



Indian Housing: Self Determination in Action

NAHRO NATIONAL CONFERENCE

SEPTEMBER 23, 2022

Focused on People and Place

To provide housing opportunities that empower our people and build our community.

Alaska Native people know how to build **community**.
In the village, **everyone matters and everyone has value**. CIHA uses these village values to build our communities.

- Carol Gore





Community Values-Driven Approach

- Everyone matters and everyone has value
- Respect people and place – listen and reflect our culture
- Focus on what we do well – don't get distracted
- Leverage both capacity and resources – share our expertise
- Propensity for action – Be a doer!
- Reputation matters – partners and funders love success!





DENA'INAQ' ELENENA
CH'TIYUX
"You are walking on
Dena'ina land"

YE'UH QA TS'DALTS'IYI
"Living with the outdoors"



Rural Alaska





**ASSOCIATION OF
ALASKA HOUSING AUTHORITIES**

Building communities, empowering Alaskans.



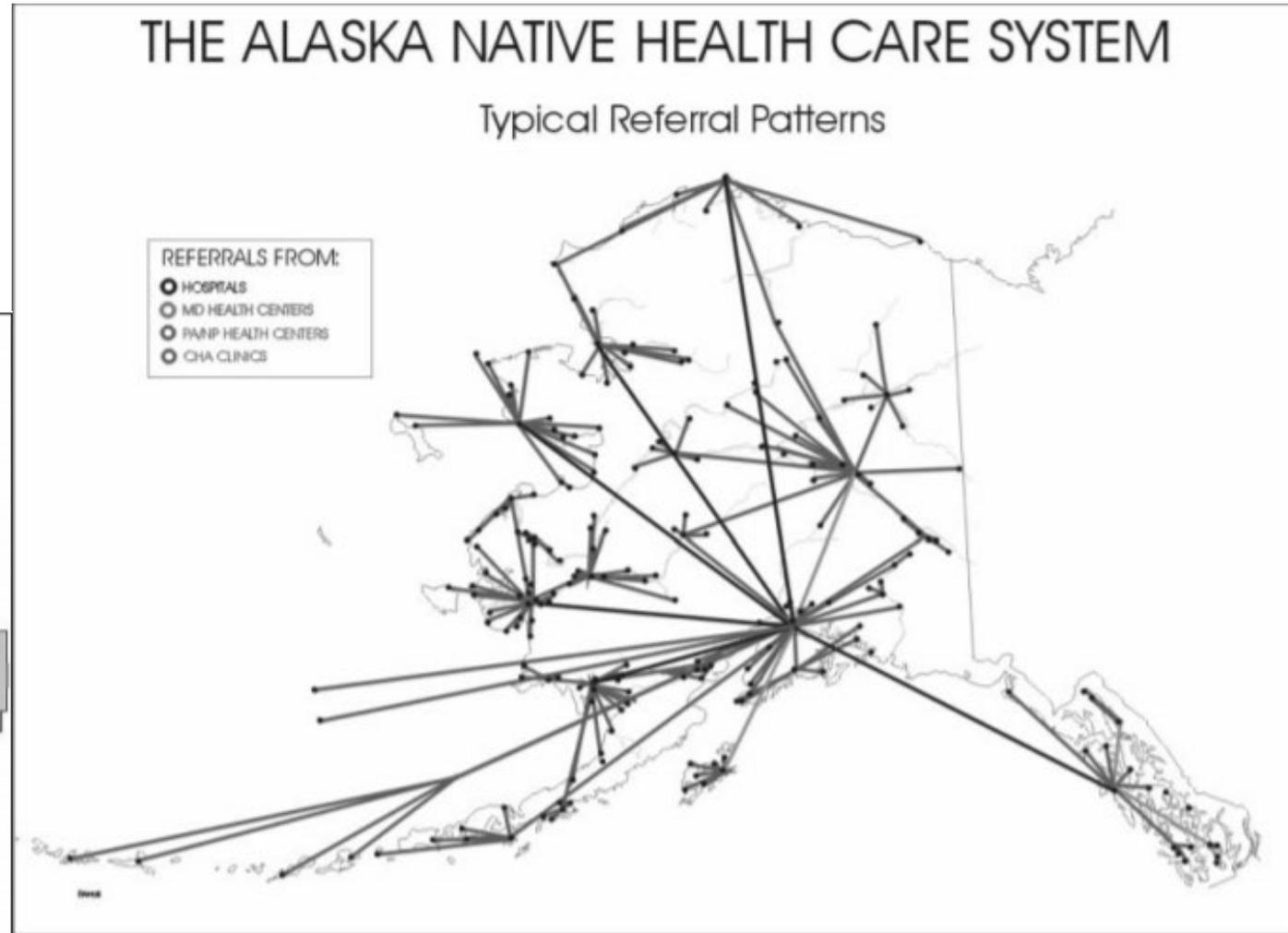
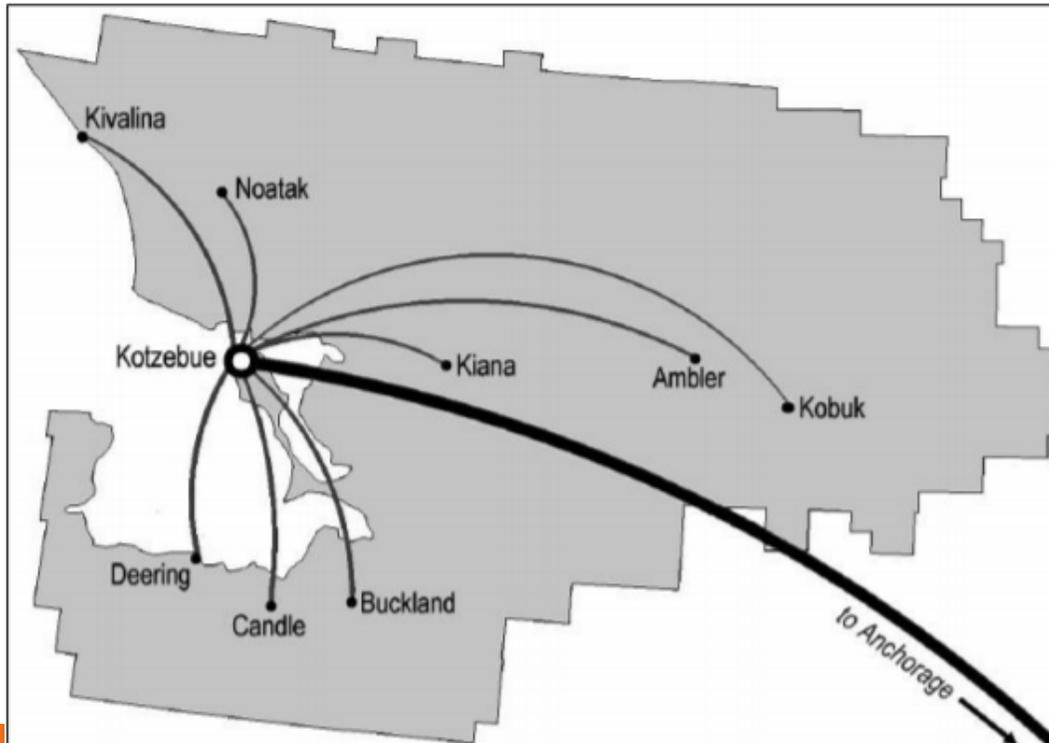
JUST HOW BIG IS ALASKA?



