HUD ICDBG ARP
Final Status Evaluation Report
Douglas Indian Association

Grant period:	June 2, 2023 – June 30, 2028
Sub-Recipient:	Tlingit-Haida Regional Housing Authority
Project Title:	Construction of three (3) housing units to increase access to affordable housing to low to moderate income Tribal families.
Date of Report:	November 14, 2025
Award Number:	22GC0203960
Grant Coordinator:	Ella Nierra 907-780-3198 enierra@thrha.org
Project Contact:	Lorraine DeAsis 907-780-3188 ldeasis@thrha.org
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HUD ONAP GES:	Miranda Tolliver Miranda.A.Tolliver@hud.gov

The following narrative provides the Final report for the HUD ICDBG ARP grant award of $2,000,000 to the Douglas Indian Association. Tlingit-Haida Regional Housing Authority (THRHA) is the Douglas Indian Association's TDHE. THRHA serves as the construction manager and sub-recipient. THRHA will coordinate the overall projects and take the lead on all aspects of the projects including the environmental review.

1. Progress:
Describe the completed project in detailed quantitative terms.
The Douglas Indian Association (DIA), in partnership with the Tlingit Haida Regional Housing Authority (THRHA), completed the construction of 3 single-family homes, each with ~1,200 square feet and 2–3 bedrooms . This project is a targeted initiative to address housing shortages for low-to-moderate income (LMI) tribal households in Douglas, Alaska. These homes were built using sustainable designs tailored for Southeast Alaska's rainforest climate. The project directly addressed severe overcrowding, with nearly one-third of tribal households previously identified as overcrowded, and 61% of residents cost-burdened. Homeowners moved in at the time of this report.

2. Expenditure of Funds:
Provide a breakdown of funds spent on each major project activity or category, including the recipient share, consistent with the Cost Summary (form HUD-4123).

The funds are 100% expended.

ICDBG expenses for the project categories:

Personnel	$	532,543.15
Travel Expenses - Community	$	57,303.87
Legal and Professional	$	0.00
Construction	$	1,049,405.39
Postage / Freight	$	5,204.03
Admin	$	355,543.56
Total	$	**$2,000,000**
Recipient Share - Federal	$	516,007
Recipient Share – Non-Federal	$	150,660

3. Program Performance:
Provide data on program outputs and outcomes as specified in Rating Factor 5 of the ICDBG application and incorporated into the final award document.

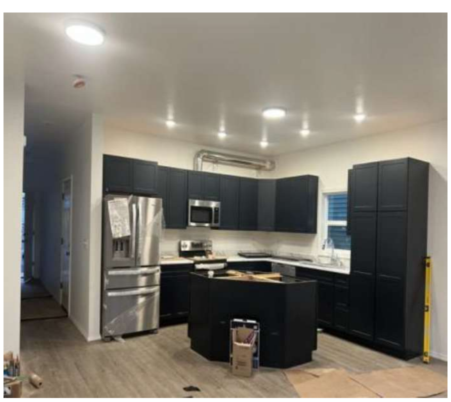
OUTPUTS:
The Douglas New Construction of LMI Housing Project resulted in the development of three energy-efficient single-family homes for low-to-moderate income tribal households in Douglas, Alaska. Each home is fully connected to essential infrastructure and designed to reduce energy costs by approximately 40%. The project also created opportunities for homeownership through THRHA's financial literacy and mortgage programs, reduced overcrowding, and supported tribal youth through job training and financial education initiatives. These outputs collectively contribute to long-term community sustainability, climate resilience, and economic stability.

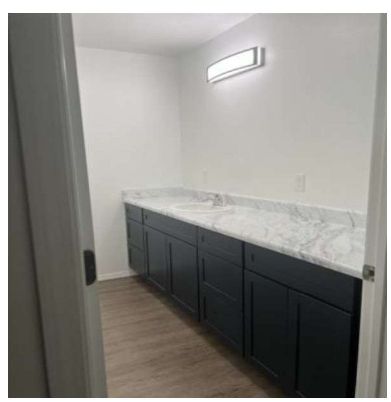
OUTCOMES:
Three new single-family homes were built for LMI tribal households, reducing overcrowding and increasing affordable housing stock in Douglas. Each home is connected to essential utilities and designed to achieve 40% energy savings annually. The project enabled three families to participate in THRHA's homeownership program, promoting financial stability. It also created job training opportunities for at least two tribal youth and provided financial education to 2–4 youth participants. The homes incorporate climate-resilient features such as heat pumps and EV chargers, contributing to long-term sustainability and reduced carbon emissions.

