell Resident	3	9%

2015 TRIBAL & COMMUNITY VISIONING

ATTACHMENT A: 2015 Community Needs Survey Results Narrative

QUESTION 1: What is the best thing about living in Wrangell ?

Respondents were asked to filling narrative to respond to this question.

FINDING: The top responses were (1) Great Community/Friendly People, (2) Small, and (3) Great weather and natural beauty.

	TOTAL	RANK
Community/Friendly People	11	1
Small	7	2
Great Weather/Natural Beauty	6	3
Quiet/Peaceful	5	4
Safe	5	
Active living	4	6
Its where my family is	4	
Subsistence hunting and fishing	4	
Helping each other/Support	3	9
Participating in traditional activities	3	
Tribal Community/Native People	3	
Clean air and water	2	12
Quality Schools	2	
Shake Island	1	14
Clean Town	1	
Good City Services	1	

QUESTION 2: What would you change about Wrangell to make it a better community?

Respondents were asked to filling narrative to respond to this question.

FINDING: The top response was (1) More economic opportunity/Jobs, followed by (2)More Communication, and (3) Access to better healthcare.

	TOTAL	RANK
More economic opportunity/Jobs	11	1
More communication	4	2
Access to better healthcare	4	
More community spirit/Unity	3	4
Trash/Litter Ordinances/Recycling Programs	2	5
Cost of living is increasing	2	
More seasonal housing	2	

2015 TRIBAL & COMMUNITY VISIONING

ATTACHMENT A: 2015 Community Needs Survey Results Narrative

Connection to highway	1	8
Development of the waterfront	1	
Better dog control	1	
Shipping garbage out	1	
Capitalize on, improve fisheries	1	
Get Native rights back	1	
More positive youth activities	1	
More affordable housing	1	
Ability to buy local seafood	1	
More rental housing	1	
More Tlingit Language	1	
Native preference in Native owned businesses & orgs	1	
Commercial kitchen	1	
More Totem Poles	1	
Get Shakes Island back	1	

QUESTION 3: If you do not live in Wrangell, do you want to move back? Why do you not live here?

Respondents were asked to filling narrative to respond to this question.

FINDING: Only 4 participants answered this question. All answered that yes they would like to move back to Wrangell, but there were no jobs or economic development opportunities.

QUESTION 4: What do you think are the top needs and priorities for Wrangell?

Respondents were asked to circle up to ten responses.

FINDINGS: Four top needs were established, having been identified the same number of times. They were (a) Quality of job opportunities, (b) Increased availability of jobs for adults, (c) Access to better, and (d) Improved and cost effective ferry and airlines services.

	TOTAL	RANK
Quality of job opportunities	20	1
Increased availability of jobs for adults	20	
Access to better healthcare	20	
Improved and cost effective ferry and airline services	20	
Lower cost of living	17	5
Access to vocational training programs	17	
Increased availability of jobs for youth	16	7
More affordable housing (rental and ownership)	15	8
Attracting new businesses	14	9

2015 TRIBAL & COMMUNITY VISIONING

ATTACHMENT A: 2015 Community Needs Survey Results Narrative

More housing opportunities (rental and ownership)	13	10
More cultural opportunities	13	
Better solid waste and recycling programs	13	
Economic Diversity	12	13
Reducing domestic violence and child abuse	11	14
Lower utility costs	10	15
Reducing substance /alcohol abuse	8	16
Access to on the job training programs	8	
Improve access to subsistence lands	8	
Access to assisted living facilities/long term nursing care	7	19
Better roads and sidewalks	6	20
Access to better emergency room services	5	21
Access to senior programs (meals and ride services)	5	
Housing and programs for persons who are homeless	4	23
Better primary education (elementary, middle and high school)	3	24
Improved public transportation	2	25
Improved public safety	1	26
More child care	1	
Improved community and visitors facilities	1	
More playgrounds, parks and sports fields	0	
Improved access to local government	0	

In addition to the list above, on participant wrote in "Sidewalk for Case Avenue".

QUESTION 6: What do you think are the top housing issues in your community?

Respondents were asked to circle up to three.

FINDING: The top housing issues identified were (1) More affordable rental housing, (2) Energy efficient improvements to reduce utility costs in rental and owner occupied housing, and (3) Housing for the Elderly.

	TOTAL	RANK
More affordable rental housing	20	1
Energy efficient improvements to reduce utilities in rental housing	13	2
Energy efficient improvements to reduce utilities in owner occupied homes	13	
Housing for the Elderly	11	4

2015 TRIBAL & COMMUNITY VISIONING

ATTACHMENT A: 2015 Community Needs Survey Results Narrative

More opportunities for home ownership	10	5
Lack of quality housing	10	
Rehabilitation of housing for existing owner occupied homes	10	
New construction of rental housing	8	8
More accessible housing for persons with disabilities	7	9
Housing for low and very low income individuals and families	7	
Housing for homeless veterans	7	
Emergency shelter for persons who are homeless	6	12
Increased number of vouchers or rental subsidies	5	13
Housing for persons who are homeless	5	
Housing for persons with serious mental illness	3	15
Lack of transitional housing	2	16
Housing for adults with criminal histories	2	
Crowding – Too many people in the same house	0	

In addition, two participants wrote in the need for a Commercial Kitchen.

QUESTION 7: What do you think are the largest barriers to housing opportunities?

Respondents were asked to circle up to three.

FINDING: The top barriers identified by participants were (1) Lack of job opportunities, (2) Low wages, and (3) Lack of affordable housing.

	TOTAL	RANK
Lack of job opportunities	19	1
Low wages	15	2
Lack of affordable homeownership opportunities	13	3
Lack of affordable rental housing	12	4
Lack of available rental housing	12	
Lack of homeownership opportunities for low income residents	9	5
Lack of knowledge on how to save for a home	4	6
Lack of education on buying a home	1	7

*Income information was not recorded as part of this report. The WCA has recorded income information from this survey for the purposes of grant applications.

RESOLUTION 2015-04

A Resolution confirming the 2016-2020 Tribal Priorities based on Tribal and Community Visioning.

WHEREAS: The Wrangell Cooperative Association (WCA) Council is the federally recognized Tribal government authority for the Wrangell Native Community; and

WHEREAS: With funding from the Tlingit-Haida Regional Housing Authority (THRHA), the WCA was able to complete a Tribal and community visioning and prioritization process on December 2nd and 3rd, 2015; and

WHEREAS: The Tribal and community input process included a Community Survey, a Stakeholder Visioning Meeting and a Community Based Solutions Workshop to identify the Tribe's 2016 – 2020 Priorities; and

WHEREAS: The established Tribal Priorities developed through Tribal and community stakeholder input are:

Current Tribal Priorities (2015)

- Capacity Building Within WCA
- Cultural Tourism Expansion

Tribal Priorities 2016-2020

- Complete a Housing Needs Assessment
- Assess the SNO Building (ownership and viability of Tribal ownership)
- Community Commercial Kitchen
- Senior Assisted Living and Healthcare and related Training and Employment
- Affordable Utilities

WHEREAS: These Tribal Priorities will define the actions and resource investment of the Tribe through 2020; and

WHEREAS: The WCA Council authorizes the Tribal Administrator to pursue the priorities of WCA that may include building partnerships with the City and Borough of Wrangell, South East Alaska Regional Health Consortium, THRHA, and others, and research and pursue grant funding opportunities.

NOW THEREFORE LET IT BE RESOLVED that the Wrangell Cooperative Association hereby confirms the Tribal Priorities, both current and for 2016-2020, as established through the process of Tribal and community visioning, and authorizes the Tribal Administrator to represent WCA and build appropriate partnerships and submit grant applications and execute any related activities that will address these priorities of WCA.

CERTIFICATION

This resolution was reviewed and approved by the Wrangell Cooperative Association Council with a quorum present at its regularly scheduled Council meeting on the 9th day of December, 2015.

(b) (6)

Sam Campus - President

DRAFT Wrangell Tribal Citizen Housing Assessment

August 2016

Introduction (page 1-2)

Part I: Home Structure Information (page 3-11)

Part II: Opinion (page 12-19)

Part III: About Household Members (page 20-29)

Information/Open Ended Responses (page 30-36)

Appendix: Survey Instrument (page 37-50)

Prepared by Rain Coast Data



Wrangell Cooperative Association



Regional Housing Authority

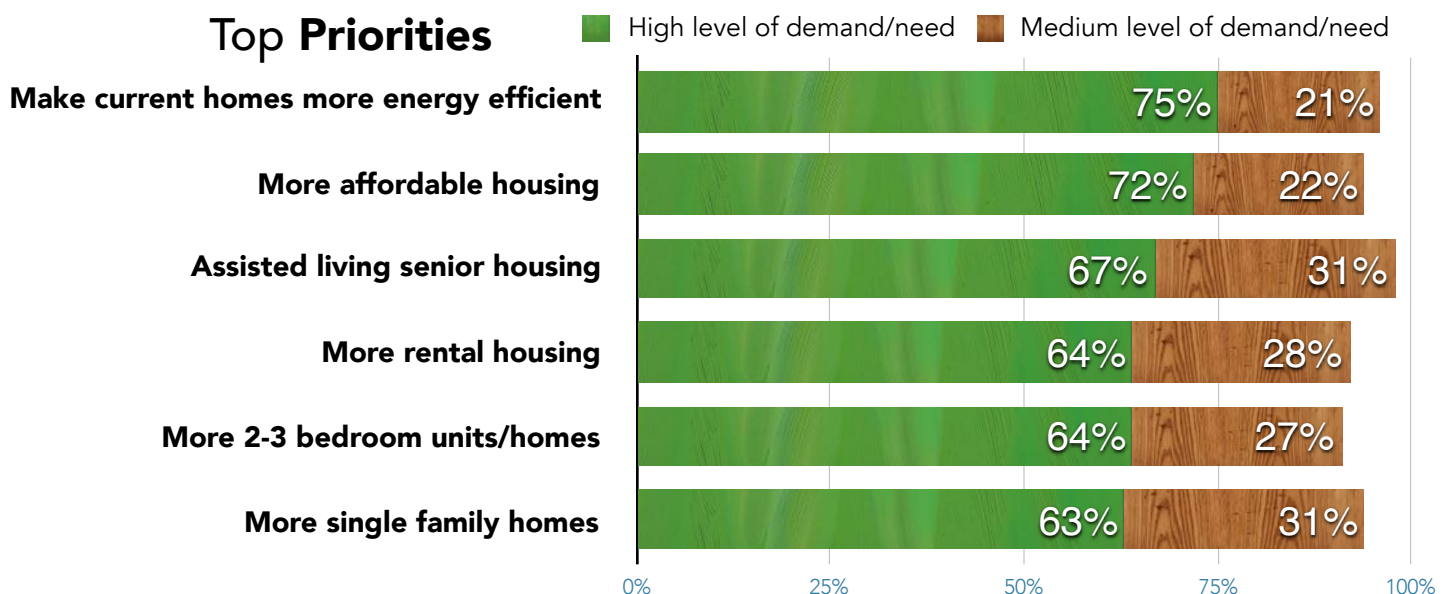
Key Findings

The Tlingit Haida Regional Housing Authority contracted with Rain Coast Data to conduct a tribal housing needs assessment in the community of Wrangell. The survey asked tribal households to respond to 38 questions about their homes, housing preferences, household costs, and finances.

In the summer of 2016, 133 Wrangell tribal households responded to the survey. The highest priority housing need identified was to make current homes more energy efficient, followed by a general call for more affordable housing. There was nearly universal agreement that Wrangell needs an assisted living senior housing facility, with 98% of tribal households calling this a high level or medium level need. Wrangell tribal members also want more 2-3 bedroom homes. They said Wrangell needs more rental housing - but 94% of households also said they would prefer to own a home than to rent.

Wrangell tribal members want existing homes to be more energy efficient, and they want an assisted living facility for seniors and more 2-3 bedroom single family homes.

How important are the following tribal housing needs in Wrangell?



Survey Methodology

Rain Coast Data designed the survey instrument with input from Tlingit Haida Regional Housing Authority, the Wrangell Cooperative Association, and the City of Wrangell. The survey was available electronically, but paper copies were also available at the Wrangell Cooperative Association office and tribal members were provided the option of taking the survey verbally.

According to the 2010 US Census, there were 158 occupied households where the householder identified as “Alaska Native or American Indian” only. There were 69 additional households where the householder identified as more than one race. For the purposes of this analysis, it was assumed that all of these households contain a member who identifies as Alaska Native and something else. This brings total tribal households to 227, or 22% of all occupied housing units in the community, which is equal to the percentage of those who are Alaska Native in the Wrangell community as a whole. (Note: 2010 was used because the Census does not conduct this breakout in its non-decennial years, and the annual estimates of Alaska Native tenure varied too widely to make an accurate calculation regarding tribal household numbers.)

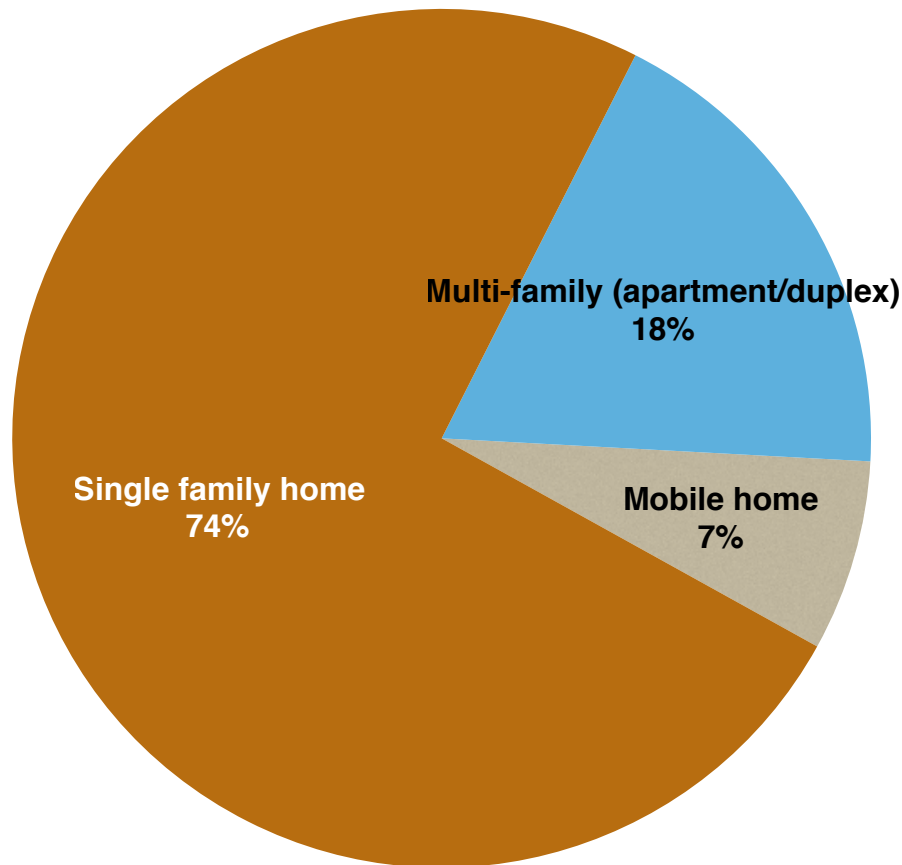
Between June 20 and August 20, 2016, Rain Coast Data received surveys from 133 tribal households, or **59% of all Wrangell tribal households**. Due to this extremely high response rate, the survey findings have a 95% confidence level with a 5.48 confidence interval. Not all respondents answered every question, so some responses have a slightly lower confidence interval.

Total Households and Tribal Households in Wrangell, Alaska

2010 US Census. Tenure of Occupied Housing Units by Race of Householder	Count
Owner-occupied housing units. American Indian or Alaska Native (single race)	93
Owner-occupied housing units. Householder of two or more races	38
Renter-occupied housing units. American Indian and Alaska Native (single race)	65
Renter-occupied housing units. Householder of two or more races	31
Total Estimated Tribal Households	227
Total occupied housing units in Wrangell	1,053

PART I: HOME STRUCTURE INFORMATION

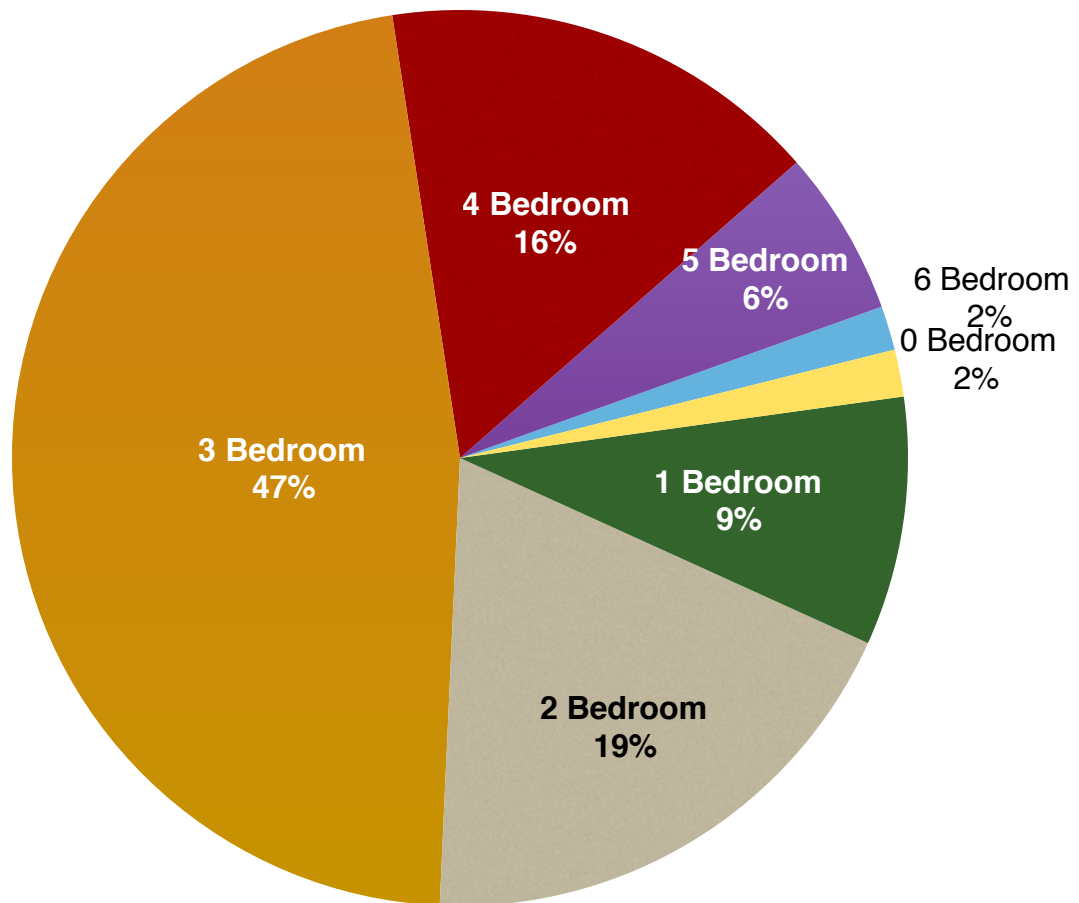
What type of home do you live in?



