



TLINGIT HAIDA REGIONAL HOUSING AUTHORITY NEWSLETTER



Building Stronger Communities Together

This summer has been busy! I am currently working with our national leadership to continue efforts to **extend and strengthen NAHASDA—the Native American Housing Assistance and Self-Determination Act**.

NAHASDA funding is critical to our ability to provide affordable housing and respond to the unique housing needs of our communities. Last month, tribal leaders came together to discuss our **Indian Housing Plan**. This plan lays the groundwork for how we will use NAHASDA funds to support local housing programs and address housing priorities throughout our region.

We know that meeting Southeast Alaska's housing needs will take more than funding—it will take **strong partnerships, local knowledge, and a shared commitment to our communities**. As we move forward, we plan to engage Southeast Conference, Tribal leaders, communities, and regional housing partners to:

President's Message

By Jacqueline Pata, President & CEO, THRHA

- Complete community readiness surveys and assess land and infrastructure needs.
- Identify local advisors and develop community-specific housing programs.
- Develop funding strategies using grants and congressional resources.
- Expand construction training and career pathways for our region.
- Improve coordination and information-sharing among Southeast communities.

Last week, Juneau experienced its annual glacial outburst flood. THRHA was proud to contribute to the community-wide response, including providing initial grant funding to support the HESCO barriers installed along the river to help protect Juneau neighborhoods from flooding.

We also supported the broader emergency response coordinated among the Central Council of the Tlingit and Haida Indian Tribes of Alaska, the City and Borough of Juneau, and the U.S. Coast Guard. This was truly a community-wide effort, bringing together tribal, municipal, state, federal, military, nonprofit, and community partners around a shared commitment to

protecting our people, our homes, and our community.

I want to thank all of our partners for their coordination, preparation, and commitment to keeping our community safe.

- Central Council Tlingit and Haida Indian Tribes of Alaska
- City and Borough of Juneau
- U.S. Coast Guard
- U.S. Army Corp of Engineers

Together, these efforts helped protect 421 tribal homes located within the evacuation area. We are grateful to everyone who worked before, during, and after the flood to safeguard our families, homes, and community. There is much work ahead, but there is also tremendous opportunity. By bringing together our tribes, communities, regional partners, and national leadership, we can identify solutions that reflect the needs of each community while building a stronger housing future for Southeast Alaska.

Gunalchéesh, Háw'aa, and thank you to our tribal leaders, community partners, and residents for your continued partnership and support.

Jackie Pata, President & CEO

Small Business Success Story

Bubble Buggy – Supporting Native Entrepreneurship

HYFC is pleased to highlight the continued success of Bubble Buggy, a Native-owned small business operated by a Tlingit family with roots in Kake, Alaska. **Bubble Buggy** exemplifies the type of entrepreneurship HYFC seeks to support by providing access to capital that enables Alaska Native business owners to start, grow, and sustain locally owned businesses.

Bubble Buggy offers a mobile beverage service featuring handcrafted specialty drinks, including flavored sodas, Lotus energy drinks, iced matcha, cold brew beverages, and other customizable drink options. Through a mobile business model, Bubble Buggy serves communities across Interior Alaska while participating in local festivals, farmers' markets, community celebrations, sporting events, school activities, weddings, and other special events.

The business demonstrates how access to affordable financing, combined with entrepreneurial vision and strong community engagement, can create new economic opportunities while strengthening local economies. As the business continues to expand its customer base and community presence, Bubble Buggy represents the positive outcomes HYFC strives to achieve through its Small Business Development Loan Program.



HYFC remains committed to supporting Native entrepreneurs by providing affordable financing, technical assistance, and business development resources that foster sustainable business growth, local employment opportunities, and long-term economic self-sufficiency.

Bubble Buggy's continued success highlights the important role Native-owned small businesses play in strengthening Alaska's communities and advancing economic prosperity for future generations.



Employee Spotlight: Nicole Jesus

Nicole Jesus, Administrative Clerk

Nicole Jesus is our Administrative Clerk. In her role, Nicole serves as the first point of contact for clients and visitors. She is responsible for managing front desk operations, processing loan and program payments, and ensuring timely intake and distribution of sensitive documents and communications.

Nicole plays a vital role in maintaining the day-to-day flow of our office operations, supporting all departments with coordination and customer service.

Thank you, Nicole, for your continued commitment to our team and our communities!

Home Inspections: Help Us Be Prepared!

Home inspections are a part of your tenancy with Tlingit Haida Regional Housing Authority. These inspections are required by our funding agency and are an important part of maintaining the funding that helps us **keep your homes safe and affordable**.

