

AVCP RHA NEWSLETTER 2017

Association of Village Council Presidents Regional Housing Authority



July 2017

In Memory of Moses Paukan, Sr.

Representative Paukan passed away on April 16, 2017. We join his family and many Alaskans in mourning the loss of Moses Paukan Sr. and to celebrate the life of a significant public servant.

Mr. Paukan's public service includes:

- State Representative on the Alaska House of Representatives
- Board of Commissioners on the Association of Village Council Presidents Regional Housing Authority
- Mayor of the City of St. Mary's Traditional Chief of the St. Mary's Eskimo annual Potlatches' and Incorporator of the Bethel Broadcasting Radio Station.
- Algaaciq Tribal Council
- AVCP, Inc. Calista Corporation
- St. Mary's School District
- St. Mary's Native Corporation

The 1968 *Fairbanks Daily News* articles note that: "Moses Paukan, Mayor of St. Mary's, was appointed by Gov. Walter J. Hickel today to replace the late Rep. John L. Westdahl, D-St. Mary's, in the state House of Representatives. The appointment was immediately confirmed by all Democratic members of the House. A grocer, Paukan, is president of the Village Council Presidents Association, an organization representing 10,000 natives in the Kuskokwim-Yukon River Valley area. He then went on to win his own term or seat in the elections of 1968."

Moses Paukan Sr. served on the AVCP Regional Housing Authority Board of Commissioners beginning in 1982. Mr. Paukan served on the Board of Commissioners: 1982 to 1985, 1994-1996, 1998-2006, 2008-2009, 2014 to present. The commissioners are elected by the delegates of the AVCP Annual Convention.

Moses Paukan Sr. served on the St. Mary's Native Corporation for a total of 23 years. He was the President of the initial board of St. Mary's Native Corporation to November 1979 and served on the board to 1982. In November 1988, he was re-elected President until November 1990. He served another 11 years on the board from 1992-2002.

Mr. Paukan is survived by his wife Mrs. Martha *née* Sinka, nine children (two deceased), thirty grandchildren, and forty great-grandchildren.

Mr. Paukan served his community, region and state with dedication and commitment of a true public servant.

NEW! On Line Payments

You can now make house or rental payments on line on the AVCP RHA web site. Or you can use your bank to make those payments also.

Check it out!



Calendar of Events

- June 26-29, NAIHC AMERIND Annual Conference
- July 1, Housing Payments Due
- July 4, Holiday Observed
- July 18, 2018 IHP Due
- July 20, Board Meeting Tentative
- August 1, Housing Payments Due
- August 17, Board Meeting Tentative

2017 Board of Commissioners

Chairman, Moses White, Sr.

Vice Chair, Timothy Kaganak

Secretary/Treasurer, Robert Nick

Sergeant at Arms, vacant

Commissioner, Wayne Morgan

* All board member seats are 3 year terms and are each member represents the Yukon-Kuskokwim Region, consisting of 51 of 56 Tribes.

AVCP RHA New Programs Mark Charlie, President/CEO

Greetings, we reach another summer which starts another busy season of construction, modernization and weatherization for AVCP Regional Housing Authority. AVCP RHA will be constructing 20 new housing units in 10 villages; modernizing 83 current assisted stock (CAS or houses built by AVCP RHA before NAHASDA) in 4 villages; weatherizing 18 privately-owned homes in one village; and implementing ANTHC Healthy Homes project on 15 privately-owned homes in 9 villages. All of the work will be done by our own local people.

We will be constructing four new houses at a new village called Mertarvik. The new site was selected by the community of Newtok and is across the existing village. Newtok has been facing serious erosion problem which in a very short period of time will reach existing housing structures. Two of the units are Title VI funded and the two are funded by an Imminent Threat grant that was awarded to the tribe. On top of this we are busy with daily housing services and housing management activities in providing and implementing affordable housing programs and activities. Our staff are providing counseling and technical assistance to our homebuyers and tenants with a goal of making everyone a successful homebuyer and tenant.

