

# QUARTERLY NEWSLETTER

AVCP Regional Housing Authority



Spring 2010

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## May Calendar

- May 1, Housing Payments Due
- May 11-13, Negotiated Rulemaking Committee meeting in Denver, CO.
- May 20, Board of Commissioners Meeting
- May 25-27, NAIHC Annual Convention in Minneapolis, MN
- May 28, Clean Up Green Up
- May 31, Memorial Day, Offices will be closed.



## Message from Ron Hoffman, President/CEO

As we transition to longer days of spring, and start getting ready for the arrival of the birds, harvesting sea mammals and wait for the arrival of the mighty king salmon. The change of the seasons bring forth a new life; a cycle of life starts over as we plan and prepare for the subsistence harvest.

The cycle of activities within the housing authority has begun. At this time, all the construction materials have been ordered and are stored at the dock in Seattle waiting to be placed on the barge for the long journey to our villages. This year is going to break all records from previous years in economical development. We plan on hiring hundreds of our people to work on our projects in development, modernization,

weatherization, and special projects. Please contact the housing authority for an application for employment consideration.

President's Obama's Budget Request proposes \$572.2 million for the Indian Housing Block Grant, a decrease of \$120 million from the Fiscal year 2010 funding level. I urge all tribes to send a letter to reinstate the funding to \$850 million due to the increase costs for housing development, energy efficiency initiatives and other inflationary factors.

Please take a moment to write our congressional delegation and members of Committee of Indian Affairs. The names and addresses are listed in the below.

Respectively submitted,  
Ron Hoffman, President/CEO

## Addresses for Congress and Committee of Indian Affairs

Senator Byron L. Dorgan, Chairman  
Committee on Indian Affairs, United States Senate  
838 Hart Office Building Washington, DC 20510  
(202) 224-2251

Senator John Barrasso, Vice-Chairman  
Committee on Indian Affairs, United States Senate  
838 Hart Office Building Washington, DC 20510  
(202) 224-2251

Rep. Don Young  
2111 Rayburn House Office Building  
Washington D.C. 20515  
(202)-225-5765

Sen. Lisa Murkowski  
709 Hart Senate Building  
Washington D.C. 20510  
(202)-224-6665

Senator Mark Begich  
825C Hart Senate Building  
Washington D.C. 20510  
(202)-224-3004

Write a letter requesting to reinstate the Indian Housing Block Grant funding to \$85 million. Thank you so much for your support in this.

## 14th Annual Housing Conference



We hosted our annual conference March 15-18 at the Yupiit Piciryarait Conference Center in Bethel. This three day even included our annual housing reports, program updates, job and energy forums, presentations and awards for staff and notable organizations from our area.



Our speakers included Jim Nordlund of RuralCap, Joel Neimeyer of Denali Commission, William Zachares of Alaska ONAP, David Beveridge and Rebecca Pollis of ANTHC and Nick Horras of Yuut Elitnaurviat.

For the Jobs and Energy Bills (from the Obama Administration), the delegates and invited forum participants listed their top priorities and goals in each category that pertains to our areas needs and issues. The cooperation and support from the tribes made a difference during the conference. Our theme this year, "Working Together for Sustainable Communities", was the main topic expressed throughout the event.

We thank all the participants and the delegates who have made our annual conference a success and we will continue to work together in order to make sustainable communities a reality.

## Annual Housing Conference Awards and Recognition



Nellie McElwee, recognized for her 25 Years with the housing authority. Jon Lewis, Employee of the Year. Richard Jackson and George David, FPS of the Year award during the Annual Housing Conference. Alexie Kassel, Apprentice of the Year, Allen Joseph, Board Chairman's Recognition Award and Vincent and Kathy Moses for Homebuyer of the Year. Congratulations to all and thank you for your dedication and commitment to the housing authority and the people you serve in the YK Delta.

## AVCP RHA Changes

The housing authority has grown a few branches within the past ten years. With the Force Account and new programs such as EVA and Weatherization program, we have hired more people to implement these new services.

The Facilities/Special Projects and Weatherization Program staff moved their offices to the BNC Complex on April 16. Their main telephone number is 543-4461 or 543-4471. Fax number is 543-4472.

Since our last article we've had quite a few staff changes as well.

Susan Pleasant, Bethel Low Rent Apartment Manager  
Teddy Tinker, Lulu Heron Apartment Manager  
Dean Demientieff, Maintenance Counselor  
Chris Samuelson, Help Desk Technician

Alice Andrew, Personnel/Property Resource Tech  
Matthew Kozevnikoff, SWAN Residential Coordinator  
Minnie Kalila, Occupancy Specialist

We have job openings available!

AUTOCAD, Electrical Manager, Maintenance Manager in Development. Realty Specialist and Maintenance Counselor in Tribal Operations. Program Manager in Facilities Department.

If you are interested in any of these positions, please call Alice Andrew at 907-543-3121 or Toll Free number 800-478-4687. Applications are available at the AVCP RHA front desk.

## Development Department News

Greetings from the Development Department! Well, it seems as though spring has finally sprung. The time is here to harvest the spring foods. Ah, the fresh seal, fresh birds and the dried pikes on the racks.

As we get ready to build the planned 56 units this year in 10 villages the project managers are traveling to Seattle to inventory all materials needed for this epic event. Each project manager will spend a week in Seattle to inventory, so by May's first barge everything should be heading north Alaska.

