

Innovative Housing Solutions in Southeast Alaska

THRHA & HYFC Models of Success
Housing as the CEDS priority for our region
and the State of Alaska

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Challenges and Hurdles to New Construction

CONSTRUCTION CHALLENGES	Funding!!!	Funding applications	Funding restrictions	Budgets	Change Orders	Reporting requirements	Audits	Approvals:	Tribal Council	City Council	Planning Commission	Property:
Zoning	Setbacks	Easements	Availability/price	Multiple names on deeds	Drainage issues	City requirements restricting road slopes	City infrastructure requirements (sidewalks, streetlights, specific types of manholes, etc)	Affordable, desirable design – site & structure	Parking	Snow Storage	Environmental Review:	Delays:
Flora & Fauna – can only be done in the Spring	Multiple comment periods	Wetlands – can cost an additional \$100,000/acre paid to mitigation bank	Archeology – can cost up to \$10,000/day	Migratory birds – Can't cut trees from 4/15-7/15	Eagles nests	Requirement to relocate spotted frogs	Bats	Oil tanks – can't build within 1 mile of large oil tanks	Permits:	Traffic Study	Army Corp of Engineers (ACOE)	Department of Environmental Conservations (ADEC)
Fire Marshal	SWPPP (pronounced SWIP)	Grading Permit	Building Permit	PUR-101	PUR-102	Multiple inspections	Certificate of Occupancy	Architects & Engineering:	Availability & keeping them on your job-they are also short staffed	Civil Engineering	Structural Engineering	Snow loads
Wind loads	Electrical Engineering	Mechanical Engineering (plumbing, heating & ventilation)	Procurement:	Contractor availability	Prices & possible adjustment to scope of work	Weather:	Transportation delays – crew & materials	Construction – short season for dirt work, foundations, paving, etc	Concrete/Paving plants shut down for winter	Vehicles:	Availability	In right place at right time
Materials:	Freight costs	Logistics	Wrong stuff/damaged goods received-too expensive to send back	Failures – particle board, OSB, Hardi-board	Waterproofing	Energy efficient-but not too tight	Ventilation	Mold	Site work:	Geo Tech Reports (what kind of dirt are we dealing with, what type of foundation will we need, how deep is bedrock?)	Overburden	Haul in rock
Contractor availability	Where are the closest utilities & cost of bringing utilities in	Restrictions at the Juneau dump!!	PRICES!!	Contractors:	Availability	Prices	Willingness to go to remote areas	Quality of work	Crew:	Finding people to work	Drug tests	Background tests
Availability	Training	Must travel	Overtime	Housing in all communities	Cost of per diem/travel	Safety gear	Weather...it's just miserable most of the time.	Ferry & flight cancellations – stranding crew & delaying material	Training:	Expensive and difficult to schedule when crews are already working long hours.	Licensing & Certification requirements	Continuing Education requirements
				Technical training	New technology	Safety training – OSHA, Lead, Meth/other drugs, First Aid	Other – Forklift, scaffolding, confined spaces, propane leaks	Excessively restrictive training requirements for plumbers & electricians creating even more shortages & higher prices				

Master-Apprentice Relationship: Strengthening Southeast Alaska's Educational Model

Apprenticeship + Sweat Equity in Success Starts With Me (SSWM)

Apprentices and homeowners and gain real construction skills

Addresses regional labor shortages

Builds long-term community capacity and leadership



Example of Success: Craig



Funding sources:
2022 ICDBG
2023 ICDBG
ICDBG ARP
NAHASDA 2022, 2023,
2024, 2025 and 2026
Tribe: Land and
additional funding

