



AVCP REGIONAL HOUSING AUTHORITY

HOME BUYER AND TENANT NEWSLETTER

CARES ACT ASSISTANCE - EVA PROGRAM

May 2021 Issue

Assistance to help eligible individuals and families effected by COVID-19 pandemic with payments for home mortgages, rent, utilities (electric, water/sewer, heating), and laundry tokens is available from the AVCP Regional Housing Authority CARES Emergency Voucher Assistance (EVA) program.

If you have been impacted by loss of or reduction of hours in your work, demotion in job position, furloughed, laid off, or terminated or experienced loss of business income if you are self-employed or operate a cottage (from home) businesses due to the pandemic you may be eligible to receive assistance.

You need to fill an application with AVCP RHA to determine your eligibility for the program. Contact AVCP RHA to receive and submit an application or if you have any questions. Contact information is 907-543-3121 or toll free 800-478-4687.



U.S. TREASURY: COVID-19 ASSISTANCE

In the last issue of the newsletter, we published that the U.S. Treasury has financial assistance available to assist individuals and families living in rental units that have been affected by the COVID pandemic. Recently the Treasury Department issued notice to tribes of financial assistance to homebuyers under its Homeowners Assistance Fund (HAF).

First, the Emergency Rental Assistance Program (ERAP) is available to renter families and individuals for payments toward rent and for utilities with a special emphasis on applicants with past due bills up to 12 months, who have been financially impacted by the COVID-19 pandemic. AVCP RHA entered in a partnership with the Alaska Housing Finance Corporation (AHFC) to take applications through their website (<https://www.cognitofirms.com/AlaskaHousing/alaskahousingrentreliefregistration>) or answer questions. The initial deadline was March 5th to apply, but applications are still being accepted.

Second, the Homeowner Assistance Fund (HAF) assistance will be available to homeowner families and individuals for payments toward a home mortgage and for utilities who have been financially impacted by the COVID-19 pandemic. The funding process and procedures for eligibility and use of funds are being finalized. We will share this information with the Tribes and homeowners when it is available.



MESSAGE FROM THE CEO: Mark Charlie

It is with a heavy and sad heart to inform you that Lena Brink passed away in May due to complications of cancer. Lena was the Rental Manager taking care of the AVCP RHA rental program in Bethel and in the villages. Before that she worked as the Resident Manager at the Lulu Heron Apartments. We will miss her.

Spring is here opening another season of activities in terms of gathering and harvesting subsistence for our families for the coming year. Always a busy time of the year and a fun time of the year just as being a homebuyer. Spring time opens the season to make work on homebuyer responsibilities on things that need to be maintained, repaired and/or replaced and to get it ready to face another winter.

Have a productive summer and practice and do these activities safely and healthy.

IN THIS ISSUE

- **Homebuyer Service Trips to Emmonak and Scammon Bay**
- **Yearly Home Maintenance Checklist - Spring**
- **Methamphetamine Remediation**
- **Bed Bugs: Facts and Remediation (Part 1)**

HOMEBUYER SERVICE TRIP: EMMONAK

On April 20th 2021 AVCP RHA staff representing several departments traveled to Emmonak to work with homebuyers on various housing related service issues. Arriving in Emmonak we setup at a workplace at the City Administrative Building to conduct a meeting and to start meeting homebuyers and other interested people. The trip proved to be productive as we were able to do what we had planned to do.

We completed work on conveyance documents, PFD assignments, certifications, CARES Act applications and inspections. We express our appreciation to the Emmonak Tribal Council and the City of Emmonak who helped coordinate with the planning of the travel, the arrangements for a meeting place with logistic planning and assistance.

And we thank the good people of the community who were cordial, friendly and helpful. Special shout out to Janice Agwiak of the tribe and to Darlene Westlock of the City.



***Housing Term Definition Key**

Conveyance: (The act of transferring property from one party to another.) Homebuyer has completed their mortgage term and legal home ownership is transferred to them through the State of Alaska.

(Re-)Certifications: To ensure that families are paying the appropriate required monthly payment amount each homebuyer is required to participate in the recertification process.

Compliance Inspection: A periodic inspection of all units is required during the life of the homebuyer agreement. The periodic inspection is the record of that unit that documents the condition of the unit from year to year. If deficiencies are identified the homebuyer or adult family member in program will be counseled on the plan of action with suggestions to address deficiencies and dates to complete them. Follow-up inspection conducted if needed.

HOMEBUYER SERVICE TRIP: SCAMMON BAY

The AVCP RHA staff traveled to Scammon Bay to work with homebuyers on various service related documents and inspections.

The trip was productive despite a very short travel window between the winter snowstorms, and we were fortunate to complete the following: 15 Re-Certifications, 1 updated MHOA (homeownership agreement) and 1 successorship of a home.

