

AVCP REGIONAL HOUSING AUTHORITY

Quarterly Newsletter Summer

July 2016



AVCP RHA New President/ CEO

The board of the Association of Village Council Presidents Regional Housing Authority has designated Mark Charlie as the organization's new president and CEO.

"I look forward to working with every tribe and their tribal members and addressing their housing needs. And I want to hear from them on what we're doing and how we can improve," Charlie said.

Charlie has worked with the Housing Authority for more than 20 years, beginning as Director of Housing Management in 1995, transitioning to Deputy Director, and then becoming Chief Financial Officer.

Charlie will replace current CEO and President Ron Hoffman who's retiring from the Housing Authority after a more than 30-year tenure with the organization.

Charlie says he plans to continue Hoffman's work.

"I think the previous President and CEO Ron Hoffman has done a fantastic job in building the Housing Authority and building programs," Charlie said. "He's set a high standard for me to follow, and I expect to continue to do what he's done for the Housing Authority."

The board made their decision Thursday and is developing a transition plan. AVCP Housing Authority provides affordable housing to 51 tribes across the Yukon Kuskokwim Delta.

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- Title VI Loan Guarantee
- Job Openings

2016 NEW DEVELOPMENT PROJECTS

VILLAGE	Home Mortgage Program
Akiak	2
Emmonak	5
Goodnews Bay	2 Moved in
Kongiganak	4
Kwigillingok	3
Russian Mission	1 Moved in
Tuntutuliak	4
Hooper Bay VPSO	1 Moved in
Nunam Iqua (burnout)	1 Moved in

2017 NEW DEVELOPMENT PROJECTS

Village	Home Mortgage Program
Chefornak	2
Hooper Bay	2
Kipnuk	2
Napakiaik	2
Oscarville	2
Toksook Bay	2
Tununak	2
Umkumiut	1

SWAN Mortgage, Inc.
Peter Evon, SWAN Mortgage Representative

The Southwest Alaska Native (SWAN) Mortgage will be available to assist interested organizations and individuals to seek, identify and obtain financing to purchase a home, construct a new home and/or to renovate an existing house. SWAN will be available to assist interested families gather required and supporting documents to complete and submit loan applications to willing lenders.

We have received a large number of customer inquiries in our initial quarter of being re-established within AVCP Regional Housing Authority (RHA), so the interest has been promising for the department. The resource library with contacts to direct lenders in our area has been created, and we are currently assisting several clients with obtaining financing through regional lenders.

SWAN Mortgage partnering with the Tribal Operations department here at RHA is in the process of applying to become a HUD approved Housing Counseling Agency. This will give us additional training and education when providing housing counseling services including Pre-purchase/ Homebuying, Resolving or Preventing Mortgage Delinquency, Financial Management, and Home Improvement counseling. This licensing will also make us eligible for additional grants to be able to expand our services.

We will continue to offer these services and plan on expanding as requested or needed to fit the needs of our clients. Please contact Peter Evon at 907-543-4193 with any questions or interest. Qu yana.

Sophie Engebret, Age 6



Clean up Green up bicycle winner. AVCP RHA gave away six bicycles this spring. This is an annual event for the Bethel Low Rent, Lulu Heron and Ayalpik Apartment tenants in an effort to keep the neighborhood clean and tidy.

HOME BUYER USEFUL TIPS NATURE SHOWS AND REVEALS

When you see condensation on the windows during cool days.

- That is an indication that there is excess moisture in the house
- ventilate by using bath fan, range hood, open door or window, and fresh 80's

When you light your camp fire and you notice the smoke stays low to the ground

- Low pressure coming
- Be ready to face the elements. (Rain, wind, low clouds)
 1. **After a southerly storm during winter rain turns to ice and freezes over the grass in the direction where it was blowing.**
 - Use as a compass (you have to be in your area to know which direction the wind was blowing)
 2. **Rip tides in the river or ocean**
 - usually stronger currents and deeper area
 3. **Rainbow mittens around the sun**
 - usually means the weather is going to be bitter cold
 4. **The house leans to one side**
 - Needs to be leveling
 - Stress on the windows/doors and the whole structure

Job Openings:

Grant Writer:

Maintenance Counselor:

Residence Manager-Lulu Heron Congregate Home

Traveling Maintenance Mechanic I:

Village Maintenance Mechanic-Temp. Toksook Bay Triplex and St. Mary's Triplex.

All positions are open until filled. Call AVCP RHA Human Resources for an application or more information on the job description, requirements and duties.

