

VILLAGE BACKGROUND

Introduction

Village Location and Population Size

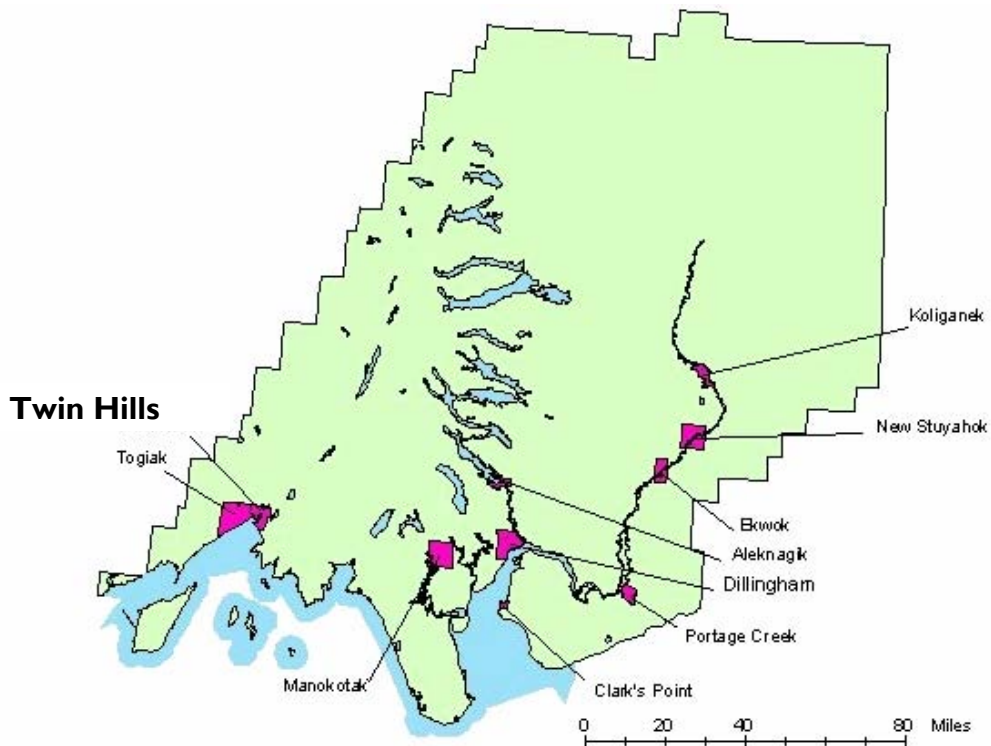
Twin Hills, a traditional Yup'ik Eskimo village with a fishing and subsistence lifestyle, is an unincorporated community located near the mouth of the Twin Hills River, a tributary of the Togiak River, 386 miles southwest of Anchorage in the Dillingham Census Area. Twin Hills is one of 11 small communities scattered along the northern side of Bristol Bay. It is located about 1.5 miles inland on the Twin Hills River, a tributary of the Togiak River. This tributary is navigable during high tides. A road connects Twin Hills with the cannery at Old Togiak, but otherwise access is limited to small aircraft and boats. The area encompasses 21.8 sq. miles of land and 0.3 sq. miles of water. The state demographer's estimate of the population in 2004 was 67 people. The Village Council has conducted a resident count and finds the population to be 80 residents.

The village was established in 1965 by families who moved from Togiak to avoid the recurrent flooding there. Some residents migrated from Quinhagak on Kuskokwim Bay. The people have strong cultural ties to the Yukon-Kuskokwim region, because many of their ancestors migrated to Togiak following the 1918-19 influenza epidemic.



Twin Hills, Alaska

Figure 1. Location of Twin Hills, Alaska



Source: Alaska Department of Labor And Workforce Development, Research and Analysis and US Census Bureau, 2000 Tigraine files.

