Regional Housing Authority

Fall 2026



TLINGIT HAIDA REGIONAL HOUSING AUTHORITY NEWSLETTER



A Message from the President/CEO

By Jacqueline Pata, President & CEO, THRHA

As we head into the colder months, I want to take a moment to talk about something very important—the safety of our homes and families.

Recently, there was a fire in one of our THRHA homes. Thankfully, the family was able to get out safely and no one was physically harmed. I am incredibly grateful for that. But even when everyone is safe, a house fire can mean the loss of personal belongings, treasured possessions, and the sense of security we all want to have in our homes. It can create a tremendous financial and emotional hardship for a family.

The fire was an important reminder for all of us as winter approaches. In Southeast Alaska, we rely heavily on wood stoves, Toyostoves, space heaters and other heating systems. We also live in communities where our volunteer firefighters and first responders are our friends, relatives and neighbors. Fire prevention truly is something we all share responsibility for.

Please take a little time this fall to check your home. Clean your chimney and wood stove pipes. Keep dryer vents and heating filters clean. Make sure anything that can burn is at least three feet away from heaters and stoves. Test your smoke and carbon monoxide alarms and make sure everyone in your household knows how to get out safely if there is a fire.

As the holidays approach, remember the simple things too: stay in the kitchen while cooking, never use water on a grease fire, and blow out candles before leaving a room or going to bed.

And because taking care of our communities means taking care of one another, please check on an Elder, family member, or neighbor who may need a little help

preparing for winter. Help test their smoke alarms, clear snow from an entrance, or make sure their heating system is ready for the cold months ahead.

A few minutes of prevention can make all the difference. I hope each of you has a safe, warm fall and winter season—and that we continue to look out for one another and the communities we call home.

Jacqueline Kus.een Pata
President & CEO

NOV 3 GENERAL ELECTION

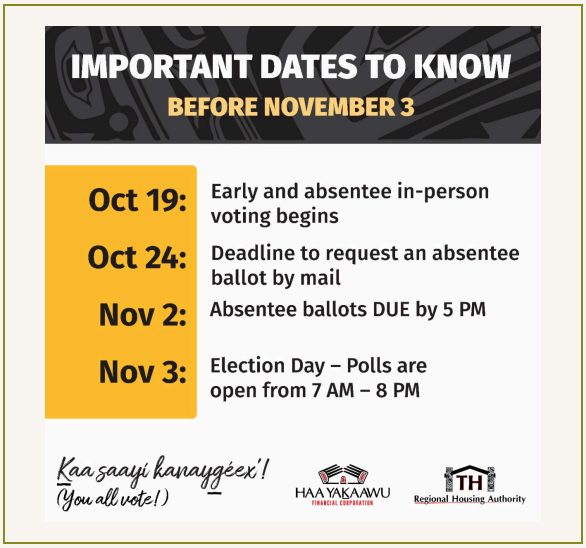
GET OUT THE NATIVE VOTE

November 3 is General Election, and it's important you make a plan to vote before showing up to the polls.

It's important to know:

- Where your polling locations are in your community
- Other ways to vote before November 3
- How your vote impacts you and your descendants

Everything we do is guided by our Tlingit beliefs and values. Make voting a tradition, too!





Halloween Financial Tip!

Don’t let Halloween haunt your budget! Between costumes, candy, and decorations, October spending can add up quickly. Before Halloween arrives:

- Set a spending limit – determine what you can comfortably spend before you start shopping
- Get creative with costumes – Thrifty, DIY, or swap with friends and family instead of buying something brand new

- Shop your pantry first – check what you already have before stocking up on treats and party supplies

Have fun and keep your budget from getting too spooky! 👻💸



Small Business Success Story



Tyler Roulet | Indian Money Adventures

Born and raised in Southeast Alaska, Tlingit entrepreneur Tyler Roulet brings more than 12 years of guiding experience to his whale-watching business in Hoonah. Through personal tours for up to six passengers in Icy Strait, Tyler shares his local knowledge, culture, and lifelong connection to the waters he calls home.

HYFC helped support his business with a revolving line of credit through our Small Business Lending Program. This financing provides working capital for fuel, vessel maintenance, supplies, and other operating expenses while payments from tours are coming in, giving Tyler greater flexibility to keep his business moving through the season.