Craig Senior Center

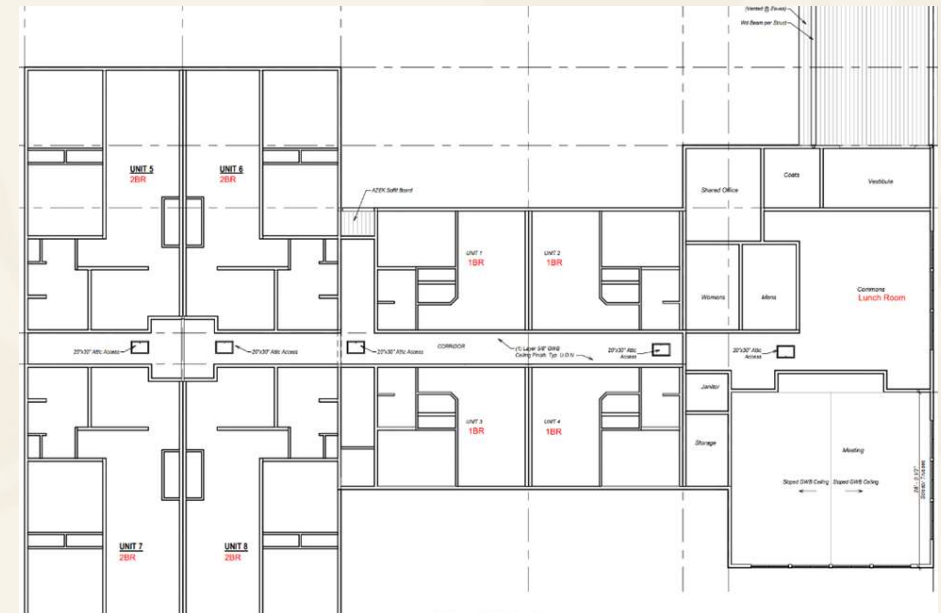
Tribe: Donated property and developed infrastructure

Tribal Council: Responsive in building design with no later changes

City: Responsive and flexible, recognizing the value of the project

Tribal Corporation: Site work

THRHA: Grant writing, construction and project management





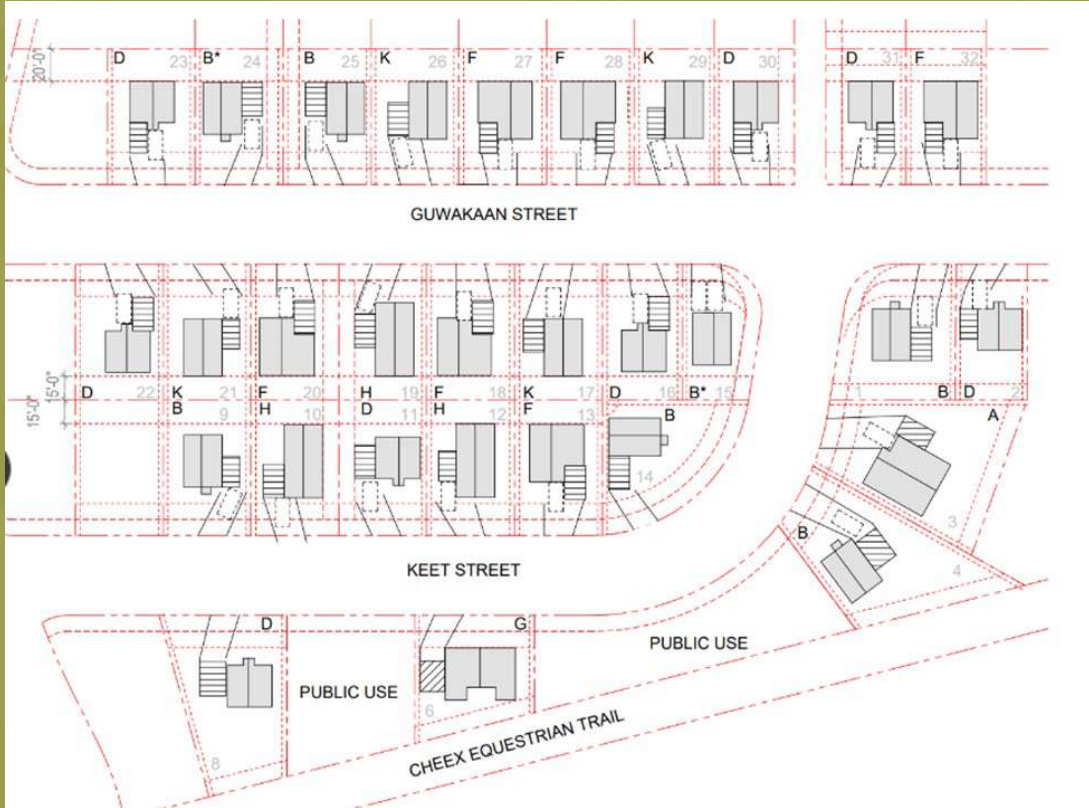
Pederson Hill:

