



TLINGIT HAIDA REGIONAL HOUSING AUTHORITY NEWSLETTER



President's Message

By Jacqueline Pata, President & CEO, THRHA

Seasons of Home

In Southeast Alaska, the seasons shape how we live, how we prepare, and how we care for one another. Winter reminds us that a home is more than shelter—it is safety, warmth, and stability for our families. At THRHA and Haa Yakaawu Financial Corporation (HYFC), our work continues to focus on protecting that foundation while building new opportunities for the future.

We have made it through record snowfalls, and that resilience reflects the strength of our communities. As winter continues, please keep

checking your homes for any damage that may have occurred and address small issues early to prevent larger problems later.

THRHA is currently managing 52 active grants, which make it possible for us to serve our tribal citizens across the region. In 2025, our operating income will exceed \$20 million, allowing us to expand housing and support services in meaningful ways. With these resources, we have built new homes in Craig, Petersburg, Wrangell, Yakutat, Douglas, and Juneau. We have also provided critical home repairs, rental assistance for veterans, financial education, and tax preparation support. THRHA now owns and manages more than 500 rental units throughout Southeast Alaska, and grant funding helps offset rent and maintenance costs to keep housing affordable. Our grounds may be snow-covered

and frozen, but our crews remain active in building and maintaining our homes!

Our homes are also filled with foods gathered through our subsistence ways. This is the season to bring those foods to our tables, nourishing our bodies and spirits while honoring the work, knowledge, and traditions that sustain us. As the seasons change, our commitment remains the same: safe housing, strong communities, and opportunity for future generations.

Gunalchéesh / Háw'aa / Thank you for walking this path with us.

Jackie Pata, President/CEO

Together, we are not just building homes — we are building futures.

Subsistence Tip!

Over the past year, many of our freezers and pantries have filled with the gifts of the land and waters—foods gathered, fished, hunted, and preserved through our hard work and traditional knowledge. Winter is the time to bring those foods to our tables, to share with family, Elders, and neighbors, and to remember the seasons that provided them.

Using what we have stored honors the effort it took to harvest and prepare these foods and respects the balance our ancestors taught us—take what we need, use what we take, and prepare again when the season returns. Rotating our foods now also makes space for the next harvest, continuing the cycle that has sustained our people for generations.



Employee Spotlight: Harriet Silva



Harriet Silva has been a valued member of the team at Tlingit Haida Regional Housing Authority for many years. Based in Angoon, Harriet works with the Construction Management team while also assisting with Housing and Program Services. Through her years of service, she has developed a deep understanding of the Housing Authority's programs and operations. Just as importantly, Harriet brings extensive knowledge of her hometown community and its residents, making her an invaluable resource for both staff and the people we serve.

Harriet is also a proud grandmother who treasures time with her family. She is highly skilled in sewing Native regalia and creating meaningful keepsakes for her loved ones, continuing traditions that connect generations.

Beyond her work and family life, Harriet is deeply committed to serving her community. She is an active member of the Angoon Community Association, the tribe of Angoon, and currently serves on the Angoon City Council as Treasurer. Harriet previously served as Mayor of Angoon, demonstrating her long-standing dedication to local leadership.

Her community involvement extends even further. Harriet also contributes her time and leadership to several organizations, including:

- Southeast Alaska Independent Living (Director)
- Alaska Native Sisterhood
- Southeast Alaska Regional Health Consortium, SEARHC (Director and Treasurer)
- The Salvation Army

Harriet's commitment to her community, her family, and the mission of THRHA reflects the values that guide our work across Southeast Alaska. We are grateful for her dedication and the many ways she strengthens both our organization and the Angoon community.



New Tribally Owned Business Spotlight

Queen of the North Wine Café

HYFC is excited to celebrate Justin and DeeAnn, Juneau locals and the new owners of Queen of the North Wine Café, a newly tribally owned business that officially opened on January 9.

While raising their toddler, Paxton, Justin and DeeAnn pursued their dream of business ownership with determination and heart. Justin works for AELP and brings a unique background that includes playing minor league baseball and coaching college baseball before becoming an electrician. DeeAnn has long served Juneau's community through the food and beverage industry and has managed The Grind off and on since it opened in 2008.

