

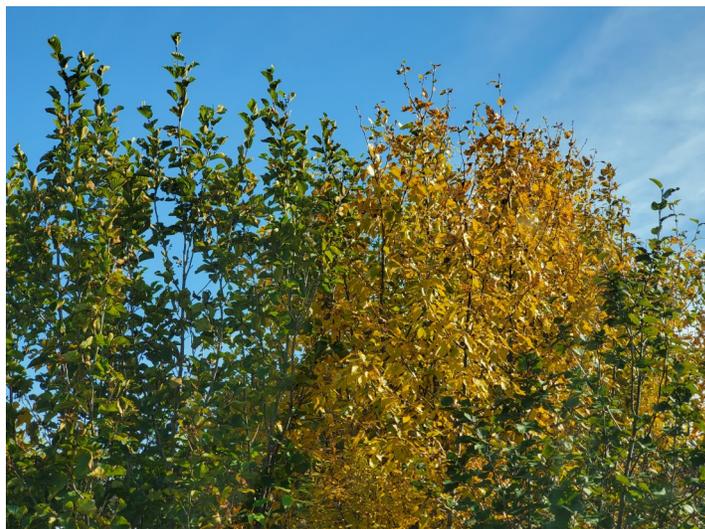
## CARES ACT

AVCP Regional Housing Authority was awarded \$4,694,804 in CARES Act Grant funding on behalf of the tribes that named AVCP RHA as the Tribally Designated Housing Entity (TDHE). The grant provides assistance for individuals and families whose incomes were affected by the corona virus (COVID-19) pandemic. The assistance is available to tribal and non-tribal members in the community as well as over-income tribal members.

If any tribal members were affected by COVID-19 including reduction of working hours reduced or loss of a job they may be eligible to receive financial assistance for house payments, rental payments, and for utilities such as electricity, heating fuel, and water and sewer. The financial assistance can also be used for temporary shelter and hotels, purchase of Personal Protection Equipment (PPE), and cleaning products. Payments are paid only to the vendor(s).

## OPEN FOR BUSINESS

AVCP RHA office is open for business to provide affordable housing programs and opportunities during the pandemic. The pandemic and the related travel mandates and restrictions have effected activities but has not shut down activities such as conducting annual certifications and periodic inspections, application drives, move-ins and outs, and other housing management and services activities including construction, modernization and weatherization projects. We have staff available to assist tribal governments, tribal members, and program participants (homebuyers and tenants) during the normal work week and hours. AVCP RHA office is open Monday through Friday, 8:30 AM to 12 noon and 1:00 PM to 5:00 PM. Everyone must practice social distancing and are required to wear when they leave there work area. They are required to stay home if they or other family members are not welling or have COVID-19 symptoms. And there no visitors allowed in the of-fice building. There are no visitors allowed at the Ayalpik Apartments and the Lulu Heron Home. We also abide with mandates and restrictions set by each community when traveling to a village.



## HOMEBUYER RESPONSIBILITY AND TIP

Under the AVCP RHA homeownership programs (Mutual Help, Home Mortgage and Very Low Income Housing) the homebuyer is responsible for the maintenance of the house, for the repair of anything that's to be repaired and to replace anything that needs to be replaced. The homebuyer is also responsible for all costs related to the maintenance, repair and replacement of the house. AVCP RHA does not perform any of the homebuyer responsibilities but can assist the homebuyer by providing technical assistance or counseling for the homebuyer to resolve any maintenance, repair or replacement issues.

The homebuyer is also responsible to make monthly house payments in full.

A homebuyer can contact the Occupancy Specialist to report delay in making house payments or the Maintenance Counselor any assistance on any issue dealing with maintenance, repair or replacement responsibilities.

### TIP

When you see condensation on the windows during it is an indication of excess moisture in the house caused by the lack of use of the ventilation system. Turning on the bath fan, range hood, fresh 80's or opening door or windows will reduce the condensation.

## In This Issue

- Tribal HUD-VASH
- New Employees

## CEO CORNER

Greetings. It has been different conducting business during the pandemic. It's changed all levels of business and service. All of us, with our businesses and families have had to make decisions to continue to provide programs and service while putting the well-being of your community and our families as a top priority to be safe and healthy. It has not been easy but here we are today! Thank you for taking the actions to protect your community and your people. By giving mandates for social distancing, using facing covering and to hunker down has protected our region and our people. And let's continue until this pandemic is behind us. And this will be behind us.

