Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing and Urban Development

OMB Number: 2510-0011
Expiration Date: 08/31/2022

Applicant/Recipient Information *** Duns Number:** [redacted] *** Report Type:** INITIAL

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

* Applicant Name:
Tlingit Haida Regional Housing Authority

* Street1: [redacted]
Street2:
* City: [redacted]
County: [redacted]
* State: [redacted]
* Zip Code: [redacted]
* Country: USA: UNITED STATES
* Phone: [redacted]

2. Social Security Number or Employer ID Number: [redacted]

* 3. HUD Program Name:
Indian Housing Block Grants

* 4. Amount of HUD Assistance Requested/Received: $ 5,000,000.00

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

* Project Name: Kowee Creek New Housing Construction

* Street1: [redacted]
Street2:
* City: [redacted]
County:
* State: AK: Alaska
* Zip Code: [redacted]
* 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:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: $

* Expected Uses of the Funds:

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 %)	
			$	%
			$	%
			$	%
			$	%
			$	%

(**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)
[redacted]	01/03/2022

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 01/03/2022

4. Applicant Identifier: Tlingit Haida Regional Housing

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier: AK

8. APPLICANT INFORMATION:

* a. Legal Name: Tlingit Haida Regional Housing Authority

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

* c. Organizational DUNS: [redacted]

d. Address:

* Street1: [redacted]
Street2:
* City: [redacted]
County/Parish: [redacted]
* State: [redacted]
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: [redacted]

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix: Ms.

* First Name: Galadriel

Middle Name:

* Last Name: Morales

Suffix:

Title: Grant Administrator

Organizational Affiliation:
THRHA

* Telephone Number: [redacted]

Fax Number:

* Email: [redacted]

Application for Federal Assistance SF-424

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

L: Public/Indian Housing Authority

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.867

CFDA Title:

Indian Housing Block Grants

*** 12. Funding Opportunity Number:**

FR-6500-N-48

* Title:

Indian Housing Block Grant (IHBG) - Competitive Grant Program

13. Competition Identification Number:

FR-6500-N-48

Title:

Indian Housing Block Grant (IHBG) - Competitive Grant Program

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

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Kowee Creek New Housing Construction

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 AK-001 * b. Program/Project AK-001

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

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 04/01/2022 * b. End Date: 12/31/2025

18. Estimated Funding ($):

* a. Federal	5,000,000.00
* b. Applicant	1,689,802.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	6,689,802.00

*** 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

Add Attachment | Delete Attachment | View Attachment

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: Ms. * First Name: Jacqueline

Middle Name:

* Last Name: Pata

Suffix:

* Title: President/CEO

* Telephone Number: [redacted] Fax Number:

* Email: [redacted]

* Signature of Authorized Representative: [redacted] * Date Signed: 01/03/2022

DISCLOSURE OF LOBBYING ACTIVITIES

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

OMB Number: 4040-0013
Expiration Date: 02/28/2022

1. * Type of Federal Action:

- [ ] a. contract
- [x] b. grant
- [ ] c. cooperative agreement
- [ ] d. loan
- [ ] e. loan guarantee
- [ ] f. loan insurance

2. * Status of Federal Action:

- [ ] a. bid/offer/application
- [x] b. initial award
- [ ] c. post-award

3. * Report Type:

- [x] a. initial filing
- [ ] b. material change

4. Name and Address of Reporting Entity:

[x] Prime [ ] SubAwardee

** Name* Tlingit Haida Regional Housing Authority

** Street 1* [redacted] *Street 2*

** City* [redacted] *State* AK: Alaska *Zip* [redacted]

Congressional District, if known:

5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:

6. * Federal Department/Agency:

Housing and Urban Development

7. * Federal Program Name/Description:

Indian Housing Block Grants

CFDA Number, *if applicable:* 14.867

8. Federal Action Number, *if known:*

9. Award Amount, *if known:*

$

10. a. Name and Address of Lobbying Registrant:

Prefix Ms. ** First Name* Jacqueline *Middle Name*

** Last Name* Pata *Suffix*

** Street 1* [redacted] *Street 2*

** City* [redacted] *State* [redacted] *Zip* [redacted]

b. Individual Performing Services (including address if different from No. 10a)

Prefix Ms. ** First Name* Jacqueline *Middle Name*

** Last Name* Pata *Suffix*

** Street 1* [redacted] *Street 2*

** City* [redacted] *State* [redacted] *Zip* [redacted]

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:** [redacted]

***Name:** *Prefix* Ms. ** First Name* Jacqueline *Middle Name*

** Last Name* Pata *Suffix*

Title: CEO/President **Telephone No.:** [redacted] **Date:** 01/03/2022

Federal Use Only:

Authorized for Local Reproduction
Standard Form - LLL (Rev. 7-97)

Manifest for Grant Application # GRANT13520813

Grant Application XML file (total 1):

1. GrantApplication.xml. (size 21851 bytes)

Forms Included in Zip File(total 5):

1. Form GG_LobbyingForm-V1.1.pdf (size 17604 bytes)

2. Form HUD_DisclosureUpdateReport_2_0-V2.0.pdf (size 22388 bytes)

3. Form SF424_3_0-V3.0.pdf (size 24166 bytes)

4. Form SFLLL_2_0-V2.0.pdf (size 19799 bytes)

5. Form AttachmentForm_1_2-V1.2.pdf (size 18396 bytes)

Attachments Included in Zip File (total 10):

1. AttachmentForm_1_2 AttachmentForm_1_2-ATT4-1237-e - IHBG_Juneau_One_Page_Summary,rev2.pdf application/pdf (size 88486 bytes)

2. AttachmentForm_1_2 AttachmentForm_1_2-ATT3-1236-d - IHBG Cost Summary.Final.pdf application/pdf (size 5026760 bytes)

3. AttachmentForm_1_2 AttachmentForm_1_2-ATT2-1235-c - HUD-53247 Implementation_Schedule-Kowee Creek.pdf application/pdf (size 2991375 bytes)

4. AttachmentForm_1_2 AttachmentForm_1_2-ATT1-1234-Application Table of Contents.pdf application/pdf (size 230788 bytes)

5. AttachmentForm_1_2 AttachmentForm_1_2-ATT8-1241-l - Environmental Review Intent.pdf application/pdf (size 217727 bytes)

6. AttachmentForm_1_2 AttachmentForm_1_2-ATT7-1240-j - Certifications 2021.pdf application/pdf (size 222991 bytes)

7. AttachmentForm_1_2 AttachmentForm_1_2-ATT6-1239-g - Workplan Attachments Final PDF.pdf application/pdf (size 5124068 bytes)

8. AttachmentForm_1_2 AttachmentForm_1_2-ATT5-1238-f - IHBG_Juneau_Workplan_Narrative 12.31.21 - Finalrev1 - PDF.pdf application/pdf (size 367735 bytes)

9. AttachmentForm_1_2 AttachmentForm_1_2-ATT10-1243-p- SF424d.pdf application/pdf (size 64436 bytes)

10. AttachmentForm_1_2 AttachmentForm_1_2-ATT9-1242-m - EC 21-70 Authorization forTHRHA.pdf application/pdf (size 197066 bytes)

Kowee Creek New Housing Construction

Application to FR-6500-N-48
14.867 -- Indian Housing Block Grants
By the Tlingit Haida Regional Housing Authority

Table of Contents for Application, Workplan Narrative, and Workplan Narrative Attachments

Application Table of Contents

a) Application for Federal Assistance (SF-424) – Submitted through Grants.gov
b) Applicant Disclosure Report (HUD-2880) – Submitted through Grants.gov
c) Implementation Schedule (HUD-53247) – provided as Attachment c
d) Cost Summary (HUD-53246) – provided as Attachment d
e) One-Page Proposal Summary – provided as Attachment e
f) Workplan Narrative – Table of Contents below, document provided as Attachment f
g) Workplan Narrative Supporting Attachments – Table of Contents below, provided as Attachment g
h) Budget Narrative - Please see Workplan Narrative Supporting Attachments
i) Firm Commitment Documentation – Please see Workplan Narrative Supporting Attachments
j) Certification of Compliance – provided as Attachment j
k) Code of Conduct – not submitted since already listed on HUD site
l) Environmental Review – Expression of Intent - provided as Attachment l
m) Tribal Certification – Tribal Council Resolution authorizing submittal by THRHA – provided as Attachment m
n) Indirect Cost Rate – Not submitted, as it is not part of the budget
o) Disclosure of Lobbying Activities (SF-LLL) – Submitted through Grants.gov
p) Application for Federal Assistance (SF-424d) - Assurances for Construction Programs - provided as Attachment p

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Rating Factor 2

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- 2.1.b Documentation of ACS data referred to in Other Supporting Data section – 2 pages
- 2.2 THRHA Success Starts with Me Homeownership Program Description and Process For Selecting Eligible Homeowners – 4 pages
- 2.2 Waiting List for Homeownership Program and Rent to Own Program – 7 pages
- 2.4 2019 Housing Needs Survey Results Excerpt (also referred to in Rating Factors 2.1, 3 and 5) – 8 pages

Rating Factor 3

- 3.1 Location Map for Project – 1 page
- 3.4 Budget Narrative – 4 pages

Rating Factor 4

- 4 Assessed Value of Land in Juneau – 1 page
- 4 Leveraged Resources Documentation
    - Tribal Resolution for providing land as leverage – 2 pages
    - CCTHITA Firm Commitment of Land Usage - 1 page
    - THRHA certification of providing NAHASDA funding as leverage – 1 page

Rating Factor 5

- None - Refers to Attachments provided in Ratings Factor 2

Implementation Schedule

Indian Housing Block Grant

NOTE: This form is intended for use only by awardees of competitive IHBG funds.

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

OMB Approval No. 2577-0218
(exp. 11/30/2022)

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)	2. Application/Grant Number (to be assigned by HUD)	3. [X] Original (First submission to HUD) [ ] Pre-Award Submission [ ] Amendment (submitted after grant approval)	Date (mm/dd/yyyy)
Tlingit-Haida Regional Housing Authority			12/01/2021

4. Project Name & Project Category	5. Period of Performance Start Date (mm/dd/yyyy)	Period of Performance End Date (mm/dd/yyyy)	Expected Close Out Date (mm/dd/yyyy)
Kowee Creek New Housing Construction	04/01/2022	12/31/2025	03/31/2026

6. Environmental Review Status

- [ ] **Exempt** (As described in 24 CFR 58.34)
- [ ] **Under Review** (Review underway; findings not yet made)
- [ ] **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.)
- [ ] **EIS Required** (Finding that project may significantly affect environment or EIS automatically required by 24 CFR 58.37)
- [X] **Not Started** (Review not yet begun)
- [ ] **Certification** (Environmental review completed; certification and request for release of funds being prepared for submission.)
- [ ] **Categorically Excluded** (as described in 24 CFR 58.35)

7. Tribal Fiscal Year (mm/dd/yyyy): 12/31/2021

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.

Task List	CY 2022 1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	CY 2023 5th Qtr.	6th Qtr.	7th Qtr.	8th Qtr.	Date (mm/dd/yyyy) (If exceeds 8th Qtr)
Finalize Land documents		x x							
Environmental Review		x x x	x x						
Engineering & Survey		x x x	x x x						
Permitting			x x x	x x x					
Procurement & Materials					x x x	x x x	x x x	x x x	
Construction					x	x x x	x x x	x x x	
10. **Planned Drawdowns by Quarter** (Enter amounts non-cumulatively)	$ 20,000	$ 50,000	$ 150,000	$ 200,000	$ 100,000	$ 300,000	$ 300,000	$ 200,000	$Total 1,320,000
11. **Cumulative Drawdown** (If more than one page, enter total on last page only)	$ 20,000	$ 70,000	$ 220,000	$ 420,000	$ 520,000	$ 820,000	$ 1,120,000	$ 1,320,000	$Total 1,320,000

Implementation Schedule

Indian Housing Block Grant

NOTE: This form is intended for use only by awardees of competitive IHBG funds.

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

OMB Approval No. 2577-0218
(exp. 11/30/2022)

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)	2. Application/Grant Number (to be assigned by HUD)	3. [X] Original (First submission to HUD) [ ] Pre-Award Submission [ ] Amendment (submitted after grant approval)	Date (mm/dd/yyyy)
Tlingit-Haida Regional Housing Authority			12/01/2021

4. Project Name & Project Category	5. Period of Performance Start Date (mm/dd/yyyy)	Period of Performance End Date (mm/dd/yyyy)	Expected Close Out Date (mm/dd/yyyy)
Kowee Creek New Housing Construction	04/01/2022	12/31/2025	03/31/2026

6. Environmental Review Status

[ ] **Exempt** (As described in 24 CFR 58.34)
[ ] **Under Review** (Review underway; findings not yet made)
[ ] **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.)
[ ] **EIS Required** (Finding that project may significantly affect environment or EIS automatically required by 24 CFR 58.37)
[X] **Not Started** (Review not yet begun)
[ ] **Certification** (Environmental review completed; certification and request for release of funds being prepared for submission.)
[ ] **Categorically Excluded** (as described in 24 CFR 58.35)

7. Tribal Fiscal Year (mm/dd/yyyy): 12/31/2021

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 2024												CY 2025												Date (mm/dd/yyyy) (If exceeds 8th Qtr
	1st Qtr.			2nd Qtr.			3rd Qtr.			4th Qtr.			5th Qtr.			6th Qtr.			7th Qtr.			8th Qtr.			
Procurement & Materials	x	x	x																						
Construction	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
Grant closeout																									3/31/2026
10. **Planned Drawdowns by Quarter** (Enter amounts non-cumulatively)	$ 460,000			$ 460,000			$ 460,000			$ 460,000			$ 460,000			$ 460,000			$ 460,000			$ 460,000			$Total 3,680,000
11. **Cumulative Drawdown** (If more than one page, enter total on last page only)	$ 1,780,000			$ 2,240,000			$ 2,700,000			$ 3,160,000			$ 3,620,000			$ 4,080,000			$ 4,540,000			$ 5,000,000			$Total 5,000,000

NOTE: Within 90 days of project completion, the grantee shall submit to the Area ONAP a copy of the final Annual Performance Report, as described at 24 CFR 1000.514, and a completed Federal Financial Report (SF-425). If acceptable reports are not submitted, HUD may conduct an audit of the grantee's program activities.

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions,searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This collection of information requires that each eligible applicant submit information to enable HUD to select the best projects for funding during annual competitions for the IHBG Competitive Program. The information will be used by HUD to determine whether applications meet minimum screening eligibility requirements and application submission requirements. Applicants provide general information about the project which is preliminary to the review of theapplicant's response to the criteria for rating the application. The information is essential for HUD in monitoring grants to ensure that grantees are making proper use of Federal dollars. Responses to the collection are required by Section 105 of the Department of Housing and Urban Development Reform Act (P.L.101-235) as amended by the Cranston-Gonzales National Affordable Housing Act of l990. The information requested does not lend itself to confidentiality.

Cost Summary

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

OMB Approval No. 2577-0218
(exp. 08/31/2019)

Indian Housing Block Grant

NOTE: This form is intended for use only by awardees of competitive IHBG funds.

See Instructions and Public Reporting Statement on back.

