

Kodiak Island Housing Authority

3137 Mill Bay Rd.
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Gathering Together, Sharing Together, Working Together, Succeeding Together

Kodiak Island Housing Authority (KIHA) was created in 1976 by state statute to assist families in securing safe, decent, and affordable housing in the Kodiak Archipelago.

- KIHA is the Tribally Designated Housing Entity (TDHE) for: Akhiok Tribal Council, Alutiiq Tribe of Old Harbor, Kaguyak Tribal Council, Koniag, Inc., Native Village of Afognak, Native Village of Larsen Bay, Native Village of Port Lions, Sun'aq Tribe of Kodiak, Tangirnaq Native Village (aka Woody Island Tribal Council).



Legal Status of Housing Authorities

Alaska Statute 18.55.996(d)

State of Alaska

- State authorized Native American Housing Authority

KIHA

- Public Corporation pursuant to State Statute

Board of Commissioners

- Appointed by the KANA Board per the Alaska State Statute. Commissioners are Cheryl “DeeDee” Christofferson, Nancy Nelson, Alex Panamaroff, Jr., Loretta Nelson, and Jeannine "JJ" Marsh

Executive Director

- Appointed by the Board of Commissioners. Executive Director is Melinda Pruitt.

KIHA Board of Commissioners



Cheryl "DeeDee" Christofferson
Chairwoman



Nancy Nelson
Vice Chairwoman



Alex Panamaroff Jr.
Secretary/Treasurer



Loretta Nelson
Commissioner



Jeannine "JJ" Marsh
Commissioner

KIHA Executive Team



Mindy Pruitt
Executive Director



Trevor Brown
Housing & Tribal
Operations Officer



Bill Applebee
Facilities Director



Peggy Tuttle
Finance Director



Keegan Bravo
Facilities Supervisor



Janette Agmata
Executive Admin. Assistant/
Special Projects Coordinator



Christopher Pruitt
Technology Manager



Kodiak Villages

- The red dots on the map are villages we provide housing opportunities to.
- We have rental properties, mutual help homes, rental assistance, and home start.

Artist: Bruce Nelson

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KIHA

KIHA MISSION

Ensure safe, decent, and affordable housing; creating opportunities for resident self-sufficiency and economic independence.

Housing Programs & Services

KIHA provides a comprehensive portfolio of housing services. In keeping with its mission, KIHA also provides programs and services that promote self-sufficiency and economic independence.

KIHA-Owned Rental Units

- NAHASDA-assisted rental units in Kodiak & the villages, Cliffwood, and Harborview

Elder Housing

- Heritage Heights & Emerald Heights

Pathways to Home Ownership

- Home Start Program, Mutual Help Program, Mortgage Loans, Weatherization, AHFC supplemental money

Pathways to Self-Sufficiency

- Rental Assistance Program, Student Rental Assistance Program, Life Builders, Financial Freedom Plan

Self-Determination

- KIHA & Tribal Housing Services in the Kodiak Region, Sun'aq Housing Advocate

Other Programs

- Homeowner's Assistance Fund Program, IHBG-ARP

KIHA-Owned Rental Units



Enterprise Units (no income guidelines)

Harborview Apartments

Cliffwood Apartments

Emerald Heights

NAHASDA Units (income guidelines)

Woodside Manor

Selief 4-plex, Sharatin Rd., Lilly Way

Rentals in several Kodiak villages

Heritage Heights



Cliffwood Apartments





Harborview Apartments

- 48 units
- Affordable rent, not income-based
- Located downtown in a central location



NAHASDA-Assisted Units

- KIHA owns and manages 90 NAHASDA-assisted apartments in Kodiak, Larsen Bay, Old Harbor, and Ouzinkie.
- Apartments range in size from 1 to 4 bedrooms.
- The rent is based on income and tenants pay for electricity.
- NAHASDA-eligible Alaska Native/American Indian families and families essential to the community may rent these units.