## COVID-19

AVCP RHA urges all tribes and its tribal members to continue to do whatever it can to be safe and to be healthy. As a tribal government and as a community you've had to make decisions and issue mandates in the best interest of your community and your people. Many of those decisions have been difficult to make or hard to enforce as people resisted or feel it is not bad or it has not spread as they said it was going to. It's been difficult in limiting contacts, travel, and activities as a community and as a family. We long for that day when we can get back to a level of normalcy. We can get to that level if we do our part to be safe and to be healthy. Let's not get weary but let's put a purpose in our hearts to do our part to be safe and be healthy.

Since the pandemic, AVCP Regional Housing Authority has been open for business by continuing housing construction, modernization, weatherizing, housing management, housing services, working with local organizations, homebuyers and tenants. The headquarter office as well as the Bethel campus buildings are open but no visitors are permitted at this time. For any business that needs to be conducted at a village we adhere and abide with village travel and restriction mandates. The Board of Commissioners conducts regular as well as special meetings to make decisions and provide direction to continue the important work of the housing authority.

## COMMISSIONER ELECTION

Due to the pandemic, the nomination and election process of an expired Board of Commissions seat was conducted by using electronic mail via fax. We thank you for participating and making it a success. Congratulations to Ronald Astrom of St. Mary's and the Yupiit of Andreafski.



Mark Charlie, CEO

### New Housing Construction

**2018-2019** Alakanuk 2 units **Complete**; Chevak 2 units **Not Complete**; Eek 2 units **Complete**; Nunapitchuk, 2 units **Complete**; Lower Kalskag 2 unit **Complete**; Upper Kalskag 1 unit **Not Complete**; Platinum 1 unit **Complete**; Stony River 1 unit **Complete**; Atmautluak 2 units **Complete**; Mertarvik 4 units **Complete**; Pitka's Point 1 unit Replacement **Complete**; Emmonak 1 unit Replacement **Complete**.

**2020-2021** St. Mary's 2 units **On going**; Aniak 1 unit **On going**; Chuathbaluk 1 unit **On going**; Crooked Creek 1 unit **On going**; Scammon Bay 2 units **On Going**; Tuluksak 1 unit **On going**; Emmonak 1 unit Replacement **On going**; Akiak 1 unit Replacement **On going**.

**2021-2022** Kotlik (Bill Moore Slough) 1 unit; Kotlik 1 unit; Me-koryuk 1 unit; Napaskiak 1 unit; Nightmute 1 unit, Toksook Bay 1 unit; and Nunam Iqua 1 unit.

### Modernization and Weatherization

#### 2020 Projects

Nightmute. Foundation work on 7 units.

Russian Mission. Boiler and Heating Element Upgrades. 20 units.

Chevak. Boiler and Heating Element Upgrades. 17 units

Bethel. Weatherize headquarter office; Repair warehouse floor. Parking lot repair for Ayalpik Apartments. Install new wall siding for the office building.

Akiak. Weatherizing houses.



## AVCP RHA TRIBAL HUD-VASH

Several years ago Tribal HUD VASH pilot program was introduced in Indian Country. AVCP RHA along with two other housing authorities in Alaska were invited to apply and all three applications were awarded.

VASH is the acronym for **V**eterans **A**ffairs **S**upportive **H**ousing. VASH is designed to help Native Americans and Alaskan Natives exit homelessness by combining the services from HUD and from the Veterans Administration for Native American Veterans who are homeless or at a risk of homelessness. Tribal HUD-VASH provides the rental assistance and Veterans Administration provides the case management, clinical and supportive services. HUD in making the grant funding available to Indian tribes and tribally designated housing entities (TDHEs) for rental assistance and associated administrative fees. Indian tribes and TDHEs have to partner with the Department of Veterans Affairs (VA) to provide case management and supportive services to eligible Native American veterans.