Nearly three-quarters (74%) of tribal households in Wrangell are single family home structures. Eighteen percent of households live in a multi-unit structure, such as an apartment or duplex, while an additional seven percent live in mobile homes. No survey respondent claimed a boat, hotel, or other short-term housing establishment as their residence.

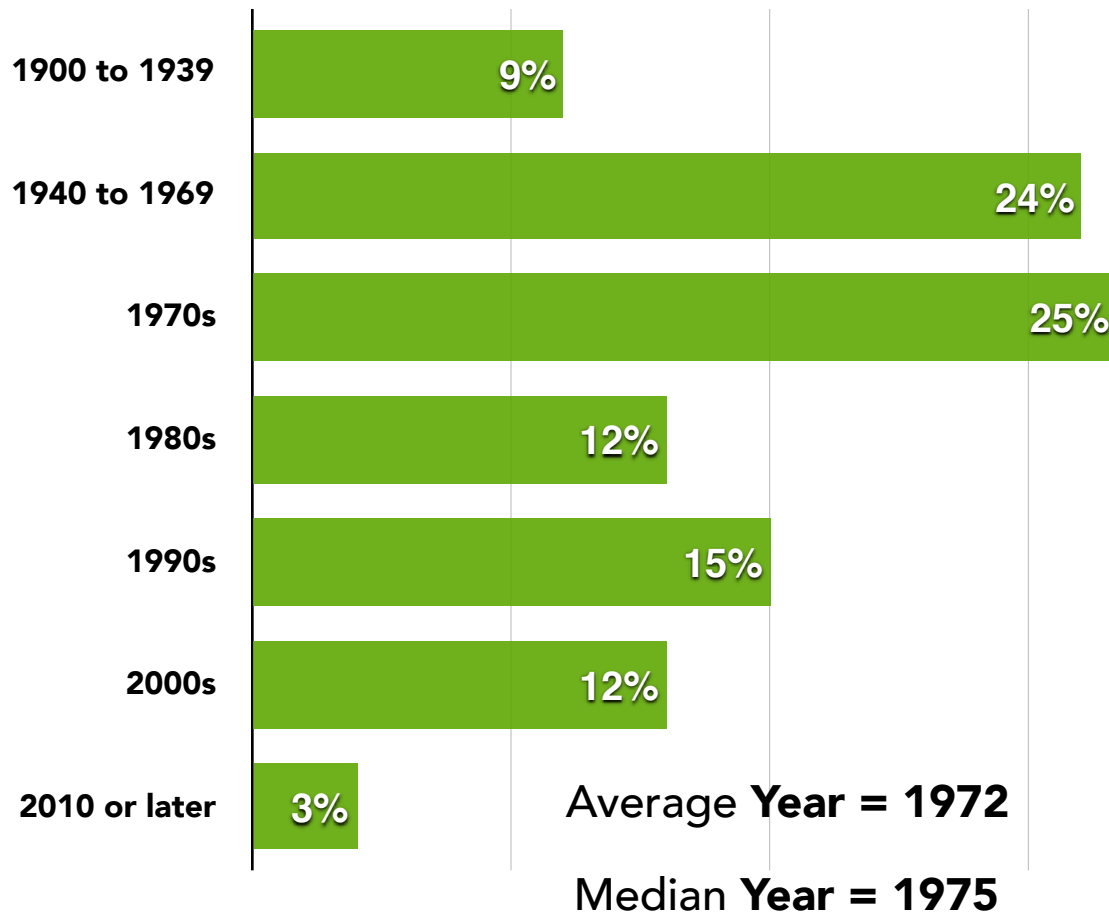
Answer Options	Response Percent
Single family home	74%
Multi-family (apartment/duplex)	18%
Mobile home	7%
Boat	0%
Elder housing	0%
Bunk house	0%
Hotel or short term housing	0%

How many bedrooms are in your home?



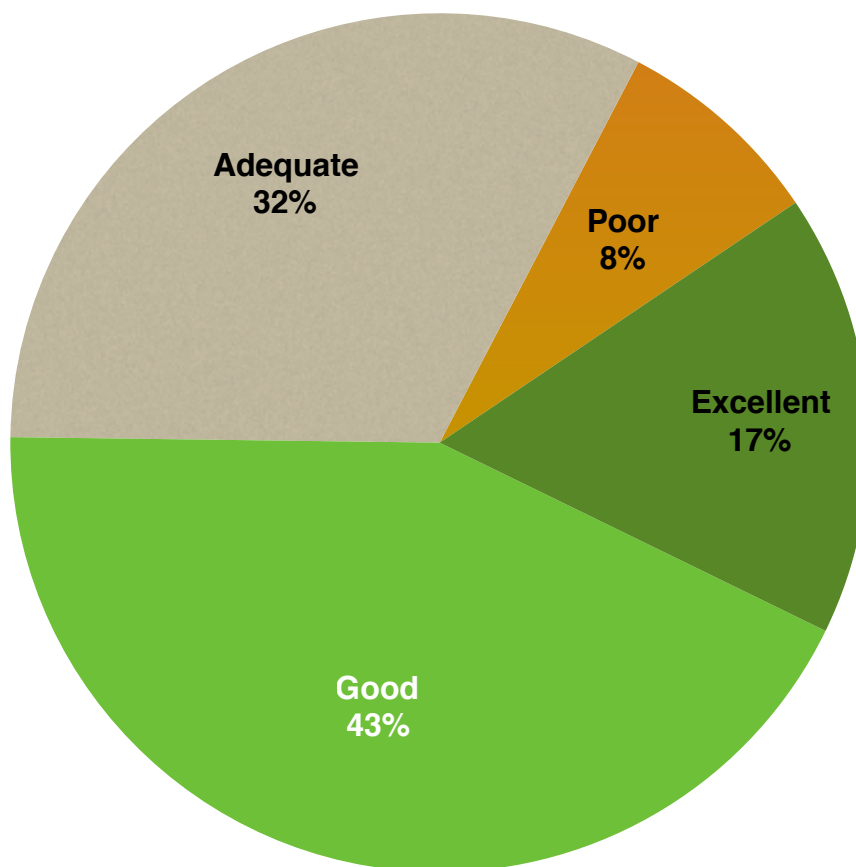
Nearly half (47%) of tribal homes have three bedrooms. Another 35% have either two or four bedrooms. Eleven percent of tribal homes have zero to one bedrooms, while eight percent have five or six bedrooms.

What year was your house built?



The homes of tribal members were built between 1900 and 2011. The average year a tribal home was built was 1972, while the median year was 1975. Homes belonging to tribal members are an average of 44 years old.

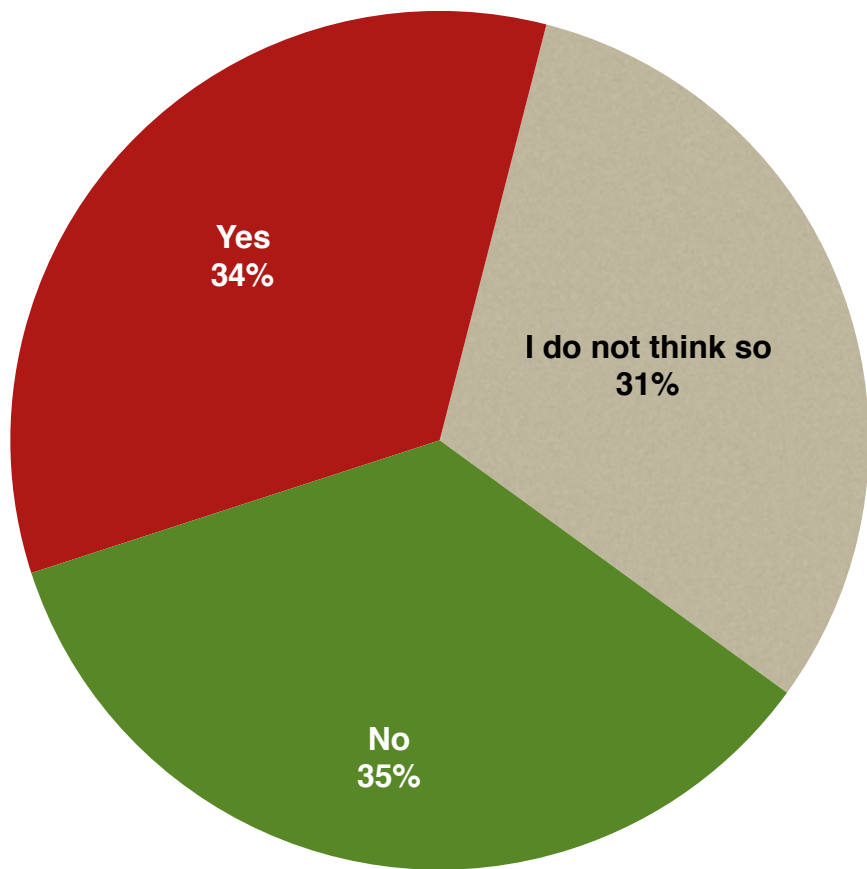
Please rate the overall condition of your home.



Sixty percent of tribal members said their homes were in good or excellent shape. Forty percent indicated that their living conditions were adequate or poor.

Answer Options	Response Percent
Excellent (very few repairs or changes needed)	17%
Good (a few minor repairs would be nice)	43%
Adequate (repairs needed to improve living conditions)	32%
Poor (major repairs needed to make it safe and livable)	8%
Not Livable (we are currently unable to live in our home)	0%

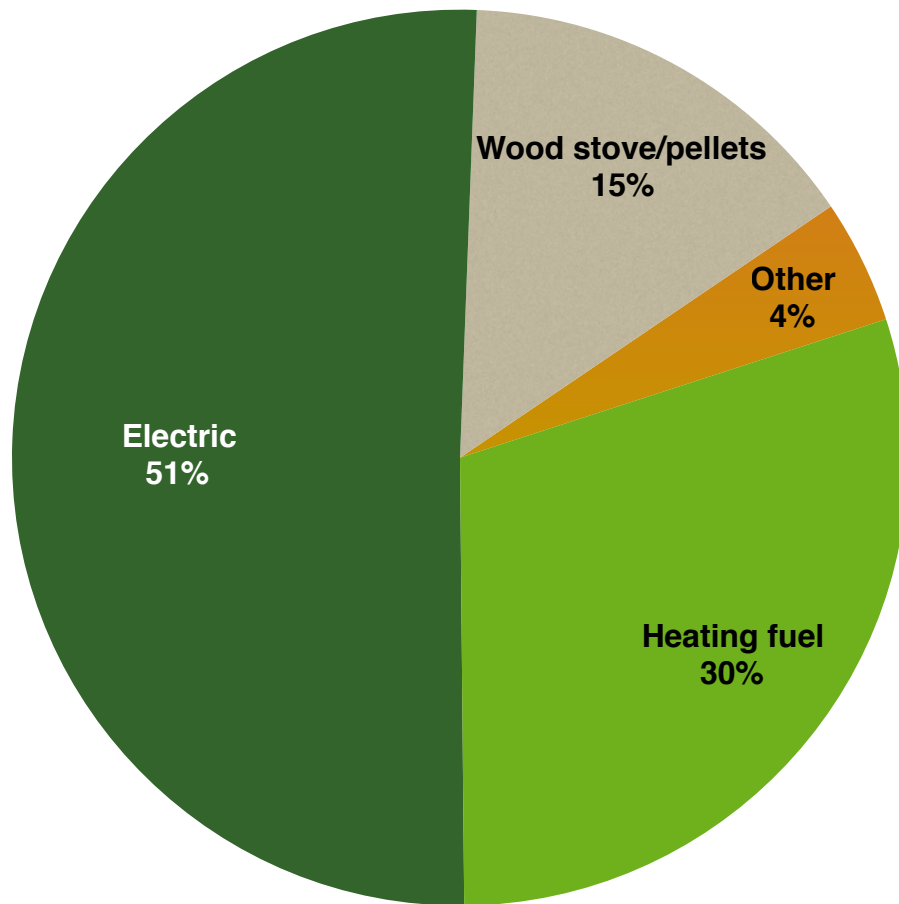
Does your home have issues with mold?



One-third of tribal households have a problem with mold in their homes. However, only three percent called their mold issues “severe.”

Answer Options	Response Percent
No	35%
I do not think so	31%
Yes. Severe: more than 10 square feet of mold	3%
Yes. Moderate: spots throughout the house	14%
Yes. Low: one room only	17%

What do you use primarily to heat your home?



Just over half (51%) of tribal households heat their home using electric sources, while 30% use heating fuel, and 15% use a wood or pellet stove. The four percent “other” use a heat pump or a hybrid combination. The median reported winter heating fuel cost was \$400 per month, while the median city utility bill totaled \$350 in winter months (including electricity, water, and garbage). Averages were higher due to several significant cost outliers.

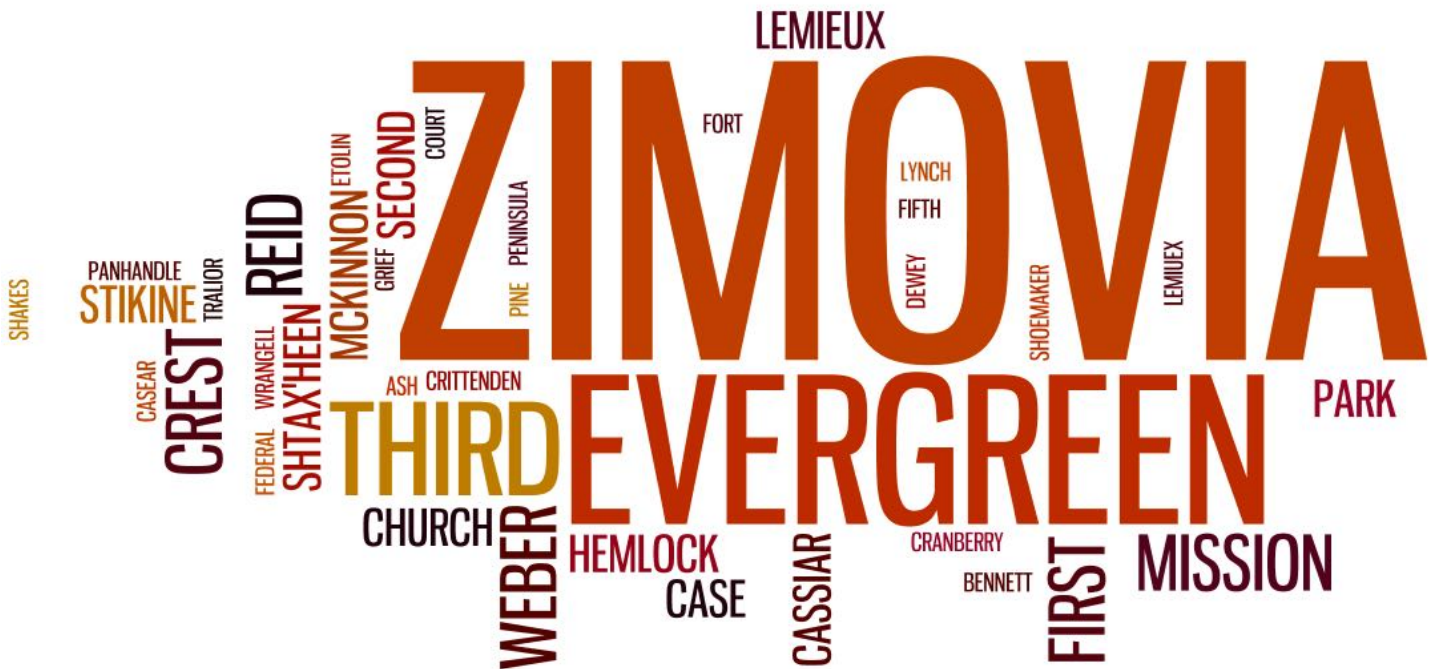
What is your heating fuel bill in a winter month (October through March)? = **\$520 average, \$400 median**

What is your city utility bill in a winter month (October through March)? (This is your bill that includes electricity, water, and garbage.) = **\$415 average, \$350 median**

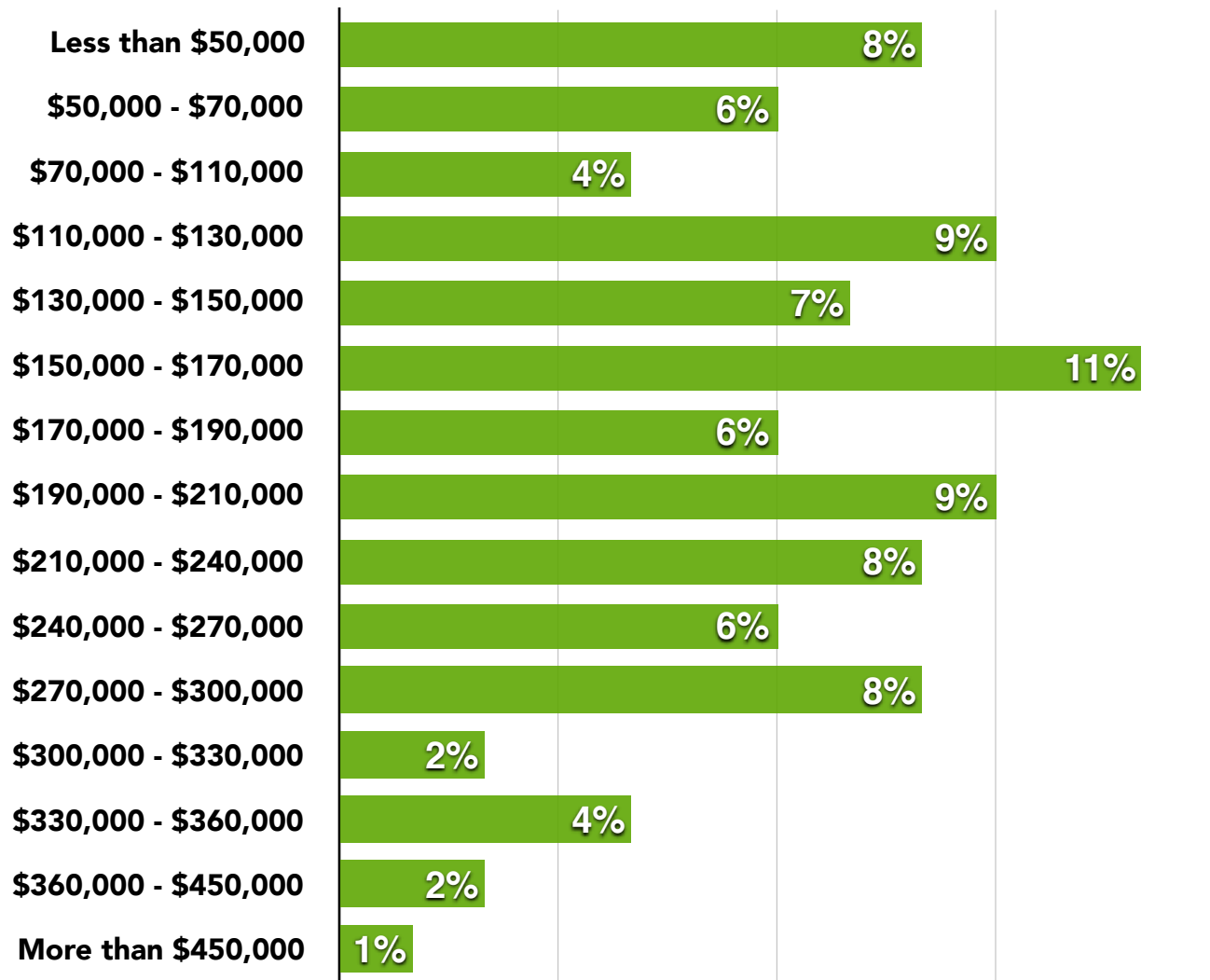
Where is your home located?

