

## QUARTERLY NEWSLETTER FALL 2015



AVCP RHA staff recognized Ron Hoffman for his 30 years of service to the housing authority this past September. Ron shared his experiences and noted the changes during his service.

Ron was hired in September 1985 as the Planner for the Development Department. Back then, there were about 15 staff members and was part of the huge developments of new housing in the YK area. During his employment in the Development Department, Ron helped develop new housing in nearly all 48 villages.

In 2000, he was hired President/CEO by the housing board members and from there he left a trail of many accomplishments and positive changes for the housing authority. Back then, AVCP RHA was the TDHE of 36 village tribes. Now, there are 51 of 56 tribes. Ron was also involved with the state and national legislative issues, along with the other Alas-

kan housing authorities. He was involved in the NAHASDA Reauthorization Committee in 2004 and 2005. Ron was also President of the Association of Alaska Housing Authorities.

Ron developed the concept of using the Force account for the housing authority, which then created more training and jobs for our local people. The housing authority worked with local and state organizations to create and improve the training needed to become licensed journeymen, carpenters, home assessors/inspectors and much more. The Force account is still a successful highlight for Ron and he continues to take pride in that.

There is so much more Ron Hoffman accomplished during his service and we would like to congratulate him for his achievements and for his commitment to deliver the mission of the housing authority.

### AVCP RHA BOARD OF COMMISSIONERS ELECTIONS

Two seats on the AVCP RHA Board of Commissioners were up for reappointment by the delegates of the AVCP Convention. The Board of Commissioners are elected at this convention every year. Each commissioner is elected to an At-Large seat and the elected commissioner is given the responsibility to represent every community on the Board not just the community or area from which the commissioner is from.

Robert Nick from Nunapitchuk and Moses White Sr. of Kasigluk were reappointed by the delegates to the Board of Commissioners. The seats are three-year term seats.

### AVCP RHA BOARD OF COMMISSIONERS ANNUAL MEETING

The AVCP Regional Housing Authority Board of Commissioners held its annual meeting on October 21, 2015 to elect the officers for the Board. The Officers for the Board are:

Wayne Morgan, Chairman; Robert Nick, Vice-Chairman; Moses White, Secretary/Treasurer; George Peter, Sergeant At Arms.

### Future Events:

- Board Meeting; November 18
- Annual Conference Nov. 19-20
- Offices Closed: November 26-27
- NAIHC Legal Symposium: Dec. 7-9
- Offices Closed: December 11
- Elders Christmas Party: December 18
- Board Meeting: December 17
- Offices Closed: December 25 and January 1st.

**2015-2016 Force Account Year XVI Projects**

There are two foundation systems for this building season. One type is the post and pad and the other uses the steel pipe piling. We started on the post and pad houses this past spring and they are nearing completion. We will not start on the houses with steel pilings until next spring. We will wait until this winter to drive in the pilings. That way we can minimize unnecessary damage to the organic ground cover after everything freezes.

Town	# of Houses	Field Supervisor	Project Manager
Goodnews Bay	2	Richard Brown	Brad Thomas
Russian Mission	1	Don Morgan	Brad Thomas
Nunam Iqua	1	Henry White	Carl McIntyre Jr.
Hooper Bay	1	Dan Stevens Jr. Ben Martin	D. Samson

**Post and Pad Foundation Systems**

Nunam Iqua is a burn-out replacement. Hooper Bay is State funded to provide housing for the Alaska Department of Public Safety's Village Public Safety Officers program (VPSO). They are special projects funded separately from the regular NAHASDA housing program.

**Steel Pipe Foundation Systems**

Town	How Many Houses	Field Supervisor	Project Manager
Akiak	2	Don Morgan	Brad Thomas
Emmonak	6	Dan Stevens Jr.	Dick Samson
Kongiganak	4	Benjamin Martin	Dick Samson
Kwigillingok	3	Richard Brown	Brad Thomas
Tuntutuliak	4	Henry White/Greg Brink	Carl McIntyre

These are all regular 4-bedroom houses. We expect to see some modifications on the basic design this next year; we continue making efforts to incorporate practical ideas to enhance the performance of these houses.

PFD Assignment Program

The PFD Assignment Program is a program that begins in May and is open until the last day of August.

Many Homebuyers choose to utilize the PFD Program to pay down their homes so that they can own the home sooner than the projected date. This Program can also be used to address termination letters. The full assignment a PFD will forgive a termination letter one time only.

Many Homebuyers have contacted our Offices requesting to have part of their PFD returned to them. We do not return forms of payments, such as the PFD credit.

During the Annual Elders Dinner, the names of the individuals who assigned their PFD's will be entered into a drawing for a varied assortment prepaid credit cards.

## AVCP Convention

Wayne Morgan, Chairman of the AVCP Regional Housing Authority, gave the housing report at the 2015 AVCP Convention. He reported AVCP Regional Housing Authority is 51 Tribes Strong and welcomed the Native Village of Kwinhagak to the TDHE. The strength of AVCP RHA is the Tribes working together and helping each other in providing new houses, housing renovations and weatherization, affordable housing programs and employment and training to the region.