4. Grantee Assessment:
Provide an evaluation of the effectiveness of the project in meeting the community development needs including those identified in the ICDBG application.
The Douglas New Construction of LMI Housing Project effectively addresses the community development needs identified in the ICDBG application by directly increasing the affordable housing stock for low-to-moderate income tribal households in Douglas, Alaska. Through the construction of three energy-efficient, single-family homes on a strategically located 1.15-acre parcel, the project alleviates overcrowding, reduces energy costs by an estimated 40%, and promotes homeownership among tribal citizens. It also supports youth retention and economic sustainability by integrating job training and financial literacy programs. With a total investment of $2.67 million—25% of which is matched by THRHA—the project demonstrates strong leveraging of resources and alignment with community priorities, including climate resilience, infrastructure development, and long-term viability through homeowner education and maintenance planning.

5. Provide information to document the successful completion and operation of the project. This includes photos, newsletters or newspaper articles announcing the opening or other information on the success of the project.

1. Crow Hill Ribbon Cutting (Aug 28, 2025): A celebration was held for six new homes built in partnership with THRHA and Haa Yakaawu Financial Corporation. The event highlighted cultural traditions, homeowner stories, and the significance of tribal housing.
   [Crow Hill Ribbon Cutting – Celebrating Six New Tribal Homeowners - THRHA]



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DOUGLAS INDIAN ASSOCIATION
Payment Voucher Entry

Menu Auth
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Menu Voucher Selection Payment Entry

eLOCCS
CDB1 Community Devel Block Grants
Payment Voucher

U.S. Department of Housing
and Urban Development
Office of Community Planning and Development

Public reporting burden for this collection of information is estimated to average 15 minutes 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.

HUD implemented the Line of Credit Control System (eLOCCS) to process requests for payments to grantees. Grant recipients should fill out a voucher form for the applicable HUD program with all the necessary information prior to the drawdown process. This information is required to obtain benefits under the U.S. Housing Act of 1937, as amended. The information requested does not lend itself to confidentiality.

1. Voucher Number **002-00204097**	2. LOCCS Pgrm Area **CDB1**	3	4
5. Voice Response No. **n/a**	6. Grantee Organization **DOUGLAS INDIAN ASSOCIATION**		
8. Grant or Project No. **22GC0203960**	6a. Grantee Organization TIN **92-0109032**		

Name	Authorized	Disbursed	Available Balance	Voucher Amount
Grant Balance	2,000,000.00	1,961,119.06	0.00	38,880.94
Total:	2,000,000.00	1,961,119.06	0.00	38,880.94

I certify the data reported and funds requested on this voucher are correct and the amount requested is not in excess of immediate disbursement needs for this program. In the event the funds provided become more than necessary, such excess will be promptly returned, as directed by HUD.

11. Name & Phone Number of Person completing this form **DONOVAN NEAL**	12. Name & Title of Authorized Signatory	
	13. Signature	14. Date of Request **09-22-2025**

Warning: HUD will prosecute false claimes and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012,; 31 U.S.C.3729, 3802)

form **HUD-50080-CDB1-a** (4/2000)

This Payment Request was APPROVED...

A payment of **$38,880.94** should be deposited in your account on **Wednesday September 24, 2025**. Please print this request, and retain for your records.

Please use the Cancel Voucher option on the main menu if you need to cancel this voucher prior to payment.

Program Income Inventory

Grant Number: 22GC0203960

Period of Performance: Start Date: January 14, 2022, **End Date:** December 31, 2025

This Program Income Inventory is a tool to track use of federal funds and the program income resulting from the acquisition of real property and equipment. Pursuant to 2 CFR §§200.311 and §§200.313, federal grantees are responsible for reporting on the disposition of property and equipment purchased with federal funds at the end of the Period of Performance, prior to grant closeout.

Real Property: ICDBG grants are excepted from §200.311 as the Use of Real Property is addressed in 24 CFR § 1003.504. Grantees are responsible for tracking the program income earned from property both as rental income and as proceeds of sale. In addition, if the use of an acquired property is changed the funds used on the property must be reimbursed to HUD.

List any real property (land, buildings, homes) purchased with federal funds (single items over $5,000) and sold before the end of the Period of Performance.

Date Acquired	Real Property Description	Construction Cost	Funding Source Program	Date of Sale	Proceeds of Sale
N/A					

Equipment:
List any equipment (single item over $5,000) purchased with federal funds and sold before the end of the Period of Performance.

Date Acquired	Equipment Description	Acquisition Cost	Funding Source Program	Date of Sale	Proceeds of Sale
N/A					

The proceeds of sale of any real property or equipment purchased with federal funds should be recorded as program income and included on annual ASERs and Federal Financial reports (SF-425).

Please also keep in mind the "use of life" for property, equipment, and program income associated with items purchased with federal funds (See table below).