[illegible]

Tribal households were reported on 36 different streets in Wrangell. This word cloud is a visualization of the responses, with more frequently used words appearing more prominently.



If you own your own home, what is the approximate assessed value of your home?

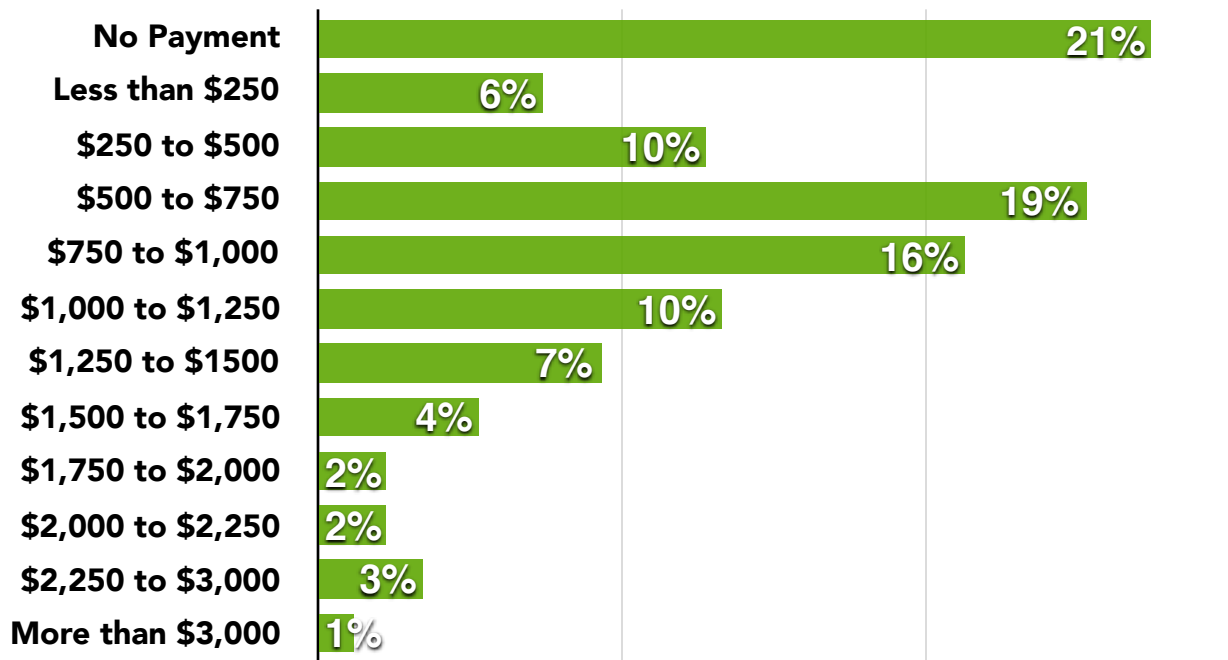


Average Value = \$186,800

Median Value = \$170,000 - \$190,000

The median value of a house owned by an Alaska Native or American Indian in Wrangell is between \$170,00 and \$190,000, with an average value of \$186,800. Eight percent of households own and live in a structure worth less than \$50,000, while one percent have a home worth more than \$450,000.

What is your current mortgage or rent, excluding home heating costs, electricity, water, and sewer?



Average Excluding No Payment = \$943

Average Rent = \$665

Average Mortgage = \$1,210

Median Excluding No Payment = \$750 to \$1,000

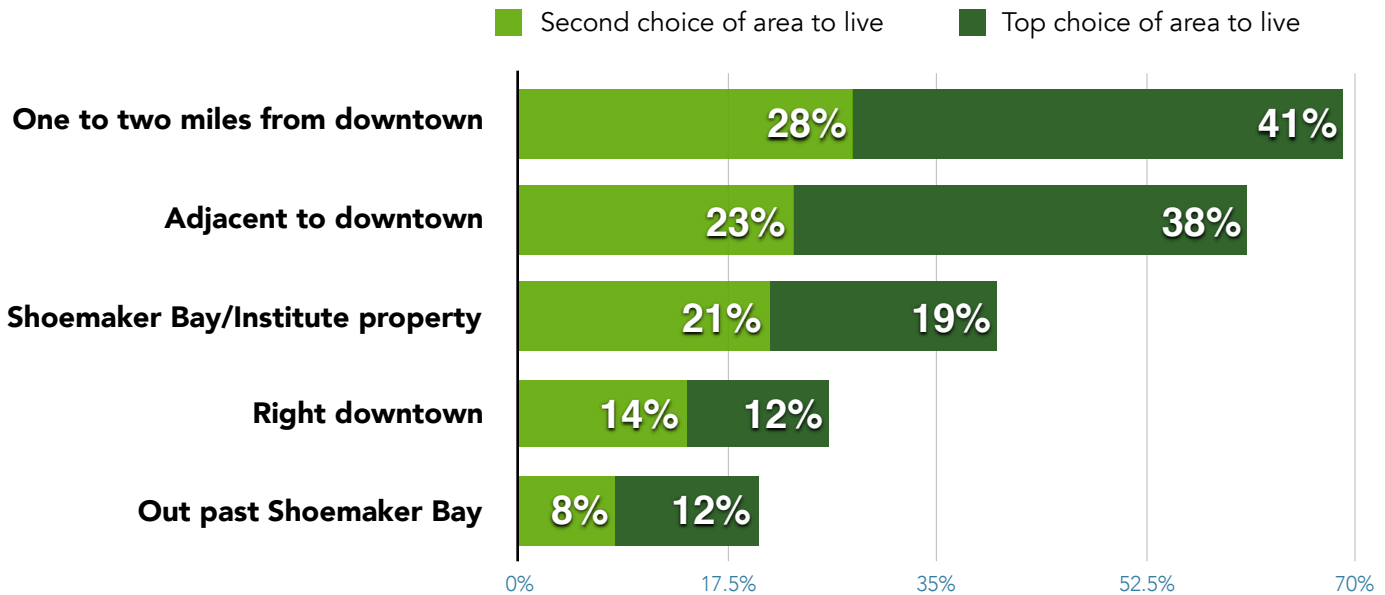
Median Rent = \$500 to \$750

Median Mortgage = \$1,000 to \$1,250

The average monthly rent paid by Wrangell tribal householders is \$665, while the average mortgage (excluding those who have completed paying off their house and have no payments) is \$1,210. These figures do not include heat, electricity, water, or sewer. The median rent and mortgage are provided in ranges: between \$500 and \$750 for the median rent, and between \$1,000 and \$1,250 for the median mortgage. The average payment overall is \$943 monthly. Again, this excludes those who have paid off their mortgages and now pay nothing. Twenty-one percent of all tribal households make no rent or mortgage payment.

PART II: OPINION

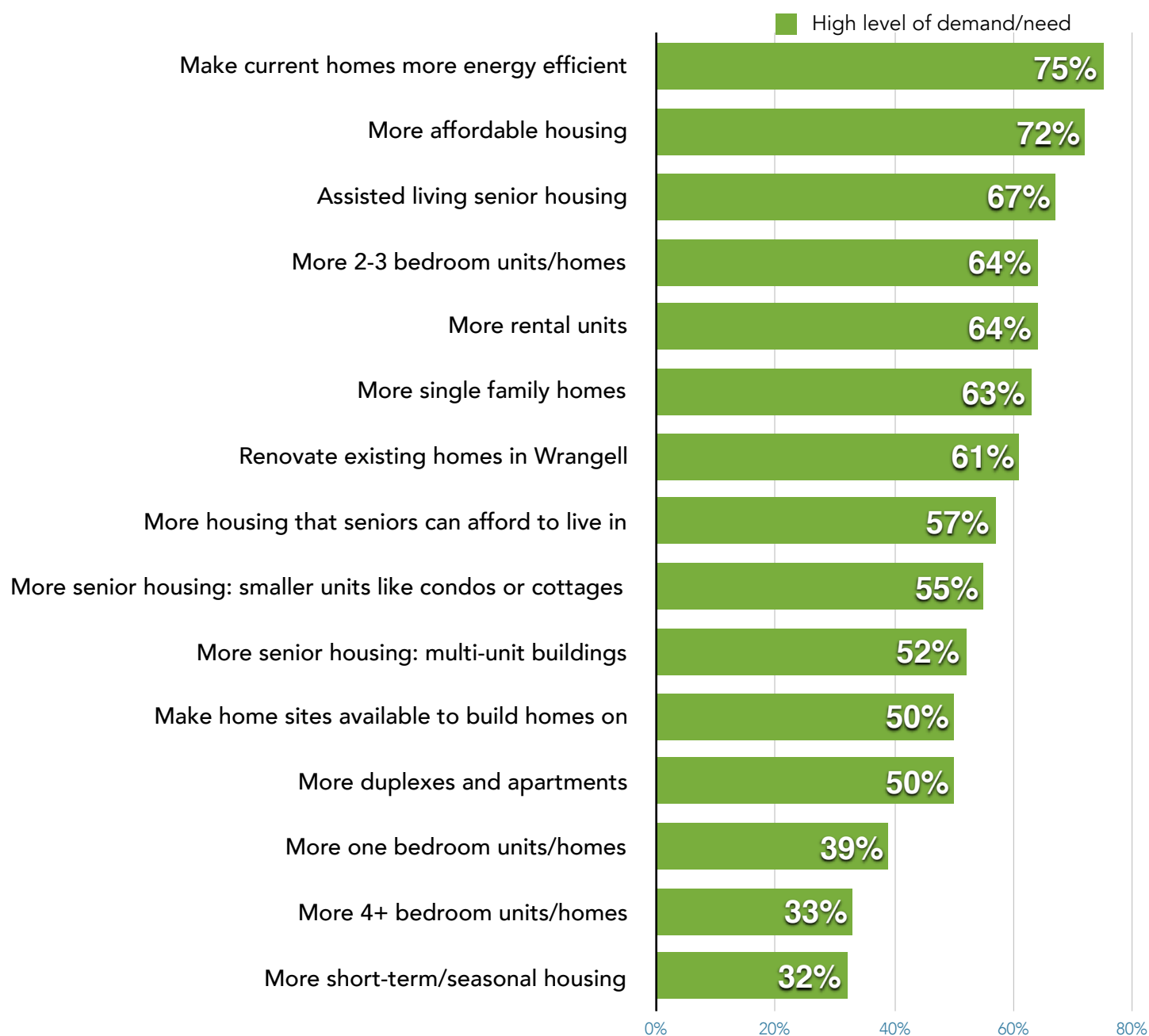
Where in Wrangell would you most like to live?



Answer Options	Top choice of area to live	Second choice of area to live	I could be convinced to live there (3rd choice)	I would live here if I had to, but I wouldn't like it	I wouldn't live there	No opinion	Rating Average
One to two miles from downtown	41%	28%	21%	5%	2%	4%	2.15
Adjacent to downtown	38%	23%	13%	16%	6%	4%	2.06
Three to five miles from downtown: Area of Shoemaker Bay/Institute property	19%	21%	35%	16%	5%	5%	1.68
Right downtown	12%	14%	16%	29%	25%	4%	1.18
Out past Shoemaker Bay	12%	8%	17%	29%	28%	6%	1.07

Generally, Wrangell tribal members want to live near downtown but not in downtown. Homes located far out of town - past Shoemaker Bay - were rated very low in this analysis. Three-quarters of respondents (75%) said they had some level of interest in living in the area of the Institute property, with one in five respondents calling it their first choice of home location.

How important are the following tribal housing needs in Wrangell?

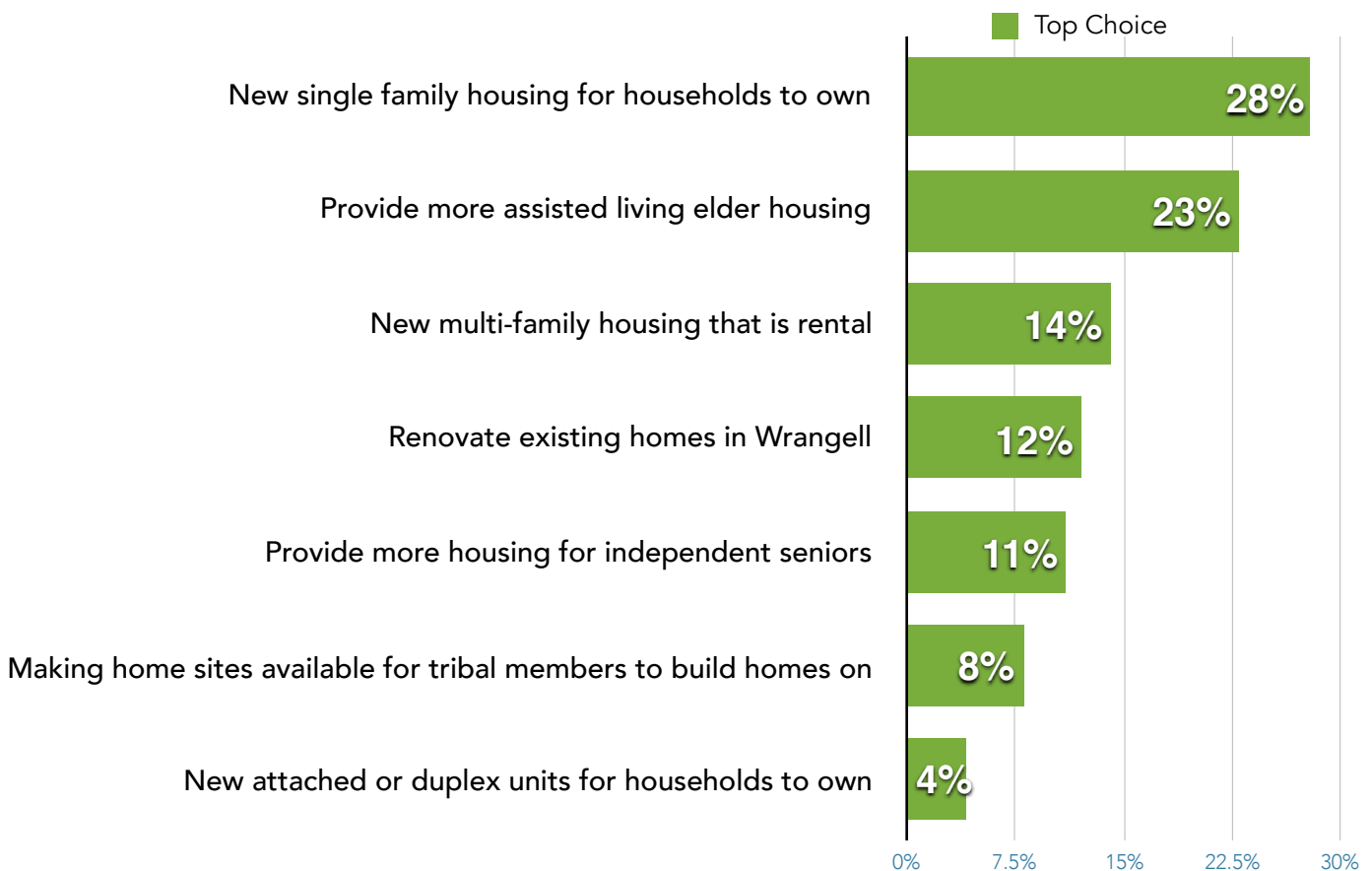


The most pressing housing need, according to the survey, is to make existing homes more energy efficient. This is followed by a call for more affordable housing, which could also potentially be addressed by an increase in energy efficiency. Tribal members nearly universally call for assisted living senior housing, with 67% percent saying there is a high level of demand or need for such housing, and an additional 31% saying there is a medium level of need for this. Lowest on the tribal list of housing priorities are developing more short-term housing and larger homes. The following table shows a complete breakdown of responses to these questions.

How important are the following tribal housing needs in Wrangell?