Their journey reflects the resilience of local entrepreneurs. After COVID disrupted their earlier brewery tour venture, they adapted and successfully ran a shuttle service during the double roundabout construction period. When the opportunity to purchase Zerelda's came up last fall, it was personal. Zerelda's was one of their favorite restaurants, and they knew how important it was to the community. Their long-standing relationship with Juneau and the people who call it home inspired them to step in, preserve a beloved local

gathering place, and bring a new vision to life through Queen of the North Wine Café.

Justin and DeeAnn also shared how meaningful it was to work with HYFC through the business purchase. They shared that HYFC made the process far easier than expected, provided guidance every step of the way, worked seamlessly with their realtors, and helped process their loan in record time. They expressed how honored they feel to be one of HYFC's first business loan recipients and how thankful they are for the support.

HYFC is honored to stand beside Justin and DeeAnn as they grow a business that reflects community values, strengthens Juneau's economy, and expands tribal entrepreneurship.

Gunalchéesh and congratulations to Justin and DeeAnn on this exciting new chapter!

Tax Season!

It is tax season, and you should be receiving all your tax documents to file your 2025 taxes. Our Volunteer Income Tax Assistance program is starting up on February 4, 2026. Our Haa Yakaawu Financial Corporation (HYFC) staff and their volunteers are gearing up for another season.

In Juneau, every Wednesday from 3:00 p.m. to 7:00 p.m., we will be at the THRHA offices at 5446 Jenkins Drive to help you with your taxes.

Items to Bring:

- All income information (if filing jointly, for both spouses)
- Social Security cards for ALL those claimed on your tax return
- Picture ID for you and your spouse
- W-2s
- Interest and any other investment statements
- Unemployment statements
- Social Security statements
- Pension or retirement statements
- Any 1099-DIV Forms
- Power of attorney (if you have one)
- Copy of the previous year's tax return
- Any other tax-related documents

Your return will not be processed with partial documentation

Taxes Don't Have to Be Stressful. We've Got You Covered.



Haa Yakaawu Financial Corporation (HYFC) and Tlingit Haida Regional Housing Authority (THRHA), in partnership with Central Council Tlingit Haida Indian Tribes of Alaska, are proud to offer **FREE federal income tax preparation** for all community members — no matter where you live.

Who Should Come See Us?

If you're earning income, running a business, managing property, or just want to make sure you're filing correctly, we're here to help.

Community Tax Preparation Events

Kake:

Kake Senior Center
177 Totem Way

Feb. 9, 11 a.m. – 6 p.m.
Feb. 10, 8 a.m. – 1 p.m.

Angoon:

Angoon City Office
700 Aandeinaatt St

Feb. 19, 10 a.m. – 6 p.m.
Feb. 20, 9 a.m. – 1 p.m.

Seattle, WA:

Tlingit and Haida's Lynnwood Office
20700 44th Ave W #220
Feb. 21, 10 a.m. – 5 p.m.

Yakutat:

Yakutat Tlingit Tribe
606 Forest Hwy 10
Feb. 23, 12 p.m. – 6 p.m.
Feb. 24, 9 a.m. – 3 p.m.

Sitka:

BIHA Office
245 Katlian St
Feb. 26, 12 p.m. – 6 p.m.
Feb. 27, 10 a.m. – 5 p.m.

Saxman:

Saxman Senior Center
2401 Eagle Ave

March 5, 9 a.m. – 2:30 p.m.

Hydaburg:

Hydaburg Cooperative Association
March 6, 9 a.m. – 4 p.m.

Kasaan:

Organized Village of Kasaan
March 6, 10 a.m. – 5 p.m.

Klawock:

Klawock Senior Center
465 Summit St
March 7, 10 a.m. – 6 p.m.

Craig:

Craig Tribal Association
1330 Craig-Klawock Hwy
March 8, 9 a.m. – 1 p.m.

Anchorage:

Anchorage Tlingit and Haida Office
725 E Fireweed Ln #420
March 9, 11 a.m. – 6 p.m.
March 10, 9 a.m. – 4 p.m.

Valdez:

Valdez Senior Center
1300 E Hanagita St

March 9, 1 p.m. – 6 p.m.
March 10, 10 a.m. – 6 p.m.