1. Name of Applicant (as shown in Item 5, Standard Form 424)
Tlingit Haida Regional Housing Authority

2. Application/Grant Number (to be assigned by HUD upon submission)

3. ☑ **Original** (check here if this is the first submission to HUD) ☐ **Revision** (check here if submitted with implementation schedule as part of pre-award requirements) ☐ **Amendment** (check here if submitted after HUD approval of grant)

Date (mm/dd/yyyy) 12/01/2021

4. Project Name & Project Category a	Planned NAHBG Expenditures b	Planned Other Federal Funds Expenditures c	Planned Non-Federal Funds Expenditures d	Total Planned Expenditures e	Source of Other Funds for each Activity f
Kowee Creek New Housing Construction	$4,000,000.00	$1,521,802.00	$168,000.00	$5,689,802.00	IHBG Formula Fund, Land Match
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
5. Administration a. General Management and Oversight.	$1,000,000.00			$1,000,000.00	
b. Indirect Costs: Enter indirect costs to be charged to the program pursuant to a cost allocation plan.				$0.00	
c. Audit: Enter estimated cost of Program share of financial audits.				$0.00	
Administration Total	$ 1,000,000.00	$ 0.00	$ 0.00	$ 1,000,000.00	
6. Sub Total Enter totals of columns b, c, and d.	$ 5,000,000.00	$ 1,521,802.00	$ 168,000.00		
7. Grand Total Enter sum of columns b, c, and d.				$ 6,689,802.00	

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information requires that each eligible applicant submit information to enable HUD to select the best projects for funding during annual competitions for the IHBG Competitive Program. The information will be used by HUD to determine whether applications meet minimum screening eligibility requirements and application submission requirements. Applicants provide general information about the project which is preliminary to the review of the applicant's response to the criteria for rating the application. The information is essential for HUD in monitoring grants to ensure that grantees are making proper use of Federal dollars. Responses to the collection are required by Section 105 of the Department of Housing and Urban Development Reform Act (P.L. 101-235) as amended by the Cranston-Gonzales National Affordable Housing Act of l990. The information requested does not lend itself to confidentiality.

CCTHITA Kowee Creek New Housing Construction

One-Page Proposal Summary - *New Housing Construction*

Central Council of Tlingit and Haida Indian Tribes of Alaska (CCTHITA) and Tlingit Haida Regional Housing Authority's (THRHA) proposed new housing construction project is a response to the immediate need for more housing units in the Juneau community for young families and to ensure safe housing for youth. CCTHITA owns the land for this project, and the grant funding will provide for the construction of new housing. The housing to be constructed will be twelve 3-bedroom homes constructed within 4 years of the grant award. These homes will be available only to LMI tribal members for homeownership through THRHA's Success Starts with Me Homeownership program and the Haa YaKaawu Financial Corporation. This program provides flexible and affordable mortgages for NAHASDA eligible citizens through a sustained program to provide tribal members with financial self-sufficiency.

The proposed housing construction activities include environmental reviews, surveying, planning, and construction of twelve 3-bedroom units. Upon approval of the grant, CCTHITA will enter into a Sub-Recipient Agreement with THRHA to manage all aspects of the housing construction project, including planning, design, construction, the homeowner affordable mortgage process, and grant administration.

Constructing new multi-bedroom housing is vital to the Tribal community of Juneau due to the income disparity, housing cost burden, and inability to access a rapidly rising housing market for Tribal citizens. The project plan includes $1,689,802 of leveraged resources provided by THRHA and CCTHITA. CCTHITA and Sub-Recipient THRHA are requesting $5,000,000 in IHBG funds for the total project cost of $6,689,802.

RATING FACTOR 1 - CAPACITY OF THE APPLICANT

1.1 MANAGERIAL AND TECHNICAL STAFF

The Central Council of Tlingit and Haida Indian Tribes of Alaska (CCTHITA) is partnering with Tlingit Haida Regional Housing Authority (THRHA), who is the Tribe's Tribally Designated Housing Entity (TDHE) to successfully implement this project. THRHA will be the sub-recipient, and the grant will be implemented and administered by THRHA. Upon approval of the grant, CCTHITA will enter into a sub-recipient agreement with THRHA that will govern the lines of responsibility for the project. Table 1.1.A provides a list of key THRHA project staff offered by the project partners and their specific role on the project. A summary of the experience of each key project staff member and their responsibilities for the project are provided in the list after the Table. The project team **does not** have any potential gaps in capacity for managing and implementing the proposed project.

Table 1.1.A - List of Key Project Staff / Organizations

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

Jaqueline Pata, CEO – Responsible for Comprehensive Plan Integration

Knowledge – Jacqueline Pata was appointed President & CEO of the Tlingit Haida Regional Housing Authority in April 2019. Previously, from 1989 to 1998, Ms. Pata was the Executive Director of THRHA and continued serve THRHA in the role of Ex-Officio on the Board of

Commissioners prior to her appointment as CEO. Before returning to THRHA, Ms. Pata led for nearly 18 years, the National Congress of American Indians in Washington, DC as Executive Director. Prior to that, she served as Deputy Assistant Secretary for Native American Programs for the U.S. Department of Housing and Urban Development where she was responsible for the implementation of the Native American Housing Assistance and Self Determination Act (NAHASDA). Additionally, she served as Chairwoman of the Native American Indian Housing Council where she led the charge to reform the Indian housing program.

Roles and Responsibilities – Jacqueline will be managing the high-level progression of the project. This will include being the main contact for communication between the tribe and other THRHA staff. She will coordinate with all parties that are involved to ensure that it is completed in a timely manner, stays on budget, and is reported correctly.

Relevant / Successful Experience – Her leadership in the last five years has led to successful federal grant implementation, program and policy development, and fiscally responsible operations. In the last two years she has implemented land acquisition, new construction, and renovation/repair programs and has managed to complete them within tight time frames despite the challenges posed by COVID-19. Building tribal members' financial capacity and life skills is a passion she incorporates into THRHA programs and her work with youth. See below for recent 5 years' experience.

Lorraine DeAsis, Project Director – Responsible for Overall Project Implementation

Knowledge and Experience – Lorraine is a Director of Construction Management for Tlingit Haida Regional Housing Authority (THRHA). Lorraine holds the following construction related certifications: General Contractor with Residential Endorsement, Building Performance Institute

Certified Building Analyst, Mold Remediation Training, Healthy Homes Practitioner, EPA - Asthma Triggers, Remote wall techniques, EPA 608 Universal, OSHA 30, Blower Door & Zonal Pressure Diagnostics, Advanced Cold Climate Home Building Techniques, Weatherization Principles, Moisture Control & Ventilation, Lead Based Paint Renovator (RRP), First Aid, and Evaluating Bids & Proposals. Lorraine often says her experience raising six kids has been the best experience for this job. Her family is very involved in the Tlingit culture, being active in community events throughout Southeast Alaska and the United States, participating in dance groups and actively participating in various art mediums and sports.

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

Relevant / Successful Experience - Lorraine brings over 30 years of accounting experience to the department, including public accounting, tribal and property management as well as operating a small construction company. Lorraine's primary role at THRHA is construction management. She is responsible for all coordination, permits and budgets as well as grant reporting and ensuring the crews' needs are met in the remote areas. See below for recent 5 years' experience.

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

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

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

Relevant / Successful Experience - Over the last 5 years, Joyce has been responsible for policy development and compliance. She is responsible for the oversight of grants administration and has led the revitalization of THRHA's mortgage loan program. She serves as treasurer for the Juneau Housing First Collaborative Board of Directors and is actively involved in the recently opened THRHA youth shelter. See below for recent 5 years' experience.

Donovan Neal, Controller – Responsible for Financial Management

Knowledge and Experience – Donovan Neal has served as the Controller for Tlingit Haida Regional Housing Authority since 2018. Mr. Neal holds a BA in Business Administration from the University of Washington and has been licensed as a CPA for over 20 years.

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

Relevant / Successful Experience – Mr. Neal is responsible for the administration and oversight of the organization's financial activities, including active management of over $30 million in Federal and State grant awards. Prior to joining THRHA, Mr. Neal was a Senior Audit Manager for KPMG LLP and most recently was the Controller for an Alaskan-based non-profit that had revenues of $60+ million. Mr. Neal has also served as Treasurer on the Board of Juneau-based non-profit REACH, Inc. since 2018. See below for recent 5 years' experience.

Galadriel Morales, Grant Administrator – Responsible for Administration and Reporting

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

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

Relevant / Successful Experience – Ms. Morales currently oversees 45+ grants, many of these grants are new construction and home rehabilitation. She continues to work within teams to plan, prepare, and write proposals for additional funding, many of which have been successful for all 12 of THRHA's communities. See below for recent 5 years' experience.

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

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

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

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

Relevant / Successful Experience – John's experience includes building four duplexes in Kasaan, AK, a 4-plex in Yakutat, which utilized the remote wall (exterior insulation) construction technique, a million-dollar commercial remodel and two kit homes in Hoonah, AK, a development of 22 single family homes in Juneau, AK as well as three custom-built single-family homes. See below for recent 5 years' experience.

Recent 5-year Experience from THRHA – In total, this THRHA team has completed over 100 emergency home repairs, constructed 18 new single-family homes, and constructed 4 new duplex's or larger, and this does not include projects that are currently in the construction phase. The following are two specific examples of these recent, relevant, and successful example projects completed by the THRHA Team identified in this document. Please note that these reference projects apply to all of the staff identified with the same roles identified for this project.

Angoon Single-Family Home Construction 2019-2021 project for construction of three 4-bedroom homes and one 2-bedroom home in Angoon for NAHASDA eligible homeowners. This project was successfully completed in 2021.

Yakutat Fourplex Construction 2019 project was a land acquisition, infrastructure, and new fourplex construction. The fourplex includes two 3-bedroom units and two 2-bedroom units. The Tribe bought one lot for this project. Infrastructure was brought in including water, sewer, and electricity. Due to the infrastructure being put into this area, an additional two houses have been built separate from the project.

1.2 PROCUREMENT AND CONTRACT MANAGEMENT

THRHA's Procurement Policy 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 all THRHA purchases. This Policy meets the requirements of 2 CFR 200 and 24 CFR 1000, as well as applicable federal regulations and 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. Specific procurement standards covered in THRHA's policies and how they are implement are described below.

2 CFR 200.318 Procurement Standards: THRHA's policy will be applied to all project purchases. Staff have numerous years of experience with HUD procurement regulations and contract management oversight. Steps prior to procurement include a review process to avoid the purchase of unnecessary or duplicative items with consideration for consolidating or breaking out procurements for a more economical purchase. THRHA uses an electronic, multiple level, expense approval process. Purchase requests are entered into the system along with supporting documentation. The request is routed through the approval process according to supervisor and spending limits set in the system. All purchases require at least two approvals, one of which is a finance department approval. Pay requests submitted by vendors and contractors are compared to materials received and or work completed before payment is approved.

THRHA has a written Code of Conduct that covers Conflicts of Interest governing the performance of employees engaged in the award and administration of contracts. No employee or agent may participate in the selection, award, or administration of a contract where there is a real apparent or conflict of interest. Our policy requires a selection committee to review and award proposals. The review process includes an evaluation of the bidder's capacity and experience to ensure the bidder has 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 prior to the awarding of any contract and will reject any bid or offer not satisfying this requirement. Cost plus contracts are prohibited by our policy and time and materials contracts are required to have a ceiling. Administrative and contractual issues arising from procurements will be the sole responsibility of THRHA. The process for resolving disputes is outlined in the policy. THRHA has an electronic filing system to retain procurement records which include the rationale for method of procurement, selection of contract types, contractor selection, contractor rejection, and basis for price agreement. These files are attached to the transaction in the accounting database.

2 CFR 200.319 Competition: THRHA's policy promotes full and open competition by requiring three quotes, RFP/RFQ, or sealed bid depending on the dollar amount of the purchase and avoids unreasonable requirements. A list of prequalified contractors is maintained, and all solicitations are publicly advertised via the website and or other electronic postings. Solicitations that require a specific brand also allow for an equivalent substitution. Technical requirements are outlined in the solicitation and listed in detail in an appendix if necessary. Noncompetitive contracts are only allowed when there is no other option, if an emergency exists,

or if after solicitation it is determined that there is not adequate competition. All noncompetitive contracts require additional approval including ONAP approval if over $250,000.

2 CFR 200.320 Procurement Methods: THRHA's Procurement Policy allows for the following methods;

- Micro Purchases up to $10,000 do not require competitive quotes as long as the cost is reasonable, purchases are distributed among vendors, and native preference applies.
- Small Purchases $10,000 up to $100,000 requires 3 quotes and native preference applies.
- Large Purchases over $100,000 requires sealed bids for construction contracts and RFP/RFQ for other purchases with the following conditions:
    - **Request for Quote (RFQ):** Are based on price only and requires attempts to obtain quotes from a minimum of three (3) qualified sources and document the procurement file with a justification whenever it has been unable to obtain at least three (3) quotes. Solicitation of fewer than three (3) sources is acceptable if attempts have been made but unable to obtain a sufficient number of quotes.
    - **Sealed Bids:** Procurement will be based on competitive sealed bidding if the following conditions are present: 1) A complete, adequate, and realistic specification or purchase description is available. 2) Two (2) or more responsible bidders are willing and able to complete effectively for the work; 3) The procurement lends itself to a firm fixed price contract; and 4) The selection of the successful bidder can be made principally on the basis of price.
    - The selection criteria are included in the bid/RFP/RFQ solicitation.
    - The bid opening is a public process.
    - Notification of awards are written.

- Non-Competitive purchases were described in the above section.

2 CFR 200.321 Contracting with Small and Minority Businesses:

THRHA's policy requires preference to be given to women and minority owned businesses. THRHA maintains a list of small and minority owned businesses in Southeast Alaska and includes these businesses in solicitations. As often as possible, THRHA breaks out solicitations to allow these businesses to compete.

2 CFR 200.323 Procurement of Recovered Materials: This does not apply to THRHA as we are not a state agency or a political subdivision.

2 CFR 200.325 Federal Awarding Agency or Pass-Through Entity Review: THRHA certifies that its procurement system meets the standards as required by this NOFO as described in detail in this section of the application. The system is available for review by the grantor at any time. THRHA policy ensures that a cost analysis is performed in connection with every procurement action in excess of the Simplified Acquisition Threshold. THRHA has recent experience performing new construction and is able to determine what the current reasonable expected cost should be before solicitation. Cost plus contracts are prohibited by policy. Compliance is accomplished with our multi-level expenditure approval process described previously.

2 CFR 200.326 Bonding Requirements: THRHA's policy attaches bonding requirements to any construction contract that exceeds the Simplified Acquisition Threshold. It has been THRHA's practice to require a bid guarantee from each bidder equivalent to 5% of the bid price.

24 CFR 1000.48-1000.54 Indian and tribal preference: THRHA's policy gives preference in the award of contracts for projects to Indian organizations and Indian-owned economic enterprises and in the hiring of employees. To the greatest extent feasible, preference and opportunities for training and employment shall be given to Native American/American Indians

in connection with administration and activities of the grant; and awards of contracts shall be given to Native American/American Indian owned organizations and Native owned economic enterprises.

In addition to including the required Section 7(b) language in contracts, THRHA requires responses to solicitations to include an explanation of how the contractor intends to meet the Section 7(b) requirements and this explanation is considered by the selection committee before awarding a contract. THRHA policies layout how to address a complaint per 24 CFR 1000.54.