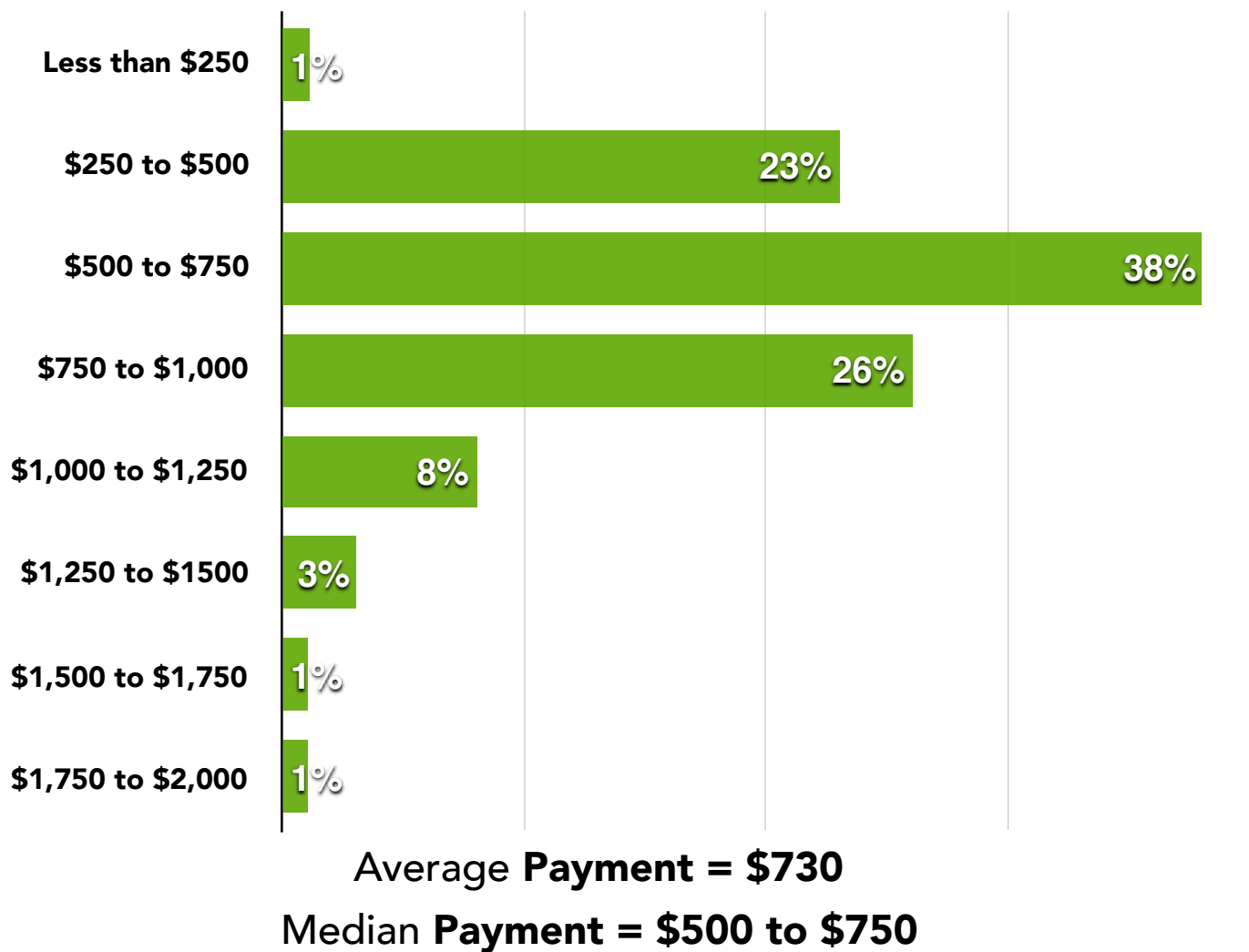
Answer Options	High level of demand/ need	Medium level of demand/ need	Low level of demand/ need	No need or demand at this time	Actually we need less of this	Rating Average
Make current homes more energy efficient	75%	21%	4%	0%	0%	2.74
More affordable housing	72%	22%	7%	0%	0%	2.66
Assisted living senior housing for seniors who are no longer able to live on their own safely	67%	31%	2%	0%	0%	2.65
More 2-3 bedroom units/homes	64%	27%	8%	0%	0%	2.56
More rental units	64%	28%	8%	0%	0%	2.61
More single family homes	63%	31%	7%	0%	0%	2.54
Renovate existing homes in Wrangell	61%	34%	3%	2%	0%	2.55
More housing that seniors can afford	57%	39%	3%	1%	0%	2.53
More senior housing: Meaning smaller units like condos or cottages on a single level that allows independent seniors to not have stairs, and to not be responsible for upkeep	55%	39%	5%	0%	1%	2.48
More senior housing: Meaning self-contained living units for older adults who are able to care for themselves in a multi-unit or apartment building	52%	43%	4%	0%	1%	2.46
Make home sites available to build homes on	50%	38%	11%	1%	1%	2.31
More duplexes and apartments	50%	37%	10%	3%	0%	2.32
More one bedroom units/homes	39%	34%	24%	3%	0%	2.09
More 4+ bedroom units/homes	33%	29%	37%	0%	0%	1.93
More short-term/seasonal housing	32%	36%	25%	5%	2%	1.93

Of the following, what is the most important tribal priority for housing improvements in Wrangell?



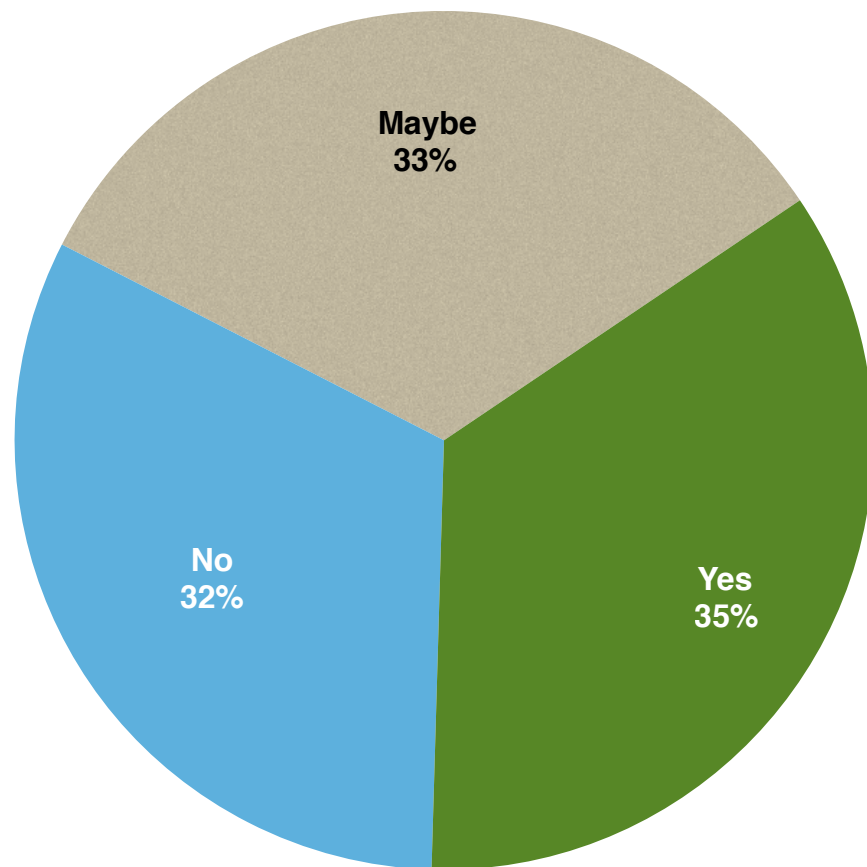
In addition to ranking tribal priorities, tribal households were also asked what their top choice would be given a selection of seven priorities. Unfortunately, this question probably did not include the correct seven priorities; however, the responses do provide some important insights into the housing goals of the community. More than half of respondents (52%) said that new single family housing or assisted living for elders is their top priority.

In the future, how much would you be willing to pay each month for a new home (excluding home heating costs, electricity, water, and sewer)?



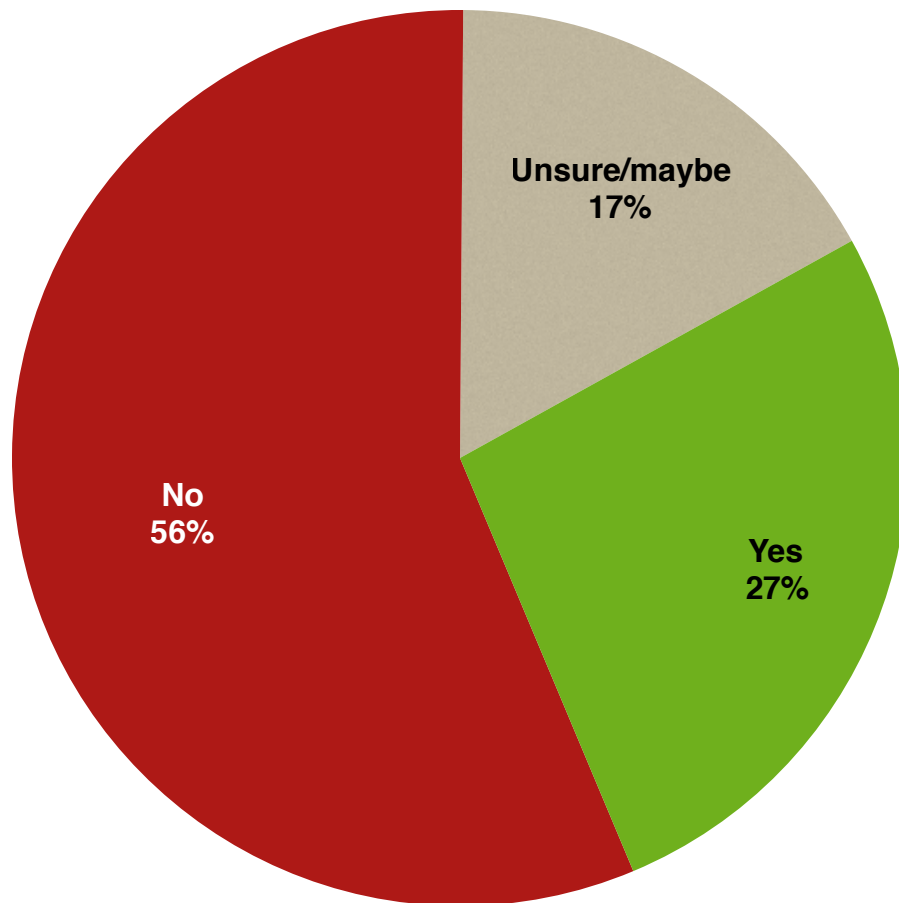
When asked how much tribal members would be willing to pay for new homes, excluding utilities, the median response was between \$500 and \$750. The average amount was \$730.

Would you be willing to live in a small home (600 to 800 sq ft), duplex, or attached unit if it made your housing payment more affordable?



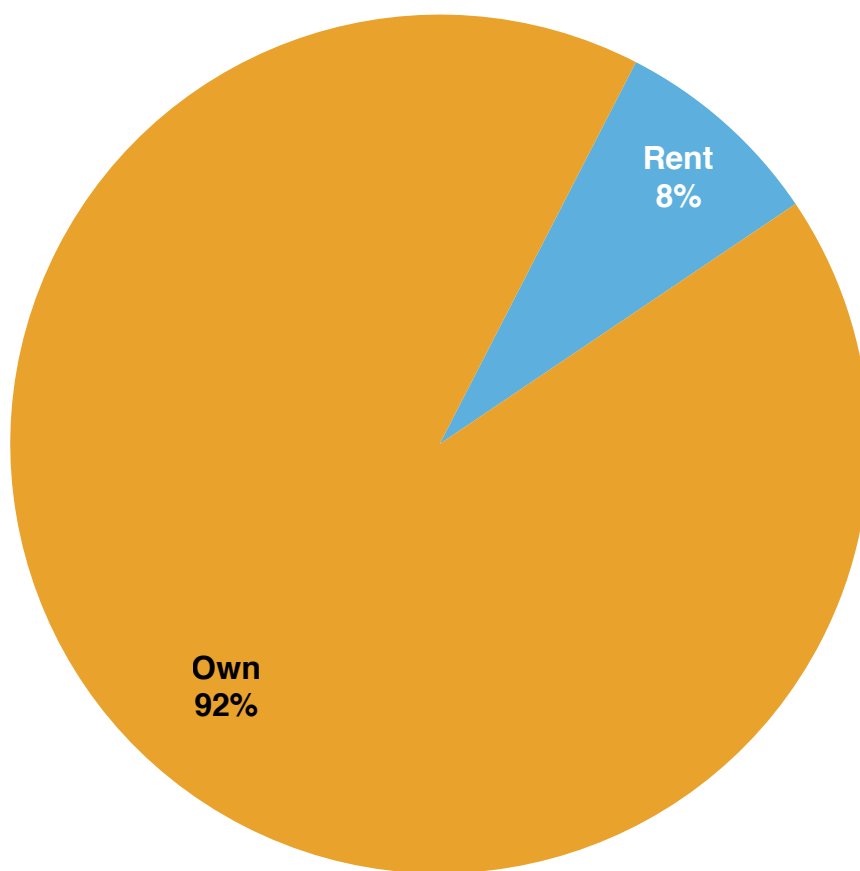
When asked, one-third of tribal members surveyed said that they would be willing to live in a small (up to 800 square foot home) in order to cut costs. Those responding in the affirmative were also most likely to have said that there is a high need for additional one bedroom units in Wrangell.

Are there household members living in your housing unit who would prefer to move to their own place if one was available in Wrangell for an affordable price?



More than a quarter of tribal households (27%) reported having a household member who would prefer to have their own home but could not currently afford to move out. An additional 17 percent responded that this might be the case.

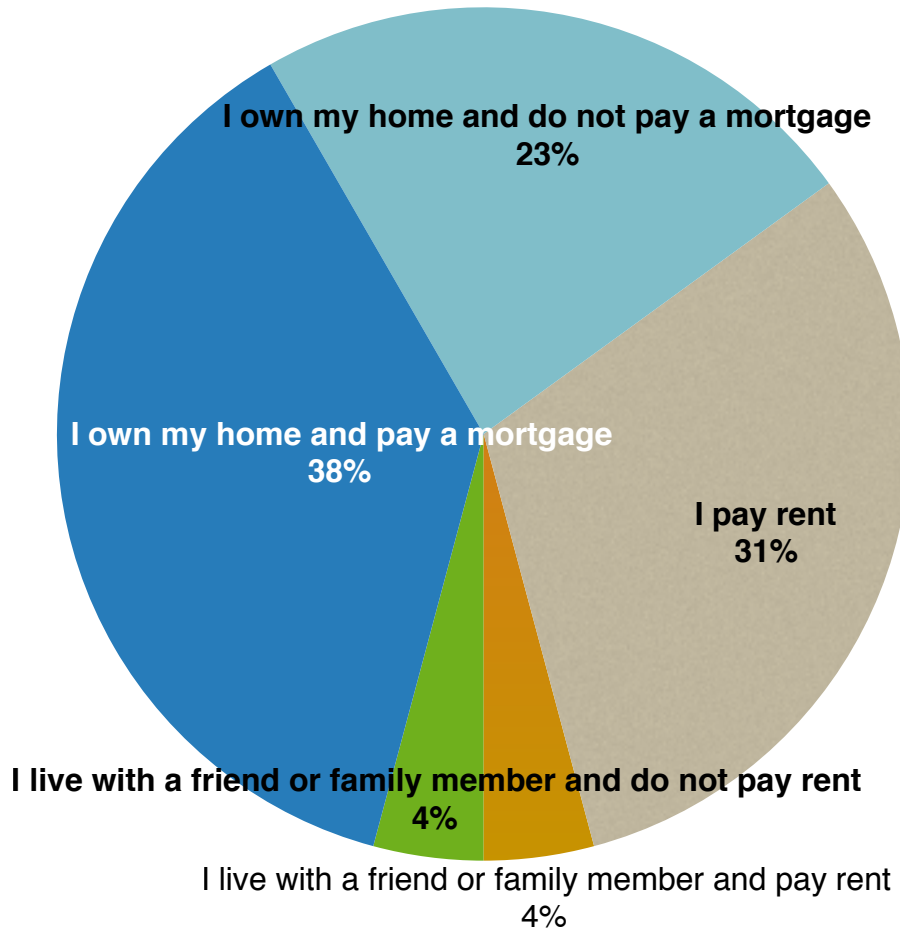
Regardless of your housing situation now, would you prefer to rent or to own your own home?



Most respondents (92%) said they would prefer to own their own home rather than rent.

PART III: ABOUT HOUSEHOLD MEMBERS

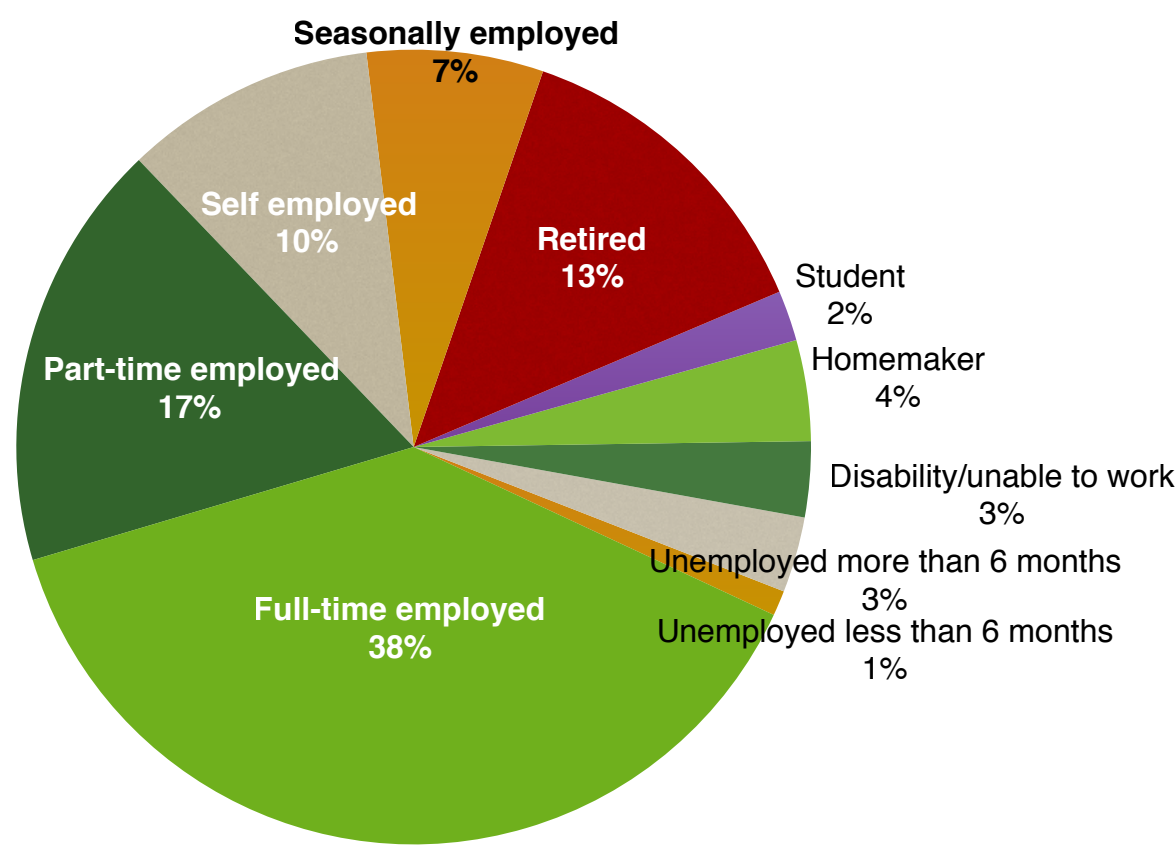
What is your current housing situation?



Nearly two-thirds (61%) of tribal householders live in a house that they own. However, nearly a quarter of respondents own their home and no longer pay a mortgage (23%). Just over one-third (35%) pay rent, either to a landlord, friend, or family member.