Tribe, City & THRHA working together to develop 30 building sites using Tribal & Housing federal funds

- THRHA project management
- City provided land
- City did initial site planning
- City flexibility regarding 2nd entrance to development

Funding Sources:

- 2022 ICDBG
- ICDBG ARP
- IHBG Competitive
- NAHASDA 2023, 2024, 2025
- 2023 State of Alaska Supplemental
- 2025 State of Alaska Supplemental
- City Contribution: Land (with restrictions)



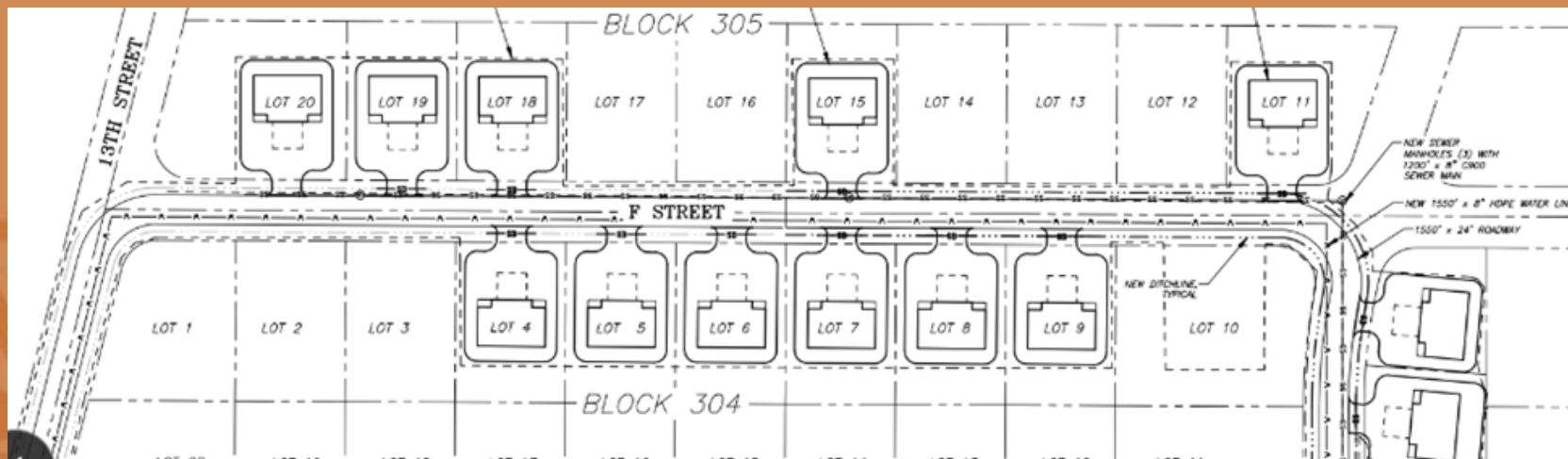
Example of Success: Juneau

Example of Success: Petersburg

- City Provided initial design
- City Provided land
- Tribe, City & THRHA working together to develop 22 building sites using Tribal & Housing federal funds
- THRHA project management

Funding Sources:

- 2022 ICDBG
- NADASDA 2022
- 2024 State of Alaska Supplemental
- Have funding for the road. Looking for funding for homes



Innovation and Regional Progress

Collaboration – tribes, housing authorities, local and state governments, and agencies coming together to overcome hurdles

Creative Funding Options– weave together diverse funding sources to make complex housing projects feasible

Perseverance – focus and determination through lengthy permitting, funding and construction processes

Creativity– innovative thinking to overcome barriers

- HYFC – one of the first Native CDFI's
- Downpayment Assistance – Financial Coaching
- Creative Lending Options
- Success Starts with Me – Sweat Equity (cost of construction barrier)



Woosh haa wlitseen

(together we are strong)

Gunalchéesh, Háw'aa

to Southeast Conference and to all the champions of their sectors. Your leadership and dedication is making Southeast Alaskan communities stronger