24 CFR 1000.30 Conflict of interest: THRHA has a written Code of Conduct that covers Conflicts of Interest governing the performance of employees engaged in the award and administration of contracts. No employee or agent may participate in the selection, award, or administration of a contract where there is a real apparent or conflict of interest. Conflict of Interest is further defined as when an employee is in a position to influence a decision that may result in a personal gain for that employee or for that employee's relative. Employees are required to declare conflicts at least annually.

1.3 IHBG EXPENDITURES

THRHA is approved for and investing IHBG formula funds and is thus evaluated under Option #2. THRHA has $5,744,444.22 of IHP funds currently invested. This is all held in an interest-bearing cash account with Wells Fargo where it earns a modest rate of interest while being very safe and liquid for deployment to affordable housing activities. The attached bank account statement shows the total of all THRHA funds invested in this account, which includes the remaining formula funds. THRHA has attached the 2021 IHP schedule of expenditures to show how the funds will be expended on affordable housing activities. IHP projects not completed in 2021 will be completed in 2022, and the amount remaining reflects what is left to

be spent on line items from the original plan totals. THRHA carries invested formula funds in a manner that is necessary for the transition from HUD accounts to deployment on affordable housing activities and uses the investment approach to be sure the value of every dollar is maximized to meet the THRHA and HUD objectives.

1.4 FINDINGS

This section is to be completed by HUD's own review of their documentation.

1.5 TIMELY REPORTING

This section is to be completed by HUD's own review of their documentation.

1.6 SINGLE AUDIT SUBMISSION

2 CFR 200 requires an audit for each fiscal year in which more than $750,000 in federal funds have been expended. THRHA conducts single annual audits and has submitted audits for the previous two audit periods as required by 2 CFR 200. The most recent audit was performed by Altman, Rogers & Co. for year ending December 31, 2020, and was completed on July 9, 2021, and was submitted and accepted by FAC in a timely manner, in accordance with 2CFR part 200 subpart F. The 2019 audit was accepted timely by FAC on July 29, 2020.

1.7 PROGRAM PERFORMANCE GOING FORWARD

THRHA is committed to conducting program operations in a timely manner despite the significant challenges presented by COVID-19. Delays in receiving materials and shipping has been the primary impact of COVID-19 pandemic on program operations. With many active projects, THRHA has managed to keep all on schedule or only minorly delayed. All submission of audits, the resolution of audit and monitoring findings, the submission of financial reports, drawdowns, closeouts, and the submission of ONAP program reports has been on time for all

projects during the COVID-19 pandemic. THRHA is confident in its ability to continue to perform well in these challenging times. THRHA's main strength in this regard are the staff members who have worked through these challenges and continue to improve program performance. THRHA has adequate staff to manage the administration of the grants and projects, many of whom have seamlessly transitioned to working remotely from home due to COVID-19. The impact of COVID on operations has been limited due to adequate staffing, the ability to work remotely, and cross trained staff able to cover for any staff impacted by COVID-19. THRHA will continue its current processes of project and grants management as described above under the Roles and Responsibilities of Key Staff section. To maintain the project timeline during this and future projects, THRHA has extended their ordering and shipping period to accommodate the new expected wait times. This process, to the extent possible, has been implemented to make order dates earlier, not make the estimated project timeline longer.

RATING FACTOR 2 - NEED/EXTENT OF THE PROBLEM

2.1 IDENTIFIED NEEDS AND OTHER SUPPORTING DATA

2.1.a Identified Needs

There is a significant level of housing-related need among the American Indian and Alaska Native (AIAN) population in the communities, as evidenced by CCTHITA's HUD FY2021 final IHBG formula allocations. The Tribe has chosen to address the following factors from the NOFO, and values are taken directly HUD's formula allocation Needs Data:

1. There are 137 AIAN households with housing cost burden greater than 50 percent of formula annual income in its formula area (as defined under 24 CFR 1000.302).

2. There are 101 AIAN households that are overcrowded or without kitchen or plumbing in their formula area.

3. Housing Shortage of 428 in the formula area.

Based on these factors, as well as extensive coordination and survey work within the community done by THRHA, the need identified for Juneau is new, affordable housing, which can reduce overcrowding and alleviate the significant housing cost burden that many AIAN residents face. Therefore, this project is for the construction of 12 new, affordable single-family homes in Juneau for the benefit of the low income AIAN population through this IHBG Competitive Grant opportunity.

This project will address the identified needs in the following ways:

1. The number of AIAN households with a housing cost burden greater than 50% of formula annual income will be reduced. This will be accomplished through THRHA's Success Starts with Me (SSWM) Homeownership Program, which will structure the sale of these houses in a way that will assist buyers with down payments, as well as adjust the buyer's monthly payment to be a reasonable amount relative to their income.

2. The number of households that are overcrowded will be reduced by opening up new housing for the lowest income residents, which will make it affordable for those with overcrowded households to afford larger housing, or for some generations living within the overcrowded housing to purchase their own housing.

3. The housing shortage for AIAN households will be reduced, due to the addition of 12 new affordable housing units

2.1.b Other Supporting Data

Juneau has a significant number of households with a housing cost burden greater than 50% of formula annual income. This is in large part due to the extremely high housing (from lack of housing inventory) and energy costs in Juneau, as well as socioeconomic factors regarding poverty, unemployment, and housing levels experienced by the AIAN community.

The high housing costs make safe and affordable housing inaccessible for a disproportionately large part of the AIAN population. Based on 2019 ACS data, 8% of the total Juneau population lives below the poverty level (2,484 individuals). Of those in Juneau who identify as American Indian and Alaska Native alone, 22% lived below poverty levels. This is a huge disparity in poverty rate compared to the overall population. In comparison, among the white only population, just 5% lived below poverty levels. This describes a situation in Juneau where housing is in short supply and the higher income portion of the population is able to support the increases that have been seen in housing cost, thus leaving the comparatively lower-earning AIAN community behind. From the same data set, the per household median income for Juneau was $88,390. For white residents the household median income was $92,017, and for AIAN residents the household median income was $63,306. Furthermore, when looking at the demographic characteristics of the occupied homes, white residents makeup 68% of the population, and own 82% of the owned homes in Juneau. While those who identify as American Indian and Alaska Native alone makeup 10.6% of the population and own only 7.6% of the owned homes. When looking at these numbers, and the limited housing stock in Juneau, it is easy to understand how AIAN households end up disproportionately burdened by housing costs due to significantly lower incomes, ending up with overcrowded housing situations and unable to

access the housing markets due to the high costs relative to their income levels, thus yielding a housing burden greater than 50%. A copy of this supporting data is attached.

To further understand the priorities of the community as they relate to the housing needs, THRHA commissioned a housing needs survey for Juneau as part of an overall 2019 comprehensive planning effort. This survey was completed in May 2019, and an excerpt of the summary for the planning effort and survey results for Juneau is attached. The survey further emphasized the need for more affordable single-family housing, and this project is one of the key initiatives coming directly from the Comprehensive Plan development.

2.2 PROJECT BENEFICIARIES

All of the project beneficiaries will be low-income Tribal citizens/families meeting the criteria of NAHASDA and 24 CFR 1000.104. There are going to be 12 new units constructed with this project that will benefit 12 eligible families. The following provides a list of direct benefits for project beneficiaries.

- Eligible families will have affordable and sustainable monthly bills for housing (mortgage, insurance, utilities, etc.) that are the result of the newly constructed homes that are energy efficient, and the SSWM Home Ownership program. The tailored mortgage payments and low utility bills through this program and housing design will ensure the families monthly expenses fall well below the 50% housing cost burden threshold, thus helping alleviate the current housing crisis. THRHA's program will work with each eligible beneficiary to develop a financing plan that meets their needs with regard to housing cost burden through extended amortization periods, low energy and maintenance costs with the new homes, low interest rates, down payment assistance programs, and a self-help option to reduce the principal balance by assisting

with construction (sweat equity).

- Eligible families will benefit from being able to afford ownership of safe and healthy homes, which provides a multitude of benefits over the current housing stock in the communities, much of which has documented mold, safety, and other issues.

For the project period, the leveraged resources are identified in Rating Factor 4. Other resources that will be leveraged to help support the eligible beneficiaries and to extend the benefits of the THRHA SSWM Homeownership program over time will include: reinvestment of the principal and interest payments from all Program participants back into the low income SSWM Homeownership Program, THRHA's continued financial education programs during and after the project period (as supported by other ongoing grants during the project period), state and local resources investing in the SSWM Program, and THRHA's capable staff providing maintenance support and training to the homeowners in the program.
Please see the attached description of the THRHA SSWM Homeownership Program, which includes a list of required applicant qualifications. Haa YaKaawu Financial Corporation (HYFC) is THRHA's mortgage lending partner in the Program, and attached is a waiting list for low income housing through HYFC in Juneau.

As demonstrated by the attached report excerpt summarizing the 2019 survey and comprehensive planning process, there is significant need and immediate interest in program participation. THRHA will conduct its well-established process for selecting and vetting beneficiaries based on qualifications identified and those applicants demonstrating the most overall need for Program. THRHA will start with the applicants on the HYFC and rent to own waiting lists. Upon completion of construction, the loan will be converted to a mortgage loan serviced by HYFC.

This homebuyer program along with our financial education program is designed to make homeownership possible for low-income Southeast Alaska Natives living in Juneau.

2.3 PAST EFFORTS TO ADDRESS IDENTIFIED NEED

THRHA has collaborated over many years with CCTHITA to incrementally address the critical need for safe, healthy, and affordable housing units for NAHASDA eligible beneficiaries in Juneau through smaller projects that leverage formula funds to seek additional funding sources such as ICDBG, Healthy Homes, and state and local programs. Due to the relatively limited funding available compared to the need, past and ongoing efforts have not been sufficient to undertake a project of this scale and impact for AIAN residents in Juneau. This IHBG Competitive Grant opportunity is large enough to allow THRHA help make a major leap forward in the availability of safe, healthy, and affordable housing in the native Juneau community.

The coinciding of this funding opportunity with the completion of the survey and comprehensive planning effort, the need for seed funding to more solidly establish the newly started SSWM Homeownership Program, low interest rates, and the level of funding available under this IHBG opportunity make this a very opportune time to pursue this project. Additionally, HYFC was just recertified as a CDFI with a significant allocation, and is able to provide flexible, affordable loans, financial education support, and maintenance training services for the SSWM Homeownership program. There are no current barriers to implementing this project. Previously, the lack of a comprehensive plan, the lack of the SSWM Homeownership Program, and the lack of a corporation like HYFC were barriers to this project. Now that those are gone, this is prime time for this project, and the IHBG funding opportunity is the perfect opportunity to obtain the seed money to drive the newly implemented SSWM Homeownership Program.

THRHA and CCTHITA pursued the 2020 competitive grant for this project, but it was not awarded due to non-curable deficiencies. Since that time, THRHA and CCTHITA have been preparing for this NOFO.

2.4 SUSTAINABILITY

THRHA, in close partnership with CCTHITA, completed a comprehensive housing planning effort in 2020. This planning was built based on the results of the comprehensive housing assessment done in 2019. With that information, THRHA has developed a matrix of initiatives for community investment as part of a comprehensive housing planning effort. One key item identified in the new plan is the THRHA Construction Home Loan Program, which has been titled the "Success Starts With Me" homeownership program. This is a sustainably designed home construction loan program for low-income Tribal citizens. The survey respondents in Juneau identified "more affordable single-family housing available for purchase" as the top choice for the most important Tribal priority for improved housing. THRHA plans to use the construction of these new affordable single-family homes in Juneau as seed funding for this program, reinvesting principal payments into additional new homes, and building upon its success to attract additional investors, providing project sustainability into the future. This fits with the Tribe's mission and values, as homeownership creates independent Tribal citizens. The Program is specifically designed to ensure long-term sustainability and success for not only these housing units, but future units that will benefit from the Program as well. The 12 homes under this project will be built by leveraging the IHBG Competitive grant funding, and then affordable mortgages will be issued to eligible beneficiaries. These homes will remain available to IHBG-eligible families for a minimum of 20-years following THRHA's Useful Life Policy and in accordance with Section 205 of NAHASDA. A deed restriction

will be recorded with the property to ensure compliance in the event the homebuyer chooses to sell their home. Key aspects of the program that ensure long-term sustainability beyond the period of performance are briefly summarized here and listed in the attached THRHA SSWM Homeownership Program Summary.

Homebuyers will be responsible for maintenance. The attendance of financial and maintenance capacity building classes will be required by all participants in this program. THRHA will conduct maintenance inspections throughout the project affordability period, and will have the ability to take over the property if a foreclosure is required in the future. The revolving loan fund for this program, which will also be seeking outside investment through other sources, will ensure there is funding available to operate and maintain the project beyond the period of performance. THRHA's partner HYFC will service the loans and as a CDFI, use this portfolio and tax benefits to attract additional lending capital for additional construction or mortgage loans. This project directly furthers the goals of HUD in implementing this IHBG program by directly constructing new affordable housing for eligible beneficiaries in communities where there is a dire and demonstrated need and driving investment in a program approach that ensures a long affordability period, and that the funds will be in place to ensure operation and maintenance of the homes throughout and beyond the affordability period. More specifically, this project directly furthers the IHBG goals of both THRHA and CCTHITA to create sustainable housing opportunities for low income Tribal citizens to achieve self-sufficiency.

2.5 NEW AND PREVIOUSLY UNFUNDED APPLICANTS

THRHA submitted an application last year for the FY 2020 IHBG Competitive Grant. That application was not funded due to non-curable deficiencies. THRHA is submitting as the TDHE

for CCTHITA. CCTHITA did not submit an application last year, and neither THRHA nor CCTHITA received an award under the FY18/19 or 2020 IHBG Competitive Grant NOFO.

RATING FACTOR 3 - SOUNDNESS OF APPROACH

3.1 IHBG COMPETITIVE PRIORITES

3.1.a. New Housing Construction Projects - THRHA is proposing to use 100% of the funds awarded under this NOFA to carry out a new housing construction project that increases the total number of affordable housing units for IHBG eligible families.

3.2 PROJECT IMPLEMENTATION PLAN

This project is to build a total of 12 single family affordable homes in Juneau, Alaska, and will be key seed funding and project driving the new THRHA SSSWM Homeownership Program. The homes will be in a new subdivision and built simultaneously to provide significant construction cost savings on a per unit basis. The remainder of this section addresses each of the items requested in the NOFA under this subfactor directly, and Section 3.3 provides line-item detail on the implementation plan.

Description of how project is viable and cost-effective – THRHA has extensive experience in working in Juneau, and in other remote communities throughout Southeast Alaska. The project is highly feasible as THRHA has a team of dedicated staff, an established contractor base, and successful apprentice and local labor programs. THRHA has been working in Juneau with both its own construction crews and with contractors over the past many years to provide new construction, healthy home projects, and energy efficiency upgrades including multiple successful projects through other HUD programs. THRHA has unparalleled capacity and ability to complete new home construction in any of our communities and has recently completed

successful new home construction that is showing extremely high efficiencies (low energy bills) in the neighboring communities of Kake, Angoon, Kasaan, and Yakutat. This recent THRHA experience shows that building projects on the scale of that identified in this project are feasible, and the number of lots required have already been committed.