Alaska's villages are like tires: Hubs and Spokes

Logistical challenges abound

- Travel is frequent to hubs and to Anchorage
- We are not like the lower 48 reservations



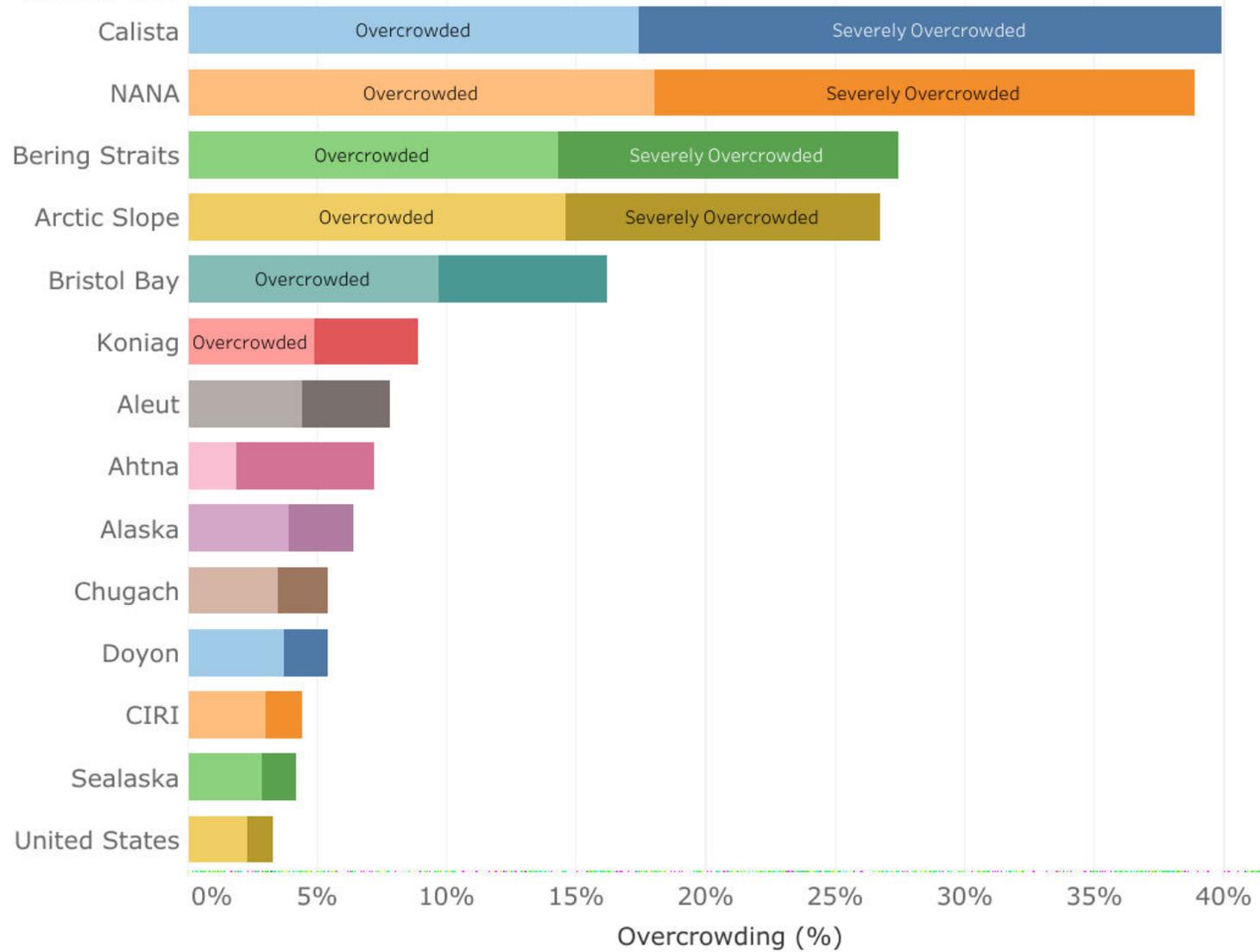
St. Lawrence Island





Overcrowding Rates

ANCSA Re..