We are involved in the efforts to reauthorize NAHASDA. The last two congressional sessions have failed to reauthorize NAHASDA. In June I was invited by the Senate Committee on Indian Affairs to testify on the reauthorization of NAHASDA and on the Tribal HUD-VASH demonstration project. On June 13, I testified in support of NAHASDA and of the Tribal HUD-VASH project. All of us need to be involved by contacting the Alaska US delegation of our support for NAHASDA and Tribal HUD-VASH. A copy of written testimony is available at: www.indian.senate.gov/hearing/legislative-hearing-receive-testimony-following-bills-s-1250-s-1275.

We look forward to another successful summer and another successful year of providing the best possible service.



Housing Units at Mertarvik village. Newtok residents are in the process of moving to the new site. Summer 2016. Title VI contract signing with First National Bank of Alaska, Newtok Tribal Council members.

TRIBAL HUD-VASH

In November 2015 AVCP RHA was awarded \$391,740 Tribal HUD-VASH grant to provide assistance to homeless Native veterans in the AVCP region. The Tribal HUD-VASH provides case management and housing vouchers (for rental unit) for the homeless veteran and family. The tribal HUD-VASH demonstration project allows for tribe to serve both the Native veterans and their families which empowers to reunite veterans with their families.

AVCP RHA and Tlingit Haida RHA have struggled with implementing the program due the Veteran's Administration (VA) unable to hire qualified case managers. VA's credential requirements for case managers makes it difficult to recruit case manager.

We expect positive potential in service to our homeless veterans in our region. Cook Inlet housing is implementing its tribal HUD-VASH with great results to participating homeless veterans and their families.

We urge to ask homeless veterans in your village to apply to see if they qualify for assistance in the AVCP RHA Tribal HUD-VASH project.

Job Opening

Maintenance Counselor Job Summary

Under direct supervision of the Housing Manager, works to ensure the integrity of Homeownership units in the Mutual Help Program, Homeownership Program and the Very Low Income Housing Programs. Also ensure the integrity of the units used under the Rental Voucher Assistance Program.

Job Qualifications

Minimum requirements:

- High School Diploma or GED equivalent.
- Valid State of Alaska driver's license.
- One year experience in counseling homebuyers, tenants or related work.
- Two years of experience in building maintenance or related work.
- Willing and able to travel to remote villages throughout the year.

Desirable: Yup'ik speaking preferred. One year experience in a computerized office setting and familiarity with MS Office programs including: Word, Excel, Access, MS Project, Windows Operating Systems, Internet and related programs.

New Housing Construction
2017 New Housing Construction

VILLAGE	UNITS	START
Chefornak	2	2017
Hooper Bay	2	2017
Kipnuk	2	2017
Napakiak	2	2017
Oscarville	2	2017
Toksook Bay	2	2017
Tununak	2	2017
Umkumiut	1	2017

2017 Special Projects

VILLAGE	UNITS	STARTED	PROGRAM
Quinhagak	1	2017	ICDBG
Newtok	2	2017	Title VI

Bed Bugs

Bed bugs have become a growing concern in our area, in which our staff is finding ways to eliminate them. Once bed bugs creep into your home, it's costly to get rid of them. Use these suggestions to prevent an uncomfortable and expensive infestation.

To eliminate bed bugs, following self-steps can be done:

Minimize its spread. First, notify our maintenance counselors if you rent one of our building to control its spread to other units. Thoroughly **vacuum** any infested areas, including carpets and mattresses, and then empty the vacuum bag into a plastic bag, seal it, and throw it in the trash outside. If you can't get the bed bugs out of your furniture, discard items in a responsible manner. To avoid someone else from salvaging infested furniture or mattresses, rip, remove stuffing, or spray paint with the words "bed bugs."

Bring on the heat. Heating infested furniture or the entire apartment to a very high temperature—more than 100 degrees, in most cases—will kill bed bugs. If you have a **hand-held steamer**, blast cracks and crevices. Or use a hair dryer for small spaces.