The project is cost effective because THRHA has the procurement networks, in-house and local construction crews, and equipment to complete the work in an efficient way. THRHA has ongoing home rehabilitation projects in Juneau, has its home base for the Construction Management offices in Juneau, and can leverage this ongoing work and proximity to the project to minimize the cost for mobilizing people and equipment and supplies to complete this project. This, coupled with having a solid design for the climate and needs of Southeast Alaska, provides significant cost savings and schedule time savings on the new construction.

Rationale behind the project design – THRHA has recently completed new home construction in several of the communities it serves. During the design phase for those projects, extensive effort was put into determining the most cost-effective construction methods to build sustainable housing for the wet climate and remote nature of the Southeast communities, building on past experience. THRHA already has standard designs from this effort that can be generally replicated. The designs were developed while directly considering what construction methods, materials, efficiency needs, equipment, cost of living, utilities, and crews were available in remote Southeast Alaska. This ensures the cost effectiveness and sustainability for affordable housing options in Juneau. THRHA is currently managing new construction projects in 4 other communities around the region.

Location of the project –The project is located in Juneau, and a location map is attached. The Tribe has site control, as the land is owned by the Tribe, and the units will be fee simple. It is

west of Juneau on North Douglas Highway, approximately 2 miles from city center. The property location allows for the future homeowners to access work, shopping, and medical care all less than 1-2 miles away. The property is cost effective because utilities run right along the property making it a least cost location to develop new low-income housing stock.

Description of how applicant will comply with Indian Preference requirements – THRHA's policy gives preference in the award of contracts for projects to Indian organizations and Indian-owned economic enterprises and in the hiring of employees. To the greatest extent feasible, preference and opportunities for training and employment shall be given to Native American/American Indians in connection with administration and activities of the grant; and awards of contracts shall be given to Native American/American Indian owned organizations and Native owned economic enterprises. In addition to including the required Section 7(b) language in contracts, THRHA requires responses to solicitations to include an explanation of how the contractor intends to meet the Section 7(b) requirements and this explanation is considered by the selection committee before awarding a contract. THRHA policies layout how to address a complaint as per 24 CFR 1000.54.

Affordability Period – THRHA is committing to a minimum affordability period of 20 years. This was described in more detail in the Procurement section.

Description of Estimated Cost Savings – THRHA has optimized the design of the affordable units to ensure efficient construction in Juneau, Alaska. The optimized designs limit construction costs and ensure high energy efficiency requirements with low-cost techniques which is critical due to the high cost of energy in Juneau. The homes recently completed with these designs have received 6-star energy ratings. Design features include extensive air sealing, a focus on indoor air quality, energy heel trusses, and 2x6 construction, which allow for more insulation and better

coverage. The homes are specifically designed and engineered for the extreme rain, wind and snow load in Southeast Alaska and include radon mitigation. The heat, hot water and dryer will be operated by air source heat pumps. Air source heat pumps are able to make use of the natural resource of the temperate climate in Juneau to provide high efficiencies for heating year-round. Juneau has an extremely high number of heating degree days at around 8,000 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. An air source heat pump with reasonable seasonal efficiency will provide a direct cost savings of approximately 60% - 72% when meeting the same heating load as electric resistance heating systems, and has many improvements over oil and other fuels. In addition to energy cost savings, this project has the ability to significantly reduce greenhouse gas and pollutant emissions from homes with fuel oil or propane-fired heating, and would make use of renewable hydroelectricity available in Juneau. This energy system construction approach will provide avoid ~70 tonnes of CO2eq GHG emissions annually compared to propane systems.

Due to the extremely wet and humid climate, no particle board or OSB is used in construction. Cabinets and subfloors are full plywood construction. Electric vehicle charging stations will also be installed as part of the package. Since the home designs have been refined over time, it is difficult to identify the percentage maintenance savings provided by these design options over a standard design, but the savings are substantial. One item that can easily be quantified is the savings associated with the construction method/approach for these units. THRHA will use its local staff in the community and ensure that the work on all homes under this project proceeds simultaneously. This will provide an estimate savings of 5% per home through limiting the mobilization of equipment and crews, consolidating shipments, and speeding up overall

construction time. The budget estimate reflects the lower cost achieved using this construction method/approach. THRHA is also leveraging land to save on the cost of purchasing land, making this project more affordable for new homeowners.

Size, type, and number of units – In Juneau, 12 single family units will be constructed. All units will be 3-bedroom units and approximately 1,200-1,500 sf in size.

3.3 PROJECT IMPLEMENTATION SCHEDULE AND PROJECT READINESS

The attached HUD-53247 Project Implementation Schedule provides a schedule for the completing the 12 homes. It is expected that a grant agreement will be executed with HUD inside of 45 days from award. The project team will immediately begin project implementation phases. The following are the major steps for the project, and these steps will be conducted under the direction of the Project Director and the THRHA project team with professionals and subcontractors engaged and managed as appropriate. Throughout completion of the following project tasks, THRHA will conduct all financial, procurement, grant reporting, and management administration tasks using its highly experienced staff.

Upon award of the grant, CCTHITA and THRHA will finalize the transfer of the property within the first two months and additional project activities can begin. An environmental review will be completed following THRHA's typical process for all environmental reviews, and a total of five months have been allotted for the environmental review process. The surveying and engineering work will begin in parallel with the environmental review process, and a total of six months have been allotted for this work. Four months into the surveying and engineering work, permitting will begin with six months being allotted for this work. In total the surveying, engineering, and permitting will take nine months. THRHA has extensive internal experience/expertise and a suite of local contractors it works with routinely for completing environmental reviews, surveying,

engineering, and permitting within the community. THRHA has been successful in managing its own staff and contractors for quickly executing these processes for projects throughout the COVID-19 pandemic and is able to use its existing relationships with vendors to ensure its projects can be serviced. Following receipt of the permits, contracting phase will begin. This phase will mostly involve procurement of the contractors to complete the housing construction. Contingent on the approval of the Request for Release of Funds, 2 months into the contracting and materials procurement phase, which has a total of 15 months allotted for it, the construction phase will begin. The construction phase includes site work: clearing and grubbing, excavation, fill, and grading; flatwork and utilities; foundations; framing and roofing; rough-in for plumbing, electric, HVAC, and communications; interior work and finishes, and inspections. This work will progress in a coordinated manner to keep contractors busy onsite across the 12 housing units in a way that minimizes costs and downtime. This will allow completion of construction of the 12 housing units within a total of 34 months. The final grant close-out phase has an allotted 3 months and is planned to conclude on or before March 31, 2026.

THRHA has already completed the following key items for the project that demonstrate THRHA's commitment to the project and the project readiness. These items do not include choice limiting actions.

- Developed the THRHA SSWM Homeownership Program documentation, guidelines, and process to select successful applicants from the HYFC waiting list.
- Developed a sufficient project budget and implementation schedule to complete all the work proposed for the 12 homes within the performance period.

3.4 BUDGET

The budget is summarized in Table 3.4-1. Form HUD 53246 has been attached, and the Budget Narrative attachment provides a breakdown of the matching and percentages for each expenditure type. The Budget Narrative is provided in an Excel format printed as a PDF, and includes a breakdown for each budget line, including all sources and uses of funding (including leveraging resources) for the proposed project. The Budget Narrative also provides details on eligible activities and all planning and administrative costs for the project. No indirect costs are included in the project budget. The TDC for a 3 bedroom home for Central Council is $581,158, and the TDC for each of the 12, 3 bedroom homes in the project is less than $558,000.

TABLE 3.4-1 – PROJECT BUDGET SUMMARY FOR 12 HOMES

Item	IHBG Grant	Leveraged Funds (IHP)	Total
Personnel	$62,025	$0	$62,025
Planning/Acquisition	$40,000	$0	$40,000
Travel	$40,000	$0	$40,000
Supplies	$395,000	$0	$395,000
Equipment	$99,000	$0	$99,000
Consultants/Contractual	$280,000	$421,802	$701,802
Other Direct Costs	$3,083,975	$1,268,000	$4,351,975
Admin	$1,000,000	$0	$1,000,000
Totals	**$5,000,000**	**$1,689,802**	**$6,689,802**

The budget has been prepared by Lorraine DeAsis of THRHA. In the last five years, Ms. DeAsis has overseen successful completion of over 100 emergency home repairs, 18 new single-family homes, and 4 new duplex's or larger. Ms. DeAsis's role included development of scopes of work for projects, hiring of subcontractors, compliance with state and federal HUD regulations, preparation of job cost reports, monitoring of job progress and costs, and ensuring projects completed met quality and compliance standards and Healthy Homes guidance.

RATING FACTOR 4 - LEVERAGING RESOURCES

The proposed *Kowee Creek New Housing Construction* project has received full support and commitment from THRHA and CCTHITA. THRHA will assist in the planning and implementation of the entire proposed project.

The total project cost is $6,689,802 including offsite utility work. THRHA is providing $1,689,802 in leveraged funds, which is 25% of the $6,689,802 cost. THRHA and CCTHITA are providing $1,689,802 in leveraged funding as documented in the attached commitment letter and Tribal Council resolution. These funds are broken down as follows: $168,000 in the assessed value of the land provided (see attached tax assessment for the per acre value, and the Tribal Council resolution committing the identified acreage and value), and $1,521,802 in NAHASDA Formula Funding. The committed NAHASDA Formula Funding is spread across several years: $330,201 from 2021 and $1,191,601.00 from 2022 (see the attached letter of commitment from THRHA identifying the future program years and dollar amounts).

RATING FACTOR 5 - COMPREHENSIVENESS AND COORDINATION

5.1 COORDINATION

THRHA recently completed comprehensive housing planning for the 12 Tribes it serves, which directly ties to the top housing priorities which include new housing, and homeownership. This effort included an updated Housing Assessment in each community, including detailed direct surveys of Tribal households in each community (excerpt of results attached). This effort was particularly robust in Juneau. Conducting this effort and the surveys in Juneau included community meetings for housing planning with all Tribal community stakeholders (citizens, schools, non- profits, local municipal governments, businesses, state and federal partners, etc.,

and the Tribes). This effort has built on success over the past several years THRHA has had stemming from a 2014 Housing Assessment and subsequent planning in individual communities as well as conducting the work of the organization over a long history. This new planning effort brought together all the Tribes to jointly consider housing issues and how to address the similar needs in each community collectively in the most effective and efficient manner.

For Juneau, the need and desire for construction of new single-family homes that are safe, efficient, and affordable was identified as a number one priority for housing (see attached Survey Summary). Through this effort in Juneau, THRHA has ensured extensive coordination with the community, and used this coordination to identify the need as directly identified by the Tribal citizens. THRHA's CEO also provides a monthly written and oral update to the Juneau Community Council on Housing Activities.

THRHA and CCTHITA will coordinate throughout the project with supporting organizations in the community during development of the project to ensure that the project is equitably implemented, and that the highest benefit from the project will be afforded to LMI citizens. A main avenues for this will be the continued updating of the Housing Needs assessment, which is conducted as described above, and through the regular coordination with the Juneau Community Council on Housing Activities.

5.2 OUTPUTS AND OUTCOMES

This project will provide the following outputs:

- 12 single family homes will be constructed.
- Approximately 4 job training opportunities for Tribal citizens through THRHA's apprenticeship programs.

This project will provide the following outcomes:

- Reduction in per unit construction costs for new LMI single-family housing for 12 homes through THRHA's management of the overall project.
- 12 new affordable single family homes provide increased availability of housing for Juneau's LMI Tribal citizens, and these will particularly target overcrowding given the multi-bedroom housing unit/home focus of the project.
- Opportunities for 12 families in need to participate in THRHA's Success Starts with Me Homeownership Program and attain an affordable mortgage through the HYFC lending program.
    - Affordable mortgage for 12 homeowners.
    - Financial literacy and home maintenance training for 12 homeowners and their family members.
- Provides approximately $5 million in funding that effectively seeds the sustainable and ongoing Success Starts with Me Homeownership Program.
    - When paid back by the homeowners over time, this money will be then reinvested back into low-income housing for NAHASDA eligible families.
- Creates an opportunity to a demographic that does not currently have access to this housing market.
- Decrease number of cost burdened households by 12.
- Increase in credit worthiness and individual credit scores for 12 families.

RATING FACTOR 1

- 1.3 Documentation of planned expenditure of invested funds - 2 pages

1.3 Documentation of planned expenditure of invested funds

Pages 21-22 of the Tlingit Haida Regional Housing Authority 2021 Indian Housing Plan

Energy and Performance Information Center (EPIC)

Grant Number: **55-IH-02-16230**

Report: **IHP Report for 2021 (Amended)**

First Submitted On: **08/19/2021**

Last Submitted On: **08/19/2021**

OMB CONTROL NUMBER: 2577-0218
EXPIRATION DATE: 07/31/2019

Uses of Funding

Program Name	Unique Identifier	Prior and current year IHBG (only) funds to be expended in 12-month program year (L)	Total all other funds to be expended in 12-month program year (M)	Total funds to be expended in 12-month program year (N=L+M)
Douglas Land Acquisition	010	$200,000.00		$200,000.00
New Construction of Affordable Housing	040	$668,384.00	$0.00	$668,384.00
New Construction of Homeownership units/infrastructure development	045	$597,201.00	$0.00	$597,201.00
Rehabilitation of Affordable Housing	050	$0.00	$0.00	$0.00
Site Improvements	060	$25,000.00	$0.00	$25,000.00
Other Rental Housing	091	$0.00	$0.00	$0.00

Development				
Acquisition of Homebuyer Units	120	$0.00	$0.00	$0.00
Down Payment Assistance (DPA)	131	$0.00	$0.00	$0.00
Home Purchase Assistance (HPA)	132	$0.00	$0.00	$0.00
Homeowner Improvement Loan	141	$0.00	$0.00	$0.00
Emergency Rehabilitation Service	160	$297,282.00	$0.00	$297,282.00
Homeowner Rehab Assistance	163	$775,167.00	$0.00	$775,167.00
Disaster Assistance	164	$0.00	$0.00	$0.00
Student Housing Voucher (SHV)	171-1	$0.00	$0.00	$0.00
Education Housing Voucher 81-100%	171-2	$0.00	$0.00	$0.00
VASH Voucher	172	$0.00	$0.00	$0.00
Tenant Based Rental Assistance (TBRA)	173	$0.00	$0.00	$0.00
Youth Activities	174	$0.00	$0.00	$0.00
Financial Cent$	181-1	$25,540.00	$0.00	$25,540.00
Financial Cent$ Education	181-2	$0.00	$0.00	$0.00
Rural Capacity Building & Development	182	$0.00	$0.00	$0.00
COVID19 Kasaan Food Pantry	189	$200,000.00		$200,000.00
Housing Management	190	$6,260.00	$0.00	$6,260.00
Grant Writers for Affordable Housing Applications	195	$0.00	$0.00	$0.00
Operations & Maintenance	200	$600,000.00	$0.00	$600,000.00
Petersburg Head Start	202	$80,000.00		$80,000.00
Crime Prevention	205	$0.00	$0.00	$0.00
CAS Modernization	210-001	$2,246,069.00	$0.00	$2,246,069.00
CAS Operations	210-002	$2,000,000.00	$0.00	$2,000,000.00
Planning and Administration		$1,939,515.00	$0.00	$1,939,515.00
Loan Repayment (describe in 3 & 4 below)		$0.00	$0.00	$0.00
Total		$9,660,418.00	$0.00	$9,660,418.00

RATING FACTOR 2

- 2.1.a Formula Needs Data – 1 page
- 2.1.b Documentation of ACS data referred to in Other Supporting Data section – 2 pages
- 2.2 THRHA Success Starts with Me Homeownership Program Description and Process For Selecting Eligible Homeowners – 4 pages
- 2.2 Waiting List for Homeownership Program and Rent to Own Program – 7 pages
- 2.4 2019 Housing Needs Survey Results Excerpt (also referred to in Rating Factors 2.1, 3 and 5) – 8 pages

Tlingit and Haida Indian Tribes Central Council
Needs Data

Listed below are the data currently being used to calculate the Needs component of your Tribe's allocation based on your Tribe's "Formula Area" (see Formula Area section of this document).