3-bdr at Woodside Manor



Elder Housing

Heritage Heights
Emerald Heights



Emerald Heights



- Located on Alimaq Drive on Near Island.
- 32-unit apartment building for adults over the age of 55.
- No income guidelines.
- Property is fully occupied.



Heritage Heights

Housing for NAHASDA-eligible (AIAN) elders and younger residents with disabilities

Heritage Heights 2-bdr unit



Pathways to Home Ownership

- Home Start Program
- Mutual Help Program
- Mortgage Loans
- Weatherization



KIHA property in Larsen Bay

Weatherization Program

- Kodiak Island Housing Authority's (KIHA's) home weatherization and renovation program provides repairs, upgrades, renovations and improvements to the homes of American Indian and Alaska Native (AIAN) homeowners where there are health, safety, and energy efficiency issues present.
- Weatherization improvements may consist of insulation, weather stripping and caulking, new doors, windows, heating systems, siding or roofing. Renovations can address accessibility improvements. KIHA staff works with the homeowner in determining the scope of work.

Photos to the left is a Kodiak Home and was completed with NAHASDA and AHFC supplemental funds.





Mutual Help and Home Start Program

- For homes built by KIHA and made available for purchase in the villages
- AIAN families or families deemed essential to the community are eligible
- Minimal monthly payment based on income and annual recertifications are required
- Home conveyed to the homebuyer after 25 years of successful payments. KIHA is trying to convey as many eligible MH homes as possible.
- For low to very-low income first-time AIAN homebuyers
- 1% down payment
- For purchase price of up to \$300,000

Success Stories

Kutyna Family

- Mary Jane and Brandon Kutyna discovered the Home Start Program when the home they had been renting for seven years went up for sale.
- KIHA's Rental Assistance Program supplemented Brandon and Mary Jane's rental payments for three years while they shopped for homes and saved.
- During their home buying journey, the Kutynas had several homes fall through at some point in the buying process. Finally, they found a 3-bedroom, 2-bathroom home in Chiniak on five and a half acres. Unlike the other properties that they tried to purchase this one was move-in ready.





Photo of Kareina Hackett, Mortgage Loan Specialist & Jan Miyagishima, Alaska Housing Finance Corporation Mortgage Director

Mortgage Loan Program

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- A large portfolio of loan options to suit every need
 - Dedicated mortgage loan specialist

Pathways to Self-Sufficiency

- Rental Assistance Program
- Student Rental Assistance Program
- Life Builders
- Self-Sufficiency Advocates (at the Family Investment Center)



Financial Freedom Plan

- NAHASDA Assisted Program tenants and rental assistance program participants who earn \$35,000 or more may be eligible for Kodiak Island Housing Authorities' Financial Freedom Plan.
- Standard rent is **30%** of your adjusted gross income; on the Financial Freedom Plan your rent would be reduced to **20%** of your adjusted gross income.



"Thank you for all your help, Mrs. Cook (Housing Manager)! I love my little home." - Tenant from Cliffwood



Jayden Amodo, SRAP Participant studied at California Aeronautical University. And is now home flying around Kodiak!

Rental Assistance Program and Student Rental Assistance Program

- KIHA currently has 38 Rental Assistance Program Participants including Student Rental Assistance Program.

Life Builders

- A Young Adult Transitional Housing Program with a mission to provide residential programming through congregate living. Life Builders is designed to provide opportunities and supervised assistance to young adults as they transition to independent living and self-sufficiency.



Self-Determination & Tribal Housing Services

- Dig Afognak
- Kodiak Alutiiq Dancers
- Native Youth Olympics (NYO)
- Boiler maintenance training
- Home purchases & renovation

Tribes direct use of NAHASDA monies specifically allocated to their tribe. Each tribe chooses to focus on different activities.



Family Investment Center at Woodside Manor (Housing Services)



- The Family Investment Center (FIC) offers free services to the children of KIHA's housing participants and employees. Services include after school and summer programming, rides to and from school, field trips, snacks, and hot meals.
- FIC is focused to help parents and children achieve opportunities that support education, physical activity and community involvement and self sufficiency.

THANK YOU!