Klukwan:

Organized Village of Klukwan
March 16, 11 a.m. – 6 p.m.

Haines:

Haines Tlingit and Haida Office
110 N Front St
March 17, 9 a.m. – 2:30 p.m.

Juneau (Weekly):

THRHA Admin Building
5446 Jenkins Drive

Every Wednesday | 3 p.m. – 7 p.m.
Starting Feb. 4 through April 15

Saturday Events (10 a.m. – 4 p.m.):

- Feb. 28
- March 22
- April 12

Additional Southeast Alaska community dates and locations will be shared as travel schedules are finalized.

Items to Bring (Short List)

-  Photo ID (you and spouse, if filing jointly)
-  Social Security cards (for everyone on the return)
-  Income documents (W-2s, 1099s, unemployment, Social Security)
-  Investment, pension, or retirement statements (if applicable)
-  Last year's tax return
-  Any other relevant tax documents

Returns cannot be processed with incomplete documentation.

Can't make an event or live in a community we're not traveling to?

No problem.

Virtual tax preparation appointments are available.

Contact our office and we'll help you set up a secure, remote appointment so you can still file with confidence.



Winter Weather and Roof Maintenance

Understand and Prevent Ice Dams

These thick ridges of ice form along the edges of your roof when heat from inside your home melts the snow on top. As that melted snow refreezes near the colder roof eaves, it traps water behind it, forcing it to back up under shingles and into your attic, walls, or ceilings.

Why Ice Dams Form

- Inadequate attic insulation allows warm air to rise and melt snow unevenly.
- Poor ventilation prevents heat from escaping, creating warm and cold spots on the roof.
- Clogged gutters cause meltwater to pool and refreeze at the roof's edge.

How to Prevent Ice Dams

- Improve attic insulation to keep heat where it belongs (inside your home).
- Ensure proper ventilation to allow cold air to circulate under the roof deck.
- Seal attic air leaks around light fixtures, chimneys, and vents.
- Keep gutters clean so meltwater can drain freely.



If you notice icicles forming along your gutters, it could be an early warning sign of ice dams. The safest way to address it is to contact a professional roofer who can safely remove the buildup and help you correct the underlying cause.

Watch for Warning Signs of Roof Damage

Even with regular maintenance, winter weather can still take a toll on your roof. The key is catching problems early before they turn into leaks or major issues. Keep an eye out for these warning signs of winter roof damage:

- Water stains on ceilings, walls, or in your attic—a telltale sign of moisture intrusion.
- Large icicles hanging from the eaves or gutters—often a symptom of ice dams or poor insulation.
- Sagging or creaking areas on your roof—which could indicate excessive snow load.
- Uneven snow melt—warmer patches on the roof might point to heat escaping through insulation gaps.
- Drafts or temperature fluctuations in upper rooms—possible signs of attic ventilation issues.

If you notice any of these red flags, don't wait until spring. Winter damage only worsens as freeze-thaw cycles continue. A quick inspection or repair now can save you thousands in future costs and keep your home safe and dry through the rest of the season.

Winter Home Maintenance Tip!

More snow means more opportunities for home maintenance. Keep your heat pump in prime condition with these tips:



Set a comfy indoor temp. No need to crank it up!



Ditch emergency heat sources like electric heaters - go for efficiency and use your in-home heat instead.



Clean filters for smooth operation.



Keep the area near the unit clear of snow and debris.



Never cover the pump. Building a small, slanted roof to keep snow off can help.



“Defrost mode” is normal - no concern.



Regular maintenance on your heat pump will not only help you avoid any major costs, but will also keep your system efficient, resulting in lower energy costs.

Winter Home Maintenance Tip!



HUD-VASH Program

THRHA proudly operates the HUD- Veterans Supportive Housing (VASH) Program, offering rental assistance to homeless veterans or veterans at risk of homelessness.

Eligibility requirements:

- Must be a tribal veteran residing in Southeast Alaska communities
- Proof of tribal enrollment
- Eligible for VA healthcare
- Proof of DD214
- Earn 80% or less of the median income

How to apply

To begin the initial screening, you must connect to the National Call Center:

- National Call Center for Homeless Veterans:
877-424-3838

Eligible applicants are then referred to our program for housing voucher assistance.