IHBG Funds Invested Use of Life Periods

Under $5,000 .... 6 months
$5,000 to $15,000 .... 5 years
$15,001 to $40,000 .... 10 years
Over $40,000 .... 15 years
New construction or acquisition of newly constructed housing .... 20 years

Tlingit - Haida Regional Housing Authority
P&L Inception to Date

Reporting Book: ACCRUAL
As of Date: 12/31/2028
Funding Source group: 301-3274 plus match--22GC0203960 301-3274

	301-3274-1--ICDBG FY22 DGL Admin 301-3274-1	301-3274-2--ICDBG FY22 DGL Program 301-3274-2	232-045-024-7--Infras Dev DIA FY22 ICDBG 232-045-024-7	232-020-1--Land Acq for Rental Units DIA	232-045-011-16--New Cons HO NAH FY22 DGL 232-045-011-16	All Funding Sources	301-3274-1--ICDBG FY22 DGL Admin 301-3274-1 BUDGET	301-3274-2--ICDBG FY22 DGL Program 301-3274-2 BUDGET	232-045-011-16--New Cons HO NAH FY22 DGL 232-045-011-16 BUDGET	All Funding Sources BUDGET
							Multi-Year Budget	Multi-Year Budget	Multi-Year Budget	Multi-Year Budget
Operating Revenue										
Grant Revenue										
45020 - Grant Revenue	355,543.56	1,644,456.44	0.00	0.00	0.00	2,000,000.00	400,000.00	1,600,000.00	0.00	2,000,000.00
46020 - IHP Grant Revenue	0.00	0.00	437,063.51	145,460.31	503,965.46	1,086,489.28	0.00	0.00	93,998.00	93,998.00
Total Grant Revenue	355,543.56	1,644,456.44	437,063.51	145,460.31	503,965.46	3,086,489.28	400,000.00	1,600,000.00	93,998.00	2,093,998.00
Total Operating Revenue	355,543.56	1,644,456.44	437,063.51	145,460.31	503,965.46	3,086,489.28	400,000.00	1,600,000.00	93,998.00	2,093,998.00
Expenditures										
Personnel										
Salaries and Benefits										
60000 - Wages - Regular	8,251.73	276,904.90	2,336.60	0.00	103,785.82	391,279.05	191,893.26	257,245.68	40,880.84	490,019.78
60010 - Wages - OT	900.00	178,014.00	447.00	0.00	74,501.25	253,862.25	0.00	0.00	0.00	0.00
60060 - Wages - PTO	433.34	3,562.14	656.65	0.00	2,354.74	7,006.87	0.00	0.00	0.00	0.00
60080 - Wages - Reclassification	(847.98)	2,976.60	28,400.81	0.00	0.00	30,529.43	0.00	0.00	0.00	0.00
60100 - ER FICA and Medicare	241.38	27,814.98	123.41	0.00	11,240.14	39,419.91	6,426.76	11,084.22	2,098.58	19,609.56
60110 - ER State Un Employment	53.97	3,513.79	28.48	0.00	526.34	4,122.58	1,617.30	2,129.88	261.10	4,008.28
60120 - Workmans Compensation	30.73	0.00	0.69	0.00	0.00	31.42	2,222.53	2,745.39	0.00	4,967.92
60200 - ER Provided Health Benefits	867.94	14,519.07	75.82	0.00	5,507.97	20,970.80	12,730.50	17,756.91	1,900.32	32,387.73
60210 - Other ER Provided Benefits	197.02	2,064.12	16.86	0.00	1,726.52	4,004.52	3,300.24	3,760.11	425.04	7,485.39
60220 - Retirement	1,588.64	23,775.01	313.32	0.00	20,324.87	46,001.84	26,641.34	27,543.48	3,309.52	57,494.34
60300 - Fringe Reclassifications	(304.53)	(601.46)	4,432.33	0.00	0.00	3,526.34	0.00	0.00	0.00	0.00
Total Salaries and Benefits	11,412.24	532,543.15	36,831.97	0.00	219,967.65	800,755.01	244,831.93	322,265.67	48,875.40	615,973.00
Total Personnel	11,412.24	532,543.15	36,831.97	0.00	219,967.65	800,755.01	244,831.93	322,265.67	48,875.40	615,973.00
General and Administrative Expenses										
Employee Training and Education										
60420 - EE Training, Travel & Education	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00	0.00	0.00	20,000.00
Total Employee Training and Education	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00	0.00	0.00	20,000.00
Travel Expenses										
60430 - EE Travel - Community	0.00	46,386.99	7,674.39	0.00	8,008.22	62,069.60	10,000.00	30,000.00	0.00	40,000.00
Total Travel Expenses	0.00	46,386.99	7,674.39	0.00	8,008.22	62,069.60	10,000.00	30,000.00	0.00	40,000.00
Legal and Professional										
61030 - Accounting & Auditing	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00	0.00	0.00	35,000.00