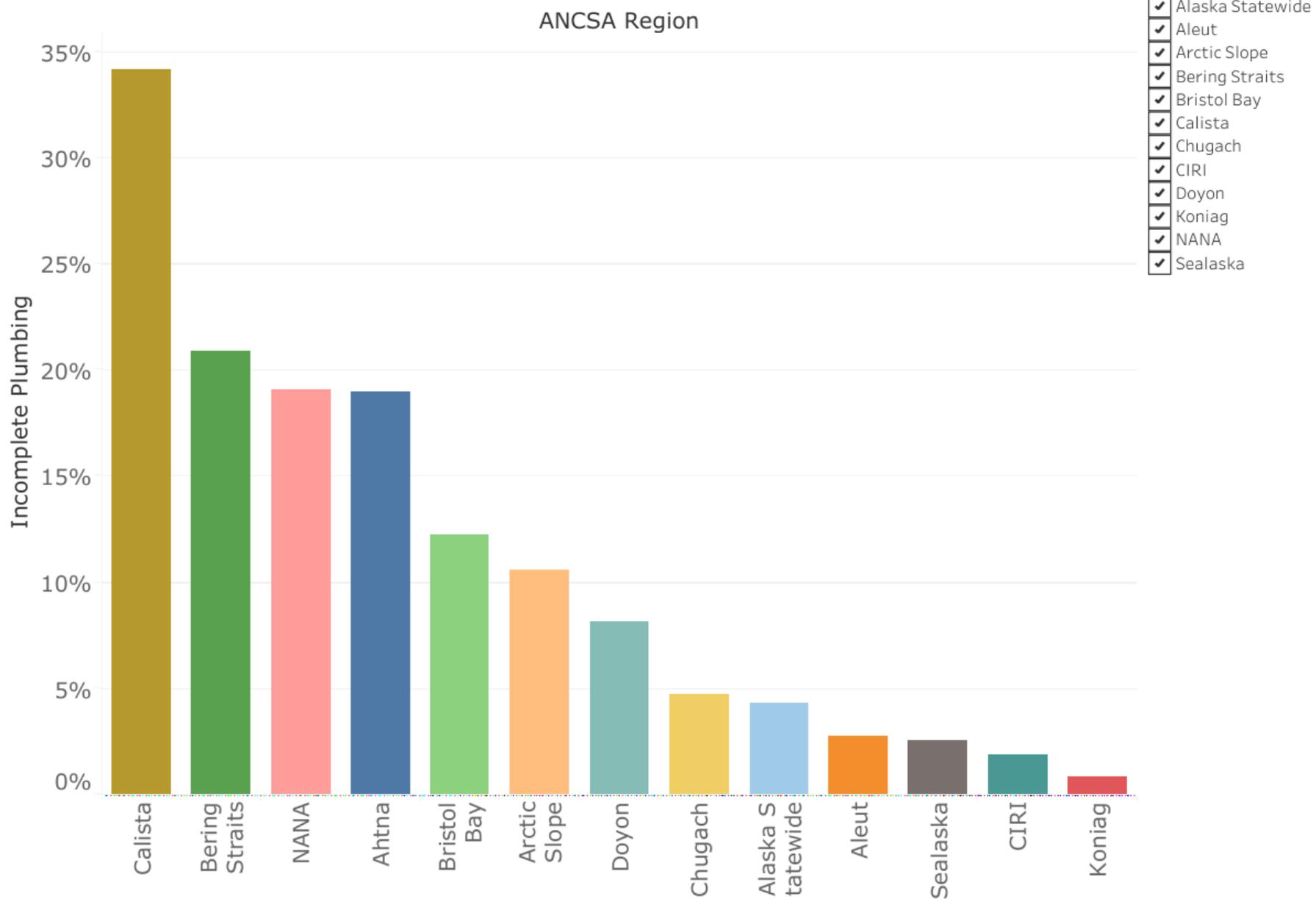


ANCSA Regions

- Ahtna
- Alaska
- Aleut
- Arctic Slope
- Bering Straits
- Bristol Bay
- Calista
- Chugach
- CIRI
- Doyon
- Koniag
- NANA
- Sealaska
- United States

HUD defines a home as overcrowded if it has more than 1 person per room, and severely overcrowded if it has more than 1.5 people per room

Percent of Occupied Homes with Incomplete Plumbing



Homes lacking hot and cold running water, a tub or shower, or a flush toilet are considered to have incomplete plumbing.

Housing Shortage Visualized



← 4 people sleep in this kitchen

14 people live in this house →



Balancing New Construction & Housing Preservation



Transportation



Pickup from 1501 Huffman Rd [Change](#) | Reserve a pickup time [Change](#)

COVID-19 Vaccine Available

Haven't gotten your shot yet? Conveniently schedule an appointment or walk-in at any of our pharmacies today. [Learn More.](#)

Aisles | Beverages | Juice & Smoothies | Orange Juice



Simply Orange Juice Pulp Free - 52 Fl. Oz.

(\$0.09 / Fl.oz)