If you have questions before getting started, you may contact our Housing Team at 907-780-6868.

RENTAL ASSISTANCE FOR TRIBAL VETERANS



ABOUT

THRHA proudly operates the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program, offering rental assistance to homeless veterans or veterans at risk of homelessness.

ELIGIBILITY

- Must be a tribal veteran residing in Southeast Alaska communities
- Proof of tribal enrollment
- Proof of DD214 (Certificate of Release or Discharge from Active Duty)
- Eligible for VA healthcare
- Earn 80% or less of the median income

HOW TO APPLY

To begin initial screening, you must connect with the National Call Center for Homeless Veterans: 877-424-3838.

Eligible applicants are then referred to our program for housing voucher assistance. Vouchers are available for use in both private sector and tribal housing properties.

QUESTIONS?

For questions or to learn more information, please contact our housing office at **907-780-6868** or go to: regionalhousingauthority.org.

Start your path toward housing stability with rental assistance through the VASH program. We're here to help you find the peace and support you deserve.

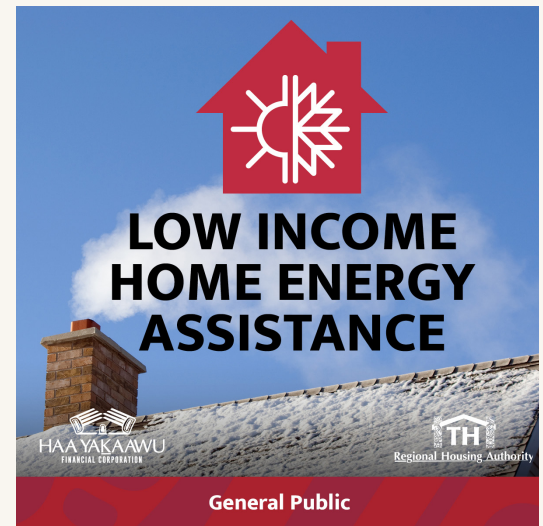


LIHEAP

Winter is here, and heating costs are predicted to rise. Low-income residents in Southeast Alaska can benefit from THRHA's programs to reduce heating expenses.

The Low-Income Home Energy Assistance Program (LIHEAP) is a federally funded program that assists low-income households with their energy bills.

The program provides a one-time benefit to eligible households to assist with home energy heating costs. The amount of the benefit is determined by household income, household size, fuel type, housing type, and geographic location.



Program Features and Requirements

- THRHA will accept new applications for the FY26 Low-Income Home Energy Assistance Program (LIHEAP) from November 1st for clients who are disabled or 60 years or older, and December 1st for the general public through June 30, 2026.
- LIHEAP awards are mailed directly to the applicant's vendor(s) for energy assistance.
- If the client's heat is included in their rent, they are required to provide their lease agreement.
- If the client uses an oil vendor, the oil vendor is always considered the primary vendor, and a minimum of 50% of the client award must be applied towards oil. Each client may request 50% of their award to be applied toward their electric or propane bill if a recent bill is provided with their application. If the client does not use oil, their electric or propane vendor will be considered as their primary vendor.
- The amount of the benefit is determined by household income, household size, vendor type, housing type, and geographic location.
- Depending on the community, applicants who are not enrolled tribal citizens must apply directly through the State of Alaska.

Qualifications



A copy of the Social Security cards for all members listed on the application.



Last 30 days of income verification: If you or anyone on the application (18 years or older) is employed, please provide copies of all income that was received for the prior month.



If you receive social security, SSI, APA, TANF, food stamps, or general assistance, please send a copy of your most recent award letter. If you receive food stamps, a recent award letter that shows countable income can be used to determine your eligibility.



A copy of your fuel/oil, electric, and propane bills is required to process your application. If heat is included in your rent, please provide a copy of your rental agreement and rent receipt. If you live in subsidized housing, please attach a copy of your rental housing worksheet.

Success Starts with Me!

At HYFC, our Success Starts With Me program continues to break ground in Native homeownership. Nationally recognized with the Housing Affordability Breakthrough Challenge award from Enterprise Community Partners and Wells Fargo, this initiative blends innovation with cultural relevance. At its heart, the program combines financial education, personalized housing counseling, and access to flexible lending with a powerful, sweat equity model.