The data used are from a special tabulation. This tabulation:

- Counts individuals reported as AIAN. The AIAN person count variable comes from the Decennial Census and is aged using Census population estimates. For the FY 2010 Decennial Census, data for reservations, trust lands, and remote Alaska will receive an undercount adjustment of 4.88%. For all other Needs variables, in FY 2021 HUD will use the 5-year rolling average from 2012 to 2016 ACS data. The ACS data will be updated every year. Therefore, in FY 2022, the ACS data will be from 2013 to 2017. These data sources apply unless tribes have approved Census Challenges in place. **No, your Tribe does not have an approved Census Challenge.**
- The FY 2021 estimate is calculated with the Needs component based on single race (AIAN alone) Census data and multi-race (AIAN alone and in combination with other race(s)) Census data. The amount of the allocation for each Indian tribe was determined to be the greater of the two resulting allocation amounts.

The growth adjustment factor and the undercount adjustments used for your Formula Area are listed next to each Formula Area in the table listing your Tribe's Formula Area.

After adjusting for population growth and undercount, sharing of Needs data among tribes in cases of overlapping Formula Areas and application of the Population Cap (see note below), your Tribe's Needs component is based on **single-race data**. The Needs data are:

AIAN persons:	**3,749**
AIAN households with annual income less than 30% of median income:	**180**
AIAN households with annual income between 30% and 50% of median income:	**162**
AIAN households with annual income between 50% and 80% of median income:	**132**
AIAN households which are overcrowded or without kitchen or plumbing:	**101**
AIAN households with housing cost burden greater than 50% of annual income:	**137**
Housing Shortage (number of low-income AIAN households less total number of NAHASDA and Current Assisted Stock):	**428**

Note: If there is a "*" next to "AIAN persons" above, the tribe's data have been "capped." This occurs when the AIAN population in the Tribe's Formula Area is greater than twice its total Tribal Enrollment.

If you think these data do not reflect your Needs:

- Check to see if the Formula Area, as listed previously, is correct for your Tribe. If the Formula Area is not correct, submit that correction.

2.1.b – Other supporting data attached documentation of data

ACS DEMOGRAPHIC AND HOUSING ESTIMATES

Survey/Program: American Community Survey

Product: 2019: ACS 5-Year Estimates Data Profiles

TableID: DP05

	Juneau city and borough, Alaska			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
RACE				
Total population	32,227	*****	32,227	(X)
One race	28,679	±587	89.0%	±1.8
Two or more races	3,548	±587	11.0%	±1.8
One race	28,679	±587	89.0%	±1.8
White	21,917	±305	68.0%	±0.9
Black or African American	320	±55	1.0%	±0.2
American Indian and Alaska Native	3,409	±423	10.6%	±1.3
Cherokee tribal grouping	13	±22	0.0%	±0.1
Chippewa tribal grouping	11	±16	0.0%	±0.1
Navajo tribal grouping	7	±11	0.0%	±0.1
Sioux tribal grouping	0	±20	0.0%	±0.1

POVERTY STATUS IN THE PAST 12 MONTHS

Survey/Program: American Community Survey

Product: 2019: ACS 5-Year Estimates Subject Tables

CUSTOMIZE TABLE

TableID: S1701

	Juneau city and borough, Alaska					
	Total		Below poverty level		Percent below poverty level	
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
RACE AND HISPANIC OR LATINO ORIGIN						
White alone	21,741	±313	1,122	±350	5.2%	±1.6
Black or African American alone	293	±56	22	±28	7.5%	±9.4
American Indian and Alaska Native alone	3,269	±415	715	±403	21.9%	±11.1
Asian alone	2,212	±229	97	±54	4.4%	±2.5
Native Hawaiian and Other Pacific Islander alone	318	±114	47	±56	14.8%	±16.3
Some other race alone	481	±311	0	±20	0.0%	±4.1
Two or more races	3,469	±575	437	±196	12.6%	±5.4
Hispanic or Latino origin (of any race)	2,132	±51	218	±133	10.2%	±6.2
White alone, not Hispanic or Latino	20,698	±66	1,051	±334	5.1%	±1.6

MEDIAN INCOME IN THE PAST 12 MONTHS (IN 2019 INFLATION-ADJUSTED DOLLARS)

Survey/Program: American Community Survey

Product: 2019: ACS 5-Year Estimates Subject Tables

CUSTOMIZE TAB

TableID: S1903

	Juneau city and borough, Alaska				
	Number		Percent Distribution		Median income (dollars)
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
HOUSEHOLD INCOME BY RACE AND HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER					
Households	12,676	±259	12,676	±259	88,390
One race--					
White	9,865	±309	77.8%	±1.9	92,017
Black or African American	120	±65	0.9%	±0.5	118,214
American Indian and Alaska Native	1,115	±163	8.8%	±1.2	63,306
Asian	648	±121	5.1%	±0.9	102,500
Native Hawaiian and Other Pacific Islander	26	±31	0.2%	±0.2	-
Some other race	135	±103	1.1%	±0.8	115,453
Two or more races	767	±166	6.1%	±1.3	73,092
Hispanic or Latino origin (of any race)	573	±110	4.5%	±0.8	50,509
White alone, not Hispanic or Latino	9,566	±269	75.5%	±1.7	93,409

2.1.b – Other supporting data attached documentation of data

DEMOGRAPHIC CHARACTERISTICS FOR OCCUPIED HOUSING UNITS

Survey/Program: American Community Survey

Product: 2019: ACS 5-Year Estimates Subject Tables

TableID: S2502

	Juneau city and borough, Alaska			
	Occupied housing units		Percent occupied housing units	
Label	Estimate	Margin of Error	Estimate	Margin of Error
Occupied housing units	12,676	±259	12,676	±259
RACE AND HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER				
One race --				
White	9,865	±309	77.8%	±1.9
Black or African American	120	±65	0.9%	±0.5
American Indian and Alaska Native	1,115	±163	8.8%	±1.2
Asian	648	±121	5.1%	±0.9
Native Hawaiian and Other Pacific Islander	26	±31	0.2%	±0.2
Some other race	135	±103	1.1%	±0.8
Two or more races	767	±166	6.1%	±1.3
Hispanic or Latino origin	573	±110	4.5%	±0.8
White alone, not Hispanic or Latino	9,566	±269	75.5%	±1.7

HAA YAKAAWU
FINANCIAL CORPORATION

#SuccessStartsWithMe Home Ownership Program

Purpose: to create a customized home loan package that meets the needs of families located in our rural Southeast Alaska communities so that they may become homeowners.

Description: each loan will be tailored to meet the homebuyer where they are on their financial self-sufficiency journey. Loan terms are flexible. Applicants will attend training on financial education, receive one on one counseling on improving their credit score, receive training on home maintenance, and be assisted to find down payment assistance if applicable. Applicants may qualify for a soft second loan depending on income. While there are no income limits, applicants must have sufficient income to make their monthly mortgage payments.

Terms:

- Up to 40-year terms available.
- Minimum credit score 600.
- Interest rate is the AHFC first time homebuyer rate plus .5 to 1.5% depending on credit score.
- Property insurance is required.
- THRHA/HYFC has first right of refusal on the sale of the property.
- Early payoff or refinance are allowed.

Eligibility:

- Homebuyer must be a resident of Southeast Alaska.
- Household income must be less than 120% MFI.
- Homebuyer must be a first-time homebuyer or 3 years must have passed since the last home was owned or are currently living in an overcrowded home.
- Mobile homes are excluded.
- If not currently a homeowner, must provide a positive landlord reference for the previous 12 months.
- Property must be owner-occupied.
- Homebuyer is required to attend three financial literacy/homebuyer/home maintenance classes.
- Applicants must pay a $100 application fee.
- Debt ratio cannot exceed 40%.

Ineligible Applicants:

- Applicants who have an unsatisfied balance due with THRHA, AHFC, IRS (includes unfiled taxes), government agencies, Child Support Enforcement, any THRHA tribal partner, property tax roll, or other housing entity.
- Anyone currently listed as a sex offender.
- Anyone convicted of crimes related to credit fraud.
- Applicants who lie or commit fraud on a THRHA or HYFC application or program.

Application Scoring Criteria:

- 1) Credit history and credit score
- 2) Employment history
- 3) Household income level and source
- 4) Rent history
- 5) Debt-to-income ratio
- 6) Applicant motivation
- 7) Memorandum of Credit
- 8) Loan Committee approval

Program Options:

- If available, before move in, the homebuyer may be able to customize options within the home, or upgrade items at their expense.
- Homebuyer can reduce loan by contributing land.
- Land not contributed by homebuyer may remain in the ownership of HYFC to reduce the amount of the loan.
- Homebuyers may reduce the amount of the loan by helping build their home (Sweat-Equity).
- Homebuyers may qualify for a soft second loan depending on income.
- Each participant will be given a homeownership tool kit upon move in. This kit will include basic cleaning supplies, and a maintenance schedule.
- Loans will be reviewed every five (5) years with the homebuyer. During the review, options for refinancing will be discussed.

Down Payment Assistance:

All participants in the 2020 CARES Act funding programs will receive $50,000 in down payment assistance. This DPA is not forgiven until the loan is paid off. Early payoff allowed after 20 years.

Soft Second Loan:

- Reduces the mortgage payment for the first 15-30.
- Up to 40% of home purchase price for MFI's at or below 60% MFI.
- Up to 30% of home purchase price for MFI's over 60% and at or below 80%.
- Up to 20% of home purchase price for MFI's over 80% and at or below 100%.

- Up to 10% of home purchase price for MFI's over 100% and at or below 120%.
- For the homebuyers over 80% MFI, during the first 15 years, the soft second does not have to be repaid unless the home is sold, refinanced, or ownership is transferred. At year 16, the mortgage will be re-amortized to include the soft second in the payment.
- For the homebuyers at or below 80% MFI, during the first 30 years, the soft second does not have to be repaid unless the home is sold, refinanced, or ownership transferred. At year 31, the mortgage will be re-amortized to include the soft second in the payment.

Sweat Equity:

- Homebuyers can reduce the principal of their loan up to by performing some of the constructions tasks themselves.
- The amount of savings will be determined by the original cost budgeted for that line item.
- To receive the Sweat Equity, the work must be completed on time and pass quality inspection.
- Examples of tasks eligible for Sweat Equity are painting, landscaping, and flooring.
- Sweat Equity tasks must be identified and agreed to before construction starts through an approved Sweat Equity Plan.

Foreclosure Mitigation:

- HYFC is committed to assisting the homebuyer maintain their mortgage.
- As part of the loan closing process, the homebuyer will agree to allow HYFC to notify all adult members of the household if the loan is in danger of foreclosure. A meeting of all adult members of the household will be held to determine an alternative to foreclosure.
- If it appears that lowering payments and extending the loan term are likely to help the homebuyer become current, HYFC will consider restructuring the loan.

Subfactor 2.2 Project Beneficiaries – Process to identify eligible families

1. Upon grant award, notify all applicants in our loan application pipeline of the project to determine those interested in the homes.

2. Market the project in the community and with our Tribal partners.

3. Hold public meetings to present how the Success Starts With Me (SSWM) homeownership program works and answer questions. This presentation has already been prepared and was used for the ICDBG-IT new construction projects.

4. Staff will assist interested citizens with the application and applications will be processed on a first come first serve basis through underwriting following THRHA/HYFC's already established policies.

5. Staff will work with applicants to help them qualify for the SSWM program. This will include participation in THRHA's established financial and home maintenance education curriculum and or one on one financial coaching. This may include establishing non-traditional credit for those without a credit score.

6. Once an applicant qualifies for the loan, they will be presented to the Loan Committee for approval.

7. At this time an additional presentation will be made to the homebuyer where staff will present the loan package that was approved and review all the financial information such as mortgage payments, terms, interest rate, other assistance, escrow requirements, etc.

8. Upon approval of the loan, the project manager will work with the future homebuyer to determine if they will contribute sweat equity to their house and set a scope of work for the homebuyer.

9. If the homebuyer is approved early enough in the process, they will be given the opportunity to select colors, flooring, countertops and other options.

10. Staff will be in contact with the homebuyer throughout the construction process and work to find other down payment assistance programs to lower the mortgage amount.

11. As construction nears completion, staff will begin to draft closing documents to review with the homebuyer.

12. After the certificate of occupancy is received, closing on the mortgage for the home will be completed and the new homeowner will move in.

13. At move in, the homebuyer will be presented with a Homebuyer Welcome Kit containing basic tools and supplies.

14. Staff will continue to check in and counsel the homeowners throughout their mortgage to ensure they are successful.

15. In the event, a homeowner is not successful, the home will be made available to another low income family.

HAA YAKAAWU
FINANCIAL CORPORATION

HYFC Application Pipeline		
Updated 11/30/21		
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
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[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]

[redacted]

Waiting List Report

Rating Factor 2.2 | Waiting Lists for Homeownership and Rent to Own Programs | Page 2 of 7

Juneau - - Tax Credit - Sort By: Ranking

Rank	Name	Prefer Points	App Date/Time	Bed	Income	AMI Pct	Last Update	Preferences

Bedrooms: 1

[redacted]

Waiting List Report

Rating Factor 2.2 | Waiting Lists for Homeownership and Rent to Own Programs | Page 3 of 7

Juneau - - Tax Credit - Sort By: Ranking

Rank	Name	Prefer Points	App Date/Time	Bed	Income	AMI Pct	Last Update	Preferences

Bedrooms: 1

[redacted]

Waiting List Report

Rating Factor 2.2 | Waiting Lists for Homeownership and Rent to Own Programs | Page 4 of 7

Juneau - - Tax Credit - Sort By: Ranking

Rank	Name	Prefer Points	App Date/Time	Bed	Income	AMI Pct	Last Update	Preferences

Bedrooms: 2

[redacted]

Waiting List Report

Rating Factor 2.2 | Waiting Lists for Homeownership and Rent to Own Programs | Page 5 of 7

Juneau - - Tax Credit - Sort By: Ranking

Rank	Name	Prefer Points	App Date/Time	Bed	Income	AMI Pct	Last Update	Preferences

Bedrooms: 3

[redacted]

Waiting List Report

Rating Factor 2.2 | Waiting Lists for Homeownership and Rent to Own Programs | Page 6 of 7

Juneau - - Tax Credit - Sort By: Ranking

Rank	Name	Prefer Points	App Date/Time	Bed	Income	AMI Pct	Last Update	Preferences

Bedrooms: 3

[redacted]

Waiting List Report

Rating Factor 2.2 | Waiting Lists for Homeownership and Rent to Own Programs | Page 7 of 7

Juneau---Tax Credit - Sort By: Ranking

Rank	Name	Prefer Points	App Date/Time	Bed	Income	AMI Pct	Last Update	Preferences

Bedrooms: 4

[redacted]

Juneau Douglas Tribal Housing Survey Analysis

August 2019

Prepared for

Central Council Tlingit and Haida Indian Tribes of Alaska

TH Regional Housing Authority

by Rain Coast Data

Corvus Design

Rain Coast Data

SALT

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Summary

Key Findings and Analysis: Juneau

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

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

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

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

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

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

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

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

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

Key Findings Douglas

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

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

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

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

Thirty percent of the households surveyed include a single parent, and 16% have a member over 60 years of age. Douglas also has among the highest percentage of households containing a single-parent. Douglas also has the lowest percentage of Alaska Native households in the THRHA region with those over the age of 60. Twenty-four percent of Douglas households include a person with a disability, and 9% include a veteran.