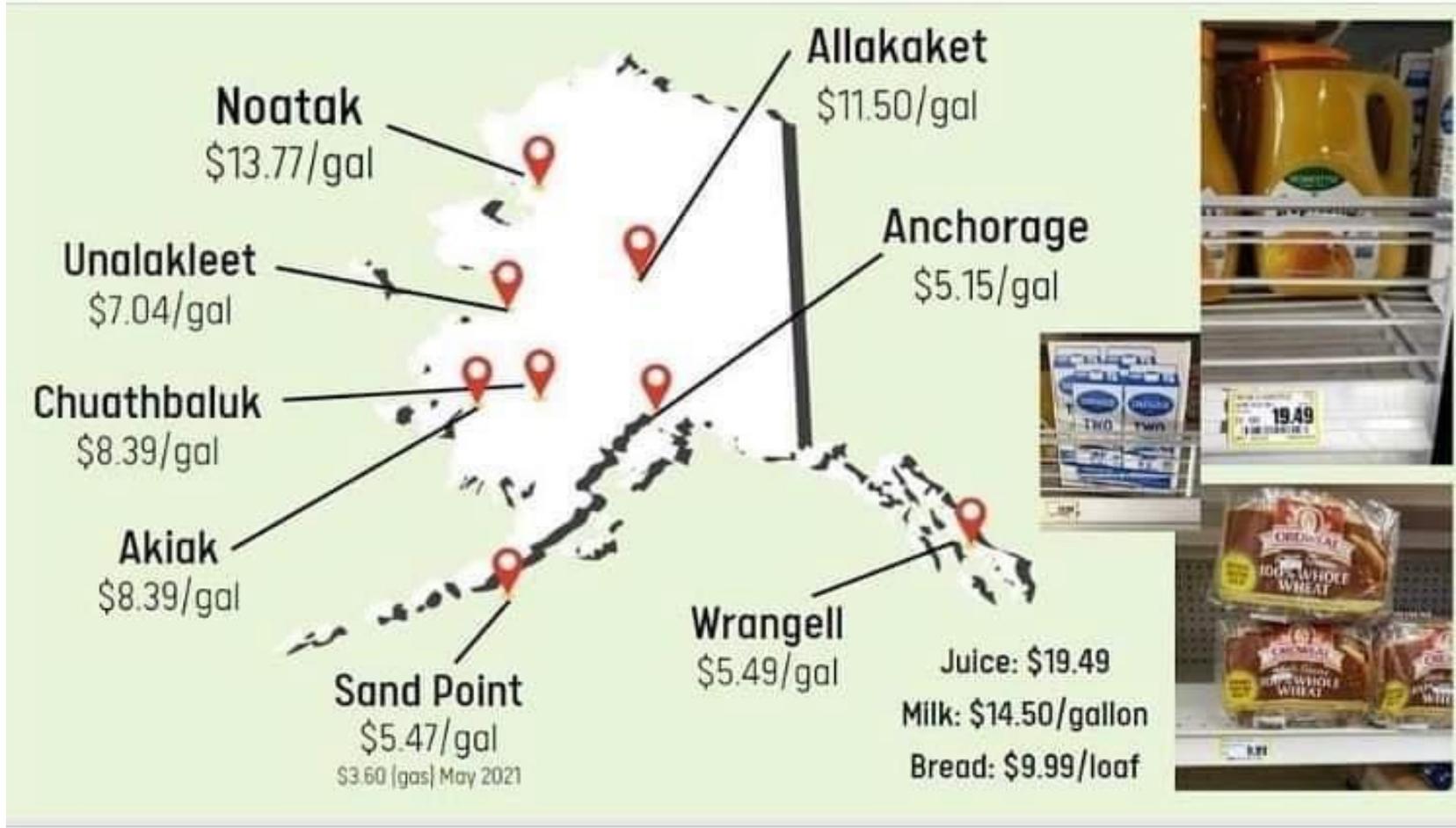
\$4.59 / ea

Sign In to Add

Most Popular



Credit: Desirae Mack

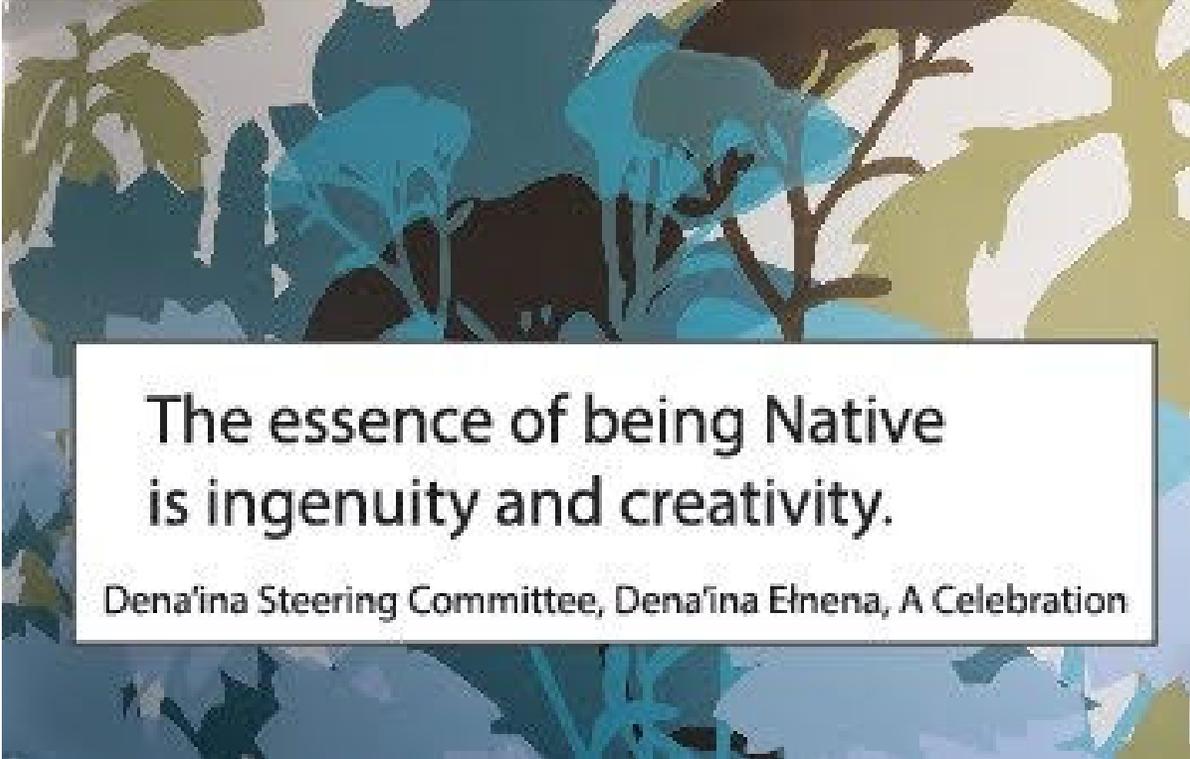






Indian Housing Block Grant: The Power of Self-Determination

NATIVE AMERICAN INDIAN HOUSING ASSISTANCE AND SELF-
DETERMINATION ACT (NAHASDA)

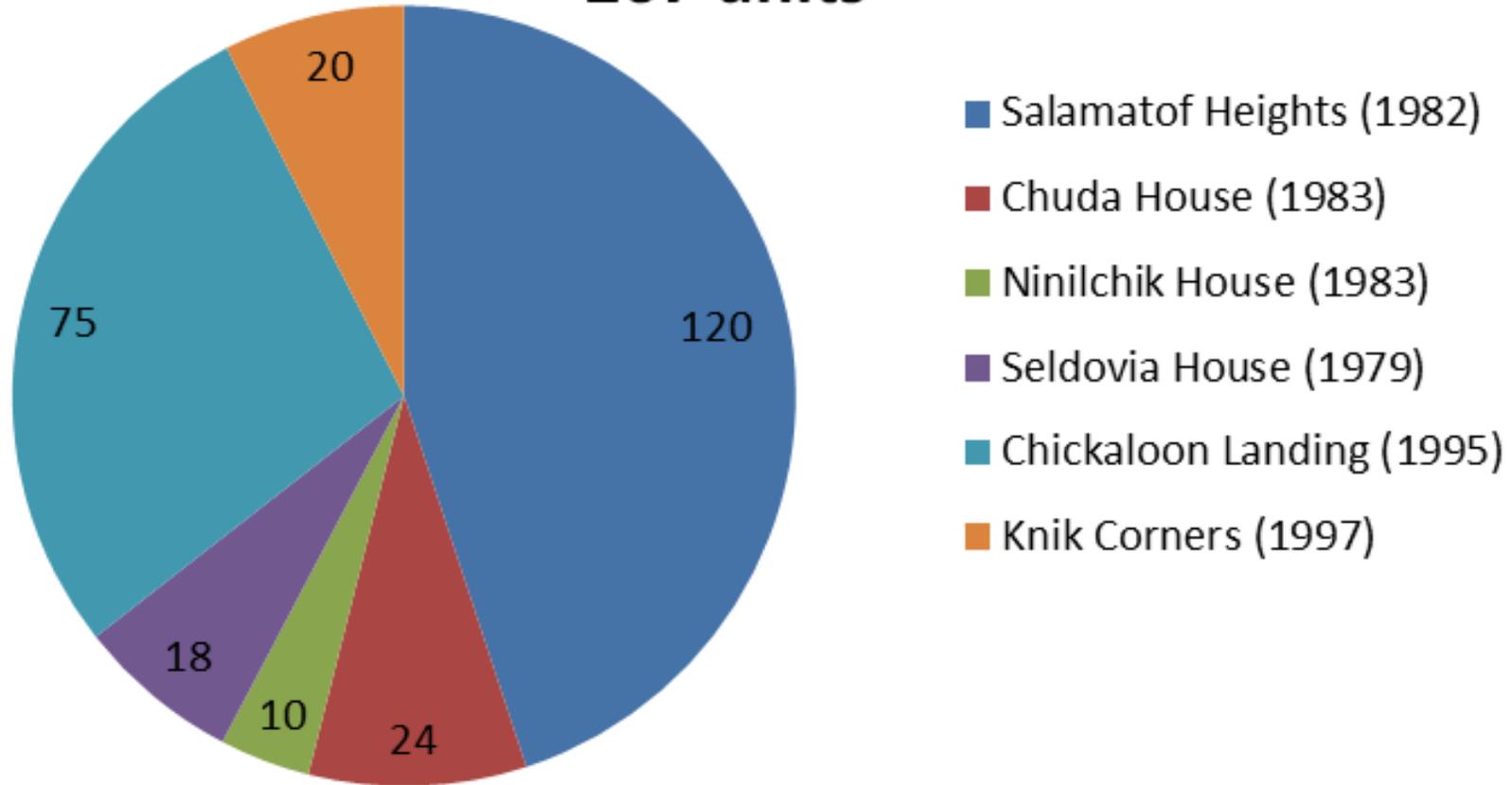
A stylized illustration of foliage in shades of blue, teal, and green, with some dark brown branches. The background is a mix of these colors, creating a textured, layered effect.