Answer Options	Response Percent
I own my home and pay a mortgage	38%
I own my home and do not pay a mortgage	23%
I pay rent	31%
I live with a friend or family member and pay rent	4%
I live with a friend or family member and do not pay rent	4%

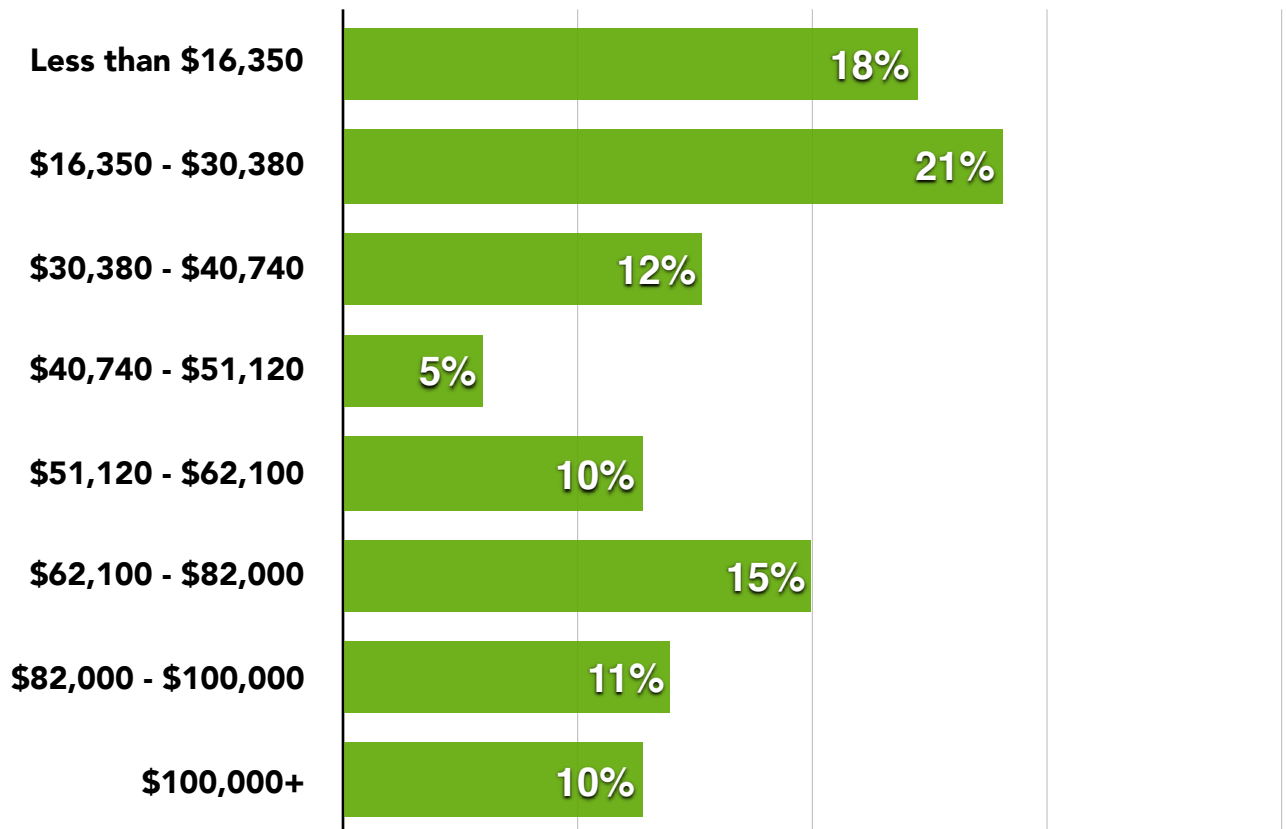
What is your current employment status? Choose the option that most closely reflects your employment situation.



Seventy-one percent of respondents reported being employed, although only 38% reported full-time employment. Four percent identified themselves as being unemployed, although the majority of these had been unemployed for less than six months. Thirteen percent were retired, and three percent had a disability that prevented them from working.

Answer Options	Response Percent
Full-time employed	38%
Part-time employed	17%
Self employed	10%
Seasonally employed	7%
Homemaker	4%
Retired	13%
Student	2%
Disability/unable to work	3%
Unemployed more than 6 months	3%
Unemployed less than 6 months	1%

What is your approximate annual household income?

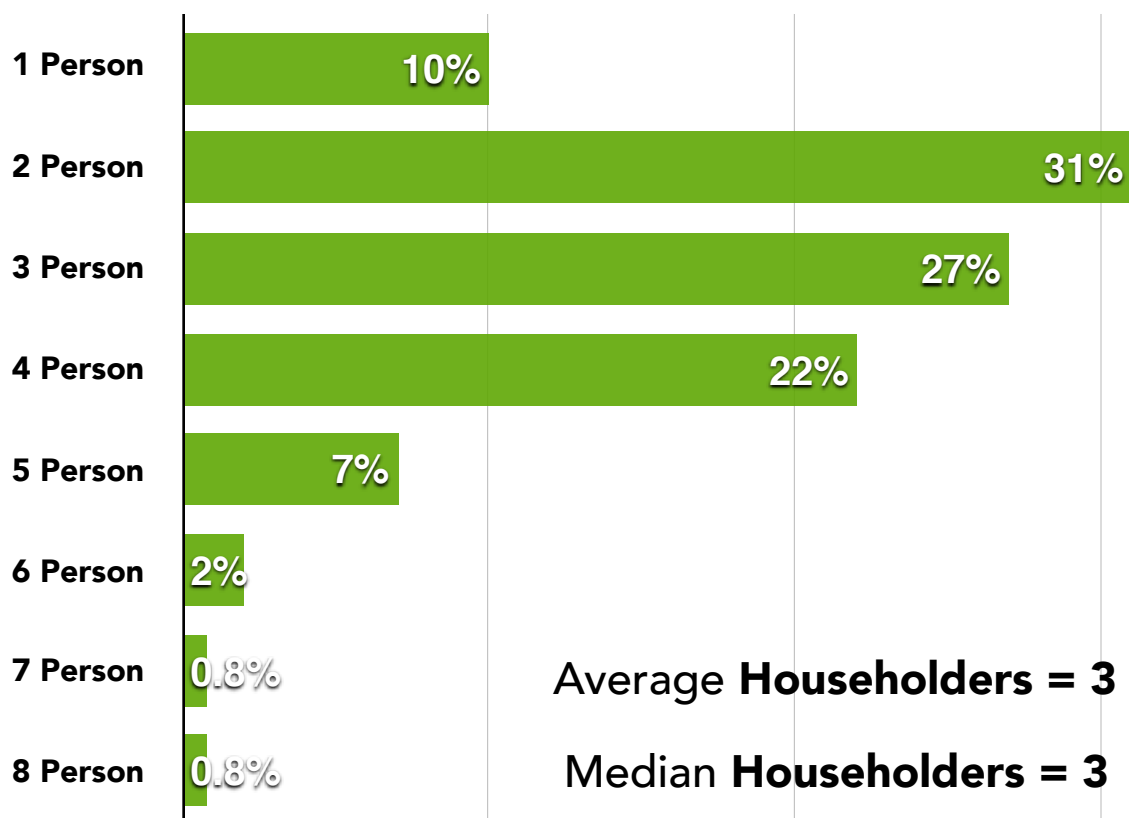


Median Household Income = \$38,800 - \$40,740

Average Household Income = \$50,500

The median income of tribal households in Wrangell is between \$38,800 and \$40,70. The average household income is \$50,500. Eighteen percent of Wrangell tribal households earn less than \$16,350, while ten percent earn more than \$100,000 annually. No tribal households earn more than \$200,000 annually.

Including yourself, how many people live in your household?



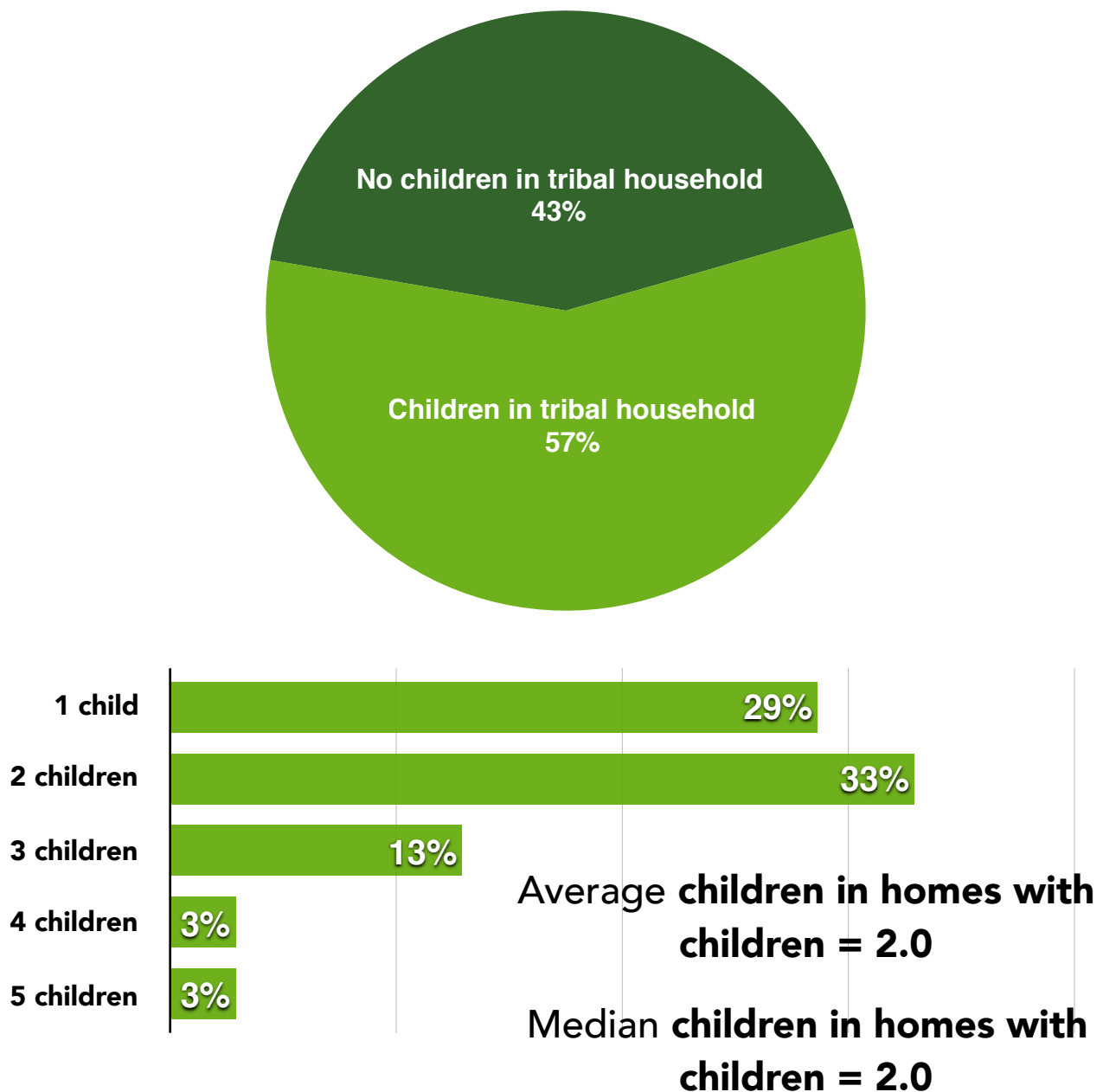
While the most common number of household members is two, both the average and median number of householders in a Wrangell tribal household is three. Households contain from one to eight members.

What is your approximate annual household income? (By number of household members.)

Household Income	Total Household Members								Average
	1	2	3	4	5	6	7	8	
Less than \$16,350	5	3	4	7	2				2.9
\$16,350 - \$20,020	4	3		1					1.8
\$20,020 - \$25,200	1	2	1	1	1				2.8
\$25,200 - \$27,200		1		1					3.0
\$27,200 - \$30,380	2	2	1	3					2.6
\$30,380 - \$31,050			1						3.0
\$31,050 - \$34,950	1	1		2	1				3.2
\$34,950 - \$35,560			3	1					3.3
\$35,560 - \$38,800			1						3.0
\$38,800 - \$40,740			2						3.0
\$40,740 - \$41,950		2							2.0
\$45,920 - \$48,150		2							2.0
\$48,150 - \$51,120			1						3.0
\$51,120 - \$55,900		2		1	1				3.3
\$55,900 - \$62,100		3	3	1					2.7
\$62,100 - \$67,100				2					4.0
\$67,100 - \$72,050			4	1		1			3.7
\$72,050 - \$77,050			1	2	1				4.0
\$77,050 - \$82,000		1	1	1	1			1	4.4
\$82,000 - \$100,000		5	4	1	2				3.0
\$100,000 - \$130,000		3	1	1			1		3.3
\$130,000 - \$160,000		1	1			1			3.7
\$160,000 - \$200,000			1	2					3.7

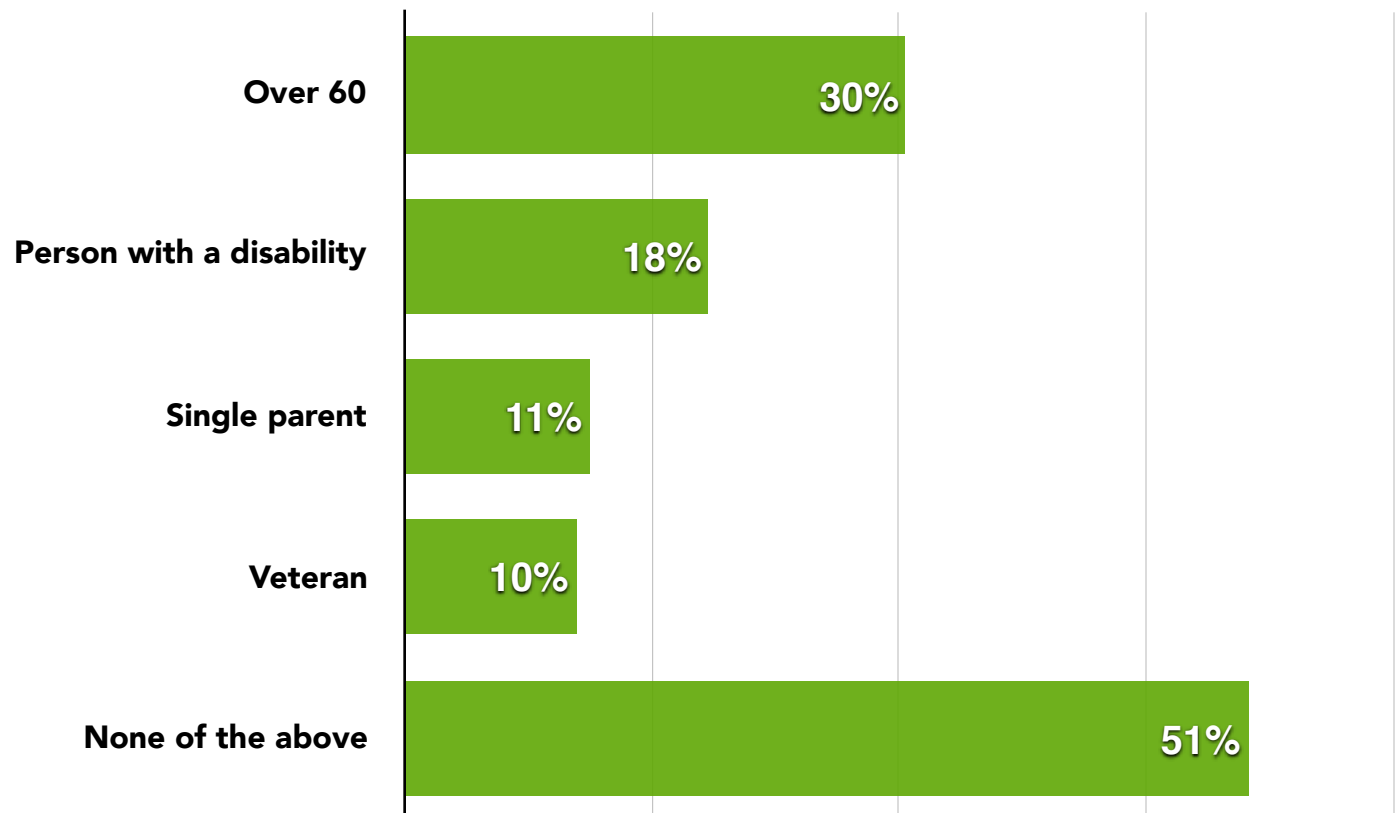
Coupling household income with total household members, we see that households with an income of less than \$16,3500 have an average of 2.9 household residents. This chart can be used to better understand the number of people in the community living in poverty, as the threshold for poverty levels change depending on the number of people per household.

For families with children: How many children under age 18 live in your household?



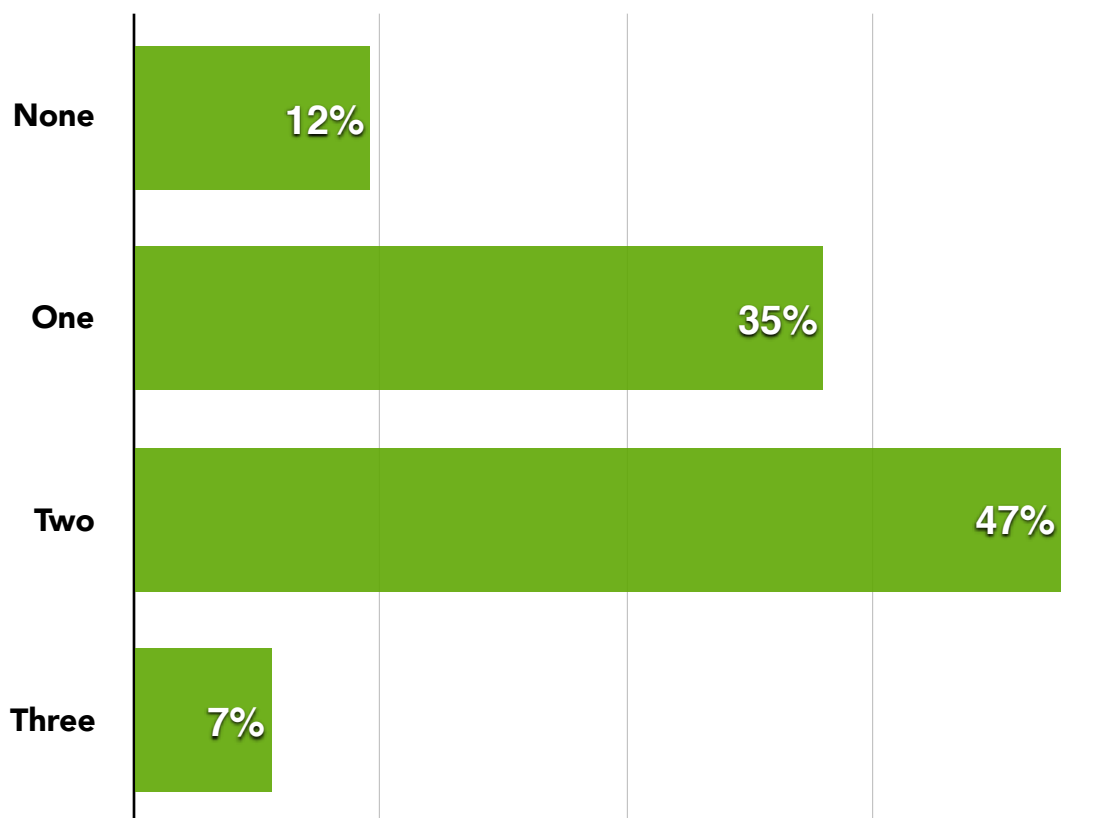
More than half of Wrangell's tribal household have at least one child under the age of 18 (57%). Both the average and the median number of children in a Wrangell tribal household with children is two.