During past inspections, some of the most common violations included:

- Broken windows or glass
- Cluttered yards and debris around the home
- Broken interior heat registers
- Back doors and other exits blocked by stored household items
- Broken or missing electrical outlet covers
- Difficult access to fire extinguishers

We need your help to be ready!

Before the inspections, please take some time to clean and prepare your home and yard. Pick up garbage and other items

around the outside of your home, remove clutter, and make sure **all doors and exits are clear and accessible**.

Please also check your home and **notify THRHA if you find maintenance or safety concerns**, including broken electrical outlets, damaged heat registers, or a missing or damaged fire extinguisher. If there is something that needs our attention, letting us know ahead of time gives us a better opportunity to address it before the inspection.

Inspections are coming to **Prince of Wales and Angoon this August**. Other communities are being scheduled, and you will be notified when to be prepared.

These inspections are a team effort. **Your help in caring for your home and preparing for the inspection makes a difference**. By working together, we can have successful inspections and continue protecting the funding that helps keep your home affordable.

Thank you for doing your part and helping us prepare!

Summer Maintenance Tips!

Summer is here and it's the perfect time to take care of those home projects:

- Conduct routine yard maintenance and cleanup
- Take care of household hazardous waste
- Provide maintenance on heating systems
- Check fire extinguishers and smoke/CO detectors (replace batteries as needed)
- Conduct weatherization on your home
- Clean siding
- Check exterior paint
- Inspect your roof
- Clean gutters and downspouts
- Check ground drainage
- Check crawl space and attic
- Repair and reseal decks



Annual Reports

For THRHA & HYFC

THRHA and its subsidiary HYFC have released their 2025 Annual Reports, providing a comprehensive overview of the organization's performance, milestones, and impact over the past year.

The report outlines progress across core focus areas, including housing development, community support programs, and financial sustainability. It showcases how the organization is continuing to fulfill its mission of connecting Southeast Alaskans with sustainable housing opportunities and innovative financial solutions.

"This year's Annual Report reflects both the challenges we've faced and the resilience of our team and communities," said Jaqueline Pata, President & CEO, THRHA. "We're proud of the accomplishments we've made in advancing access to services/programs, and we remain committed to transparency and long-term impact."

Key highlights from the report include:

- **Operating Revenues** – THRHA had over \$26 million in operating revenues in 2025, with grant revenue accounting for nearly \$20 million!
- **Home Ownership** – Originated 31 new loans with over \$6 million in new mortgage loans.
- **Program Assistance** – Prepared 881 tax returns through our Volunteer Income Tax Assistance Program with estimated refunds of \$1.2 million and saved clients over \$38,350 in tax preparation fees. Also assisted were 794 families in 16 communities through the Low- Income Home Energy Assistance Program.

The reports are now available to the public and can be accessed below:

THRHA Annual Report



HYFC Annual Report



HYFC Small Business Loan Program

Haa Yakaawu Financial Corporation, in partnership with the Central Council of the Tlingit & Haida Indian Tribes of Alaska and the Alaska Small Business Development Center, is offering small business loans and support services to help tribal citizens launch or grow their businesses.

This program is designed to support Southeast Alaskans and Tlingit and Haida citizens by providing access to affordable business capital, as well as free training and technical assistance.



Visit <https://hyfcclending.com/small-businessdevelopment-loans/> for more information!

NOW ACCEPTING APPLICATIONS!

HYFC SMALL BUSINESS LOAN PROGRAM

EMPOWERING TRIBAL ENTREPRENEURS ACROSS SOUTHEAST ALASKA

Haa Yaḱaawu Financial Corporation, in partnership with the Central Council of the Tlingit and Haida Indian Tribes of Alaska and the Alaska Small Business Development Center, is offering small business loans and support services to help tribal citizens start or grow their businesses in Southeast Alaska.

This program is designed to support Southeast Alaskans, and Tlingit and Haida citizens by providing access to affordable business capital, as well as free training and technical assistance.

PROGRAM FEATURES:

- Flexible terms for new or expanding businesses
- Fixed, competitive interest rates
- Up to 60 businesses to be funded across Southeast Alaska
- Accessible to Southeast Alaskans, and Tlingit and Haida Citizens wherever they reside
- Free 1-on-1 coaching and expert-led workshops

ELIGIBLE USES:

- Startup or early-stage business development
- Business expansion and operations
- Equipment, inventory, and working capital
- Cultural tourism, retail, mariculture, construction, and more

BUSINESS EDUCATION & SUPPORT:

Juneau SBDC | 3–7 PM

All applicants receive free access to:

- “Start, Plan, and Fund Your Business” Workshop
- Personalized coaching and financial planning tools
- Other workshops TBD

WHO CAN APPLY:

- Entrepreneurs based in rural or remote Southeast Alaska
- Community members ready to build wealth and create jobs
- Tlingit and Haida tribal citizens wherever they reside



APPLY TODAY!