In 2014 AVCP RHA constructed 22 new houses, renovated 100 units, weatherized 144 units, provided Emergency Voucher Assistance and Education Housing Assistance Grants to tribal members, provided housing services and management assistance, provided grant writing services, and provided employment and training to over 700 local people and paid out over \$10 million in wages and \$2 million in benefits. Morgan added AVCP RHA is exploring other options and funding sources to provide housing to benefits all tribal members.

Morgan reported the accomplishments since 2000. Constructed 422 Single Family Units; constructed 20 apartments in 11 villages representing 76 units; expended \$30 million in modernization projects; expended \$17.5 million in weatherization Projects;

trained and employed over 10,000 local people; and paid out \$140 million in wages and benefits.

He reported AVCP RHA has the lowest minimum monthly house payment amount in the state of Alaska. In the Home Mortgage Program the participants pay 15% of their adjusted gross income or \$100 a Month, whichever is higher. In the Very Low Income Housing program participants pay \$50 per month.

He spoke of the reduction in funding at the federal and state level that will affect all programs and services to our communities and our people. He said we do not know what the future holds for us but reminded the delegates we have always come together, we have always worked together and we have always weathered these storms together. And declared, more than ever, we need to work together to help each other and each tribe.

Morgan said AVCP RHA works hard to earn and keep the trust and confidence of each tribe has given the housing authority to be the TDHE. He stated with this report we hope that we have earned your continued trust and confidence to provide housing and housing programs for your tribe and to your tribal members today and in the future. Quyana.

## Safety is No Accident! By John Andrew

It is about that time of the year we will start using the secondary heating resource and they have to be operable and in good condition. Some of the safety issues we need to be aware of that are related to secondary heat but not limited are:

### Wood stoves

If you use wood stoves as primary or secondary heat source, it is important that you maintain the flues and chimney because they may pose a fire hazard. Wood stoves are very popular in rural areas. Proper maintenance consists of making sure the flue and chimney is free of creosote and that all dampers are in good working conditions.

### Combustibles

First And foremost, make sure your wood stove is installed by professional and meets the safety requirements before use. Manufacturer's specifications should be obtained in order to verify that the clearances are indeed accurate and comply with regulations. A common mistake is that fireproof material installed between the wood stove and combustible materials are safe. Remember, heat will conduct through ceramic tile, asbestos boards, metal or other materials that are fireproof and could reach combustible materials. Generally, clearance should be at least 3 times the pipe diameter (i.e. 6" diameter pipe requires 18" clearance). Clearance also depends on the quality of wall protection.

### Burns

A young child playing near a wood stove or fire place could cause serious burns or even death. Teaching a child about fire is very essential and must be taught to respect fire and let the child know it is not a toy. At home, children usually play with fire in bedrooms, in closets, and under beds. These are areas where lots of items that can easily catch on fire are. Children needs guidance and supervision by parents and teachers, making sure the children understand that fire is something to play with.

### Extension cords

Using extension cords properly is critical to your safety. With continuous use over time, an extension cord can rapidly deteriorate, creating a potential dangerous electrical shock or fire hazard. The electrical safety needs to be followed to prevent shock or fire. Following are but few of things to follow: Do not overload, do not substitute for permanent wiring, do not run through walls, doorways, ceiling or floors. Do not use extension cord for more than one appliance, never use a cord that feels hot to touch or visible damage is seen, always check wattage for all usage of extension cords. Buy only cords approved by an independent testing laboratory, such as Underwriters laboratory (UL), ETL-SEMKO (ETL) or Canadian Standards Association (CSA). Don't substitute extension cords for permanent wiring.

## Candles

Here are some candle burning tips and warnings:

- ◇ Always have candle within your sight
- ◇ Never leave candle unattended
- ◇ Never burn candle near something that can burn easily
- ◇ Keep candles away from drafts and vents
- ◇ Extinguish candle if it smokes
- ◇ Trim wick to 1/8<sup>th</sup> of inch each time before burning
- ◇ Extinguish candle before leaving home
- ◇ Keep away from child's reach
- ◇ Extinguish before falling asleep



Safe Holidays from AVCP Regional Housing Authority

### **Goodbye Fruit Flies**

To get rid of pesky fruit flies, take a small glass fill it 1/2" with Apple Cider Vinegar and 2 drops of dish washing liquid, mix well. You will find those flies drawn to the cup and gone forever!

## Fire Prevention Orientation

As part of our ever expanding Programs, we have included a Fire Prevention Orientation. This Educational Orientation was created by the CRC Team at AVCP RHA by the way of Benjamin Charles. The Fire Prevention Orientation will be offered during Inspections and Recertification home visits.

## **Contact Us**

Give us a call for more information about our services and programs.

AVCP RHA

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