Check all that apply if any members of your household are:



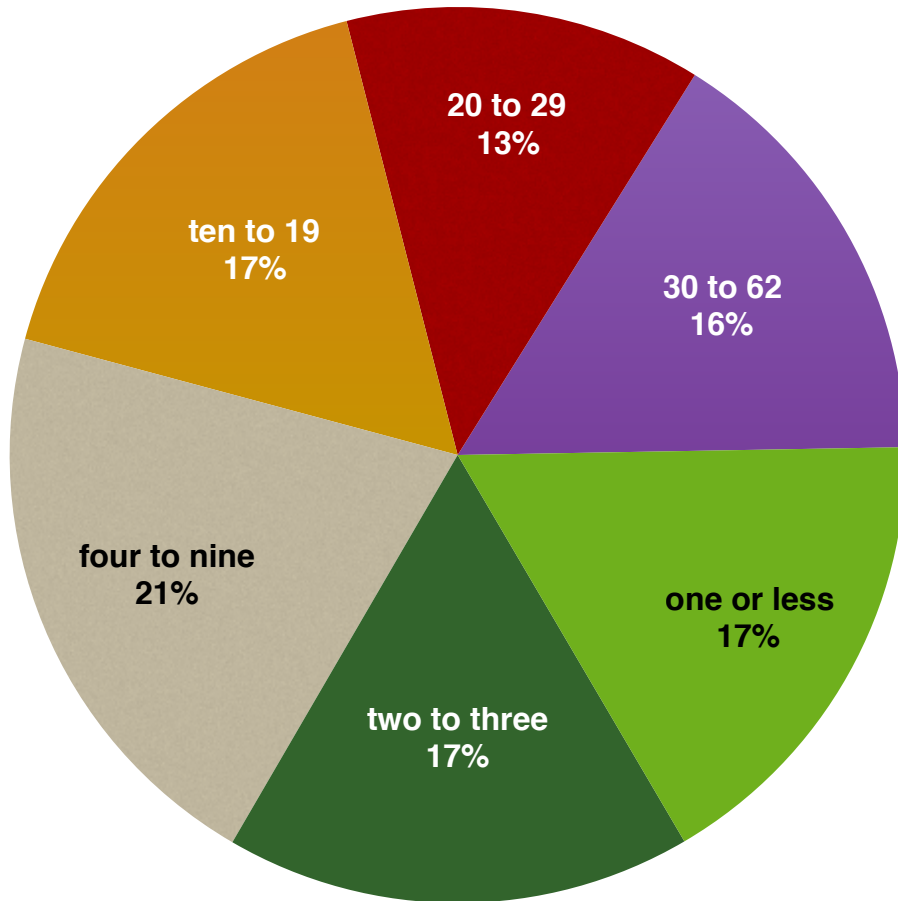
Nearly one-quarter of all tribal households (30%) contain a person over the age of 60. Eighteen percent of all tribal household have a member with a disability. Eleven percent include a single parent, while one in ten Wrangell tribal households includes a veteran. One-third of all tribal households (33%) have some combination of the above.

How many adults in your household are currently employed?



We asked how many adults are currently employed in the household of the respondent. There were no homes with more than three adults with employment. The most common response was two working adults, with 47% of respondents selecting this answer.

How many years ago did you (or first household member) move into your current home?



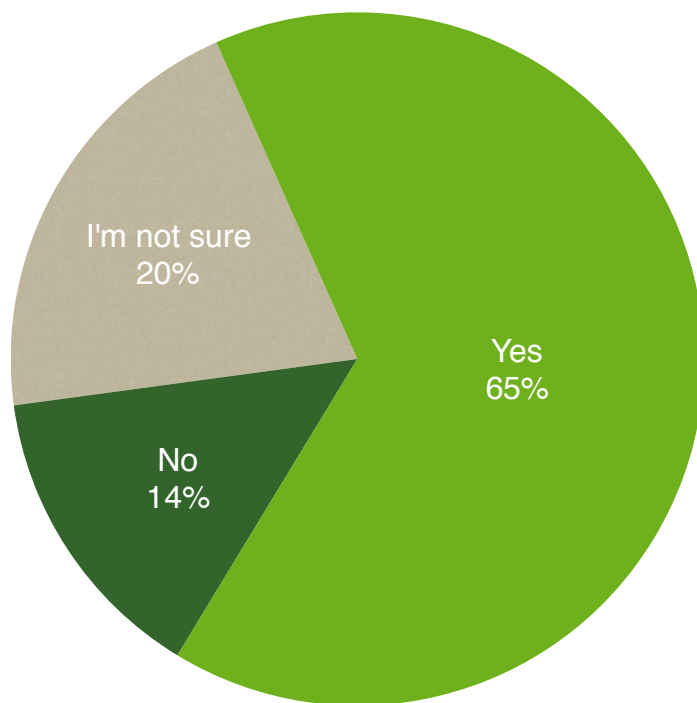
Average Years in Current Home = 14

Median Years in Current Home = 7

Wrangell tribal members tend to reside in their homes long-term. Twenty-nine percent of respondents had lived in their home for more than 20 years, and nearly half (46%) had lived in their homes for more than ten years. Seventeen percent were in a home that was new to their household. The average tenure of a Wrangell tribal household at the point this survey was conducted was 14 years, while the median tenure was seven years.

Answer Options	Response Percent
one or less	17%
two to three	17%
four to nine	21%
ten to 19	17%
20 to 29	13%
30 to 62	16%

Is any member of your household enrolled in the Wrangell Cooperative Association?



Approximately two-thirds of all households surveyed had members enrolled in the Wrangell Cooperative Association. An additional fifth was uncertain of enrollment status, while one out of seven respondents was not an enrolled member.

Additional Findings

Do you live in Wrangell?

Answer Options	Response Count
Yes	133
No, but I would like to move back	11

If you want to move back to Wrangell - what are the obstacles to moving back?

Answer Options	Response Count
Good jobs are hard to find	5
Great job elsewhere	3
Housing is difficult to get	3
Healthcare access	2
Too expensive	1
Family lives elsewhere	1

Would you be willing to help build your own home in order to lower the cost of your home or your monthly payment?

Answer Options	Response Percent
Yes	76%
No	13%
Maybe	11%

Do you own land in Wrangell?

Answer Options	Response Percent
Yes, and I would like to build a home on that land.	9%
Yes, but I'm not interested in building a home on my land.	13%
No	78%

What type of housing program are you most interested in, either now or in the future?

Answer Options	Response Count
Homebuyer assistance, such as a home loan, down payment assistance, or help with saving to buy a home.	44
Access to funding to help renovate my home.	37
I would like to participate in a "sweat equity" housing program, where I help build my home.	26
A new rental unit to move into.	17
I have land and need access to a loan to build my own home.	15
An assisted living center.	11
I am not interested in a housing program.	15

Do you currently reside in a home managed by Tlingit Haida Regional Housing Authority?

Answer Options	Response Percent
Yes	7%
No	92%
Not Sure	1%

How would you describe the most critical housing needs and issues in your community?

Respondents were also provided an opportunity to report the most critical Wrangell housing need in their own words. This word cloud is a visualization of the 78 responses, with more frequently used words appearing more prominently. Rental, senior, assisted, living, affordable, and homes appeared most often. A full list of responses follows.



Open Ended: How would you describe the most critical housing needs and

1. Finding a home or apartment that is affordable and suitable for family style living is pretty tough to find here in Wrangell. All the really good places get rented really fast, or they are too far out of budget.
2. Low income housing and senior housing.
3. Affordable housing - preferably a home or duplex.
4. Senior Housing combined with youth such as ANSEP.
5. More short term rental housing for seasonal employees, more affordable homes that young families can buy, and low cost apartments for seniors.
6. Short term rentals for seasonal workers are a need. Land that is ready to build on for the younger generation. For newly married couples the loan process to buy a home if that was less stress and money.
7. Affordable Homes for young people starting out.
8. Senior housing for assisted living.
9. You need to keep up on the maintenance and not let them fall apart like the T&H houses.
10. Lack of housing in general. And if there is rentals available they don't allow animals even if they are service animals, which is illegal but they don't care. No one is going to take a landlord to court. No one wants to live in someone's apartment that they hate you or they are out to get you because of your service animal who is amazingly trained and always picked up after and is never even left home alone. It's pathetic.
11. More affordable single family homes. Not enough.
12. More places to rent.
13. Need a new long term care separate from the Hospital.
14. Need more medium to large family homes.
15. We don't have enough housing options here!
16. More housing for families with low/no income.
17. Need more rentals at an affordable price.
18. Too many to list.
19. Affordable, allows pets, single family homes to rent.
20. Affordable housing.
21. There are a lot of landlords who don't allow pets, which for some is hard. I had a landlord turn me down cause I had a child and they didn't want my child to bother others if she were to be to "loud". I think there should be more apartment complexes and a little more slack on renters especially if you sign an agreement.

22. Rentals of apartment and houses to rent.
23. Affordable rentals are needed badly.
24. Dire need of housing solutions.
25. Help seniors with low cost of living.
26. Rentals during high season and senior housing is hard to come by, and there is no assisted living, other than at Long term care at the hospital where it costs WAY too much (15,000.00 per month for my grandma about 6 years ago for a shared bedroom with one dresser per person (and shared bathroom). There is a huge need for assisted living - it would also draw elderly to Wrangell.
27. It appears to be not enough homes to rent (including homes to rent allowing family pets) and ability to afford (purchase) a home.
28. Housing for Elderly people and Assisted Living for Elderly.
29. Lack of housing for low income non natives.
30. Need more rentals for seasonal workers and people who cannot afford to buy a house.
31. Lack of affordable homes/housing.
32. Need more single family homes.
33. More energy efficient home needed.
34. Need more housing.
35. As sit living for our seniors, so the can live on their own but have meals and assist in their medication.
36. More affordable housing.
37. Affordable housing to buy or rent.
38. The elders should be taken care of.
39. Lack of housing options.
40. Low income housing is desperately needed. Priority housing based on current living conditions is also needed.
41. Mostly that seniors need assisted living housing, possibly with a CNA/ANP living/ taking care of them on a daily basis.
42. Senior citizens needs more assisted living places. I know a few seniors who have family members living with them to help with their needs.
43. Renovation and weatherization of existing homes
44. Assisted living home and small 2 bedrooms homes or condos
45. We have a moderate housing issue for all ages and situations.
46. Need more housing
47. Rentals
48. Lacking housing options
49. The most critical housing needs and issues in our community is sad. There are a lot of people who can not afford rent, power, or food, here, which is all because of the prices.
50. I feel that there are not a lot of options for people to rent especially during the summer months. More options for rent would be great.

51. Elders making it affordable for them to stay in our community
52. lack of inexpensive housing/ assisted living for seniors
53. more efficient single family homes/duplexes that could be bought or rented for reasonable cost.
54. I think there is a high need for an assisted living home and more affordable options for the senior population.
55. Rent is to high
56. Not desperate, but close.
57. Need more year-round rental vacancies
58. Rentals that are affordable and in good condition.
59. Very few single homes to rent
60. Need more rentals
61. We need more housing
62. Need more single family apartments
63. More available housing for Seniors, and families. Land to build on and renovate older homes.
64. Rentals for single parents.
65. Seniors.
66. Assisted living, long term rentals, smaller newer houses to buy.
67. Need assisted for elders and those needing it, and affordable for all.
68. Many children are homeless, living from couch to couch.
69. Prices are too high for single income.
70. More for the elderly needs to be built with assisted care.
71. There just isn't enough affordable housing, period.
72. We need more energy efficiency program options and assisted housing for elders.
73. Several of our Native community are elders with lower income and ones that need or will need assisted living. Elder's having to leave their home to live in long term care is hard on them and their families. Assisted living homes are one of the most critical housing needs in my opinion. Independent senior living is also a critical need. We have only one affordable senior housing complex in Wrangell for Native & non-Native. Transportation for elders is should also be considered as part of their housing needs.
74. Senior assisted living facilities, independent senior living facilities and single family homes are needed.
75. There seems to be a lack of decent apartments, duplexes, single family homes. There is a need for senior assisted living here.
76. Low income.
77. Low income housing.
78. Money to repair the homes that already exist.

Open Ended: Is there anything else you want to let us know on any topic?

1. More pet friendly rentals would be nice.
2. Help low income people with home improvement
3. Senior homes
4. I also think that houses are very very over priced, but you'll find that just about anywhere!
5. I would love to get into T&H HOUSING FOR affordable rent.
6. Need for local Native Health Care Clinic
7. The ability to find and afford adequate housing and afford to renovate (needing repairs) one's home is difficult in a community with so few decent, full-time paying jobs. There is a disparity between income and cost of living.
8. Wrangell needs more affordable housing.
9. More home/housing care and assistance for the elderly.
10. getting the subsistence and traditional use program going again, so kids and people don't have to depend on your president for free food.
11. I hope this survey helps to improve Wrangell's housing needs
12. Management of the tribal houses is horrible. There are plenty of people in those houses that are abusing the system. Which is horrible, especially when there are families in Wrangell who desperately need and would benefit from one of those houses.
13. If there are programs to help people own their own homes it would be great for that to be advertised someplace, epically for the larger families.
14. Elder assisted living housing for central southeast is critical!
15. More funds to insulate homes so heating is cheaper
16. I missed out on an energy program that could have provided us with a heat pump. Wish it could have been advertised better
17. Half the people in this community can not afford the prices they have to rent out a place here, even if it goes off of your income. It would be nice to have more rentals available with not so high of a budget on them.
18. Membership enrollment process needs to be completed in a more timely fashion.
19. More jobs to make new housing options affordable
20. Yes smaller houses on large lots with a view would be nice to have an option to buy or build new.
21. It is scary that there is not a local funding source for emergency repairs. For example, I have a need for immediate electric repair. The light company told me that I am in danger of electrical fire on July 22, 2016. It is over a week since I contacted THRHA. Still nothing has been done. Even though they approved my application on Monday. This is Saturday. I find this to be a scary situation.

22. I appreciate the time and energy and hopefully success in getting these programs up and running in Wrangell. Thanks to all involved in this.
23. Why are there empty homes in T&H housing when people are on a one year wait list??
24. Creation of new jobs for younger people and Wrangell would be a great thing.
25. I feel more affordable rental units for the native community with incentive for them to pay for their own rent and become a contributing member of the community rather than free/affordable housing with no incentive for upkeep or employment.
26. Help people who work hard for what they have, not the ones who milk the system and don't work or just collect what they can. I chose to not have kids and be a single mom and life is much harder for me than if I had had a child and just collected all the assistance from everywhere. It's like I'm punished for being responsible. It's crazy. I work hard and especially now with major medical issues I still can't get any assistance.

Home Energy Rating Certificate



UNOFFICIAL

The Home Located At:

(b) (6)
Wrangell, Alaska

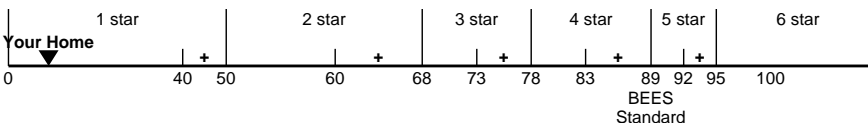
Has Been Energy-Rated As:



One Star

Overall Efficiency of Home

9.2 points



Amount of CO2 Produced by the Home

60,750 pounds per year

Breakdown of Heating Costs, \$ Per Year

Floor \$373

Wall/Door \$1,268

Window \$548

Ceiling \$125

Air/Vent \$1,126

Htg System Loss \$4,214

Hot Water \$635

Projected Annual Energy Costs

\$9,211 per year

Client: WCA Wrangell Cooperative Association

Rater: Daniel DeBoer, DeBoer Inspections services

Date: 11/22/2016

Rater's City: Palmer, Alaska 99645

Contact: (b) (6) danny@deboerinspections.com, FAX 907-707-1229

ver. 2.4.1.0, library: 3/30/2015, file: WCA-T As Is rev1.hm2, Rating Type: As-Is

I certify that this Rating is true and correct, to the best of my knowledge and belief:

Rater Signature



Home Performance with ENERGY STAR is a systematic approach to improving energy efficiency and comfort in homes. ENERGY STAR is the simple choice for energy efficiency.



Energy Cost and Features Report

Property: WCA Wrangell Cooperative Association
(b) (6)
Wrangell, Alaska

Rater: Daniel DeBoer
DeBoer Inspections services
P.O. Box 3960
Palmer, Alaska 99645

House: Multi-Family, Whole Building
Living Floor Area: 2,348 square feet
No Attached Garage

Rating: As-Is
ID: wrg cooperative res

Envelope Efficiency

Floor Insulation	R-12.2 *
Wall/Door Insulation	R-6.6 *
Ceiling Insulation	R-36.4
Window U-Value	U-0.83
Window SHGC	0.47
Window to Wall Ratio, Living Space	10.8%
South Facing Window Area	144 square feet
Air Leakage	10.6 Air Changes per Hour at 50 Pascals
	0.79 Air Changes per Hour Natural

* Includes the insulating value of the ground in contact with these envelope components.