HUD-VASH

Awarded to

AVCP RHA

For the first time, the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Veterans Affairs (VA) today awarded \$5.9 million in grants to 26 Tribes to offer a permanent home and supportive services to Native American Veterans who are experiencing or at risk of experiencing homelessness. The Tribal HUD-Veterans Affairs Supportive Housing (Tribal HUD-VASH) Program is a demonstration program that will combine \$5.9 million in rental assistance from HUD with case management and clinical services provided by VA to serve 500 Native American Veterans. The Association of Village Council Presidents Regional Housing Authority in Bethel has been named as one of the recipients of the Tribal HUD-Veterans Affairs Supportive Housing (Tribal HUD-VASH) Program to help build homes for homeless veterans.

AVCP RHA will receive \$391,740 to help 20 veterans. The other recipients are Cook Inlet Housing Authority in Anchorage who was awarded \$313,058 and the Tlingit-Haida Housing Authority - \$324,749.

The application process is still pending and will announce when it becomes available.

AVCP RHA has introduced the Title VI loan guarantee program to its membership during the AVCP RHA Annual Housing Conference this past spring. The board members and administration is looking for ways to increase new housing development or other housing services to its tribes. The housing authority made this information available due to the decrease in federal and state funding for housing authorities.

The Title VI program is an investment tool for the public that HUD offers to federally recognized tribes and Tribally Designated Housing Entities (TDHE's). It provides an additional source of financing for affordable tribal housing activities. It may be used for the following examples;

- Create new housing
- Build infrastructure
- Acquire land to be used for housing
- Rehabilitate housing
- Construct community facilities
- Fund financing cost

Prepare architectural and engineering plans

Purpose

The purpose of the Title VI loan guarantee is to assist IHBG recipients (borrowers) who want to finance additional grant-eligible construction or development at today's costs. Tribes can use a variety of funding sources in combination with Title VI financing, such as low-income housing tax credits. Title VI loans may also be used to pay development costs.

Due to the flexibility of the Title VI program, tribes can structure their loans to meet the requirements of their project and negotiate a variety of repayment terms with the lender. Loans terms can range up to 20 years, and payments may be made monthly, quarterly, or annually. Additionally, interest rates can be fixed, adjustable or floating, and are based on an index.

How Does the Title VI Loan Guarantee Work?

Using IHBG funds, AVCP RHA can make loans to undertake larger projects. This leverage is created by pledging the need portion of AVCP RHA's annual IHBG grant and the project's income as security to HUD in exchange for a Title VI loan guarantee.

On behalf of the tribes, the maximum amount that AVCP RHA can borrow is approximately five times the need portion. AVCP RHA may have one or more Title VI loans but the combined total may not exceed the maximum guarantee amount.

EXAMPLE Calculation Using AVCP RHA's FY 16 IHPB Allocation

- AVCP RHA's FY 16 IHBG Allocation was \$15,811,715
- Of that amount, AVCP RHA's need portion is \$11,714,460
- The remaining balance is the FCAS amount \$ 4,097,256

AVCP RHA can borrow five times the need portion or \$11,714,460 x 5= \$58,572,300. AVCP RHA can pay the loan off in 20 years at \$2,928,615.

If AVCP RHAs IHBG stays at \$15,800,00 a year, it will have \$12,871,385 remaining each year for normal program activities after the annual loan payment is made. Continued last page. (continued in back page)

Title VI Funded/Example Projects:

- AVCP RHA builds an average of 22 houses a year – with five times the money it receives with Title VI loan guaranteed funding – AVCP RHA could build 110 homes (22 x 5), or
- AVCP RHA could build 80 homes and use the remaining loan portion to double the number of modernization projects in a year, or
- Build 50 homes, do more modernization, add weatherization projects, and more EVA/EHAG to the mix.
- Possibilities are endless, but they have to be IHBG-eligible projects.

The benefits to this program work for the tribes and the lenders. The tribes will be able to build more housing at today's costs and using the loan to leverage additional funds from other sources. Improved financial services from lenders permit flexible financing terms. Additionally, tribes are not required to use land as collateral for loans.

Likewise, lenders benefit from administering Title VI loans. Some benefits include: limited risk exposure, reduced costs, increased loan marketability, and improved opportunities to market financial services and credit towards meeting community reinvestment goals.

To learn more and to apply for the Title VI Loan Guarantee Program, call AVCP RHA.

Contact Us

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

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