Physical Setting and Habitat

The Twin Hills area experiences a transitional climate, primarily maritime, although the arctic climate also affects this region. Cloudy skies, mild temperatures, and moderately heavy precipitation characterize the area. Average summer temperatures range from 37 to 66; winter temperatures average 4 to 30. Precipitation ranges from 20 to 26 inches annually. Fog and high winds are prevalent during winter months and fog is also prevalent during summer months. The Togiak River is ice-free from June through mid-November.

The dominant vegetation type in the area is tundra with willows and scattered clumps of cottonwoods growing along the rivers. Small patches of spruce grow in some areas. Lakes and small ponds dot the landscape.

The Togiak drainage has important subsistence and sport fishery values, containing salmon, grayling, Dolly Varden, and rainbow trout among other species. The river is free flowing and possesses excellent scenic, wildlife, riparian, and recreational values. The river is important for subsistence uses and part of the drainage is in the Togiak Wilderness (<http://togiak.fws.gov/establish.htm>).

The area around Twin Hills, including the Togiak Wildlife Refuge, is home to 48 mammal species, 31 of which are terrestrial and 17 marine. More than 150,000 caribou from two herds, the Nushagak Peninsula and the Mulchatna, use refuge lands, which they share with wolves, moose, brown and black bears, wolverines, red foxes, marmots, beavers, and porcupines, among other land mammals. Seals, sea lions, walrus and whales are found at various times of year along the refuge's 600 miles of coastline.

Some 201 species of birds have been sighted on the Togiak Refuge. Threatened species can occasionally be found there, including Steller's and spectacled eiders. Several arctic goose species frequent the refuge, along with murre, peregrine falcons, dowitchers, Lapland longspurs and a rich variety of other seabirds, waterfowl, shorebirds, songbirds and raptors. Refuge staff and volunteers have also documented more than 500 species of plants, demonstrating a high degree of biodiversity for a sub-arctic area.

Access

Twin Hills is primarily accessible by air and water. Regular and charter flights are available from Dillingham. There is a State-owned 3,000-foot long by 60-foot wide lighted gravel runway on a ridge east of the village. Most cargo is delivered by air. There is a boat landing but no docking facilities; bulk goods must be lightered to shore. Autos, ATVs and snowmachines are used for local transportation. Residents drive along the beach to access the Togiak Fisheries cannery. There is a winter trail between Twin Hills and Togiak (BBNA website).

Environmental Issues

Twin Hills is generally a very pristine, clean place. Residents frequently list "good water," "clean air," "healthy animals," and "good berry picking," as the area's environmental assets; residents are committed to protecting the quality of their natural environment.

There are some environmental issues in the area, however, that concern Twin Hills residents. Fuel spills, pollution and waste from fishing and canning, the build up of silt in the Twin Hills River near the village, the undrained, boggy area (known locally as the "stinky pond") near a concentrated residential area, the need for landfill clean up and improved sewage facilities all are environmental priorities. Additionally, residents are watchful of the environmental changes taking place, especially as temperatures continue to rise. The health of some animal populations, the encroachment of alders into berry picking area, the lack of snow and river freeze-up and the reliance on fossil fuels for energy are other environmental issues the community would like to find ways to address. Assistance from regional, state and federal entities is necessary to deal with these issues.

Subsistence Economy

Twin Hills residents rely heavily on subsistence activities for various food sources. Seal, sea lion, walrus, salmon, variety of trout, herring, herring roe and kelp, blackfish, clams, moose, caribou, geese, ducks and various eggs from different species of birds are harvested. Berry picking of many varieties are common in their respective seasons.

Subsistence activities occur all along the coastal areas where residents hunt for geese, ducks, sea birds and other marine life, traveling as far as Quinhagak to Kulukak. For land species, hunters may go as far as Koliganak to the lakes of Quinhagak. Inland the hunting of moose, caribou, salmon, trout and other species occur. Everything in their season and need.

An exchange relationship exists between Twin Hills, Togiak, Manokotak, and other Bristol Bay villages. Some residents of outlying villages visit Twin Hills to pick certain species of berry; Twin Hills residents will also fly to neighboring villages to pick other berry species. These are either used immediately or frozen for later use. Seal oil is sometime exchanged for cash, or, necessary food items not available in the area.