The essence of being Native
is ingenuity and creativity.

Dena'ina Steering Committee, Dena'ina Elnena, A Celebration

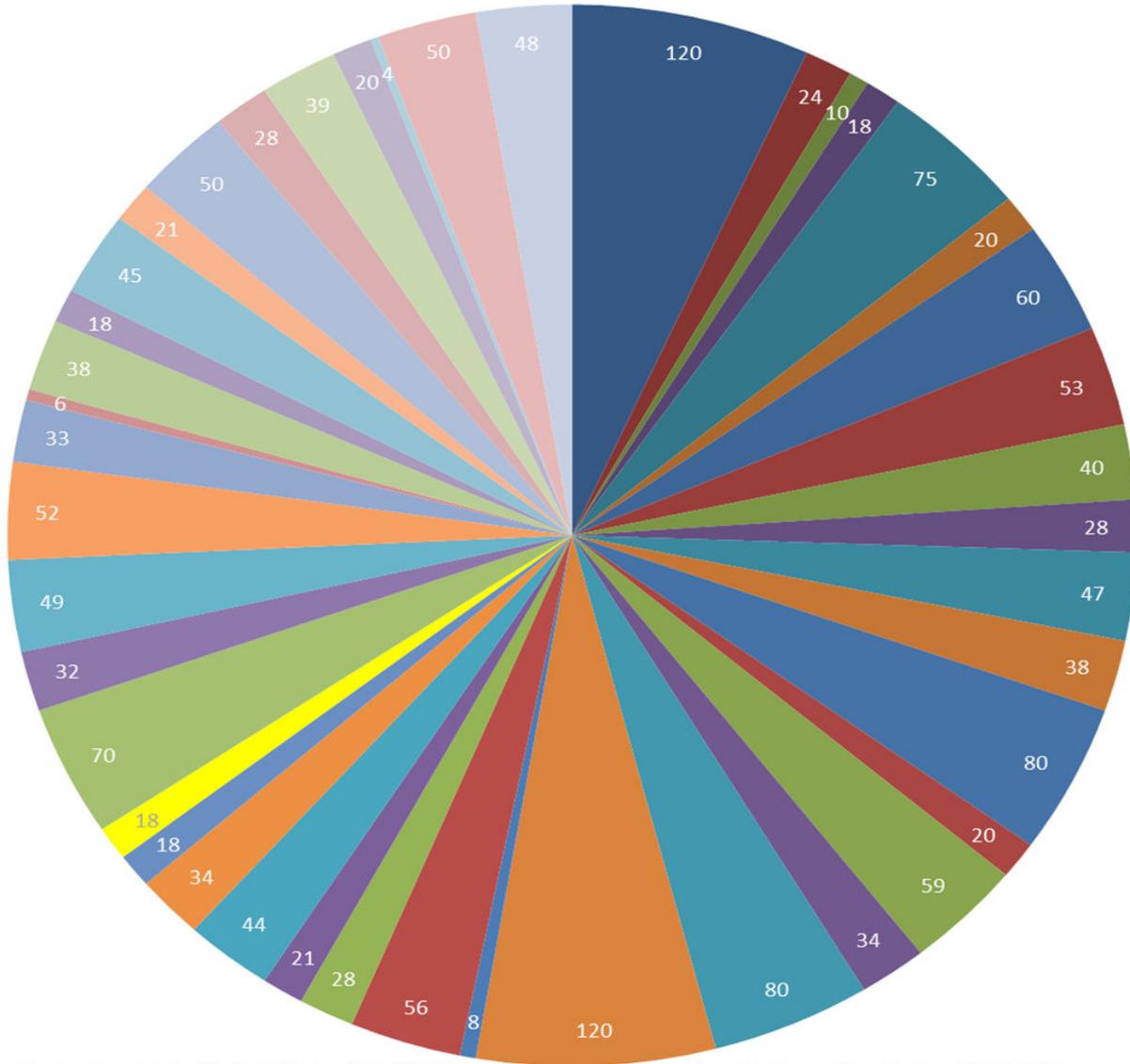
From:

