



AVCP REGIONAL HOUSING AUTHORITY

JULY 2021 TRIBAL NEWSLETTER

HOMEOWNERS ASSISTANCE FUND U.S. TREASURY

NEW DEVELOPMENT-SITE CONTROL

Site Control is a very important part of the new housing construction process. The housing authority has no or owns no land in any of the communities we serve. And we know the tribes, for the most part, do not own any land. The housing authority works with the tribe and with the landowners, perhaps it's the village corporation or the municipal government, to identify and provide the land for new housing construction. This partnership, cooperation, and collaboration with tribe, village corporation and the municipality is key to success in planning and in constructing new houses.

AVCP RHA developed a Four-Year Plan as a tool to assist and inform all parties when planning for new development projects in the villages. We are hopeful the forward planning several years in advance will lead to identifying and securing suitable land to build new homes. And begin the planning process for local entities that own or operate infrastructure such as electricity, roads and water and sewer to discuss, plan to seek funding for the infrastructure to be installed before or during the new housing construction.

We look forward to working with you and your local organization to make this work.



The Homeownership Assistance Fund (HAF) Program is funded and implemented by the U.S. Treasury. HAF is new assistance program is made available to tribes to provide house payment assistances of past due or current mortgages (house payments) to eligible homeowners and homebuyers.

If the tribe wishes to administer this program or to name AVCP RHA to administer it on behalf of the tribe, the deadline to notify U.S Treasury is September 30, 2021. We will remind tribes in August about the deadline and to submit the tribes intentions to submit a proposal or name AVCP RHA to administer the funds on their behalf.

AMERICAN RESCUE PLAN ACT- INDIAN HOUSING BLOCK GRANT

The American Rescue Plan Act (ARPA) includes a supplemental allocation to the Indian Housing Block Grant (IHBG) for COVID-related activities. We sent out notifications to all Tribes and gathered program ideas and recommendations.

We are developing the Indian Housing Plan (IHP) for this grant application to include these recommendations, as well as other activities that will benefit member Tribes and the residents of your communities. These activities will be aimed at preparing, preventing, and responding to the COVID-19 pandemic.

When the IHP is complete, it will be sent to all member Tribes for review and comments before submittal to HUD ONAP for final review and approval. Please expect this in your emails and regular mail in the coming weeks and respond accordingly.

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Mark Charlie, CEO

CEO CORNER

Summer is rapidly passing us. Summer is a busy season for the housing authority. We are beginning new construction and modernization projects as well as finishing up projects from last summer that were delayed by the pandemic. It has been hard for our family, friends in the lower Yukon communities with no subsistence and commercial fishing opportunities. Your communities and tribal members are going to be hit hard with the cuts to the Power Cost Equalization (PCE) program and the reduction of the amount of the Alaska Permanent Dividend Fund.

On a sad note, we lost our friend and co-worker Lena Brink to cancer this spring. She was a long time employee most recently as the Rental Manager in charge of all the AVCP RHA rental properties in Bethel and in the villages. She made long distance landlording look easy,

Good luck with berry picking!!

FY2022 INDIAN HOUSING BLOCK GRANT – INDIAN HOUSING PLAN

AVCP RHA completed and submitted the FY22 Indian Housing Block Grant (IHBG) Indian Housing Plan (IHP) to the HUD Office of Native American Program office for review and approval. The IHP details the planned activities for the upcoming FY2022 that is from October 2021 to September 2022. The review will include to make sure the AVCP RHA IHP is in compliance with NAHASDA statutes and regulations.

Copies of the final IHP was sent to all Tribes who have named AVCP RHA as the Tribally Designated Housing Entity (TDHE). The IHP is also available on our website at www.avcphousing.org.

JOB OPENINGS

Administration - Bethel Headquarters(HQ) Main Office

Personnel Manager

Executive Administrative Assistant

Housing Management - Bethel HQ Main Office

Rental Manager

Facilities / Special Projects - Bethel HQ Main Office

Compliance Officer

To apply for any vacant positions, you may apply online at avcphousing.org/careers or contact our main office at (907)543-3121.