According to Alaska Department of Fish and Game Technical Paper No. 203, revised February 1991, subsistence fishing for salmon usually begins the latter part of May and may last well into

October for Twin Hills residents. In general, residents who fish the bay are also commercial fishermen, while residents, who fish the river, particularly during the months of June through August, are elders, their young helpers, and those villagers not involved directly in the commercial harvest of salmon. Husband and wife teams are common among elders, but elder widows often have sons or sons-in law assisting in subsistence fishing. Young hunters usually share their successful hunt with everyone in the village. Nearly all of the bay fishing is done with commercial nets during commercial open periods. However, some fish, usually in small quantities, are retained from commercial nets and brought to the village for subsistence use based largely upon need. With very few good paying jobs available, price of utilities and fuel sky-rocketing, subsistence plays a major role in subsidizing low incomes for all the families.

Most subsistence fishing on the river occurs during tidal floods as salmon push with the tide into the river and its tributaries, moving to spawning locations in the Twin Hills-Togiak area. Due to absence of local beluga stocks, no active beluga hunters were identified in a subsistence use of beluga whale study conducted in 1994.¹



Satellite image of Twin Hills

¹ Chythlook, Molly and Philippa Coiley, Alaska Department of Fish and Game Technical report No. 231, July 1994. Contemporary Use of Beluga in Bristol Bay

Twin Hills Economy & Population

According to Alaska Department of Fish & Game (ADF&G), Technical Paper Number 275, ADF&G found from their survey of half of the households in the community that at least 90 percent of the households had at least one employed adult. The mean number of jobs per household was 3.0 in Twin Hills. Almost half, 48.5 percent of the jobs were in government and most government employment was in local government and education. One hundred percent of the surveyed households took part in some sort of government work and over half of the community income was obtained from government employment. At the same time, over half the Twin Hills households had a least one member employed in commercial fishing, but this category produced only 6.9 percent of community income. More income, 15.1 percent was obtained through cannery work.

Most jobs in Twin Hills are seasonal in nature and part-time. Data from the ADF&G survey may differ from U.S. Census data because, census data on employment may not reflect what is actually happening in a village where two or more individuals may share one or more jobs, even when these jobs are seasonal or part time.

Income and Employment

The income section includes a discussion of personal income, poverty rate, and employment including the size of the labor force, class of workers, commercial fishing and fishing permits from Census 2000 data. The population includes trends, composition, age, and race.

Income

The per capita income of Twin Hills residents in 1999 (U.S. Census Bureau) was \$16,856 compared to \$16,021 for the census area as a whole, and to \$22,660 for Alaska residents (Table 1). The median family income in Twin Hills was \$29,375, around half the median family income for the State as a whole at \$59,036.

Table 1. Personal Income in 1999 for Twin Hills, Dillingham Census Area, and Alaska

	Twin Hills	Dillingham Census Area	Alaska
Median Household Income (\$)	29,375	43,079	51,571
Median Family Household Income (\$)	29,375	45,391	59,036
Per Capital Income (\$)	16,856	16,021	22,660

Source: Values calculated by Northern Economics, Inc. using data from U.S. Census Bureau, Census 2000, DP-3.

Table 2. Twin Hills Income Distributions for Family Households and all Households, 1999

	Number of Family Households	Percent Family	Number of Households	Percent Households
Less than \$10,000	1	11.1	0	
\$10,000 to \$14,999	3	33.3	3	20.0
\$15,000 to \$24,000	2	22.2	3	20.0
\$25,000 to \$34,999	2	22.2	2	13.3
\$35,000 to \$49,999	1	11.1	1	6.7
\$50,000 to \$74,999	-	-	3	20.0
\$75,000 to \$99,999	-	-	3	20.0
Total	9	100	15	100

Source: Values calculated by Northern Economics, Inc. using data from U.S. Bureau of the Census, Census 2000, DP-3.