61040 - Advertising/Marketing	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00	0.00	0.00	20,000.00
Total Legal and Professional	0.00	0.00	0.00	0.00	0.00	0.00	55,000.00	0.00	0.00	55,000.00
Infrastructure Expenses										
Repairs and Maintenance Expense										
64220 - Vehicle Fuel & POV	0.00	10,916.88	3,425.61	0.00	3,911.08	18,253.57	0.00	6,000.00	0.00	6,000.00
64710 - Janitorial and Supplies	0.00	334.57	0.00	0.00	0.00	334.57	0.00	0.00	0.00	0.00
Total Repairs and Maintenance Expense	0.00	11,251.45	3,425.61	0.00	3,911.08	18,588.14	0.00	6,000.00	0.00	6,000.00
Construction Expenses										
65010 - Const Permits & Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	0.00	15,000.00
65050 - Project Pre-Planning & Coor	0.00	54.00	36,917.67	0.00	0.00	36,971.67	0.00	58,500.00	0.00	58,500.00
65070 - Professional Services-Constructio	0.00	384,500.64	258,139.82	0.00	39,356.38	681,996.84	0.00	522,600.00	10,000.00	532,600.00
65100 - General Construction	753.55	113,038.32	36,588.52	0.00	21,483.27	171,863.66	0.00	147,000.00	0.00	147,000.00
65110 - Site Prep/Utility Connections for In	0.00	43,897.60	51,167.57	0.00	165.00	95,230.17	0.00	15,000.00	0.00	15,000.00
65120 - Foundation	0.00	41,643.81	3,431.20	0.00	3,178.27	48,253.28	0.00	0.00	0.00	0.00
65130 - Bldg Exterior	0.00	282,308.32	11,643.08	0.00	48,727.11	342,678.51	0.00	375,000.00	0.00	375,000.00
65140 - Building Interior	0.00	98,872.69	852.19	0.00	119,259.26	218,984.14	0.00	34,500.00	35,122.60	69,622.60
65150 - HVAC	0.00	7,330.29	1,032.57	0.00	15,436.06	23,798.92	0.00	33,000.00	0.00	33,000.00
65160 - Kitchen/Bath	0.00	25,396.27	0.00	0.00	32,790.99	58,187.26	0.00	3,000.00	0.00	3,000.00
65170 - Plumbing	0.00	52,028.88	2,298.42	0.00	3,898.24	58,225.54	0.00	3,000.00	0.00	3,000.00
65180 - Electrical & Lighting	0.00	0.00	162.36	0.00	0.00	162.36	0.00	6,000.00	0.00	6,000.00
Total Construction Expenses	753.55	1,049,070.82	402,233.40	0.00	284,294.58	1,736,352.35	0.00	1,212,600.00	45,122.60	1,257,722.60
Total Infrastructure Expenses	753.55	1,060,322.27	405,659.01	0.00	288,205.66	1,754,940.49	0.00	1,218,600.00	45,122.60	1,263,722.60
Direct										
66010 - Program Assistance	0.00	0.00	0.00	145,460.31	0.00	145,460.31	10,000.00	0.00	0.00	10,000.00
Total Direct	0.00	0.00	0.00	145,460.31	0.00	145,460.31	10,000.00	0.00	0.00	10,000.00
Taxes and Fees										
68010 - Property Taxes	0.00	0.00	9,123.14	0.00	0.00	9,123.14	0.00	0.00	0.00	0.00
Total Taxes and Fees	0.00	0.00	9,123.14	0.00	0.00	9,123.14	0.00	0.00	0.00	0.00
Allocated Indirect Costs										
64527 - DCM Dept Allocation	343,377.77	0.00	0.00	0.00	0.00	343,377.77	0.00	0.00	0.00	0.00
Total Allocated Indirect Costs	343,377.77	0.00	0.00	0.00	0.00	343,377.77	0.00	0.00	0.00	0.00
Other Operating Expenses										
63020 - Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00	0.00	0.00	35,000.00
63031 - Technology Supplies & Equipment	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	15,000.00
63080 - Postage/Freight	0.00	5,204.03	10,460.68	0.00	2,532.62	18,197.33	10,168.07	29,134.33	0.00	39,302.40
Total Other Operating Expenses	0.00	5,204.03	10,460.68	0.00	2,532.62	18,197.33	60,168.07	29,134.33	0.00	89,302.40
Total General and Administrative Expenses	344,131.32	1,111,913.29	432,917.22	145,460.31	298,746.50	2,333,168.64	155,168.07	1,277,734.33	45,122.60	1,478,025.00
Total Expenditures	355,543.56	1,644,456.44	469,749.19	145,460.31	518,714.15	3,133,923.65	400,000.00	1,600,000.00	93,998.00	2,093,998.00
Total Net Income / (Loss)	**0.00**	**0.00**	**(32,685.68)**	**0.00**	**(14,748.69)**	**(47,434.37)**	**0.00**	**0.00**	**0.00**	**0.00**

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