Since launching, Success Starts With Me has supported dozens of families—many in remote or underserved areas—with custom action plans, credit support, and loan options tailored to their readiness. In several cases, it has also sparked collaboration with tribal governments and local builders, creating not just homes, but legacies.

Curious to learn more about this program's impact on our communities? Watch this video created by Enterprise Community and Wells Fargo that highlights the success stories of new homeowners in Southeast.



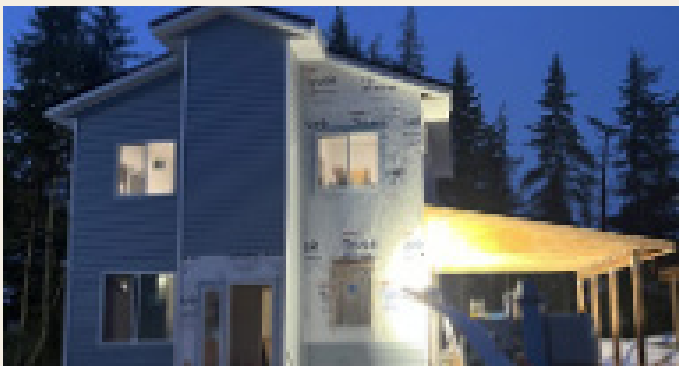
Scan to
watch video



Or link to watch video:
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put here for readers.](https://is.there.a.link.we.can.put.here.for.readers)

Housing Project Updates: Progress Across the Region

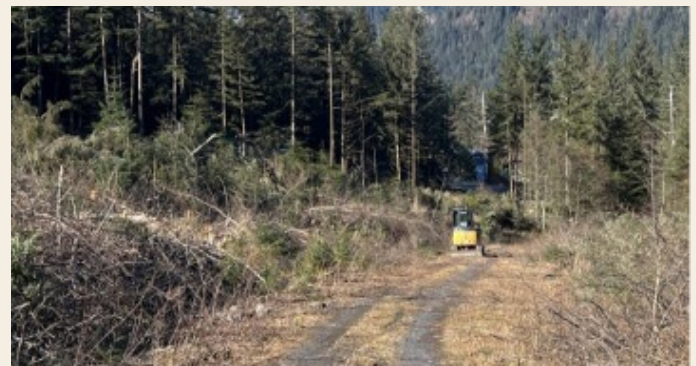
Exciting developments are underway in several communities as we continue to expand access to safe, affordable housing across Southeast Alaska.



Juneau, Pederson Hill

Phase 1B: Building 15 homes by 2028. The first five homes are under construction. HYFC has pre-approved 10 mortgages. Homes are still available.

Phase 1C: Building 15 homes by 2033. Trees have been cut in this phase, and engineering for the road and infrastructure is in progress.



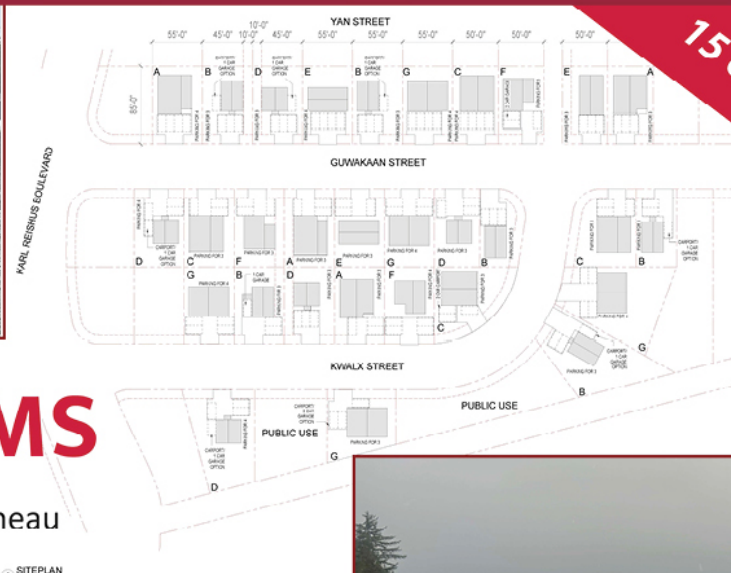
Juneau, Douglas

Crow Hill: Completed construction on six homes!