CIHA Rental Portfolio (1982-1997) 267 units



CIHA Rental Portfolio 1756 units

- Salamatof Heights (1982)
- Chuda House (1983)
- Ninilchik House (1983)
- Seldovia House (1979)
- Chickaloon Landing (1995)
- Knik Corners (1997)
- Strawberry Village Cottages (2002)
- Kenaitze Pointe (2003)
- Tyonek Terrace (2004)
- Mountain View Village I (2004)
- Mountain View Village II (2005)
- Mountain View Village III (2006)
- Grass Creek Village (2008)
- NSP Duplexes (2010)
- Eklutna Estates (2010)
- Mountain View Village IV (2011)
- Brighton Park, (managed only)
- Loussac Place (2012)
- MVV Flower Street (2013)
- Coronado Park Senior Village (2014)
- Coronado Park Townhomes (2014)
- Vista View (2014)
- Mountain View Village V (2014/2015)
- Caswell Court (2015)
- Fairview 18plex (2015)
- Susitna Square (2015)
- Ridgeline Terrace (2015)
- Scattered Site Multifamily (2015-2020)
- Creekview Plaza 49 (2016)
- Grass Creek North I (2016)
- 3600 Spenard (2017)
- Clearwater Village (2017)
- Woven House (2018)
- Creekview Plaza (2018)
- Grass Creek North II (2018)
- Ch'anikna Commons (2019)
- Elizabeth Place (2019)
- Qanchi Place (2020)
- Qintali View/Coronado Park II (2020)
- ThirteenTen W 32nd Ave (2021)
- Wilson Duplexes (2021)
- Qevu Village (2021)
- Ch'bala Corners (2022)



Senior Rental Portfolio Total = 763 (43%)
 Anchorage/Eagle River = 729
 Peninsula = 34

Family Rental Portfolio = 993 (57%)
 Mountain View = 290

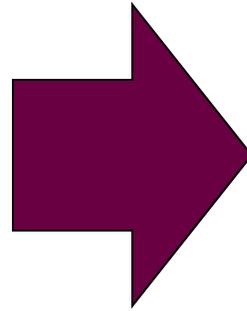


To:

CIHA's journey to self-sufficiency:

“The HUD Model”

- ❖ Limited funding sources
- ❖ Restrictive fund use
- ❖ Limited/restrictive programs
- ❖ Client Grant programs
- ❖ HUD \$ only
- ❖ Building houses
- ❖ Hand Out



“The Future Business Model”

- Multiple funding sources
- Flexible fund use
- Flexible “needs based” programs
- Revolving loan programs
- HUD \$ plus other money
- Building homes
- Hand Up



INSIDE



SKATERS FLOCK TO LAKES

Anchorage lakes opened to ice skaters for the first time Saturday.

Alaska, B-1



EAGLES, TITANS PREVAIL

Donovan McNabb shows Philadelphia the way in a 26-6 win over Atlanta, and Tennessee slips past Pittsburgh 34-31 in OT.

Sports, C-1



OUTDOORS PROGRAM GUTTED?

The University of Alaska Anchorage's outdoors education program rebuilt itself after a terrible accident, but now it is on life support.

Outdoors, B-1

U.S. left toxic trail of depleted uranium in Iraq

RADIOACTIVE: Spent tank-busting bullets remain "hot" for billions of years.

By SCOTT PETERSON
The Observer Science Monitor

KHARANSI, IRAQ — The rusted tanks are gathered in Iraq's southern desert like an open-air exhibit of the 1991 Gulf War.

But these are not just rusted pieces. This still radioactive battle field and the severe health problems many Iraqis and some U.S. Gulf War veterans ascribe to it may also be an omen of an unsettled future.

As American forces prepare to take on Iraq, analysts agree that the

had political and popular fears about depleted uranium (DU) use in the first Gulf War, and later in Kosovo and Afghanistan, have not dented Pentagon enthusiasm for the "silver bullet." U.S. forces in Iraq will again deploy depleted uranium as their most effective — and most controversial — tank-busting bullet.

War zones more imminent, and the White House has indicated the decision about whether to go to war could come by late this month or early February.

But this bleak desert just north of Iraq's border with Kuwait and Saudi Arabia offers a window on the hu-



man-made devastation during the 1991 Gulf War. Iraq's tanks were destroyed during the 1991 Gulf War. The wreckage is contaminated by low-level radiation from some of the 320 tons of depleted uranium munition ammunition used by U.S. forces.

See Page A-1, DEPLETED URANIUM

BROUHAHA AT 'THE BIRDHOUSES'



The 60 brightly colored houses of Strawberry Village Cottages in South Anchorage have stirred up controversy with some residents calling them "the birdhouses."

Color clash

Bright hues of Strawberry Village draw neighbors' ire

By ROSEMARY SHINDHARA
Anchorage Daily News

Some people call them "the birdhouses," and not in a complimentary way. Sixty small, pitched-roof houses painted bright blue, green and yellow have popped up near Minnesota Drive on Strawberry Road. Named Strawberry Village Cottages, they all close together on the street.

These tiny, colorful homes stand out like party balloons at a funeral in this neighborhood filled with gray-beige subdivisions.

They are different enough to have violated the bounds of what's acceptable to some people. This has set off an argument about what fits in a standard neighborhood and whether it's right to have houses painted so close together.

"The colors are horrible," says Joe Del Duca, who lives nearby. "There isn't a



Tammy Prussell sits the times her Strawberry Village Cottages home. With her 5-year-old twins on her children, Geoffrey, on the couch, Eric and Joel in the background.

See Page A-6, STRAWBERRY VILLAGE

U.S. masses troops in gulf

BUILDUP: Force in region may exceed 150,000 in next month.

By JIM SCOTT
The New York Times

WASHINGTON — The military force the Pentagon is massing in the Persian Gulf could be well positioned to attack Iraq on President Bush's order in mid- to late February and could exceed 150,000 soldiers, sailors, airmen and marines, military officials said Saturday.

Less than half of that force is in the gulf region now. But three large deployment orders signed by Defense Secretary Donald Rumsfeld — one late Friday, the other early Saturday for a total of 82,000 troops in addition to the Dec. 24 order for about 25,000 — have set in motion critical reinforcements of troops, armor, warships and combat aircraft.

The latest order, sent out overnight, directs 27,000 additional personnel to the gulf, including thousands of Marines, an Army airborne infantry brigade, and a squadron of Air Force F-117 Nighthawk stealth fighters and two squadrons of F-16C radar-jamming fighters. The order late Friday dispatched 26,000 troops, half of

See Back Page, TROOPS



Ancho

Michael J. Sexton
President & Publisher

For
Fuller A. Cowell, Publisher, 1993-
Gerald E. Grilly, Publisher, 1984-

OUR VIEW

About those 'birdhouses'

Controversial project deserves a chance to work

Granted, the controversial affordable housing project known as Strawberry Village cottages isn't your

Voice of the Times

A CONSERVATIVE VOICE FOR ALASKANS

WILLIAM J. TOBIN
Senior editor

Ease up with the paint controversy

By ELISE PATKOTAK

I remember the first time I saw the "birdhouses" out here in South Anchorage. I'd just turned off of Minnesota and suddenly there they were. In a sea of beige and boring sat this amazing village of colorful, somewhat oddly shaped houses.