Percent in Poverty

The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is poor. If a family’s total income is less than that family’s threshold, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation using the Consumer Price Index (CPI-U). The official poverty definition counts money income before taxes but it does not include capital gains or non-cash benefits such as subsistence.

The poverty rate is a commonly used indicator of the level of economic need in a community. Almost every positive personal and community outcome is negatively affected by poverty. Community factors such as the status of resources like affordable housing, transportation, education and training, jobs providing a living wage, health insurance, and availability of child care determine to a large extent an area’s poverty rate. Previous research has shown that poverty populations in rural communities are more likely to be long term poor than poverty populations in urban areas.

The poverty rate for families in Twin Hills was more than three times the poverty rate for families in Alaska as a whole. However, Twin Hills is not considered a “distressed” community by the Denali Commission.

Table 3. Percent in Poverty Status in 1999

	Twin Hills	Dillingham Census Area	Alaska
Families	22.2	18.3	6.7
With Related children under 18 Years	50.0	23.0	9.3
With Related Children under 5 Years	100.0	26.3	13.4
Individuals	27.9	21.4	9.4

Source: Values calculated by Northern Economics, Inc. using data from U.S. Bureau of the Census, Census 2000, DP-3.

Employment

The size of a community's labor force provides a measure of how much employment and economic activity a community may have. Labor force is defined as the number of persons 16 years of age or older, the age at which an individual is legally eligible to work. Employment levels are based on the number of people in the labor force, while unemployment levels are based on the number of people in the labor force that are unemployed but are actively looking for employment.

In Twin Hills, steady employment is limited to those working for the Village Council and Post Office. In Twin Hills only 33 percent of the population 16 years of age or over is in the labor force. All 15 of these people are employed (**Error! Reference source not found.**). According to Census 2000, no one is unemployed in Twin Hills, but at the same time 67 percent of the population 16 years and over is not in the labor force. Across the Dillingham Census Area, 62 percent of the population is in the labor force and 73 percent in the State as a whole.

There are many reasons people are not in the labor force. They may have given up actively seeking employment because of the lack of opportunities, the community may have a high percentage of retired individuals, the community may be highly dependent on subsistence, etc. At the time of Census 2000, no residents were enlisted in the armed forces.

Of the few jobs in Twin Hills at the time of Census 2000, 60 percent, or 9 people, were government workers. Approximately 40 percent of workers in Twin Hills, 6 people, are private wage and salary workers compared to approximately 45 percent in the Dillingham Census Area and almost 65 percent in Alaska as a whole.

Figure 2. Twin Hills Civilian Labor Force for Population 16 Years and Over

Source: Values calculated by Northern Economics, Inc. using data from U.S. Bureau of the Census, Census 2000,



DP-3.

Table 4. Percent of Class of Worker

Class of Worker	Twin Hills	Dillingham Census Area	Alaska
Private Wage and Salary Workers	40.0	44.7	64.9
Government Workers	60.0	47.5	26.8
Self-Employed Workers in Own not Incorporated Business	0	7.0	8.0
Unpaid Family Workers.	0	0.8	0.3

Source: Values calculated by Northern Economics, Inc. using data from U.S. Census Bureau, Census 2000, DP-3.

The community members of Twin Hills have a long history of participation in commercial fishing. Community members currently hold fourteen commercial fishing permits spread among the halibut, herring, and salmon fisheries. Like Manokotak and Ekwok, Twin Hills has seen a large loss of herring permits since 1990, but unlike those communities it has managed to hold onto to its halibut and salmon permits (Table 5). The number of herring permits in Twin Hills fell from 18 permits in 1990 to 5 permits in 2002. Participation in the fishery also declined from roughly 55 percent in 1990 to no participating permits in 2000. Since 2000, participation has returned to the roughly the 60 percent level.

Twin Hills residents have always participated in the local salmon fisheries at an exceptionally high rate. The Togiak district of the Bristol Bay salmon fishery is managed under a super-exclusive management system which favors local participation in the district's harvest period. In 1990, the community held eight salmon permits and fished all of them. In fact, the community fished all of its permits between 1990 and 1993. The number of salmon permits community members own declined in recent years, but community members still own 87.5 percent of what they owned in 1990.