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

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

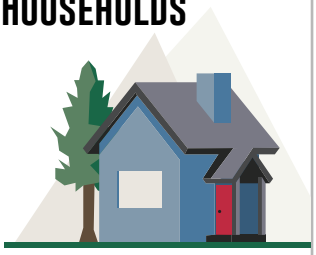
Sixty-four percent of the households are low income, according to federal Housing and Urban Development (HUD) criteria. Sixty-six percent of Douglas respondents report that they are housing cost-burdened. This includes the 19% of respondents who are severely cost-burdened, meaning they spend half or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

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

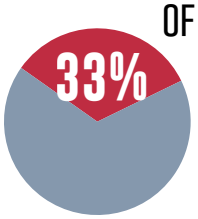
Juneau Tribal Housing Infographic

Total Alaska Native Households (Estimated)

= 1,517

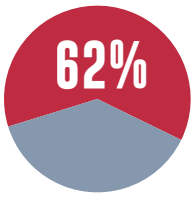


Of these



Participated in the Survey

Renters =



Average Home Value

= $250,373

Average Annual Household Income

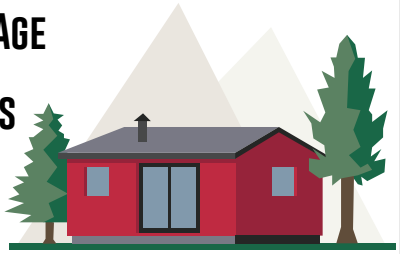
= $74,290

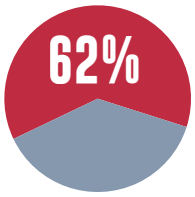
Average Mortgage = $1,593

Average Rent = $1,060

Average Home Age

= 38 Years

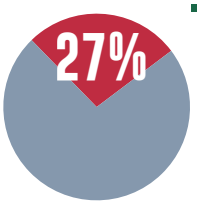




of Households are Low-Income

People Per Household

= 3.3



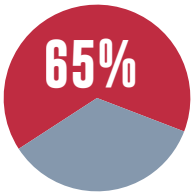
= Say they are overcrowded

Average Children Under 18 = 2.3

for homes with children

57% of households have kids

Employment Status = Households with full time employed household member(s)



Households Include:

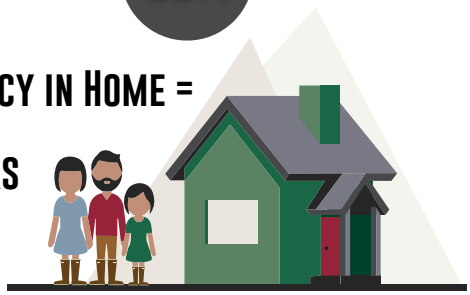
24% A member over 60

A single parent 28%

20% A person with a disability

A veteran 11%

Average Residency in Home = 15 Years

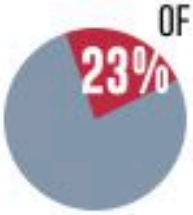


Douglas Tribal Housing Infographic

Total Alaska Native Households (estimated)

= 295

of these



Participated in the Survey

Renters =

Average Home Value

= $267,500

Average Annual Household Income

= $67,645

Average Mortgage = $1,947

Average Rent = $1,048

Average Home Age

= 30 Years

of Households are Low-Income

People Per Household

= 3.2

= Say they are overcrowded

Average Children Under 18 = 2.0

for homes with children

62% of households have kids

Employment Status = Households with full time employed household member(s)

Households Include:

16% A member over 60

A single parent 30%

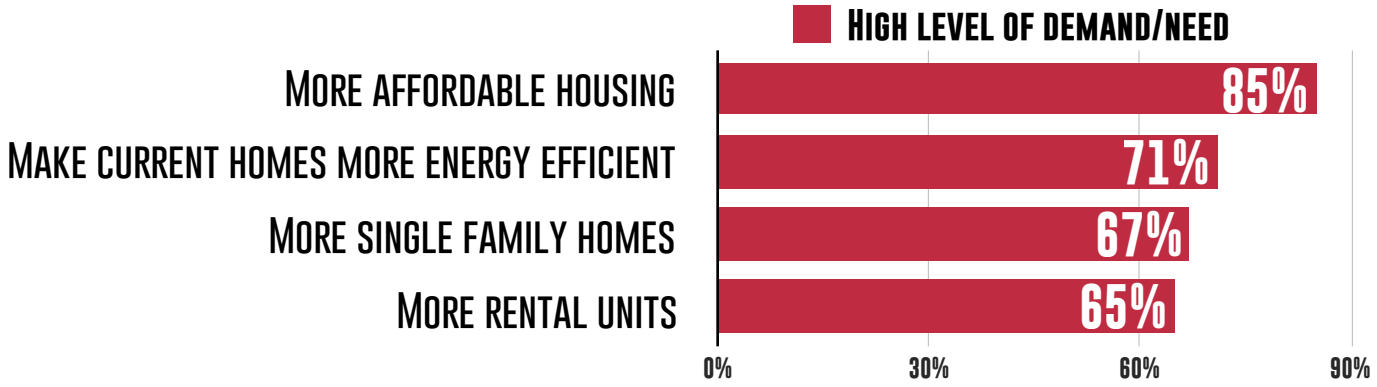
24% A person with a disability

A veteran 9%

Average Residency in Home = 8 Years

Juneau's Top Priorities

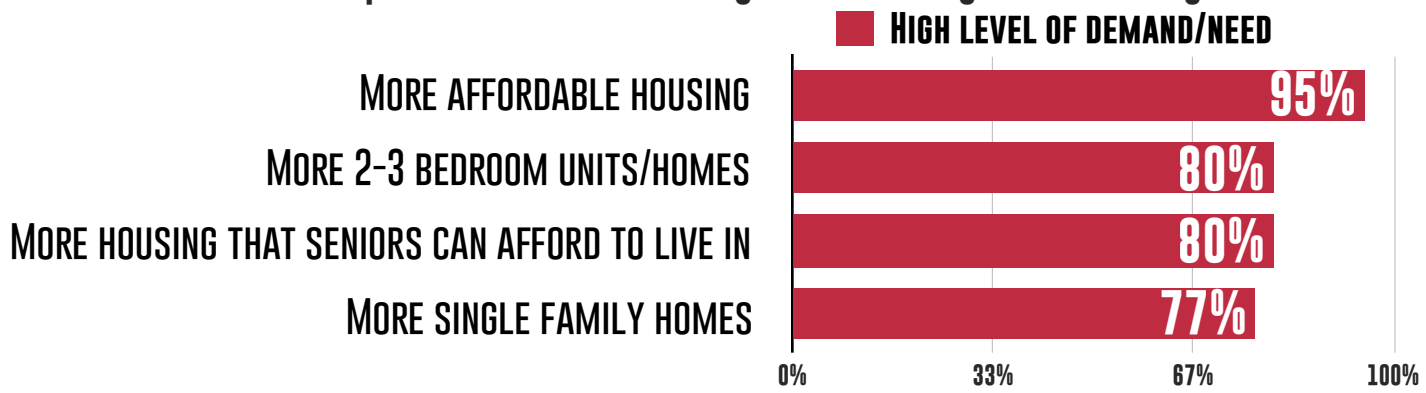
How important are the following tribal housing needs in Juneau? (Top answers)



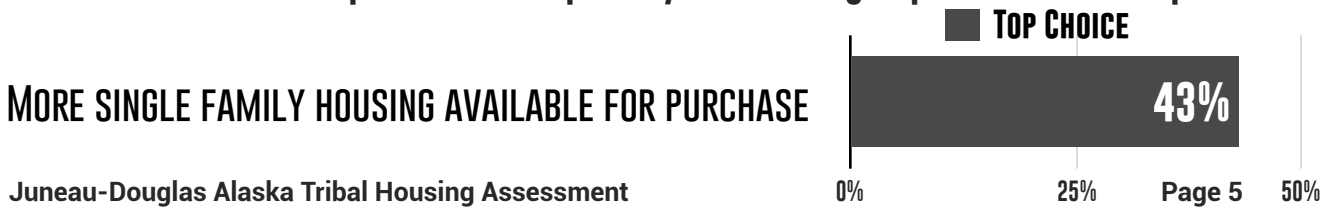
What is the most important tribal priority for housing improvements? (Top choice)

Douglas's Top Priorities

How important are the following tribal housing needs in Douglas?



What is the most important tribal priority for housing improvements? (Top choice)



Survey Methodology

The Tlingit Haida Regional Housing Authority (THRHA) contracted with SALT to conduct a tribal housing needs assessment in each of their 12 tribal partnership communities, including Juneau and Douglas. A community housing needs assessment survey must to be completed every three years in tribal communities. The housing assessment provides a data-based evaluation of community needs and goals.The survey asked tribal households to respond to 35 questions about their homes, housing preferences, household costs, and finances. This information will be used in the development of Central Council of Tlingit and Haida Tribes of Alaska' three-year housing plan for Juneau.

Rain Coast Data designed the survey instrument on behalf of SALT with input from THRHA. The web-based survey was administered electronically from April 1st through April 30th 2019. Paper copies were also made available to survey participants.

A total of 496 Juneau Alaska Native households responded to the survey, including 67 Douglas households. There are an estimated 1,517 Alaska Native or American Indian households in Juneau, out of 12,273 total occupied households in the community. One-third (33%) of all Alaska Native households in Juneau responded to the survey. With this response rate, the survey findings have a 95% confidence level with an 4% confidence interval.

THRHA is the tribally designated housing entity for 12 tribes in Southeast Alaska, including the Central Council of Tlingit and Haida Tribes of Alaska. THRHA's mission is to connect Southeast Alaskans with sustainable housing opportunities and innovative financial solutions.

All 12 community survey reports, as well as the overall regional report, can be found on THRHA's website: *www.regionalhousingauthority.org*.

Survey Responses and Tribal Households in Juneau, Alaska

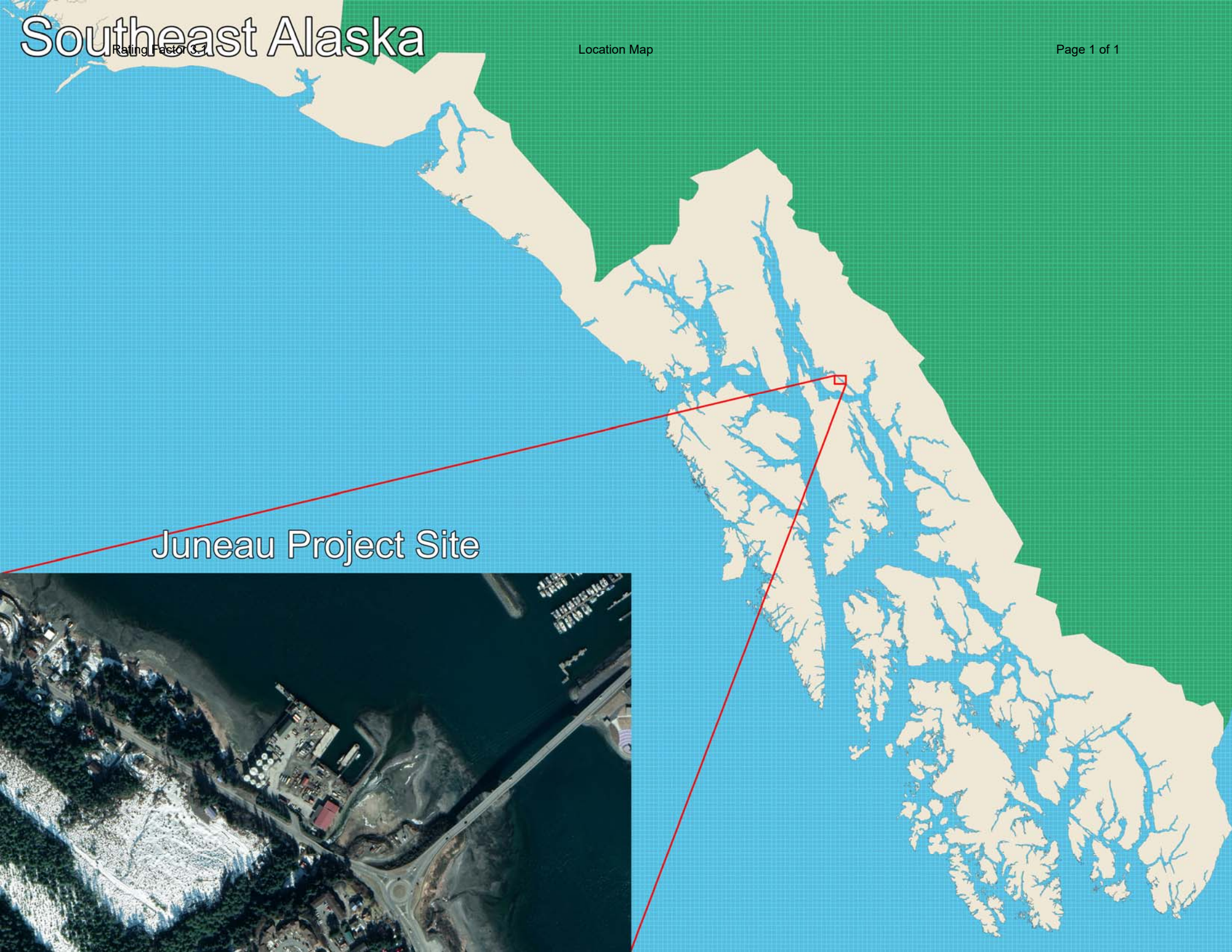
Occupied Housing Units by Race of Householder	Count
Alaska Native Households (only)	1,133
Alaska Native Households in combination (estimated)	384
Estimated Alaska Native Households	1,517
Total Households Surveyed	496
Percent of Total Tribal Households Surveyed	**33%**
Confidence interval with a 95% confidence level	4%

Data Source: 2013-2017 American Community Survey 5-Year Estimates.

There are an estimated 295 Alaska Native Households in Douglas, of which 23% (67) were surveyed, for a data confidence level of interval of 10%.