Would Strawberry Village architect want tacky colors on his block?

In reference to "Color Clash: Strawberry Village" (Jan. 12):

I have nothing against developments, but I can understand the residents who live in expensive homes being upset because it brings their property value down.

I have two questions for Mark Pfeffer, the architect: Would you build these where you live, and would you have the bright Easter-egg colors that are so tacky? I am guessing your answer would be a resounding no.

— Pat Knapp
Wasilla





Mountain View Village

Progress....

- 2004, MT. VIEW VILLAGE I (28)
- 2005, MT. VIEW HOMEOWNERSHIP I (10)
- 2005, MT. VIEW VILLAGE II (47)
- 2006, MT. VIEW HOMEOWNERSHIP II (8)
- 2006, MT. VIEW VILLAGE III (38)
- 2007, MT. VIEW HOMEOWNERSHIP III (7)
- 2008, MT. VIEW HOMEOWNERSHIP IV (8)
- 2009, MT. VIEW HOMEOWNERSHIP V (6)
- 2009, NSP DUPLEXES (20)
- 2010, MT. VIEW HOMEOWNERSHIP VI (12)
- 2010, MT. VIEW VILLAGE IV (34)
- 2011, MT. VIEW HOMEOWNERSHIP VII (6)
- 2011, MT. VIEW RENTAL REHAB (12)
- VACANT LAND



Demo under contract ✖ Ready for Demo ✔ Purchase Closed ✖ New Purchase in Progress ✖







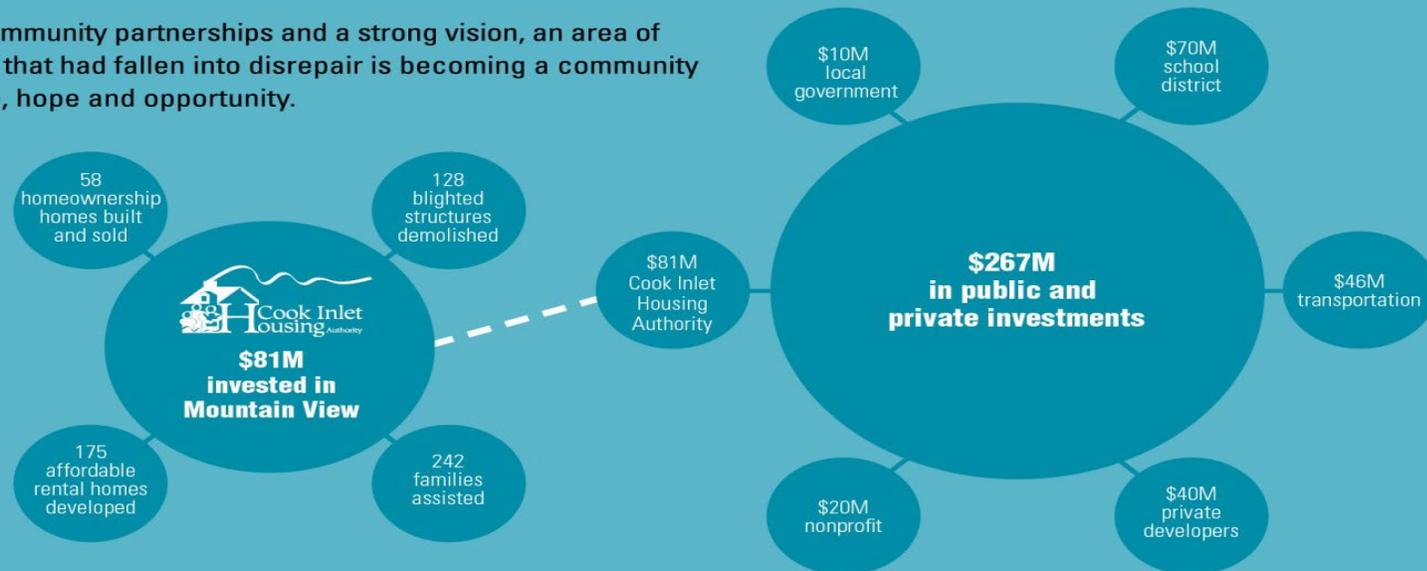






Mountain View: A Case Study of Revitalization (2002-2012)

Through community partnerships and a strong vision, an area of Anchorage that had fallen into disrepair is becoming a community full of pride, hope and opportunity.



Outcomes:



Source: Agnew::Beck Mountain View Community Indicators, May 2012



ELIZABETH PLACE

925 W 7TH AVE





Whole-Community approach

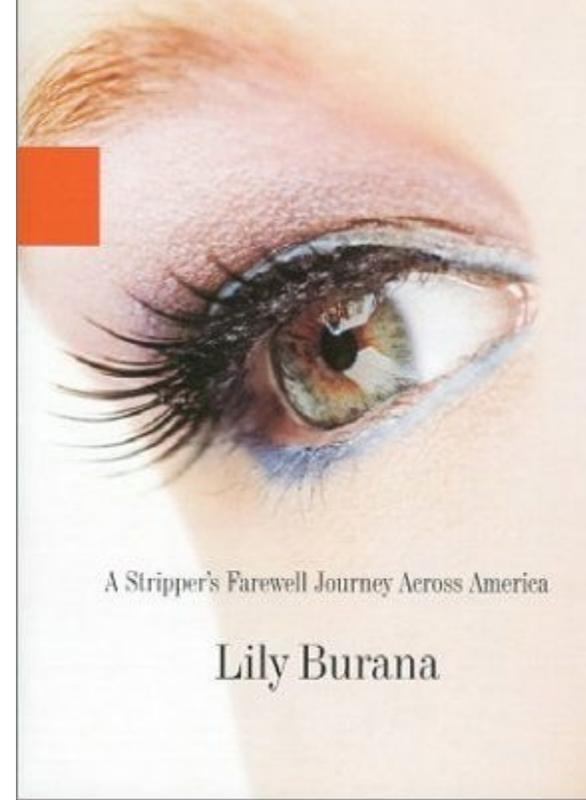
We work in neighborhoods with the residents and business owners.