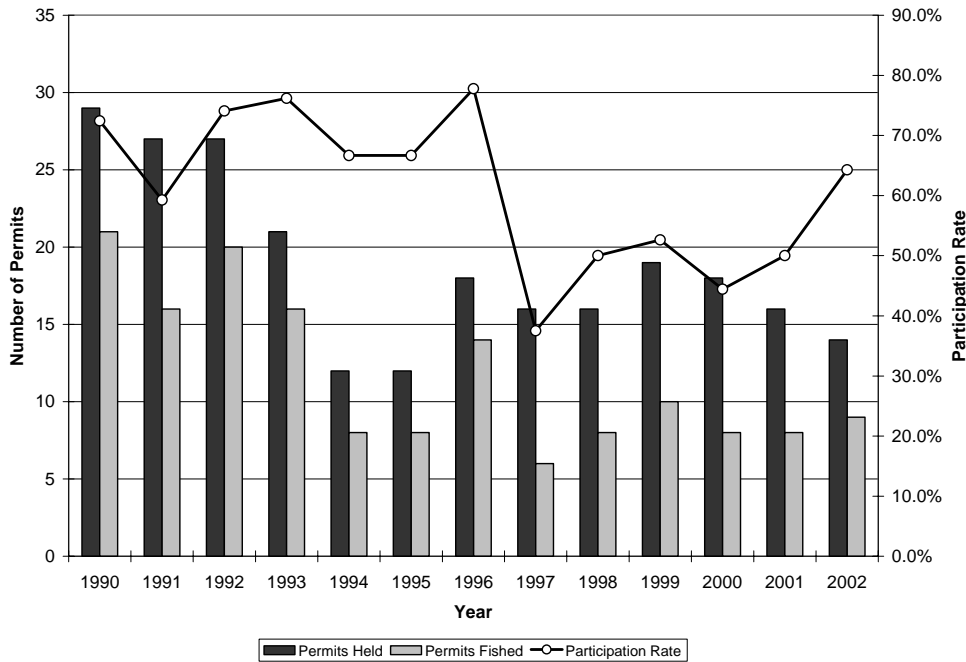
Table 5. Fishing Permits and Fishing Participation 1990-2002, Twin Hills

Species	Permits	Year												
		1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Halibut	Fished	2	0	0	0	0	0	0	0	0	0	0	0	1
	Held	3	1	1	0	0	0	0	0	1	2	1	1	2
Herring	Fished	10	8	12	6	3	3	8	0	1	2	0	1	3
	Held	18	18	18	12	5	6	11	8	8	8	7	7	5
Salmon	Fished	8	8	8	9	5	5	6	6	7	8	8	7	5
	Held	8	8	8	9	7	6	7	8	7	9	10	8	7
Total	Fished	21	16	20	16	8	8	14	6	8	10	8	8	9
	Held	29	27	27	21	12	12	18	16	16	19	18	16	14

Source: Values calculated by Northern Economics, Inc. using data from Alaska Commercial Fisheries Entry Commission, 2004.

In 1990, Twin Hills residents owned 29 fishing permits and fished 21 of them; a participation rate of 72 percent. This rate is higher than the rate in Ekwok and roughly equivalent to the rate in Manokotak for the same period. The overall participation rate fell sharply in 1997 as the herring fishery collapsed (see Figure 3). The overall participation rate recovered in recent years as the herring fishery rebounded and as holders of latent permits in all fisheries either emigrated from the community or sold to their permits to non-community members.

Figure 3. Fishing Participation and Permit Ownership in Twin Hills, 1990-2002



Source: Values calculated by Northern Economics, Inc. using data from Alaska Commercial Fisheries Entry Commission, 2004.

Number of Small Businesses and Types

No business licenses are currently on file with the Department of Commerce, Community and Economic Development, Division of Occupation Licensing, Business Licensing Section for Twin Hills.