Space Heating System

Fuel	#1 Oil
System Type	Furnace
Model	old burnham boiler
Efficiency	47%
Btu/hr Output	190,000 Btu/hr
Primary Heating System Design Load	58,773 Btu/hr
Garage Heating System Design Load	0 Btu/hr
Supplemental Fuel	None
Thermostat Setting	70.0 degrees F
Setback Thermostat	None

Water Heater

Efficiency	55%
Location	Conditioned Space
Fuel Type	#1 Oil

Space Cooling System

None Present

Ventilation

System Type	None
Required Ventilation	93 CFM
Measured Ventilation	0 CFM

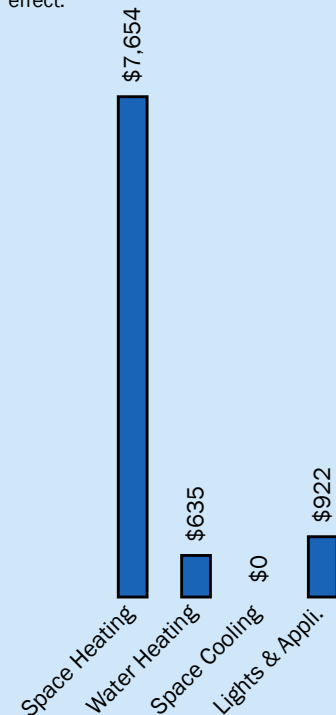
Other

Number of Bedrooms	5
Clothes Dryer Fuel	Electricity
Cooking Range Fuel	Electricity
Miscellaneous Lights/Appliance Use	Average
CAZ Test Normal Conditions	None

ver. 2.4.1.0, library: 3/30/2015, file: WCA-T As Is rev1.hm2

Estimated Annual Energy Costs

Actual use and costs may vary from these estimates depending upon weather conditions, occupant life styles and utility rates currently in effect.



Electricity: \$0.135/kWh, #1 Oil: \$2.77/gallons
 Space Heating: 2,475 kWh of Electricity, 2,643 gallons of #1 Oil
 Water Heating: 229 gallons of #1 Oil
 Space Cooling:
 Lights & Appliances: 6,828 kWh of Electricity



Home Energy Rating Certificate



UNOFFICIAL

The Home Located At:

(b) (6)

Wrangell, Alaska

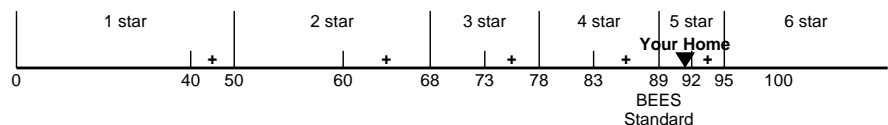
Has Been Energy-Rated As:



Five Star

Overall Efficiency of Home

91.4 points



Breakdown of Heating Costs, \$ Per Year

Floor \$513

Wall/Door \$613

Window \$241

Ceiling \$146

Air/Vent \$969

Htg System Loss -\$1,249

Hot Water \$693

Amount of CO2 Produced by the Home

176 pounds per year

Projected Annual Energy Costs

\$2,376 per year

Client: WCA Wrangell Cooperative Association

Rater: Daniel DeBoer, DeBoer Inspections services

Date: 11/22/2016

Rater's City: Palmer, Alaska 99645

Contact: (b) (6) danny@deboerinspections.com, FAX 907-707-1229

ver. 2.4.1.0, library: 3/30/2015, file: WCA-T Upgrades rev1.hm2, Rating Type: Post Improvement

I certify that this Rating is true and correct, to the best of my knowledge and belief:

Rater Signature



Home Performance with ENERGY STAR is a systematic approach to improving energy efficiency and comfort in homes. ENERGY STAR is the simple choice for energy efficiency.



Energy Cost and Features Report

Property: WCA Wrangell Cooperative Association
(b) (6)
Wrangell, Alaska

Rater: Daniel DeBoer
DeBoer Inspections services
P.O. Box 3960
Palmer, Alaska 99645

House: Multi-Family, Whole Building
Living Floor Area: 2,348 square feet
No Attached Garage

Rating: Post Improvement
ID: wrg cooperative res

Envelope Efficiency

Floor Insulation	R-16.4 *
Wall/Door Insulation	R-25.3 *
Ceiling Insulation	R-57.6
Window U-Value	U-0.25
Window SHGC	0.23
Window to Wall Ratio, Living Space	9.9%
South Facing Window Area	120 square feet
Air Leakage	4.9 Air Changes per Hour at 50 Pascals
	0.37 Air Changes per Hour Natural

* Includes the insulating value of the ground in contact with these envelope components.

Space Heating System

Fuel	Electricity
System Type	Furnace
Model	
Efficiency	201%
Btu/hr Output	190,000 Btu/hr
Primary Heating System Design Load	26,736 Btu/hr
Garage Heating System Design Load	0 Btu/hr
Supplemental Fuel	None
Thermostat Setting	70.0 degrees F
Setback Thermostat	None

Water Heater

Efficiency	95%
Location	Conditioned Space
Fuel Type	Electricity

Space Cooling System

None Present

Ventilation

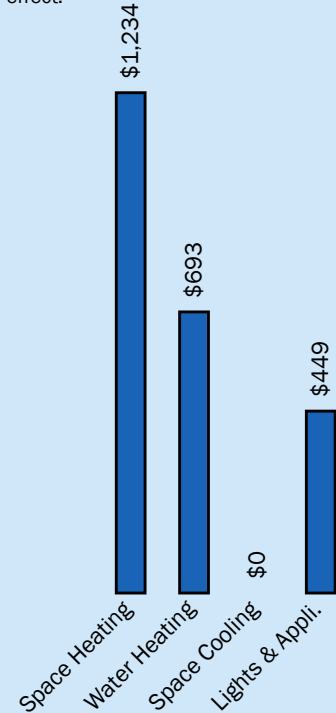
System Type	None
Required Ventilation	93 CFM
Measured Ventilation	0 CFM

Other

Number of Bedrooms	5
Clothes Dryer Fuel	Electricity
Cooking Range Fuel	Electricity
Miscellaneous Lights/Appliance Use	Average
CAZ Test Normal Conditions	None

Estimated Annual Energy Costs

Actual use and costs may vary from these estimates depending upon weather conditions, occupant life styles and utility rates currently in effect.



Electricity: \$0.135/kWh
Space Heating: 9,141 kWh of Electricity
Water Heating: 5,135 kWh of Electricity
Space Cooling:
Lights & Appliances: 3,324 kWh of Electricity

Additional Information:

VENTILATION WARNING: The measured air tightness of this home indicates that it may not provide sufficient ventilation air (for acceptable indoor quality) as defined by ASHRAE 62.2 2010, without adequate mechanical ventilation equipment. If whole house mechanical ventilation equipment has been installed, it is recommended that it be properly maintained and operated. If no whole house mechanical ventilation equipment has been installed, it is strongly recommended that the homeowner consider an investment in this improvement. (A test of the building's ventilation air rate would help determine the importance of a mechanical ventilation system in this home.)

ver. 2.4.1.0, library: 3/30/2015, file: WCA-T Upgrades rev1.hm2

Energy Efficiency Improvement Options

Property: WCA Wrangell Cooperative
Association (b) (6)
 Wrangell, AK 99929

House: Multi-Family, Whole Building
 Living Floor Area: 2,348 sq.ft

Rater: Daniel DeBoer
 DeBoer Inspections services
 P.O. Box 3960
 Palmer, Alaska 99645
 907-232-1101
 danny@deboerinspections.com

ID: wrg cooperative res

Initial Rating: One Star, 9.2 points

Additional Rating Points needed to reach higher Rating Levels:

30.8 more points needed to reach 1+ Stars
 40.8 more points needed to reach 2 Stars
 50.8 more points needed to reach 2+ Stars
 58.8 more points needed to reach 3 Stars
 63.8 more points needed to reach 3+ Stars
 68.8 more points needed to reach 4 Stars
 73.8 more points needed to reach 4+ Stars
 79.8 more points needed to reach 5 Stars
 82.8 more points needed to reach 5+ Stars
 85.8 more points needed to reach 6 Stars

Fuel Prices used in this Analysis: Electricity = \$0.135/kWh, #1 Oil = \$2.77/gallons

The maximum Carbon Monoxide (CO) leakage of a combustion appliance should be less than 25 ppm at steady state conditions.

The following are possible energy-saving improvements for your home.

Notes: The Rating points you receive for each improvement depend upon the other measures you install. In the report below, the points indicated for each measure assume that you install all prior measures on the list. The Break-Even cost is the *most* you could pay for the improvement and still have it be cost-effective based on energy savings over the life of the measure.

Improvement Description / Location	Annual Savings ¹	Break-Even Cost ²	Rating Points Gained ³	Rating, after all Improvements thru this one ⁴	Design Heat Loss, Btu/hr ⁵
Install a programmable thermostat; zone controls will cost extra.	\$543	\$7,325	3.4	12.6 points 1 Stars Increase: 3.4 pts, 0 steps	58,773
Install R-21 fiberglass batts in empty 2x6 wall. Location - Below- (part or all) Grade Wall: crawl space	\$1,925	\$45,258	25.6	38.2 points 1 Stars Increase: 29.0 pts, 0 steps	46,580
Replace Heating System with a Boiler having an AFUE of 94%, <130 F distribution. Location - Primary Heating System	\$2,559	\$44,061	29.1	67.3 points 2+ Stars Increase: 58.1 pts, 3 steps	46,580
Replace 2 Incandescent, A Lamp, Standard, 60W with 2 LED, Bulb, 11W Location - sink light Note: This improvement is not eligible for Home Energy Rebate funding.	\$13	\$163	0.0	67.3 points 2+ Stars Increase: 58.1 pts, 3 steps	46,580
Install R-40 insulation on perimeter of basement floor. Location - On- or Below-Grade Floor, Perimeter: 1st floor joist	\$165	\$3,901	2.2	69.5 points 3 Stars Increase: 60.3 pts, 4 steps	45,412
Replace 6 Fluorescent, Tube, 4' T12, 4-Lamp Fixture with 6 LED, Reflector, 10W Location - kitchens	\$100	\$1,376	0.0	69.5 points 3 Stars Increase:	45,412

Improvement Description / Location	Annual Savings ¹	Break-Even Cost ²	Rating Points Gained ³	Rating, after all Improvements thru this one ⁴	Design Heat Loss, Btu/hr ⁵
Note: This improvement is not eligible for Home Energy Rebate funding.				60.3 pts, 4 steps	
Remove existing door and install U-0.16 fiberglass door with polyurethane core. Location - Exterior Door: main doors	\$51	\$883	0.6	70.1 points 3 Stars Increase: 60.9 pts, 4 steps	44,765
Replace 20 Incandescent, Reflector, Std, 65W BR30 with 20 LED, Bulb, 9W Location - light bulbs bed rooms Note: This improvement is not eligible for Home Energy Rebate funding.	\$144	\$1,962	0.0	70.1 points 3 Stars Increase: 60.9 pts, 4 steps	44,765
Replace sliding glass door with R-2.8 door. Location - Window/Skylight: sliding doors	\$207	\$3,596	2.7	72.8 points 3 Stars Increase: 63.6 pts, 4 steps	42,028
Replace existing window with triple pane, low-E, argon window. Location - Window/Skylight: 2nd floor sout & west wall	\$194	\$3,364	2.5	75.3 points 3+ Stars Increase: 66.1 pts, 5 steps	39,509
Replace existing window with triple pane, 2 low-E, argon window. Location - Window/Skylight: 1st floor east & north wall	\$44	\$759	0.6	75.9 points 3+ Stars Increase: 66.7 pts, 5 steps	38,891
Add R-42 blown cellulose insulation to attic space with Energy Truss. Location - Ceiling w/ Attic: House	\$85	\$2,013	1.0	76.9 points 3+ Stars Increase: 67.7 pts, 5 steps	37,879
Add R-15 rigid foam to interior or exterior of existing wall. (Estimated cost does not include siding or wall coverings.) Location - Above-Grade Wall: House lvl 1	\$103	\$2,444	1.3	78.2 points 4 Stars Increase: 69.0 pts, 6 steps	36,570
Add R-15 rigid foam to interior or exterior of existing wall. (Estimated cost does not include siding or wall coverings.) Location - Above-Grade Wall: House lvl 2	\$121	\$2,865	1.5	79.7 points 4 Stars Increase: 70.5 pts, 6 steps	35,034
Replace Oil-fired water heater with efficient indirect heater (side-arm) boiler.	\$25	\$603	0.6	80.3 points 4 Stars Increase: 71.1 pts, 6 steps	35,034
Install R-40 insulation on basement floor. Location - On- or Below-Grade Floor, Center: floor joist	\$24	\$578	0.3	80.6 points 4 Stars Increase: 71.4 pts, 6 steps	34,920
Install R-5 insulation on basement floor. Location - On- or Below-Grade Floor, Center: floor joist	\$6	\$144	0.0	80.6 points 4 Stars Increase: 71.4 pts, 6 steps	34,892
Replace existing window with U-0.30 vinyl window. Location - Window/Skylight: sky lights to be removed	\$88	\$1,522	1.1	81.7 points 4 Stars Increase: 72.5 pts, 6 steps	33,741
Replace 2 Bathroom Fan, Standard with 2 Bathroom Fan, Efficient Location - bathromm fans	\$1	\$14	0.0	81.7 points 4 Stars Increase:	33,741

Improvement Description / Location	Annual Savings ¹	Break-Even Cost ²	Rating Points Gained ³	Rating, after all Improvements thru this one ⁴	Design Heat Loss, Btu/hr ⁵
Note: This improvement is not eligible for Home Energy Rebate funding.			72.5 pts, 6 steps		
Install a mechanical ventilation system without heat recovery.	\$0	\$0	0.0	81.7 points 4 Stars Increase: 72.5 pts, 6 steps	33,741
Improve usage of Kitchen Range Hood Location - range hood Note: This improvement is not eligible for Home Energy Rebate funding.	\$0	\$0	0.0	81.7 points 4 Stars Increase: 72.5 pts, 6 steps	33,741
Replace 1 Refrigerator, CEE Tier 3, 18 cubic foot with 2 Refrigerator, Energy Star 2008 - 10, 18 cubic foot Location - two fridge Note: This improvement is not eligible for Home Energy Rebate funding.	-\$27	-\$201	0.0	81.7 points 4 Stars Increase: 72.5 pts, 6 steps	33,741
Total, All Measures	\$6,371	\$122,629	72.5		

Annual CO2 Reduction after all improvements: 42,381 pounds per year

Notes:

1. *Annual Savings* is the potential savings in your home's energy cost per year.
2. *Break-Even Cost* is the most you could pay for this improvement and still have it be cost-effective based on energy savings over the life of the measure.
3. *Rating Points Gained* are the estimated rating points that would be added to your As-Is Rating score if the measure were installed. Actual points gained will only be determined by completing a post rating.
4. *Rating, after all Improvements thru this one*: This column shows the estimated energy rating that would result if all improvements prior to and including this one were done. As well as showing the estimated final rating, the column shows how much the rating will improve in terms of rating points and in terms of rating steps. For example, an increase from a 2 star rating to a 2 star plus rating is one step. The actual final rating will only be determined by completing a post rating.
5. *Design Heat Loss, Btu/hr*: This Design Heat Loss value shows the design heat loss in Btu/hour after this improvement and all before it are implemented. The Design Heat Loss is the amount of heat required to be delivered to the conditioned spaces during heating design conditions. If the heating system serves Domestic Hot Water loads in addition to space heating, you must increase this value to account for the domestic hot water load. When determining the size of the required heating system, you should also add capacity for distribution losses, pick-up requirements, and a safety margin. If you are determining the input rating of the heating system, you must also add capacity for the inefficiency of the furnace or boiler.

Borough/REAA	As Is House Type	As Is Year Built	As Is Rating Floor Area	Total As Is (MMBtu)	Total Post (MMBtu)	Total Difference (MMBtu)	As Is Energy Cost	Post Energy Cost	Difference Energy Cost
City and Borough of Wrangell	Single Family	1918	1,208	435	235	200	\$15,409	\$8,311	\$7,098
City and Borough of Wrangell	Single Family	1984	1,720	165	109	56	\$6,122	\$3,974	\$2,149
City and Borough of Wrangell	Multi Family One Unit	1960	2,804	233	203	30	\$6,472	\$5,672	\$800
City and Borough of Wrangell	Mobile Home	1976	1,207	264	132	132	\$7,421	\$4,608	\$2,813
City and Borough of Wrangell	Single Family	1978	2,474	216	190	26	\$6,147	\$6,735	-\$589
City and Borough of Wrangell	Single Family	1947	3,448	318	297	21	\$11,169	\$10,436	\$733
City and Borough of Wrangell	Single Family	1973	2,000	187	167	20	\$5,401	\$4,838	\$563
City and Borough of Wrangell	Single Family	1975	1,274	172	124	49	\$4,980	\$4,444	\$536
City and Borough of Wrangell	Mobile Home	1975	924	170	106	64	\$5,134	\$3,729	\$1,406
City and Borough of Wrangell	Mobile Home	1989	948	139	95	44	\$5,033	\$3,651	\$1,382
City and Borough of Wrangell	Single Family	1980	812	407	273	133	\$3,793	\$2,904	\$889
City and Borough of Wrangell	Single Family	1950	1,824	427	371	57	\$14,809	\$12,809	\$2,000
City and Borough of Wrangell	Single Family	1930	1,632	583	385	198	\$20,426	\$13,422	\$7,004
City and Borough of Wrangell	Single Family	0	2,496	235	204	31	\$8,652	\$7,542	\$1,110
City and Borough of Wrangell	Multi Family Whole Building	1940	2,304	343	297	46	\$8,405	\$7,322	\$1,083
City and Borough of Wrangell	Single Family	1977	1,608	146	116	31	\$4,278	\$3,641	\$637
City and Borough of Wrangell	Single Family	1950	1,044	151	83	68	\$4,645	\$2,906	\$1,739
City and Borough of Wrangell	Single Family	1918	1,534	76	76	0	\$2,654	\$2,360	\$294
City and Borough of Wrangell	Mobile Home	1981	1,564	170	124	46	\$5,020	\$4,132	\$888
City and Borough of Wrangell	Single Family	1970	928	127	107	20	\$2,263	\$2,129	\$134
City and Borough of Wrangell	Single Family	1998	904	76	66	10	\$2,336	\$2,041	\$295
City and Borough of Wrangell	Single Family	1970	2,688	175	139	36	\$6,027	\$4,755	\$1,272
City and Borough of Wrangell	Single Family	1960	2,184	264	152	112	\$9,074	\$5,110	\$3,964
City and Borough of Wrangell	Single Family	0	1,560	108	102	7	\$3,650	\$3,411	\$239
City and Borough of Wrangell	Mobile Home	0	912	155	123	32	\$5,378	\$4,254	\$1,124
City and Borough of Wrangell	Mobile Home	1972	520	118	65	52	\$3,452	\$2,352	\$1,100
City and Borough of Wrangell	Single Family	0	956	209	167	42	\$7,293	\$5,810	\$1,483
City and Borough of Wrangell	Single Family	1970	1,776	150	104	46	\$4,240	\$2,989	\$1,252
City and Borough of Wrangell	Single Family	1997	2,232	538	532	5	\$10,516	\$10,418	\$98
City and Borough of Wrangell	Single Family	1976	2,378	349	231	118	\$4,879	\$3,931	\$948
City and Borough of Wrangell	Single Family	1975	3,116	424	299	125	\$4,332	\$3,647	\$685
City and Borough of Wrangell	Mobile Home	1965	935	222	135	87	\$6,318	\$4,734	\$1,584
City and Borough of Wrangell	Single Family	1940	1,424	247	112	134	\$7,733	\$3,962	\$3,770
City and Borough of Wrangell	Single Family	1957	1,755	321	201	120	\$10,459	\$7,802	\$2,657