RATING FACTOR 3

- 3.1 Location Map for Project – 1 page
- 3.4 Budget Narrative – 4 pages


Southeast Alaska
Juneau Project Site

TLINGIT HAIDA REGIONAL HOUSING AUTHORITY (THRHA)

KOWEE CREEK NEW HOUSING CONSTRUCTION
2021 IHBG Competitive Grant

				12 homes									
				Funding Source	Budget	Funding Source	Budget	Funding Source	Budget	Grant Name	Budget	**Grant Name**	**Budget**
Funding Source | Budget				**IHP 2021**	**330,201.00**	**IHP 2022**	**1,191,601.00**	**Tribe Land**	**168,000.00**	**Competitive IHBG**	**5,000,000.00**	**TOTAL**	
Grant Award Number | Allocated Amt										Admin	1,000,000.00		
Grant Period				Dates		Dates		Dates		Dates		**Dates**	
Project Number				**P#**		**P#**		**P#**		**P#**		**P#**	
Required Match				Yes/No		Yes/No		Yes/No		Yes/No		**Yes/No**	
Work Activity	**Materials**	**Contractors***	**Wages**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**
Supervision			600102								62,025.00	**0.00**	**62,025.00**
Travel Community	610102											**0.00**	**0.00**
Travel Community			600502									**0.00**	**0.00**
Contractor Travel		610106										**0.00**	**0.00**
EE Travel Training/Educ/Confer	610101											**0.00**	**0.00**
EE Travel Training/Educ/Confer			600503									**0.00**	**0.00**
Specific Insurance	620556										20,000.00	**0.00**	**20,000.00**
Vehicle Fuel & Maint	630563										40,000.00	**0.00**	**40,000.00**
Freight/Postage	630562										30,000.00	**0.00**	**30,000.00**
Freight/Postage			600104								20,000.00	**0.00**	**20,000.00**
Interior Cleaning	646550											**0.00**	**0.00**
Interior Cleaning		646550-2										**0.00**	**0.00**
Interior Cleaning			600194								10,000.00	**0.00**	**10,000.00**
Project Pre-Planning & Coor	653103											**0.00**	**0.00**
Project Pre-Planning & Coor			600103								20,000.00	**0.00**	**20,000.00**
General Conditions	653104											**0.00**	**0.00**
Delivery of Materials			600104									**0.00**	**0.00**
Materials Removal/Garbage Runs	653105										49,500.00	**0.00**	**49,500.00**
Materials Removal/Garbage Runs			600105									**0.00**	**0.00**
Minor Consumables	653109										50,000.00	**0.00**	**50,000.00**
Tools & Equip Purchase	653107										49,500.00	**0.00**	**49,500.00**
Temporary (Tenant) Relocation	653110											**0.00**	**0.00**
Temporary (Tenant) Relocation			600110									**0.00**	**0.00**
Project 5% Contigencies	653111										150,000.00	**0.00**	**150,000.00**
Non Consumables	653113											**0.00**	**0.00**
Concrete Footings & Stemwalls	653120						60,000.00					**0.00**	**60,000.00**
Concrete Footings & Stemwalls		653120-2										**0.00**	**0.00**
Concrete Footings & Stemwalls			600120				40,000.00					**0.00**	**40,000.00**
Slabs, Flatwork, Piers & Pads	653124										150,000.00	**0.00**	**150,000.00**
Slabs, Flatwork, Piers & Pads		653124-2										**0.00**	**0.00**
Slabs, Flatwork, Piers & Pads			600124								150,000.00	**0.00**	**150,000.00**
Building Exterior	653130										150,000.00	**0.00**	**150,000.00**
Building Exterior		653130-2										**0.00**	**0.00**
Building Exterior			600130								150,000.00	**0.00**	**150,000.00**
Doors & Window	653131										50,000.00	**0.00**	**50,000.00**
Doors & Window			600131								70,000.00	**0.00**	**70,000.00**
Decks & Stairs	653135										20,000.00	**0.00**	**20,000.00**
Decks & Stairs		653135-2										**0.00**	**0.00**
Decks & Stairs			600135								30,000.00	**0.00**	**30,000.00**
Thermal & Moisture Prevent (Vapor Bar	653140										5,000.00	**0.00**	**5,000.00**
Thermal & Moisture Prevent (Vapor Barrier)		653140-2										**0.00**	**0.00**
Thermal & Moisture Prevent (Vapor Barrier)			600140								15,000.00	**0.00**	**15,000.00**
Insulation (Conventional)	653141										30,000.00	**0.00**	**30,000.00**
Insulation (Conventional)		653141-2										**0.00**	**0.00**
Insulation (Conventional)			600141								30,000.00	**0.00**	**30,000.00**
Mechanical Insulation	653142											**0.00**	**0.00**
Mechanical Insulation			600142									**0.00**	**0.00**
Roofing/Trusses	653144										80,000.00	**0.00**	**80,000.00**
Roofing/Trusses			600144								70,000.00	**0.00**	**70,000.00**

Funding Source | Budget				12 homes									
				Funding Source	Budget	Funding Source	Budget	Funding Source	Budget	Grant Name	Budget	Grant Name	Budget
				IHP 2021	330,201.00	IHP 2022	1,191,601.00	Tribe Land	168,000.00	Competitive IHBG	5,000,000.00	TOTAL	
Siding	653145										80,000.00	0.00	80,000.00
Siding			600145								70,000.00	0.00	70,000.00
Gutters & Downspouts	653146										20,000.00	0.00	20,000.00
Gutters & Downspouts			600146								20,000.00	0.00	20,000.00
Flashing & Sheet Metal	653147										20,000.00	0.00	20,000.00
Flashing & Sheet Metal		653147-1										0.00	0.00
Flashing & Sheet Metal			600147								30,000.00	0.00	30,000.00
Bldg Interior (Finish Carpentry)	653149										50,000.00	0.00	50,000.00
Bldg Interior (Finish Carpentry)		653149-2										0.00	0.00
Bldg Interior (Finish Carpentry)			600149								50,000.00	0.00	50,000.00
Drywall/Tape/Texture	653151										50,000.00	0.00	50,000.00
Drywall/Tape/Texture			600151								75,000.00	0.00	75,000.00
Painting	653152										20,000.00	0.00	20,000.00
Painting			600152								30,000.00	0.00	30,000.00
Resilient Flooring/Carpeting	653153										30,000.00	0.00	30,000.00
Resilient Flooring/Carpeting		653153-2										0.00	0.00
Resilient Flooring/Carpeting			600153								50,000.00	0.00	50,000.00
Heating Units	653161										50,000.00	0.00	50,000.00
Heating Units		653161-2									50,000.00	0.00	50,000.00
Heating Units			600161								50,000.00	0.00	50,000.00
Kitchen/Bath Cabinets&Counters	653162										80,000.00	0.00	80,000.00
Kitchen/Bath Cabinets&Counters			600162								80,000.00	0.00	80,000.00
Window Treatment	653164											0.00	0.00
Window Treatment			600131									0.00	0.00
Appliances-Residential & Commerical	653167										40,000.00	0.00	40,000.00
Appliances-Residential & Commerical		653167-2										0.00	0.00
Appliances-Residential & Commerical			600167								10,000.00	0.00	10,000.00
DCM Health & Safety Materials	653168										25,000.00	0.00	25,000.00
DCM Health & Safety Materials		653168-2										0.00	0.00
DCM Health & Safety Materials			600168									0.00	0.00
Mechanical	653170											0.00	0.00
Mechanical		653170-2									50,000.00	0.00	50,000.00
Mechanical			600170									0.00	0.00
Plumbing	653171											0.00	0.00
Plumbing		653171-2					170,000.00				175,000.00	0.00	345,000.00
Plumbing			600171									0.00	0.00
Mechanical Rough	653173											0.00	0.00
Mechanical Rough			600173									0.00	0.00
Mechanical Finish	653174											0.00	0.00
Mechanical Finish		653174-2									50,000.00	0.00	50,000.00
Mechanical Finish			600174									0.00	0.00
Rough Ventilation	653175										50,000.00	0.00	50,000.00
Rough Ventilation			600172									0.00	0.00
Finish Ventilation	653176											0.00	0.00
Finish Ventilation		653176-2										0.00	0.00
HVAC	653177											0.00	0.00
HVAC		653177-1									50,000.00	0.00	50,000.00
HVAC			600172									0.00	0.00
Balancing & Controls	653179											0.00	0.00
Balancing & Controls		653179-2										0.00	0.00
Ventilation - HRV	653176											0.00	0.00
Ventilation - HRV		653176-2										0.00	0.00
Ventilation - HRV			600172									0.00	0.00
Rough Electrical	653181											0.00	0.00
Rough Electrical		653181-2					60,000.00				150,000.00	0.00	210,000.00
Rough Electrical			600180									0.00	0.00
Electrical fixtures & finish (LED, Fire al	653182											0.00	0.00

Funding Source | Budget				12 homes									
				Funding Source	Budget	Funding Source	Budget	Funding Source	Budget	Grant Name	Budget	Grant Name	Budget
				IHP 2021	330,201.00	IHP 2022	1,191,601.00	Tribe Land	168,000.00	Competitive IHBG	5,000,000.00	TOTAL	
Electrical fixtures & finish (LED, Fire alarm, Video camera,		653182-2									84,475.00	0.00	84,475.00
Electrical fixtures & finish (LED, Fire alarm, Video camera, door key reader)			600180									0.00	0.00
General Requirements	653190											0.00	0.00
Mob/De-mob	653192										20,000.00	0.00	20,000.00
Mob/De-mob		653192-1										0.00	0.00
Mob/De-mob			600192								20,000.00	0.00	20,000.00
Quality Control	653195											0.00	0.00
Quality Control		653195-2										0.00	0.00
Quality Control			600195									0.00	0.00
Punch List	653196										5,000.00	0.00	5,000.00
Punch List			600196								15,000.00	0.00	15,000.00
Construction Permit Fees	653197										20,000.00	0.00	20,000.00
Site Work	653300											0.00	0.00
Site Work		653300-2					770,000.00				400,000.00	0.00	1,170,000.00
Site Work			600300									0.00	0.00
Site Work-Clearing		653300-2										0.00	0.00
Site Work-Excavation												0.00	0.00
Site Work-Backfill												0.00	0.00
Water/Laterals/Service	653301											0.00	0.00
Water/Laterals/Service		653301-2										0.00	0.00
Water/Laterals/Service			600300									0.00	0.00
Sewer Laterals/Service	653302											0.00	0.00
Sewer Laterals/Service		653302-2										0.00	0.00
Sewer Laterals/Service			600300									0.00	0.00
Driveways & Walks	653303											0.00	0.00
Driveways & Walks		653303-2										0.00	0.00
Driveways & Walks			600300									0.00	0.00
Foundation Excavation	653304											0.00	0.00
Foundation Excavation		653304-2										0.00	0.00
Foundation Excavation			600300									0.00	0.00
Foundation Drainage System	653305											0.00	0.00
Foundation Drainage System		653304-2										0.00	0.00
Foundation Drainage System			600300									0.00	0.00
Roads	653308											0.00	0.00
Roads		653308-2										0.00	0.00
Roads			600300									0.00	0.00
Water Service	653309											0.00	0.00
Water Distribution		653309-2										0.00	0.00
Water Distribution			600300									0.00	0.00
Sewer Distribution	653310											0.00	0.00
Sewer Service		653310-2										0.00	0.00
Sewer Distribution			600300									0.00	0.00
Equipment Rental	653311										49,500.00	0.00	49,500.00
Electrical Distribution	653312											0.00	0.00
Electrical Service		653312-2										0.00	0.00
Electrical Distribution			600300									0.00	0.00
Phone & Cable Distribution	653313											0.00	0.00
Phone & Cable Distribution		653313-2										0.00	0.00
Temporary Facilities (crew housing,, tem	653319										100,000.00	0.00	100,000.00
Prof Svc -Engineering & Architect		653327-2			310,201.00		91,601.00				120,000.00	0.00	521,802.00
Appraisals & Survey Fees	653330				20,000.00						100,000.00	0.00	120,000.00
Environmental Reviews	653329											0.00	0.00
Environmental Reviews		653327-2									20,000.00	0.00	20,000.00
Environmental Reviews			600329								10,000.00	0.00	10,000.00
Inspection	653328											0.00	0.00
Inspection		653328-2									30,000.00	0.00	30,000.00

Funding Source | Budget				12 homes									
				Funding Source	Budget	Funding Source	Budget	Funding Source	Budget	Grant Name	Budget	Grant Name	Budget
				IHP 2021	330,201.00	IHP 2022	1,191,601.00	Tribe Land	168,000.00	Competitive IHBG	5,000,000.00	TOTAL	
Program Outreach	690630											0.00	0.00
Program Outreach			600510									0.00	0.00
Building Acquisition	690570											0.00	0.00
Land Acquisition	690575											0.00	0.00
Land Match (7ac @ $24k)									168,000.00			0.00	168,000.00
	Expensed|Budget			0.00	330,201.00	0.00	1,191,601.00	0.00	168,000.00	0.00	4,000,000.00	0.00	5,689,802.00
	Funding Source												

				Admin									
Department:	Materials/AP	Wages	Contractor										
Administrative Staff		600100									680,000.00	0.00	680,000.00
EE Travel Training/Educ/Confer	610101										30,000.00	0.00	30,000.00
EE Travel Training/Educ/Confer		600501									40,000.00	0.00	40,000.00
EE Community Travel	610102										10,000.00	0.00	10,000.00
EE Community Travel		600502									10,000.00	0.00	10,000.00
Contractor Travel			610106									0.00	0.00
Legal Services NON Neg Rule			610523									0.00	0.00
Accounting & Auditing			610529								45,000.00	0.00	45,000.00
Info Technology Support/Consult			610530								20,000.00	0.00	20,000.00
Other Contractual Svcs - Non Const			610531									0.00	0.00
Advertising/Marketing - Program	610540										20,000.00	0.00	20,000.00
Advertising/Marketing - Program		600504									20,000.00	0.00	20,000.00
Training Materials	630525										5,000.00	0.00	5,000.00
Office Equipment and Furn Lease	630526											0.00	0.00
Office Supplies	630527										15,000.00	0.00	15,000.00
Technology Supplies & Equip	630528										10,000.00	0.00	10,000.00
Technology Subscript Software	630530										30,000.00	0.00	30,000.00
Misc Expense	630560											0.00	0.00
Meeting Expenses	630561											0.00	0.00
Postage/Freight	630562										10,000.00	0.00	10,000.00
Vehicle Fuel & POV	630563											0.00	0.00
Pre-award planning											5,000.00	0.00	5,000.00
Environmental Reviews		600329										0.00	0.00
Program Outreach		600510									20,000.00	0.00	20,000.00
Program Outreach	690630										30,000.00	0.00	30,000.00
	Expensed|Budget			0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000,000.00	0.00	1,000,000.00
	GRAND TOTAL Expensed|Budget			0.00	330,201.00	0.00	1,191,601.00	0.00	168,000.00	0.00	5,000,000.00	0.00	6,689,802.00