Population Trends

The amount, rate, and patterns of population growth can significantly affect a community’s infrastructure, economy, and social institutions, as well as having profound impacts on the natural environment. Changes in population, land-use policy, and employment affect the level of public services needed in a community. The growth or decline of populations has a greater relative impact in smaller, rural areas like Twin Hills. As the high cost of fuel demonstrates, delivery of basic services in smaller and less dense areas not on the road system is more difficult and expensive. Declining populations can exacerbate those difficulties.

Growth has both positive and negative effects. On the positive side are the benefits to the local area, including increases in jobs and income, growth of services, and developed areas. On the negative side are the costs and inconveniences that accompany growth, such as loss of open space, changing lifestyles, pollution, and increased demands on public and subsistence lands. When a community

loses population, it also loses talent and revenues. How a community is fiscally affected by growth is often contingent on the rate, location, and type of growth—on in- and out-migration.

Important factors that influence in-and-out migration include employment opportunities, the physical environment, perception of regional state, and local government taxing policies, labor markets, cost of living, population composition, and local and state social legislation.

Table 6 shows the population of Twin Hills from 1970 through 2000. The small population of this community has remained remarkably steady over time and does not show the variability of the Dillingham Census Area population.

Table 6. Population of Twin Hills and Dillingham Census Area Twin Hills, 1920-2000

Community	1960	1970	1980	1990	2000
Twin Hills	-	67	70	66	69
Dillingham Census Area	4,024	3,485	4,616	4,012	4,922

Source: Values calculated by Northern Economics, Inc. using data from DCED community profiles..

<http://www.census.gov/population/cencounts/ak1900>

Table 7 compares the Census 2000 population with the estimated populations for 2001 through 2004 in Twin Hills. In smaller areas, even small changes can have a large effect. The estimated population decreased 10 people or 13 percent between 2003 and 2004.

Table 7. Twin Hills Population 2000-2004

2000	2001	2002	2003	2004
69	65	77	77	67

Source: Values calculated by Northern Economics, Inc. using data from 2000 U.S. Census and 2001-2004 estimated State Demographer.

Population Composition

At the time of Census 2000, 37 residents were estimated to be five years of age or older. Of this group, 23 individuals, or just over 62 percent, lived in the same house they had lived in 1995. Nine individuals lived in the same census area, but a different house than in 1995. Another five individuals moved into Twin Hills from somewhere else in Alaska but from outside of the Dillingham Census Area, sometime between 1995 and Census 2000.

Age

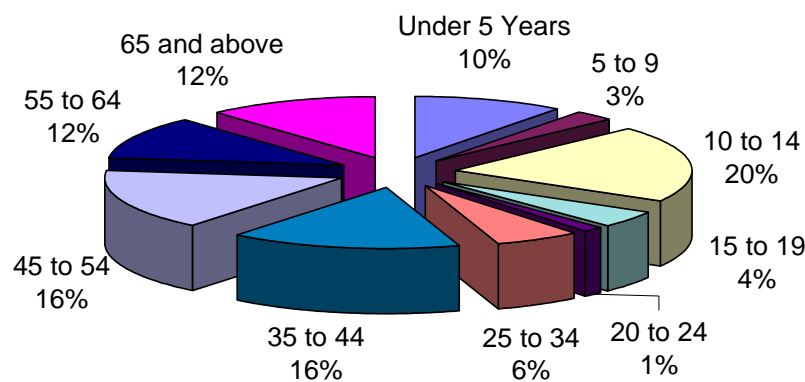
Age distribution gives an indication of whether the population of a community is generally young or old and growing or declining. It is a predictor of future school enrollments, an indicator of what resources and programs the community may need for specific age groups, and one source of information about the available labor force, and the impacts of changes in the nature of the local economy.

Age and the state of family development influence the patterns of benefits from outside employment and education. For example, families with very young children and older community members are less likely to be able to take advantage of employment or educational opportunities outside of the village. These people need to be served by development projects that take place within the village. According to the NRC (1999), young men and women are in a precarious position, because the traditional way of life cannot proceed without cash.