Seet Kanax Duteen (North Douglas): We will be building 15 homes from 2 to 4 bedroom. HYFC has preapproved 9 tribal citizens for homes, leaving 6 more still available. Road construction will start in March, and the homes will start going up in the spring. See the flyers below if you are interested in applying for one of the homes.

SUCCESS STARTS WITH ME

MORTGAGE PROGRAM | APPLICATIONS NOW BEING ACCEPTED FOR JUNEAU
FOR PEDERSEN HILL DEVELOPMENT



GENERAL TERMS

-  Homebuyer must be a resident of Juneau
-  Enrolled tribal member
-  Homebuyer is required to attend three financial literacy/homebuyer/home maintenance classes.
-  Income not to exceed 80% MFI - see chart
-  Meet program eligibility requirements



Pre-sale allows for choice in the number of bedrooms, layouts, and colors.
Flexible loan terms-tailored to individual needs. Credit builder program included.

JUNEAU INCOME LIMITS

2025 HUD INCOME MFI – JUNEAU

Low-Income Limit (LIL) 80% of Median*							
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$72,100	\$82,400	\$92,700	\$102,950	\$111,200	\$119,450	\$127,700	\$135,900

FOR MORE INFORMATION CONTACT:

Haa Yakaawu Financial Corporation

Phone: 907-780-3105

Email: lending@hyfclending.com



APPLY TODAY AT REGIONALHOUSINGAUTHORITY.ORG/HYFC-LOAN/



SUCCESS STARTS WITH ME

MORTGAGE PROGRAM | APPLICATIONS NOW BEING ACCEPTED FOR JUNEAU
FOR SÉET KANAX DUTÉEN DEVELOPMENT, 1.5 MILE NORTH DOUGLAS HWY



GENERAL TERMS

-  Homebuyer must be a resident of Juneau/Douglas
-  Enrolled tribal member
-  Homebuyer is required to attend three financial literacy/homebuyer/home maintenance classes.
-  Income not to exceed 80% MFI - see chart
-  Meet program eligibility requirements

Pre-sale allows for choice in the number of bedrooms, layouts, and colors.
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FOR MORE INFORMATION CONTACT:

Haa Yakaawu Financial Corporation

Phone: 907-780-3105

Email: Hyfc@thrha.org



APPLY TODAY AT REGIONALHOUSINGAUTHORITY.ORG/HYFC-LOAN/



Housing Services Updates

With recent adjustments within our Housing Department, our specialists now oversee communities rather than specific programs. This change strengthens our ability to work directly with applicants and tenants, fostering more efficient communication and productive working relationships.

Tenants may contact their Housing Specialist for assistance with:



Waitlist updates and placements



Application processing and required paperwork



Annual recertifications



Payments and account questions



Tenant concerns or complaints



Pet-related inquiries



Updated policies and procedures

Housing Staff Updates:

Carissa Mills – Housing Operations Supervisor II, ext. 3114

Carissa oversees the communities of Hoonah and Kake, inclusive of 100 housing units, as well as our HUD-VASH program.

Timothy Davis – Maintenance Coordinator, ext. 3128

Timothy oversees all maintenance operations throughout Southeast Alaska, ensuring that his team promptly and effectively addresses all maintenance issues and concerns to maintain the quality and upkeep of our rental units.

Reyonna Moy – Housing Specialist II, ext. 3161

Reyonna oversees the communities of POW and Yakutat, inclusive of 112 housing units.

Patrick Marvin – Housing Specialist I, ext. 3103

Patrick oversees the communities of Juneau, Haines, and Klukwan, inclusive of 104 housing units.

Dawn Dugaqua – Housing Specialist, ext. 3119

Dawn oversees the communities of Angoon, Wrangell, Ketchikan, and Saxman, inclusive of 100 housing units.

Angela Lewis – Property Coordinator

Angela oversees the Fireweed Elderly building—a 65-unit independent senior housing facility—as well as the Harbor Inn, which serves as our temporary housing program.



5446 Jenkins Drive
Juneau, AK 99801



info@thrha.org
lending@hyfclending.com



(907) 780-3105
Call toll-free (888) 241-6868