A special thank you to the Brandon Aguchak and the Scammon Bay Tribe and staff for allowing us use of their office space to meet with clients and complete our scheduled tasks.



HOME MAINTENANCE CHECKLIST - SPRING

Maintaining the house you live in is your responsibility as the homebuyer. The cost associated to maintain the house, to do the repair or make replacements in house is your responsibility. And this responsibility can be daily, weekly, monthly or an annually activity or as it arises or as the need arises.

You can use the seasons (Spring, Summer, Fall and Winter) to schedule these activities to get maintain your house and to prepared for the coming seasons. Or other words doing preventive maintenance.

Spring is upon us and we recommend the following:

Outside:

- Check all weather stripping and caulking around windows and doors.
- Check outside for cracked or peeling paint. Caulk and re-paint as needed.
- Remove, clean, and store removable storm windows.
- Check all doors and window screens. Patch or replace as needed.



Inside:

- Replace batteries in all smoke detectors when you change clocks for standard times.
- Check and clean vents and filters in dryer, stove, and room fans. (Dryers should be cleaned with each use)
- Check seals on refrigerator and freezer.
- Clean coils and burner surfaces, and adjust burners as needed.
- Clean wood stove and removal of ash.
- Check floors and make repairs if needed.
- Check for leaky faucets and replace washers as needed.
- Clean and repair draperies, blinds and windows.\
- Check fire extinguisher for expiration and replace if needed.



Maintaining your home throughout the year is extremely important based on the season. Proper maintenance is the best way to ensure extended useful life of your house and you live in a clean, safe and comfortable house.

Methamphetamine Remediation

Meth is a highly addictive synthetic drug made of various toxic chemicals and substances. Some people report that meth smoke has no odor, while others state when the drug is smoked, it may have a subtle smell. A person's sweat may start to emit these odors as well. Meth smoke odors may include synthetic cleaning products, burnt plastic, acetone, ammonia, roses, sulfuric, and others.

Smoking meth creates a buildup of residue on all interior surfaces, which is a severe health hazard. The drug remnants are absorbed through the skin and via inhalation. It is very easy to be contaminated by meth. If someone has smoked meth in your home even only once, then the house and your safety are compromised. There are several adverse health effects of living in a meth-contaminated dwelling. Methamphetamine contains a variety of toxic chemicals that can cause nausea, vomiting, chemical burns, skin rashes, depression, and anxiety. In some severe cases, living in a meth-contaminated house can cause chronic infections.

If you tested your property for meth residue and the results came back positive, you should evacuate the premises immediately to preserve your health and think about forming a plan on how to clean drug residue before returning to your home.

Bed Bugs: Facts and Remediation (Part 1)

Bed bugs are small insects that primarily feed on human blood. A newly hatched bed bug is semi-transparent, light tan in color, and the size of a poppy seed. As for the adult bed bugs, they are flat and oval and have rusty-red-colored bodies which are about the size of an apple seed. Bed Bugs can easily be mistaken for other small household insects, including carpet beetles and newly hatched cockroach larvae. Blood stains, droppings and eggs can be found in several locations including but not limited to:

- Mattress seams and tufts, sheets, pillow cases and furniture.
- Base boards of walls.
- Crevices and cracks in furniture.
- Bed frames and couches.

Some people do not react to bites. But those who do, bite marks may appear within minutes or days usually where skin is exposed during sleep. They range from small bumps or large itchy welts, but usually go away after a few days. Because bites resemble other insect bites, a bump or welt does not mean there are bed bugs.

Bed bugs are drawn to people whom are sleeping and is the time that bed bugs are most active and feed on small amounts of blood. Most people cannot physically feel or notice when bed bugs bite because before they bite they inject an anesthetic to numb the skin and draw a small amount of blood. Bed bugs need blood meal to grow and lay eggs. A female can lay up to 500 eggs in her lifetime. Eggs when in moderate temperatures will hatch within ten days. Bed bugs are fully grown by about 4 months and can live as long as a year.

Bed bugs are not prejudice, they can appear anywhere, even to the cleanest home. Once the eggs are laid, they will hatch within ten days. The following should be followed to prevent potential bed bug infestation:

- Never bring bed frames, mattresses, box springs and/or couches from the street into your home.
- Check all used or rented furniture closely for bed bugs before bringing into home.
- When traveling, make sure to check mattresses and furniture for droppings. Check your suitcase before you leave for signs of bed bugs.
- If you suspect any bed bugs, make sure to wash and dry your clothing in hot settings or store in sealed plastic bags. This will minimize the chance of bed bugs being carried home.
- Seal cracks and crevices with caulking, even if you don't have bed bugs. This will prevent pests from entering your home.

Bed Bugs: Facts and Remediation (Part 2) in August 2021 AVCP RHA HB/Tenant Newsletter

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