BOARD OF COMMISSIONERS: EXPIRING TERMS

Two seats on the Board of Commissioners will be expiring in October 2021. As it is the case every year the delegates to the annual AVCP Convention will select two people to the Board of Commissioners who are duly nominated during the convention.

Nominees must meet the qualifications of a commission including 1) Must be an enrolled member of a federally recognized tribe; 2) Must reside in a village of the AVCP region; and 3) Must be an enrolled member of a tribe who has named AVCP Regional Housing Authority as the Tribally Designated Housing Entity.

The seats on the Board of Commissioners are At-Large meaning the Commissioners on the Board represent all of tribes in the region and not the village or area where they are residing. The term is for three years. The seats are held by Robert Nick from Nunaptichuk and Moses White from Kasigluk.

NEW DEVELOPMENT PROCESS: FUNDING

Beginning with this issue we will report on the planning and implementation process of the Indian Housing Block Grant (IHBG) and the Indian Housing Plan (IHP). We want to cover areas such as funding, eligible housing activities, the IHP, site and unit allocations, planning for new housing development, the application and selection process, the compliance period and responsibility of the tribe, the housing authority and the participants (homebuyers and tenants.) We hope this information will help to understand each of our role to plan, develop, and implement affordable housing units and programs.

Funding:

The Native American Housing Assistance and Housing Self-Determination Act (NAHASDA) funds the program. A tribe can operate its housing program or designate an organization as the Tribally Designated Housing Entity (TDHE) to develop, plan and implement on behalf of the tribe. AVCP RHA is the TDHE for 51 tribes in the AVCP region. Every year tribes are notified of the estimated funding for that fiscal year and allow each tribe to challenge the numbers and allocation. AVCP RHA must submit an IHP on behalf of the TDHE tribes using the estimated allocation by July 18th of each year. HUD notifies each tribe when the final allocation is announced with the final IHBG allocation. The determination is made by the tribe in form of a Tribal Resolution to name a TDHE.

Every year AVCP RHA is required to submit an IHP. The IHP is the one year plan that delineates the use of the allocation for all or any of the eligible activities. When it is submitted each tribe is notified to review the IHP and provide Tribal Certification approving the IHP.

In future articles we will report on the eligible activities, site identification and unit allocation, planning for new development, the housing application and selection process, the compliance period (with emphasis on homebuyer responsibility) and the conveyance process of homes



AVCP RHA PROGRAMS

The following programs are currently offered by AVCP RHA in villages and in Bethel.

Homeownership Programs

Mutual Help Program; Home Mortgage Program; and the Very Low Income Housing Program.

Low Rental Programs—Bethel

Bethel Low Rental. Available to eligible families. The rent is 30% of the adjusted gross income;

Ayalpik Apartments is for eligible elders and handicapped applicants. The rent is 30% of the adjusted gross income; and Lulu Heron Apartments is for eligible elders and handicapped applicants. The rent is 30% of the adjusted gross income.

Low Rent Programs -Villages

AVCP RHA has triplex units for eligible applicants. The rent is 15% of the adjusted gross income. The units in St. Mary's (2),

Kotlik (1), Tuntutuliak (1), Kipnuk (1), Toksook Bay (1), Napakiak

(1), Aniak (1), Scammon Bay (2), Chevak (4), Alakanuk (3) and Low Income Tax Credit in Hooper Bay (19).

Other Programs

Emergency Voucher Assistance Program. The program provides financial assistance to program eligible applicants pay are facing cut-off of services for fuel, electricity or utilities cost or facing eviction.

For information about any of the programs contact the AVCP RHA office.

AVCP RHA BOARD OF COMMISSIONERS

Officers: Robert Nick, Nunapitchuk, Chairman; Tim Kaganak, Scammon Bay, Vice Chairman; Moses White Sr, Kasigluk, Secretary/Treasurer; Ronald Alstrom. St, Mary's, Sergeant At Arms; and Wayne Morgan, Aniak, Member.



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Contact Us

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

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