We're proud to support Native entrepreneurs like Tyler whose businesses contribute to local economies and offer visitors a meaningful connection to Southeast Alaska.

Gunalchéesh, Tyler! We're celebrating your hard work and the experiences you share with every guest.

Fire Prevention Tip!

October brought Fire Prevention Week, and as we head into the colder months, make sure you are doing what you can to prevent a clothes dryer fire.

Doing laundry is likely a daily task, and it's important you know how to take care of your dryer to ensure the safety of your home.

Make sure you regularly clean the lint filter before and after every load of laundry, removing any lint that has collected around the drum.

It's also crucial that, at least once a year, you are checking to make sure the air exhaust vent pipe is not restricted and that the outdoor vent flap will open when the dryer is operating.



If you are noticing it's taking a little longer than normal for your clothes to dry, it's a sign that it's time to clean the lint out of the vent pipe.

For more information on how to properly inspect and care for your clothes dryer, visit *https://www.nfpa.org/downloadable-resources/safety-tip-sheets/clothes-dryer-safety-tip-sheet*

THRHA ANNOUNCED AS DESIGNATED TAX ASSISTANCE CENTER

THRHA has been announced as a designated Tax Assistance Center, and we can help you have a secure virtual meeting with an IRS representative.



We understand that getting connected with the IRS can be challenging, and as a Tax Assistance Center, we are now able to help you schedule an appointment directly with an IRS representative who can help you:

- Understand IRS letters or math errors
- Answer questions about past tax returns and tax laws
- Navigate CP2000 notices about unreported income
- Check on your tax refund status
- Provide and explain notices about taxes you owe

Appointments are available Mondays and Wednesdays from 10:30 a.m. - 12:30 p.m. Contact us today to schedule yours!

Phone: 907-780-3105
Email: tax@thrha.org

Upcoming THRHA Office Closures

THRHA will be closed for the following dates through the end of the year:

- **October 19** - Alaska Day
- **November 11** - Veteran's Day
- **November 26** - Thanksgiving Day
- **November 27 -** Native American Heritage Day
- **December 25 -** Christmas Day
- **December 31 -** New Year's Eve
- **January 1 -** New Year's Day

For questions or additional support, please contact THRHA at info@thrha.org.

THRHA Transitions to New Housing Software System

Tlingit Haida Regional Housing Authority (THRHA) is transitioning to a new housing management software system called ***Yardi*** to improve efficiency and enhance overall tenant experience. This new system will help streamline housing operations, improve communication, and make it easier for tenants to access important account information and services.

As we make this transition, tenants may notice changes to their monthly invoices, online tenant portal, and other housing-related documents and processes. We are excited about these improvements and look forward to making your housing experience more convenient and accessible. If you have any questions or need assistance navigating these changes, please contact THRHA at **(907) 780-6868.**

2026/27 FINANCIAL EDUCATION SCHEDULES

2026: We only have a few classes left in 2026! All classes are free and offered via Zoom:

- **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

Register ***HERE*** to save your spot!

2027: *We will be rolling out our 2027 financial education schedule before the end of the year! If you didn't get a chance to join us in 2026, stay tuned for our offerings after the first of the year!*



FY27 LIHEAP APPLICATION PERIOD

Applications for FY 2027 Low Income Home Energy Assistance (LIHEAP) will open on the following dates for the respective households:

- **November 1, 2026:** If you are legally disabled or over the age of 60
- **December 1, 2026:** The general public



The application period will remain open through June 30, 2027.

LIHEAP is a federally funded program that assists low-income households with their energy bills. The program provides a one-time benefit, and the amount is determined by household income, household size, fuel type, housing type, and geographic location.

To see if you qualify and to fill out an application once the respective application periods open, visit *regionalhousingauthority.org*

All complete LIHEAP applications will be processed within 45 days. For more information, you can also contact our team at energy@thrha.org or 907-780-6868.



Employee Spotlight: Bucky Lemke

Bucky Lemke, Property Coordinator

Bucky began working with THRHA on November 19, 2020. He was hired as a part-time Property Coordinator for our Haines/Klukwan locations. Bucky came to us with a career in general maintenance, including owning his own business. Bucky has done a phenomenal job keeping our properties well-maintained, clean, and organized. Bucky is always willing to jump in and help whenever needed. As a tenant, Bucky sets the standard for what it means to maintain your unit. Per his wife Vivian, "he is one of the hardest-working men I know. He is always working, and I don't see him that often." Thank you, Bucky, for all you do to keep our places beautiful!