Borough/REAA	As Is House Type	As Is Year Built	As Is Rating Floor Area	Total As Is (MMBtu)	Total Post (MMBtu)	Total Difference (MMBtu)	As Is Energy Cost	Post Energy Cost	Difference Energy Cost
City and Borough of Wrangell	Single Family	1953	3,012	300	148	152	\$8,274	\$4,184	\$4,090
City and Borough of Wrangell	Single Family	1967	1,010	152	82	70	\$4,339	\$2,832	\$1,508
City and Borough of Wrangell	Mobile Home	1977	2,880	220	87	133	\$6,260	\$2,641	\$3,619
City and Borough of Wrangell	Single Family	1939	1,275	628	125	503	\$6,633	\$3,204	\$3,428
City and Borough of Wrangell	Single Family	1969	2,568	198	169	29	\$5,979	\$5,865	\$115
City and Borough of Wrangell	Single Family	1975	3,116	424	299	125	\$4,332	\$3,647	\$685
City and Borough of Wrangell	Single Family	1980	1,960	249	241	8	\$6,109	\$5,842	\$266
City and Borough of Wrangell	Mobile Home	1980	1,136	303	200	103	\$4,988	\$3,575	\$1,413
City and Borough of Wrangell	Single Family	1945	1,356	250	179	71	\$4,893	\$3,567	\$1,326
City and Borough of Wrangell	Mobile Home	1976	968	200	139	61	\$4,832	\$3,389	\$1,443
City and Borough of Wrangell	Single Family	1945	1,560	327	248	78	\$6,341	\$4,841	\$1,499
City and Borough of Wrangell	Mobile Home	1973	720	183	148	35	\$4,572	\$3,758	\$814
City and Borough of Wrangell	Single Family	2002	1,472	144	135	10	\$4,800	\$4,499	\$300
City and Borough of Wrangell	Single Family	1982	1,936	362	291	70	\$7,368	\$5,802	\$1,566
City and Borough of Wrangell	Single Family	1900	2,220	579	476	104	\$20,540	\$16,867	\$3,673
City and Borough of Wrangell	Single Family	1964	2,384	407	268	139	\$14,314	\$9,423	\$4,891
City and Borough of Wrangell	Single Family	1969	928	181	122	59	\$3,262	\$2,535	\$727
City and Borough of Wrangell	Single Family	1996	828	128	89	40	\$4,640	\$3,232	\$1,408
City and Borough of Wrangell	Single Family	1930	2,229	280	205	74	\$10,458	\$7,634	\$2,824
City and Borough of Wrangell	Single Family	1916	1,512	191	150	41	\$6,784	\$5,310	\$1,474
City and Borough of Wrangell	Single Family	1990	1,156	256	171	84	\$4,910	\$3,382	\$1,527
City and Borough of Wrangell	Single Family	1989	2,192	435	418	17	\$12,751	\$12,248	\$503
City and Borough of Wrangell	Single Family	1980	1,920	191	158	33	\$4,974	\$4,191	\$782
City and Borough of Wrangell	Single Family	1960	988	340	137	203	\$6,237	\$3,398	\$2,838
City and Borough of Wrangell	Single Family	1974	1,160	268	225	43	\$8,631	\$7,135	\$1,496
City and Borough of Wrangell	Single Family	1934	2,244	667	526	141	\$21,966	\$17,368	\$4,597
City and Borough of Wrangell	Single Family	1997	1,080	95	73	22	\$3,231	\$2,475	\$757
City and Borough of Wrangell	Single Family	1980	1,440	185	162	23	\$6,588	\$5,906	\$683
City and Borough of Wrangell	Single Family	1972	1,392	210	124	87	\$6,213	\$3,764	\$2,448
City and Borough of Wrangell	Single Family	1987	1,792	136	122	14	\$3,693	\$3,356	\$337
City and Borough of Wrangell	Mobile Home	1974	1,020	327	176	151	\$3,935	\$2,733	\$1,202
City and Borough of Wrangell	Single Family	2004	2,400	171	170	1	\$3,642	\$3,597	\$45
City and Borough of Wrangell	Single Family	0	2,260	193	163	30	\$5,494	\$4,710	\$784
City and Borough of Wrangell	Single Family	1940	768	97	74	23	\$2,871	\$2,269	\$602

Borough/REAA	As Is House Type	As Is Year Built	As Is Rating Floor Area	Total As Is (MMBtu)	Total Post (MMBtu)	Total Difference (MMBtu)	As Is Energy Cost	Post Energy Cost	Difference Energy Cost
City and Borough of Wrangell	Mobile Home	1975	840	265	213	52	\$7,695	\$5,786	\$1,909
City and Borough of Wrangell	Single Family	1940	2,352	319	219	100	\$11,485	\$8,125	\$3,360
City and Borough of Wrangell	Mobile Home	1982	1,000	152	123	29	\$5,567	\$4,487	\$1,079
City and Borough of Wrangell	Single Family	1940	840	119	109	10	\$4,209	\$3,854	\$355
City and Borough of Wrangell	Single Family	1920	3,600	454	360	94	\$15,947	\$12,658	\$3,288
City and Borough of Wrangell	Single Family	0	720	213	125	88	\$1,958	\$1,103	\$855
City and Borough of Wrangell	Single Family	1988	528	146	75	71	\$5,328	\$2,790	\$2,537
City and Borough of Wrangell	Mobile Home	1961	1,044	559	169	390	\$4,648	\$2,414	\$2,235
City and Borough of Wrangell	Mobile Home	1980	720	157	137	20	\$4,660	\$4,082	\$578
City and Borough of Wrangell	Mobile Home	1968	972	149	119	30	\$5,907	\$4,770	\$1,137
City and Borough of Wrangell	Single Family	1973	3,072	544	410	134	\$20,555	\$15,470	\$5,085
City and Borough of Wrangell	Single Family	1897	1,156	274	222	52	\$10,308	\$8,340	\$1,969
City and Borough of Wrangell	Single Family	1990	1,850	165	153	13	\$5,806	\$5,362	\$445
City and Borough of Wrangell	Single Family	1964	2,240	251	215	36	\$2,633	\$2,425	\$208
City and Borough of Wrangell	Mobile Home	1976	1,152	236	162	74	\$8,437	\$5,777	\$2,661
City and Borough of Wrangell	Mobile Home	1999	1,284	166	144	22	\$6,195	\$5,374	\$821
City and Borough of Wrangell	Single Family	1985	2,320	376	319	58	\$10,291	\$8,790	\$1,501
City and Borough of Wrangell	Mobile Home	1985	860	301	109	192	\$4,210	\$2,475	\$1,735
City and Borough of Wrangell	Mobile Home	1971	720	153	112	41	\$4,974	\$3,672	\$1,302
City and Borough of Wrangell	Single Family	1980	448	72	59	13	\$2,742	\$2,259	\$482
City and Borough of Wrangell	Mobile Home	1969	672	111	88	24	\$4,043	\$3,202	\$842
City and Borough of Wrangell	Mobile Home	1980	1,008	202	162	41	\$6,521	\$5,244	\$1,277
City and Borough of Wrangell	Single Family	1957	1,692	205	132	73	\$7,638	\$4,858	\$2,780
City and Borough of Wrangell	Single Family	1990	1,948	191	189	2	\$4,302	\$4,262	\$41
City and Borough of Wrangell	Single Family	1982	1,560	119	91	27	\$133,218	\$130,715	\$2,503
City and Borough of Wrangell	Single Family	1980	3,048	571	473	98	\$7,103	\$6,159	\$944
City and Borough of Wrangell	Mobile Home	1974	772	134	100	34	\$3,963	\$2,958	\$1,005
City and Borough of Wrangell	Single Family	1980	1,536	171	145	26	\$2,780	\$2,490	\$290
City and Borough of Wrangell	Single Family	2001	1,456	98	85	13	\$3,182	\$2,799	\$384
Totals			155,385	24,473	17,644	6,830	\$785,081	\$632,657	\$152,423

Borough/REAA	As Is House Type	As Is Year Built	As Is Rating Floor Area	Total As Is (MMBtu)	Total Post (MMBtu)	Total Difference (MMBtu)	As Is Energy Cost	Post Energy Cost	Difference Energy Cost
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Weatherization Completed But No Follow-up Information Incomplete

Borough/REAA	As Is House Type	As Is Year Built	As Is Rating Floor Area	Total As Is (MMBtu)	Total Post (MMBtu)	Total Difference (MMBtu)	As Is Energy Cost	Post Energy Cost	Difference Energy Cost
City and Borough of Wrangell	Single Family	1975	1,152	151			\$5,571	\$0	\$5,571
City and Borough of Wrangell	Single Family	2000	2,352	171			\$5,807	\$0	\$5,807
City and Borough of Wrangell	Single Family	1985	1,144	90			\$2,792	\$0	\$2,792
City and Borough of Wrangell					75		\$0	\$2,759	-\$2,759
City and Borough of Wrangell					128		\$0	\$4,838	-\$4,838
City and Borough of Wrangell	Single Family	2001	1,976	130			\$3,569	\$0	\$3,569
City and Borough of Wrangell	Single Family	1917	1,052	164			\$5,710	\$0	\$5,710
City and Borough of Wrangell	Single Family	1975	2,312	178			\$4,688	\$0	\$4,688
City and Borough of Wrangell	Single Family	1990	2,160	317			\$11,587	\$0	\$11,587
City and Borough of Wrangell	Single Family	1976	336	61			\$1,983	\$0	\$1,983

ATTACHMENTS FORM

Instructions: On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

Important: Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	<input type="text" value="1234-000WCA_2017_ICDBG_Applic"/>	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15	<input type="text"/>	Add Attachment	Delete Attachment	View Attachment

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing
and Urban Development

OMB Number: 2510-0011
Expiration Date: 01/31/2019

Applicant/Recipient Information

* Duns Number: 0114953010000

* Report Type: INITIAL

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name:

Wrangell Cooperative Association

* Street1: P.O. Box 2021

Street2:

* City: Wrangell

County:

* State: AK: Alaska

* Zip Code: 99929-9999

* Country: USA: UNITED STATES

* Phone: 907-874-4304

2. Social Security Number or Employer ID Number: 92-0174622

* 3. HUD Program Name:

Indian Community Development Block Grant Program

* 4. Amount of HUD Assistance Requested/Received: \$ 600,000.00

5. State the name and location (street address, City and State) of the project or activity:

* Project Name: Housing Rehabilitation-Energy Efficiency Wrangell, AK

* Street1: P.O. Box 2021

Street2:

* City: Wrangell

County:

* State: AK: Alaska

* Zip Code: 99929-9999

* Country: USA: UNITED STATES

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).

☒ Yes ☐ No

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR Sec. 4.9

☒ Yes ☐ No

If you answered " No " to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form.

However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

US Department of Housing and Urban Development

Government Agency Address:

* Street1: 451 7th Street S.W.

Street2:

* City: Washington

County:

* State: DC: District of Columbia

* Zip Code: 20410

* Country: USA: UNITED STATES

* Type of Assistance: IHBG

* Amount Requested/Provided: \$ 200,000.00

* Expected Uses of the Funds:

housing rehabilitation

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

Part III Interested Parties. You must disclose:

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	* Social Security No. or Employee ID No.	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
Tlingit Haida Regional Housing	920044273	Sub Recipient	\$ 600,000.00 100.00 %
			\$ %
			\$ %
			\$ %
			\$ %

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

Certification

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.
I certify that this information is true and complete.

* Signature:

* Date: (mm/dd/yyyy)

Aaron K Angerman

05/17/2017

Project/Performance Site Location(s)

Project/Performance Site Primary Location ☐ I am submitting an application as an individual, and not on behalf of a company, state, local or tribal government, academia, or other type of organization.

Organization Name: Wrangell Cooperative Association

DUNS Number: 0114953010000

* Street1: P.O. Box 2021

Street2:

* City: Wrangell

County:

* State: AK: Alaska

Province:

* Country: USA: UNITED STATES

* ZIP / Postal Code: 99929-9999

* Project/ Performance Site Congressional District: AK-001

Project/Performance Site Location 1

☐ I am submitting an application as an individual, and not on behalf of a company, state, local or tribal government, academia, or other type of organization.

Organization Name:

DUNS Number:

* Street1:

Street2:

* City:

County:

* State:

Province:

* Country: USA: UNITED STATES

* ZIP / Postal Code:

* Project/ Performance Site Congressional District:

Additional Location(s)

Add Attachment

Delete Attachment

View Attachment

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

05/17/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Wrangell Cooperative Association

* b. Employer/Taxpayer Identification Number (EIN/TIN):

92-0174622

* c. Organizational DUNS:

0114953010000

d. Address:

* Street1:

P.O. Box 2021

Street2:

* City:

Wrangell

County/Parish:

* State:

AK: Alaska

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

99929-9999

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Aaron

Middle Name:

* Last Name:

Angerman

Suffix:

Title: Tribal Administrator

Organizational Affiliation:

Wrangell Cooperative Association

* Telephone Number: 907-874-4304

Fax Number:

* Email: wcatrib@gmail.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

I: Indian/Native American Tribal Government (Federally Recognized)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.862

CFDA Title:

Indian Community Development Block Grant Program

* 12. Funding Opportunity Number:

FR-6100-N-23

* Title:

Community Development Block Grant Program for Indian Tribes and Alaska Native Villages

13. Competition Identification Number:

FR-6100-N-23

Title:

Community Development Block Grant Program for Indian Tribes and Alaska Native Villages

14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-Areas Affected by Project.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Housing Rehabilitation Project - Reducing the Cost of Living for Low Income Tribal Citizens Through Energy Efficiency in Wrangell, AK

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="200,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="800,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB

4040-0013

1. * Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. * Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. * Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> SubAwardee * Name <input type="text" value="Wrangell Cooperative Association"/> * Street 1 <input type="text" value="Lynch Street"/> Street 2 <input type="text"/> * City <input type="text" value="Wrangell"/> State <input type="text" value="AK: Alaska"/> Zip <input type="text" value="99929"/> Congressional District, if known: <input type="text" value="AK-001"/>		
5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime: 		
6. * Federal Department/Agency: <input type="text" value="Dept. of Housing and Urban Development"/>		7. * Federal Program Name/Description: <input type="text" value="Indian Community Development Block Grant Program"/> CFDA Number, if applicable: <input type="text" value="14.862"/>
8. Federal Action Number, if known: <input type="text"/>		9. Award Amount, if known: \$ <input type="text"/>
10. a. Name and Address of Lobbying Registrant: Prefix <input type="text"/> * First Name <input type="text" value="None"/> Middle Name <input type="text"/> * Last Name <input type="text" value="None"/> Suffix <input type="text"/> * Street 1 <input type="text"/> Street 2 <input type="text"/> * City <input type="text"/> State <input type="text"/> Zip <input type="text"/>		
b. Individual Performing Services (including address if different from No. 10a) Prefix <input type="text"/> * First Name <input type="text" value="None"/> Middle Name <input type="text"/> * Last Name <input type="text" value="None"/> Suffix <input type="text"/> * Street 1 <input type="text"/> Street 2 <input type="text"/> * City <input type="text"/> State <input type="text"/> Zip <input type="text"/>		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. * Signature: <input type="text" value="Aaron K Angerman"/> * Name: Prefix <input type="text"/> * First Name <input type="text" value="Aaron"/> Middle Name <input type="text"/> * Last Name <input type="text" value="Angerman"/> Suffix <input type="text"/> Title: <input type="text" value="Tribal Administrator"/> Telephone No.: <input type="text"/> Date: <input type="text" value="05/17/2017"/>		
Federal Use Only:		Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)

J:\0CPIM\ICDBG\2017 ICDBG\2017 Electronic Grant Applications\Wrangell\GRANT12401126.zip

Encrypted	Name	Type	Modified	Size
No	AttachmentForm_1_2-ATT1-123...	Adobe Acrobat ...	5/17/2017 10:22 AM	15,629,998
No	Form AttachmentForm_1_2-V1....	Adobe Acrobat ...	5/17/2017 10:22 AM	26,427
No	Form HUD_DisclosureUpdateRe...	Adobe Acrobat ...	5/17/2017 10:22 AM	28,583
No	Form PerformanceSite_2_0-V2....	Adobe Acrobat ...	5/17/2017 10:22 AM	22,773
No	Form SF424_2_1-V2.1.pdf	Adobe Acrobat ...	5/17/2017 10:22 AM	29,954
No	Form SFLLL_1_2-V1.2.pdf	Adobe Acrobat ...	5/17/2017 10:22 AM	26,427
No	GrantApplication.xml	XML File	5/17/2017 10:22 AM	18,161
No	manifest.txt	Text Document	5/17/2017 10:22 AM	720
No	SF424_2_1-1235-Areas Affecte...	Adobe Acrobat ...	5/17/2017 10:22 AM	39,356
	9 file(s)			15,822,399

Manifest for Grant Application # GRANT12401126^{manifest}

Grant Application XML file (total 1):

1. GrantApplication.xml. (size 18161 bytes)

Forms Included in Zip File(total 5):

1. Form HUD_DisclosureUpdateReport-V1.1.pdf (size 28583 bytes)
2. Form PerformanceSite_2_0-V2.0.pdf (size 22773 bytes)
3. Form SF424_2_1-V2.1.pdf (size 29954 bytes)
4. Form AttachmentForm_1_2-V1.2.pdf (size 26427 bytes)
5. Form SFLLL_1_2-V1.2.pdf (size 26427 bytes)

Attachments Included in Zip File (total 2):

1. SF424_2_1 SF424_2_1-1235-Areas Affected by Project.pdf application/pdf (size 39356 bytes)
2. AttachmentForm_1_2 AttachmentForm_1_2-ATT1-1234-000WCA_2017_ICDBG_Application.pdf application/pdf (size 15629998 bytes)

14. Areas Affected by Project (Cities, Counties, States, etc.): Wrangell, AK