President & CEO THRHA: _____

Project Manager: _____

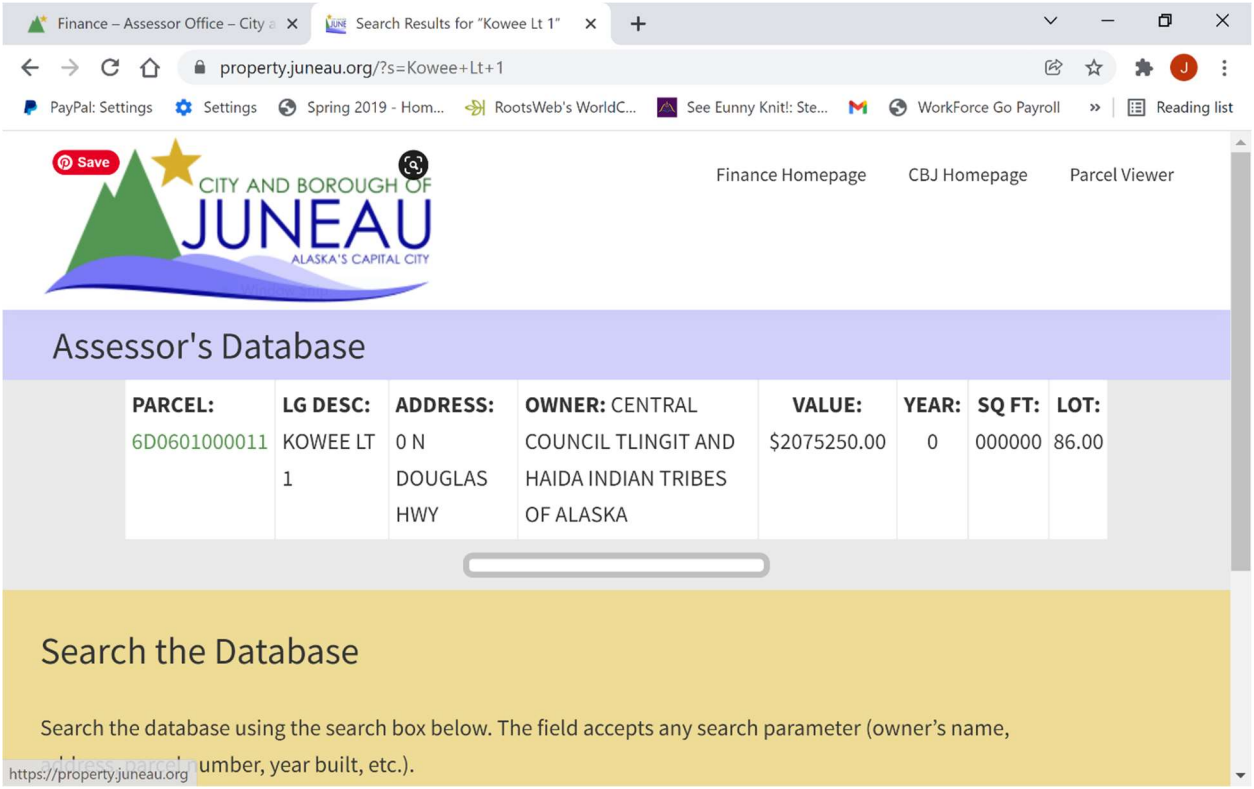
Controller: _____

RATING FACTOR 4

- 4 Assessed Value of Land in Juneau – 1 page
- 4 Leveraged Resources Documentation
    - Tribal Resolution for providing land as leverage – 2 pages
    - CCTHITA Firm Commitment of Land Usage - 1 page
    - THRHA certification of providing NAHASDA funding as leverage – 1 page

Ratings Factor 4 – Assessed value for the land - Page 1 of 1

Tribe is designating 7 acres for the project. The per acre value of the lot is $24,130.81 based on the assessed value for taxes, which is rounded down to $24,000 per acre for the purposes of the funding application.



CENTRAL COUNCIL
Tlingit and Haida Indian Tribes of Alaska
Office of the President • Edward K. Thomas Building

Executive Council of the Central Council
TLINGIT & HAIDA INDIAN TRIBES OF ALASKA

Resolution EC 21-70

Title: Authorization for Tlingit Haida Regional Housing Authority to Submit for the 2021 Indian Housing Block Grant Competitive Application

WHEREAS, the Central Council of Tlingit & Haida Indian Tribes of Alaska ("Tlingit & Haida") is a federally recognized tribe with more than 33,000 citizens; and

WHEREAS, under Article X of the Tlingit & Haida Constitution, the Executive Council is the governing body of Tlingit & Haida when the Tribal Assembly is not in session; and

WHEREAS, the Tribal Assembly is not in session; and

WHEREAS, Tlingit & Haida has the authority to establish relationships and enter into agreements for the benefit and wellbeing of the tribal citizens; and

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

WHEREAS, the results of THRHA's 2019 Housing Assessment for the community of Juneau found that 85% reported more affordable housing as a high priority, with 46% stating the need for single family homes with 2-3 bedrooms was the highest priority; and

WHEREAS, the 2019 Housing Assessment also found that 27% of Tribal households reported their homes are overcrowded and 62% of Tribal households are renters, compared to the 35.9% average rate that rent nationally and statewide, demonstrating clear inequity of homes available to our Tribal citizens; and

WHEREAS, the results of THRHA's 2019 Assessment found that there is a lack of affordable housing stock available in the Juneau community to relieve the overcrowding and homelessness; and

WHEREAS, new construction and costs of homes in the City of Juneau have shot up in price, with even undeveloped lots out of the range for affordable construction loans; and

WHEREAS, THRHA is working with Tlingit & Haida to make available affordable homes on the undeveloped property designated as Kowee Lot 1 that the Tribe currently owns and which will provide this much needed opportunity for affordable homeownership; and

WHEREAS, Kowee Lot 1 comprises 86 acres and has a value assessed by the City and Borough of Juneau Tax Accessor Office at $2,075,250; and

WHEREAS, a minimum of 7 acres are committed for development, utilizing strategic partnerships such as Tribal Transportation and City and Borough of Juneau for the development of access roads and related infrastructure; and

NOW THEREFORE BE IT RESOLVED, that the Executive Council of the Central Council of Tlingit & Haida Indian Tribes of Alaska hereby authorizes Tlingit Haida Regional Housing Authority (THRHA) the sole authority to submit the 2021 Indian Housing Block Grant (IHBG) Competitive Application for a total amount of $5,000,000 on behalf of Tlingit & Haida for the development of new housing and related infrastructure the critical shortage of affordable, healthy and safe housing available in the Juneau area; and

BE IT FURTHER RESOLVED, that Tlingit & Haida does not intend to apply on its own behalf for the current 2021 IHBG Competitive funding opportunity; and

BE IT FINALLY RESOLVED, that Tlingit & Haida designates THRHA to implement the project in accordance with U.S. Department of Housing & Urban Development standards and regulations and a subrecipient agreement to be entered into between Tlingit & Haida and THRHA.

Adopted this 17th day of December 2021, by the Executive Council of the Central Council of Tlingit & Haida Indian Tribes of Alaska, by a vote of 6 yeas, 0 nays, 0 abstentions and 0 absences.

[redacted]

President Richard J. Peterson

[redacted]

Tribal Secretary Ralph Wolfe

[redacted] [redacted] [redacted]

CENTRAL COUNCIL
Tlingit and Haida Indian Tribes of Alaska
Office of the President • Edward K. Thomas Building
[redacted]

December 30, 2021

U.S. Department of Housing and Urban Development
Office of Native American Programs
Washington Office
451 Seventh Street, Room 4108
Washington, D.C. 20410

Re: Firm Commitment of Land for Leveraged Funds for 2021 IHBG Competitive Application – Kowee Creek

Dear Office of Native American Programs Grant Official,

Central Council of Tlingit & Haida Tribes of Alaska (Tlingit & Haida) is partnering with its Tribally Designated Housing Entity (TDHE), Tlingit Haida Regional Housing Authority (THRHA) to develop homeownership units in the proposed Kowee Creek subdivision.

This letter certifies that Tlingit & Haida is the sole owner of Lot 1, Kowee Subdivision, Plat 96-25, Juneau Recording District. (Attached recorded Plan, General Warranty Deed, Deed of Trust).

This 86-acre parcel is assessed by the City and Borough of Juneau Treasurer for $2,075,250 (Attached 2021 Tax Assessment). By this letter Tlingit & Haida is committing to the transfer of seven acres of Kowee Creek Lot 1 for the development of affordable housing.

The seven acres of Kowee Creek Lot 1 property is valued at $24,000/acre for the total land value of $168,000 for matching funds in this 2021 Indian Housing Block Grant Competitive application. The seven acres will be designated out of the approximate 10 acre parcel on the attached map described as Phase 1-4.

Thank you for your consideration of this important housing project.

Gunalcheéch/Háw'aa,

[redacted]

Richard J. Peterson
President

Regional Housing Authority

December 31, 2021

US Department of Housing and Urban Development
Indian Housing Block Grant Program

RE: Firm Commitment of Leveraged Funds $1,689,802 for 2021 Indian Housing Block Grant – Competitive Grant Program THRHA Application to FR-6400-N-48

Dear HUD Official,

Tlingit Haida Regional Housing Authority (THRHA) serves as the Central Council of Tlingit & Haida Indian Tribes of Alaska's (CCTHITA) Tribally Designated Housing Entity (TDHE), and seeks opportunities that benefit the safety, health, and wellbeing of tribal citizens.

THRHA is applying to the referenced funding opportunity as the TDHE for CCTHTIA for funding to complete construction of desperately needed new affordable single-family housing in Juneau. The project will build a total of 12 single-family affordable housing units and will be the seed project for the new THRHA Success Starts with Me Homeownership Program. The homes will be built on land that will be transferred to THRHA upon grant award. This project is critical to helping address the needs of citizens in Juneau, which has had a shortage of housing stock and existing stock that is extremely aged. Our recent strategic planning efforts have reinvigorated CCTHITA to address their housing needs for low income tribal citizens. This project is a cornerstone of their comprehensive housing plan and aligns with the regional strategic plan for THRHA to promote self-sufficiency and establish and maintain a robust and vibrant tribal community in Southeast, Alaska.

On behalf of THRHA, this letter serves as our written statement committing the following leveraged funds.

- Up to $1,521,802.00 in NAHASDA allocations from THRHA's available Indian Housing Block Grant formula funds. Should IHBG Competitive Grant funding be awarded for this project, IHBG formula funding will be dispersed in accordance with HUD requirements and the project implement THRHA's leveraged commitment will be demonstrated as the following:
    - In 2021 funding year - $330,201.00
    - In 2022 funding year - $1,191,601.00
- $168,000.00 in land match where the development and construction of these new homes will occur (see attached letter Central Council Tlingit & Haida Tribes of Alaska).

Thank you for your consideration of this important project for this community, and please contact me anytime with any questions.

Sincerely,

[redacted]

Jacqueline Pata
CEO/President

RATING FACTOR 5

- None - Refers to Attachments provided in Ratings Factor 2

Regional Housing Authority

Certification of Compliance

I, Jacqueline Pata, CEO/President of Tlingit Haida Regional Housing Authority (THRHA), provide the following certifications of compliance for the Indian Housing Block Grant (IHBG) Competitive Grant for 2021.

1. I certify that in carrying out a grant under the IHBG Competitive NOFO for 2021, THRHA will comply with the applicable provisions of the Title II of the Civil Rights Act of 1968, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and any other applicable federal laws and regulations;
2. I certify that THRHA will maintain adequate insurance coverage for housing units that are owned and operated or assisted with grant amounts provided under the IHBG 2021 NOFO;
3. I certify that policies are in effect and are available for review by HUD and the public governing and eligibility, admission, and occupancy of families for housing assisted with the grant amounts provided under the IHBG NOFO;
4. I certify that policies are in effect and are available for review by HUD and the public governing rents and homebuyer payments charged, including the methods by which such rents or homebuyer payments are determined, for housing assisted with grant amounts provided under the IHBG NOFO;
5. I certify that policies are in effect and are available for review by HUD and the public governing the management and maintenance of housing assisted with grant amounts provided under this IHBG NOFO;
6. I certify that THRHA will comply with section 104(b) of NAHASDA governing labor standards and 24 CFR 1000.16 governing labor standards; and
7. I certify that THRHA will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) (42 U.S.C. 4601-4655), the regulations at 49 CFR part 24, and the requirements of 24 CFR 1000.14.

[redacted]_____ 12/30/2021_____

Jacqueline Pata, CEO/President Date

[redacted]

Regional Housing Authority

Environmental Review Expression of Intent

Tlingit Haida Regional Housing Authority (THRHA), will assume environmental responsibilities under 24 CFR part 58 in accordance with 24 CFR 1000.19-1000.24. This environmental review will be completed prior to funds being released for the IHBG 2021 Competitive Project. THRHA will comply with all HUD Environmental Review Requirements in accordance with 24 CFR 1000.18-1000.24.

[redacted]_____ 12/30/2021_____

Jacqueline Pata, CEO/President Date

[redacted]

Executive Council of the Central Council
TLINGIT & HAIDA INDIAN TRIBES OF ALASKA

Resolution EC 21-70

Title: Authorization for Tlingit Haida Regional Housing Authority to Submit for the 2021 Indian Housing Block Grant Competitive Application

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

WHEREAS, the results of THRHA's 2019 Housing Assessment for the community of Juneau found that 85% reported more affordable housing as a high priority, with 46% stating the need for single family homes with 2-3 bedrooms was the highest priority; and

WHEREAS, the 2019 Housing Assessment also found that 27% of Tribal households reported their homes are overcrowded and 62% of Tribal households are renters, compared to the 35.9% average rate that rent nationally and statewide, demonstrating clear inequity of homes available to our Tribal citizens; and

WHEREAS, the results of THRHA's 2019 Assessment found that there is a lack of affordable housing stock available in the Juneau community to relieve the overcrowding and homelessness; and

WHEREAS, new construction and costs of homes in the City of Juneau have shot up in price, with even undeveloped lots out of the range for affordable construction loans; and

WHEREAS, THRHA is working with Tlingit & Haida to make available affordable homes on the undeveloped property designated as Kowee Lot 1 that the Tribe currently owns and which will provide this much needed opportunity for affordable homeownership; and

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BE IT FURTHER RESOLVED, that Tlingit & Haida does not intend to apply on its own behalf for the current 2021 IHBG Competitive funding opportunity; and

BE IT FINALLY RESOLVED, that Tlingit & Haida designates THRHA to implement the project in accordance with U.S. Department of Housing & Urban Development standards and regulations and a subrecipient agreement to be entered into between Tlingit & Haida and THRHA.

Adopted this 17th day of December 2021, by the Executive Council of the Central Council of Tlingit & Haida Indian Tribes of Alaska, by a vote of 6 yeas, 0 nays, 0 abstentions and 0 absences.

CERTIFY

[redacted]

President Richard J. Peterson

[redacted]

Tribal Secretary Ralph Wolfe

OMB Approval No. 0348-0042

ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.

2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.

3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property aquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.

4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.

5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.

6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.

7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).

9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) underwhich application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles 11 and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction sub-agreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-1 33, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE CEO/President
APPLICANT ORGANIZATION Tlingit Haida Regional Housing Authority	DATE SUBMITTED 12/31/2021

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	1234-Application Table of Com	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	1235-c - HUD-53247 Implementa	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	1236-d - IHBG Cost Summary.Fi	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	1237-e - IHBG_Juneau_One_Page	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	1238-f - IHBG_Juneau_Workplan	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	1239-g - Workplan Attachments	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	1240-j - Certifications 2021	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	1241-l - Environmental Review	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9	1242-m - EC 21-70 Authorizati	Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10	1243-p- SF424d.pdf	Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11		Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12		Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13		Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14		Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15		Add Attachment	Delete Attachment	View Attachment

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

* APPLICANT'S ORGANIZATION

Tlingit Haida Regional Housing Authority

* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

Prefix: Ms. * First Name: Jacqueline Middle Name:

* Last Name: Pata Suffix:

* Title: President/CEO

* SIGNATURE: [redacted] * DATE: 01/03/2022