Success Starts With Me Opens Doors Pederson Hill

Becoming first-time homeowners marks the achievement of a goal built through preparation, determination, and support. Closing on a house also represents major milestones for Haa Yakaawu Financial Corporation's (HYFC) Success Starts With Me (SSWM) program, which is working toward the closing of **16 new homes in Juneau's Pederson Hill Subdivision.**

Through this program, HYFC works with new homeowners to demonstrate what becomes possible when affordable financing is paired with financial education and personalized guidance.

A Path From Preparation to Homeownership

SSWM helps families build the financial foundation needed to purchase a home and sustain homeownership. Through financial education, one-on-one coaching, sweat

equity, and access to affordable financing and down payment assistance, participants work toward a goal that can otherwise feel out of reach.

The program recognizes that homeownership takes more than qualifying for a mortgage. Families must navigate household budgets, strengthen credit, understand borrowing responsibilities, and prepare for the ongoing costs of maintaining a home. HYFC walks alongside participants through that process, helping them build knowledge and confidence as they move toward closing.

Building a Stronger Community

Pederson Hill is the beginning of a larger community investment. As families move toward homeownership, the subdivision will become a place where 16 households can establish roots, build relationships, and plan for their futures.

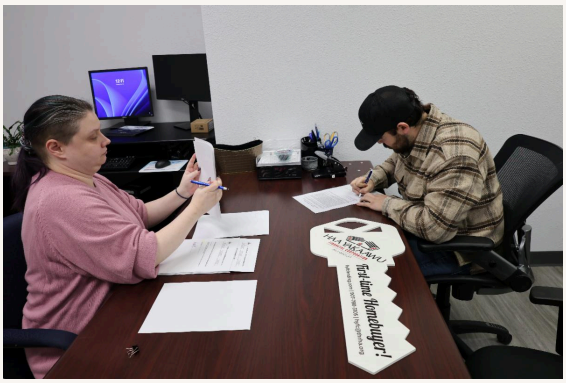
The impact extends beyond individual families. Stable homeownership can provide greater continuity for children, strengthen neighborhood connections, and create opportunities to build equity over time. In Southeast Alaska, where housing costs and limited availability create significant barriers, each successful transition to homeownership helps address a broader community need.

SSWM connects those community goals with practical support for individual households. Financial education and coaching help families prepare for the responsibilities ahead, while affordable financing and assistance help bridge the gap between readiness and opportunity.

Success That Reaches Beyond Closing Day

The purpose of Success Starts With Me is rooted in helping people turn preparation into lasting opportunity.

The upcoming closings will mark both a personal accomplishment and the first steps toward a new neighborhood of homeowners at Pederson Hill. Each household that closes on their home will demonstrate how investments in financial health and affordable housing can strengthen families and communities together.





THRHA HOUSING 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 to build three additional housing units. We have started clearing two sites to start construction on two new

homes.

Craig:
We are accepting applications for 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.

Juneau Upcoming Developments:

- **Pederson Hill Phase 1:** We have recently completed six homes at Pederson Hill and have four more nearly completed. Two more homes are being framed, and ALL homes have achieved a 6* Energy Rating, which is the highest rating.

- **Séet Kanax̲ Dutéen (North Douglas) Phase 1:** The first phase will provide 20 new buildable lots. Road construction is in progress.

Petersburg:
Road construction continues on the latest 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. The first one is nearly done, and ***we are now accepting applications***.

- **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.

IMPORTANT NOTE: Remaining 2026 Annual Inspections:

- **October 27-29:** Prince of Wales (Kasaan, Craig, Klawock)
- **October 26-29:** Juneau (Brittany Place, Kanta HOAP units)









Top Left & Bottom Right: Séet Kanax̲ Dutéen (North Douglas) Phase 1
Top Right & Bottom Left: Pederson Hill Phase 1

Regional Housing Authority

HAA YAKAAWU
FINANCIAL CORPORATION

5446 Jenkins Drive
Juneau, AK 99801

info@thrha.org
regionalhousingauthority.org

907-780-6868
888-241-6868

Tlingit-Haida Regional Housing Authority | 5446 Jenkins Drive | Juneau, AK 99801 US

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