THRHA Tenant Policies

THRHA is pleased to announce that its updated rental policies are now publicly available online. These policies are designed to ensure transparency, support fair housing practices, and help residents better understand their rights and responsibilities.

Community members can now view and download the full set of rental policies by visiting:

<https://www.regionalhousingauthority.org/rental-policies/>

“We are committed to making our policies easy to access and understand,” said Jacqueline Pata, President & CEO of THRHA. “By placing our rental policies online, we aim to empower tenants, applicants, and the community with the information they need to navigate our housing programs confidently.”

The posted policies cover a wide range of topics including:

- Tenant eligibility and application processes
- Rent calculation and payment guidelines
- Lease compliance and termination procedures
- Maintenance responsibilities and inspection standards

For questions or additional support, please contact THRHA’s rental department at housing@thrha.org.



Upcoming Workshops

Schedule:

September 8 – Small Business Development

September 15 – Budget Apps

September 21 – Pre- Purchase Homebuyer Education

September 22 – Post-Purchase Homebuyer Education

September 24 – Fall Maintenance/Healthy Homes

October 6 – Budget/Savings/Credit

October 13 – Credit Essentials

October 19 – Pre-Purchase Homebuyer Education

October 20 – Post-Purchase Homebuyer Education

November 10 – Fraud Prevention

November 17 – Budget Apps

November 19 – Winter Maintenance/Healthy Homes

November 23 – Pre-Purchase Homebuyer Education

November 24 – Post-Purchase Homebuyer Education

December 8 – Retirement

December 14 – Pre-Purchase Homebuyer Education

December 15 – Post-Purchase Homebuyer Education

JOIN US FOR OUR 2026

ZOOM
& IN-PERSON

FINANCIAL EDUCATION WORKSHOPS

Save the Dates:

- September 8** Small Business Development
- September 15** Budget App Presentation
- September 21** Pre-Purchase Homebuyer Education
- September 22** Post-Purchase Homebuyer Education
- September 24** Fall Maintenance/Healthy Homes
- October 6** Budget/Savings/Credit
- October 13** Credit Essentials
- October 19** Pre-Purchase Homebuyer Education
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- November 17** Budget Apps
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- December 8** Retirement
- December 14** Pre-Purchase Homebuyer Education
- December 15** Post-Purchase Homebuyer Education

In these trainings you will:



Get prepared for a mortgage and escrow



Learn how to handle financial hardship as a homeowner



Learn about your credit score and reports, and tips to improve your credit



Discover long-term home maintenance and savings tips

All classes are FREE to all members of the community. Classes will begin at 5:30PM at 5446 Jenkins Dr. and via Zoom unless otherwise indicated.

Scan to
Register

Or link to register:
<https://forms.office.com/r/JDSXBEKzXP>



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Regional Housing Authority


HAA YAKA AWU
FINANCIAL CORPORATION



THRHA 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.

Angoon:

We're pleased to share that Angoon has received funding for the construction of three additional housing units. We have started clearing two sites to start construction on two new homes.

Craig:

Progress continues on the Senior Center in Craig. This will be eight apartment units — including four two-bedroom and four one-bedroom apartments — along with a spacious common area designed to support community engagement and social activities. We are in the process of laying the floor in the common area and hallways.

Juneau Upcoming Developments:

Exciting News for Homebuyers

THRHA, through funding at HYFC, is now accepting applications for home purchases in Juneau at both Pederson Hill and Séet Kanax̱ Dutéen (North Douglas). Interested applicants can find more information and apply at: <https://hyfcclending.com>

- **Pederson Hill Phase 1:** We have recently completed the sidewalks at Pederson Hill, and have now completed three homes, have four homes in the finish carpentry phase, and three homes being framed.
- **Séet Kanax̱ Dutéen (North Douglas) Phase 1**

Petersburg:

Road construction progress continues on our most recent phase of the Airport Subdivision. This will provide 22 new buildable lots.

Yakutat:

Progress continues on three zero-lot lines, which will provide homeownership opportunities for six people.

- **Sunrise Apartments:** We are in the process of doing major repairs to the Sunrise Apartments. The work includes structural repairs to the boiler rooms, new windows, door repairs, lighting and electrical upgrades, ventilation upgrades, and sidewalk repair.

We're proud of the progress being made and remain committed to creating vibrant, sustainable housing for our communities.



Craig Senior Center



Yakutat



Angoon



Séet Kanax̱ Dutéen



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