Use an insecticide alternative. Substances such as diatomaceous earth, boric acid, and silica gel kill bed bugs by damaging their outer coating so they dry out and die. Put these powders into cracks and crevices around your home (being careful not to ingest or inhale them).

Not all bed bugs respond the same way to insecticides, so if you have an infestation that you can't control yourself, **our maintenance counselors can help** you determine the correct treatment or insecticide to use.

For more information or if you need assistance in getting rid of bed bugs, please call our office.

SWAN Mortgage

SWAN Mortgage is available to assist residents of the Yukon-Kuskokwim area in finding financing for Home Mortgages, New Home Construction Loans, and Renovation/Modernization Loans. Every family is in a unique financial and living situation, so finding the program and lender that best fits you or your family is essential in getting the money you need. Here are the things you should plan and be prepared for if you are looking for this type of assistance:

Review Your Credit History

Knowing and being aware of your credit situation and credit score is very important, so that you can determine how likely you are to be approved for a loan. Retrieve your credit score online, there are many free options that do not require a membership sign-up (ex. Credit Karma).

If your score is not as high as you thought, look at what needs to be addressed on your credit history including any unpaid collections or past due loan/credit card accounts. Lenders will not approve new loans with currently past due or delinquent accounts showing "unpaid" on your history.

Planning and Saving

Having a solid, realistic plan to save money for a down payment for a mortgage is also a key step in the process. Setting up an automatic transfer from your paycheck to a dedicated savings account is a

good way to get start

ed. Most lenders require 20% down on standard mortgage loans (\$20,000 on a \$100,000 Mortgage loan), but there are special government programs that residents qualify for that reduce that down payment amount (First-Time Homebuyers and Section 184 Guarantees for Alaska Natives/American Indians).

Residents in village communities can expect to be required to put a larger down payment on a mortgage because of the difference in home value against the cost of construction in remote areas.

Ready to Apply?

Be prepared to bring employment paystubs, tax returns, or other financial documents to verify income.

If you do not have a home or amount determined yet, you may apply for a Pre-Approval application to give you a price range for homes that you qualify for to purchase. This lets the home sellers know you are serious about any interest you show at a potential home, and can back it up with documentation that shows you are pre-approved for a certain amount.

When you find a home you are interested in, make sure you get all of the important information about the property (repair history, site control) so that you aren't surprised with any unexpected issues down the road that may eliminate your interest in the home.

Please contact Peter Evon, Loan Officer at AVCP RHA with any questions or concerns at 907-543-4193. Qu yana!

Building Maintenance Repairer

Building Maintenance Repairer (BMR) is a craftsperson with a variety of skills to build, repair, and renovate residential housing and keep public buildings operational. Along with repairs and maintenance, a BMR is qualified to work on a wide range of construction tasks including electrical systems, plumbing, carpentry, interior systems such as cabinetry, windows, and doors, surface treatments such as painting and flooring. A BMR may also be trained in other areas such as welding, sheet metal work, roofing, masonry, and the use of heavy equipment.

In some ways, a BMR is a “jack-of-all trades.” BMR can be employed by regional housing authorities, village councils, local governments, school districts, hospitals, or any public sector employer that needs the expertise that BMRs have to offer.

Minimum Requirements for BMR Apprenticeship

Must be 18 years of age. (School-to-Work Apprentice must be at least 17 years of age with a parent or guardian signature.)

Must be a resident of Alaska.

Must have a high school diploma or equivalency, or be actively pursuing a General Education Diploma (GED) while in the BMR program.

Must be physically able to perform on-the-job tasks.

Must be able and willing to travel away from home to keep working.

May be required to pass a drug test prior to training or employment.

May be required to attend training before going to work.

Must attend courses, outside of work, each year until the program is complete.

Call Joe Ayagarak at our office for more information on how to get started in our training programs.

Building Affordable and Quality Homes for over 40 Years

**AVCP RHA
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PLACE
STAMP
HERE