We don't "do to" a neighborhood.





Strip City



A Stripper's Farewell Journey Across America

Lily Burana





Community and Cultural Hub: The Nave



Nave after



#TheHomelessPlay



FEB 9-12

HOME BUT NOT LESS
A PLAY BUILT ON ALASKAN VOICES

Church of Love
3502 Spenard Rd.





Innovation: mocking up an apartment





Partnerships to accomplish our mission

Leveraging Resources

- **NAHASDA**

- Low Income Housing Tax Credits
- Energy Credits
- Indian Community Development Block Grant
- Bank Debt
- National Housing Trust Funds
- Community Development Block Grant
- HOME Funds
- Rasmuson Foundation
- Kresge Foundation
- ArtPlace America Grant
- Murdock Foundation
- Atwood Foundation
- Federal Home Loan Bank – AHP
- Federal Home Loan Bank – CIA
- State – Senior Grant Program
- State – Supplemental Grant Program

Leveraging Capacity: 594 Rental Homes & Shelter Beds

- AVCP Regional Housing Authority
- Alaska Women in Crisis Center
- Bean's Café
- Catholic Social Services
- Cook Inlet Tribal Council
- Covenant House Alaska
- Native Village of Tyonek
- Palmer Senior Citizens Center
- Providence Health & Services
- Valley Residential Services
- Wasilla Area Seniors

Loussac Place: Public and Indian Housing Working Together

- 1960's origin as public housing
- LIHTC and Vouchers
- From 60 units to 120 units
- 3 zones based on size of units





Loussac Place

- 120 homes in varying size
- Community space
- Each has a front door on the street
- The doors face their neighbors





Brother Francis Shelter



Covey Lofts



djm Real Estate
Photography

Cook Inlet
Housing Authority



djm Real Estate
Photography



Covey Academy & Youth Engagement Center



djm Real Estate
Photography

Cook Inlet
Housing Authority

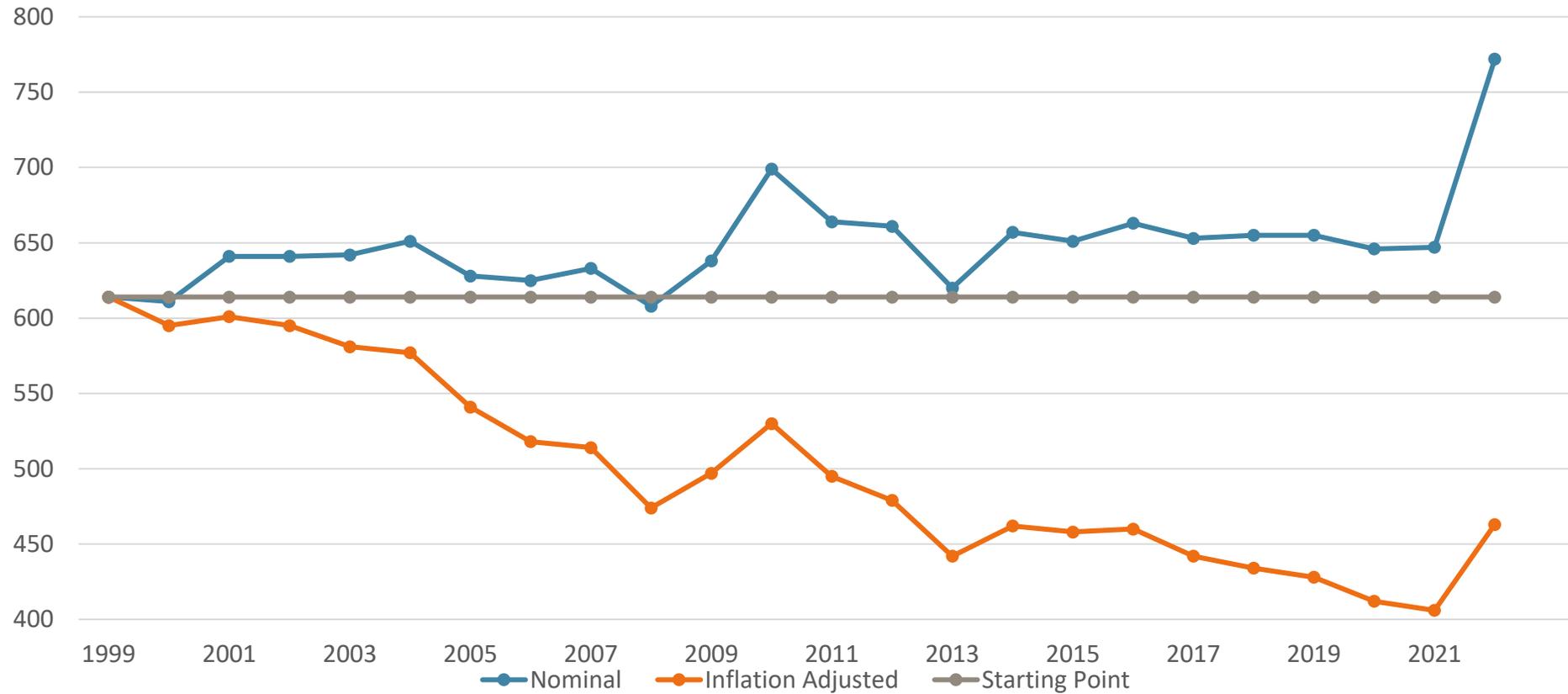






Challenges and Opportunities

IHBG Funding: Nominal vs Inflation



WE NEED PARITY IN HUD FUNDING

	HUD OVERALL	IHBG
2001 Nominal \$	\$26 BB	\$646 MM
2001 % of HUD Budget		2.5%
2022 Nominal \$	\$65.7 BB	\$772 MM
2022 % of HUD Budget		1.17%
% Change in Funding	153%	19.5%

Homes in Brevig Mission



Climate Change

The ground used to be above Griffin's head in this picture



Regulations and Compliance Cost Too Much

- HUD
- Treasury
- INFOGRAPHIC from August with Dep. Sec.
- HUD AND TREASURY LOGOS
-

Housing Plus ... (_____)

- HUD + VA
- HUD + HHS
- HUD + Local
- HUD + (_____)

Federal unutilized funding

- Every year Federal programs have unused funds
- What would happen if we found a way to redirect unused funding rather than letting it expire?





Quyana