At the time of Census 2000, the median age was 38.5 years and approximately 10 percent of the population was under 5 years and another 27 percent was between 5 to 19 years (

Figure 4). Approximately 64 percent of the population was 19 years or older. Only one percent of the population is 20 to 24 years of age in contrast to 6.4 percent in the state as a whole and 6.7 percent nationwide. It would appear that individuals in this age group are leaving the community for educational or employment purposes. Furthermore, a significant portion of the population is about to enter the labor force and there are limited jobs available in the community.

Figure 4. Age Distribution in Twin Hills, Census 2000



Source: Values calculated by Northern Economics, Inc. using data from U.S. Census Bureau, Census 2000, Table DP-1.

Race

In Census 2000, individuals could report their race alone or in combination with one or more other races. In Twin Hills, 94.2 percent of the population reported they were Alaska Native and/or American Indian alone or in combination with some other race.

Education

Education for students from K-8 is provided by the Southwest Region School District. For FY2005, enrollment in Twin Hills is 13 students. At the time of Census 2000, approximately 57 percent of the population 25 years of age or older had a high school diploma (or equivalency) or higher, while 20 percent of the population 25 years and older reportedly had a bachelor's degree or higher, but this estimate is based on only a small sample of the community. The community disputes the accuracy of this data.

Community Facilities & Land Use

Community Facilities

See “Public Facilities & Transportation” section of this plan for existing public facilities with photos and description of condition.

Piped water and sewer systems were installed in Twin Hills in 1977. Water is drawn using a submersible pump, and is treated and stored in a 60,000-gallon steel tank. The gravity sewage system feeds to a disposal lagoon on the far west side of town. Twenty-two occupied households have piped services and complete plumbing. As of March 2003, there are seven new HUD housing units with individual wells and septic tanks. The school operates its own system. A

coin-operated washeteria is available. Water, sewer and landfill improvements are currently being studied.



Twin Hills Health Clinic

According to Census 2000, 62.5 percent, or 10, housing units lack complete plumbing facilities, while 37.5 percent, or six units, lack complete kitchen facilities. Also according to Census 2000, all the housing units in the community were built before 1970.

The Village Council owns a bulk fuel tank with a capacity of 29,400 gallons. The Southwest Region Schools has a 31,300 gallon tank, while Togiak Fisheries, Inc. has a 127,500 gallon tank. According to the DCCED community profiles, the village has a recreation center and a village council building. The Twin Hills Village Clinic provides health care through a village health aid under the auspices of BBAHC. However, according to the DCCED web page, the clinic facility has a leaky roof and needs replacing. Twin Hills is classified as an isolated village; it is found in EMS Region 2I in the Bristol Bay Region. Emergency Services have limited air and river access. Emergency service is provided by a health aide.

Cost of Living

The high cost of living and energy in the Bristol Bay Region is a barrier to economic development efforts. The cost for home-heating fuel and electricity in many of the Bristol Bay villages is four times as high as the Anchorage area (BBNA 2004). Because of their remoteness, many of the region’s residents living in smaller communities generally pay about twice as much for electricity than Dillingham consumers and four times as much as Anchorage consumers.

Land Ownership

The Twin Hills Native Corporation has a 12(a) Land Entitlement of 69,120 acres (from the federal government and a 12(b) land entitlement of 820 acres reallocated from the regional Native corporation. The Twin Hills Native Corporation 14(c) re-conveyance of land to the local government to provide for community use and expansion is in process.

Housing

The Bristol Bay Housing Authority, was created by Alaska Statute AS 18.55.955 in 1974 to administer Low Income Housing programs funded by the Department of Housing and Urban Development (HUD). The programs are governed by the terms of the Native American Housing Assistance and Self Determination Act. In 1996, Congress revamped Indian Housing Programs with the passage of the Native American Housing Assistance and Self Determination Act (NAHASDA).

The Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) became effective on October 1, 1997. The Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA) reorganized the system of housing assistance provided to Native Americans through the Department of Housing and Urban Development by eliminating several separate programs of assistance and replacing them with a block grant program. The two programs authorized for Indian tribes under NAHASDA are the Indian Housing Block Grant (IHBG) which is a formula based grant program and Title VI Loan Guarantee which provides financing guarantees to Indian tribes for private market loans to develop affordable housing. Regulations are published at 24 CFR Part 1000.

The Indian Housing Block Grant Program (IHBG) is a formula grant that provides a range of affordable housing activities on Indian reservations and Indian areas. The block grant approach to housing for Native Americans was enabled by the Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA).

Eligible IHBG recipients are Federally recognized Indian tribes or their tribally designated housing entity (TDHE), and a limited number of state recognized tribes who were funded under the Indian Housing Program authorized by the United States Housing Act of 1937 (USHA). With the enactment of NAHASDA, Indian tribes are no longer eligible for assistance under the USHA.

An eligible recipient must submit to HUD an Indian Housing Plan (IHP) each year to receive funding. At the end of each year, recipients must submit to HUD an Annual Performance Report (APR) reporting on their progress in meeting the goals and objectives included in their IHPs. Eligible



Houses at dawn

activities include housing development, assistance to housing developed under the Indian Housing Program, housing services to eligible families and individuals, crime prevention and safety, and model activities that provide creative approaches to solving affordable housing problems.

Twin Hills Village Council has chosen BBHA as their “Tribeally Designated Housing Entity,” as provided for in NAHASDA. BBHA passes through to the Council one half of the “Need” funds provided by a formula allocation under NAHASDA. BBHA maintains a “Regional Pool” with the other half of

the funds from each village participating in the "Pool," and constructs new home on an annual basis from a ranked Village list.

BBHA monitors sub-recipient activity for provision of housing services and programs administered by the individual tribes who use BBHA as their Tribally Designated Housing Entity.

Under prior 1937 Act funding (USHA), 7 single family homes were built in Twin Hills in 2002, none of which have been conveyed to the homebuyers. Ultimately, all will transfer to the private ownership of the program participants.

Regionally, BBHA has participated in an IRS Section 42 Low Income Housing Tax Credit (LIHTC) housing program administered in Alaska by the Alaska Housing Finance Corporation. The regional LIHTC inventory includes a 24-unit (three 8 unit buildings named Forest View) apartment building in Dillingham, two 8-unit LIHTC buildings - one in King Salmon and one in South Naknek, (named Taiga View), two additional 8-unit LIHTC buildings in Dillingham, (named Muklung Manor), and is in construction of 4 4-unit (16 units) LIHTC buildings in Togiak (Togiak View). Recently, 3 – 4 unit (12 units) of LIHTC buildings have been approved for Manokotak.

According to the FY05 NAHASDA funding formula, the "need" component as computed by HUD through BBHA for Twin Hills is \$ 26,063. One half of these funds stay in a regional pool for construction of homes in accordance with a ranked regional list of villages, the other half of the funds are passed through to the Twin Hills Village Council for locally administered programs, such as rehab of village residents' owned homes, and youth programs.

Twin Hills's rank for FY05 in the regional pool for new single family homes funded by HUD/NAHASDA is position # 17, which would provide funding for 4 to 5 new homes for Twin Hills at the end of the next decade, assuming current levels of funding for HUD programs remain relatively stable.

There is no multi-family housing in Twin Hills. BBHA will look at the feasibility of multi-family housing financed by Tax Credits through the Alaska Housing Finance Corporation, which is a competitive process, should the demand and waiting list exist. The project could be four-plex apartments in nature, combined with such buildings in other neighboring villages, to make the project financially feasible

There is currently no specified Elder housing in the Village. Bristol Bay Housing Authority, in cooperation with the Village Council will monitor the need and determine feasibility of such a project. Funds for such a project can come from Alaska Housing Finance Corporation's "GOAL" program, which requires Senior projects to be "Named" recipients through Alaska Legislative Appropriations, other sources may include the HUD 202 (Public Housing) funds, which require a separate 501(c) 3 be set up for this purpose.