AVCP RHA plans to build in Aniak (4) units, Kotlik (2) units and 2 triplexes, Napaskiak (2) units, Nightmute (2) units, Nunam Iqua (1) unit, Pilot Station (3) units, Scammon Bay (3) units and 2 triplexes, St. Mary' (5) units and 2 triplexes, Tok-



sook Bay (6) units and 2 triplexes and last but not least Tuluksak (4) units.

The Housing Authority is also planning to build a New Office building; this building will be able to accommodate its entire staff in one building. If you live in Bethel you can probably hear the pounding of the piles. The office building and all 10 village construction will be utilizing force account method of construction, bringing needed jobs to these communities.

The Development Department is looking forward to this busy construction season.



## Privately Owned Home Program

This is a new program recently approved by the AVCP RHA Indian Housing Planning Committee and the Board of Commissioners. This program will provide affordable housing opportunities for families that own their house.

The purpose is to provide housing renovation services for program eligible families that own their house. This service includes modernization, renovation and/or weatherization or other housing related activities such as foundation work.

All participants must meet program eligibility requirements:

1. American Indian/Alaska Native
2. Tribal member of a tribe that has named AVCP RHA as the Tribally Designated Housing Entity (TDHE)
3. Total family income does not exceed the HUD determined

income limits according to family size and location.

4. Exception to low-income. To the extent that HUD approves the assistance pursuant to such Section or Title under NAHASDA because there is a need for housing for such families that cannot reasonably be met without assistance.
5. Non-Indian families. Assistance may be provided to non-Indian families, if the tribe and AVCP RHA determine that the presence of the family is essential to the well-being of the Indian families and the need for assistance cannot reasonably be met without assistance.

For more information of this program, contact Matthew Kozevnikoff at our office.

## Modernization and Weatherization Department

Waqaa, from the Mod/WX Squad! Spring is here and we are preparing for another busy season. Here is a quick update on our 2010 Projects.

Weatherization:

|            |          |  |
|------------|----------|--|
| Akiachak   | 22 units | various weatherization work which includes the following:                        |
| Hooper Bay | 23 units |  |
| Mekoryuk   | 19 units | replace/tune up heating system, insulate   |
| Napaskiak  | 13 units | walls, floors, attic, and outlets, install                                       |
| Oscarville | 5 units  | CFL bulbs, replace drafty doors,   |
| Quinhagak  | 6 units  | windows, rotten walls, floors, etc.  |
| St. Mary's | 25 units | Install rangehoods, bath fans, room to room circulation fans, and water heaters. |

Modernization:

|              |  |
|--------------|--|
| Akiachak     | Foundation Leveling  |
| Hooper Bay   | Foundation, electrical   |
| Kwigillingok | Boardwalk continuation   |
| Mekoryuk     | Foundation, boiler replacement                                   |
| Napaskiak    | Foundation   |
| Oscarville   | Foundation, electric/propane range                               |
| Quinhagak    | Foundations, woodstove, double wall chimney, and install hearth. |

For more information, call Victoria Lupie or Joann Evon at (907)-543-4461 or 543-4471. Our offices are now located at BNC Complex.



AVCP REGIONAL  
HOUSING AUTHORITY

**Mission Statement**

**“Our Mission is to empower tribes and families to achieve self-sufficiency and success by providing affordable housing opportunities with education, counseling, support, employment and training which promote traditional values.”**

AVCP RHA  
PO Box 767  
405 Ptarmigan Road  
Bethel, Alaska 99559  
  
Phone: 907-543-3121  
Fax: 907-543-3933  
Toll Free: (800)-478-4687

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WE ARE ON THE WEB!  
[WWW.AVCPHOUSING.ORG](http://WWW.AVCPHOUSING.ORG)

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**Celebrating 35 Years  
Of Service in the  
YK Delta**

## A Real Home for Christmas

In December of 2009, AVCP Housing staff witnessed a wonderful change in a man's life. From living in a smoke house to a brand new home!

The man had been using the smokehouse for a shelter and storage until he moved into a brand new home on Dec. 17, 2009. On that day, AVCP Housing staffers Andrew Lupie and Carl McIntyre assisted him and three other families to move into the new homes just before Christmas.

Smokehouses are small, shed-like structures with racks built inside, used for smoking dryfish and fish strips made from salmon until they are cured and ready for consumption. Un-insulated and with sheets of metal or slabs of wood for walls, they are not fit for home use in any season. In the summer, the man had to move his belongings out of the smokehouse when it was time to use it for smoking fish.

The smokehouse dweller told Andrew how bad it was on some days. During one windy day earlier this winter, the roof of the smoke house nearly blew off. "I could see daylight through the roof, so I nailed it down with some wood," he said. He also struggled with keeping warm throughout the nights this winter, sometimes staying up. "I used a primer stove for heat and a gas light or

candle for light." Now a Toyostove in his new home keeps him warm all the time. The homeless man said his relatives invited him to stay at their homes, but with children in their homes, he didn't want to be a burden or impose on them. "I got used to living alone anyway," he said. In addition, the man's medical issues keep him from working.

This man's story and situation is striking because homelessness in rural Alaska is nearly unheard of," said Ron Hoffman, President and CEO of AVCP Housing. "But as our population continues to grow, it may get more common than what we believe."

Ron said AVCP Housing will continue to do its best to keep building affordable homes for people in our area. "I hope we don't want to see similar cases like this for a long time and we don't want anyone to be completely homeless."

AVCP Housing encourages people to call or write AVCP Housing when they know of homelessness occurring in their village. Anyone receiving new homes from AVCP Housing has to meet certain qualifications through an application process.