AVCP RHA provides rental assistance to veterans. The assistance is available in a rental voucher that is awarded to the veteran. It is the veteran's responsibility to find a landlord who accepts rental vouchers. And it is the landlord's responsibility to accept and make determination in accepting or denial, develop and enforce lease including termination of a lease.

Tribal HUD VASH does not provide housing construction.

## NEW EMPLOYEES

Please join us in welcoming the new employees to the housing authority who will be working in their assigned villages.

### Director of Housing Management

**Stanley L Hoffman** "Stosh", Director of Housing Management for AVCP RHA. Before coming to RHA he worked as the Director of Corporate Facilities for YKHC for 14 years as well as at the City of Bethel, the state corrections department and Hoffman Fuel Company. He serves on the Alaska Board of Game and the City of Bethel Planning Commission. Born in Bethel and raised in McGrath, he has lived in Bethel since 1992. "I strongly believe in the Mission to empower tribes and families to achieve housing opportunities" said Hoffman. He is married to Ana and they have raised two sons and a nephew. They live in Bethel and enjoy participating in year-round subsistence activities as well as flying and spending time at fish camp and at the cabin upriver.

### Maintenance Counselors

**Nelson Lliaban** and **Kenneth Jackson**, Maintenance Counselors. They will be working with homebuyers to help with the maintenance, repair and replacement responsibilities of being homebuyer.

Nelson was born in Bethel and raised in Akiak he has been interested in working with and helping people. He participated in the Building Maintenance and Repair (BMR) program which gave him the training, experience and skills to help him with new position.

Kenneth was born in Bethel and raised in Kwethluk.

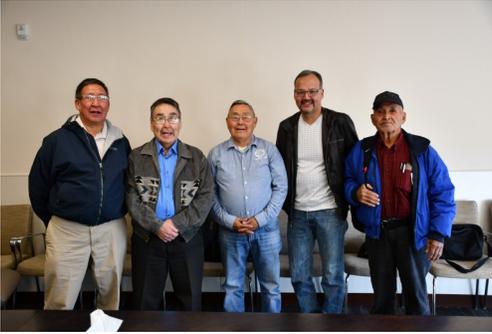
### Intake Specialist

Joseph 'Joe' Chief, Intake Specialist in the Housing Management Department, His duties and responsibility is to process housing application for the AVCP RHA homeownership and rental programs.

## FOUR YEAR PLAN

Today when identifying the site and unit allocation for new construction we use the 4-Year Plan. The plan is divided into 4 years with a number of villages listed in each year. Today in identifying the site and the number of units to allocate depends in applying several factors including funding, land availability, and eligible applicants and in some cases villages do not get selected or get assigned a new unit due to one of the factors. There are tremendous housing needs and the funding does not meet the demand. Added to this is the concerns is the land where houses are located and the lack of infrastructure such as road, electricity and water and sewer to the housing project. AVCP RHA constructs on the land provided by the village and we work with the community for the community to plan and construct the roads, electricity and water and sewer. To assist the communities and their partners the housing authority in the planning for new houses and infrastructure AVCP RHA is piloting a new Four Year Plan. The Plan will bring together the tribe, city, village corporation, housing authority including regional, state, and federal partners together to plan for new houses and for infrastructure as far in advance as possible to make decisions and seek and have funding available so when we move-in a family the basic services are in place. We will communicate with the tribes and as we move forward.

## AVCP RHA BOARD OF COMMISSIONERS



The Board and the Officers are:

Wayne Morgan, Aniak, Chairman;  
Ron Alstrom, St. Mary's, Vice-  
Chairman, Robert Nick, Nunapitch-  
uk, Secretary/Treasurer, Moses  
White, Kasigluk, Sergeant-At-Arms,  
and Timothy Kaganak, Scammon  
Bay, Member.

Ron Alstrom was re-elected to a three-year term during the nomination and election process in September.

The Board meets on the third Thursday of each month.

**AVCP RHA**  
**PO Box 767**  
**411 Ptarmigan Drive**  
**Bethel, Alaska 99559**

## Contact Us

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

**AVCP RHA**  
**PO Box 767**  
**411 Ptarmigan Drive**  
**Bethel, Alaska 99559**  
**(907)-543-3121**

Toll Free: (800)-478-4687

FAX: (907)-543-3933

WEB:  
[www.avcphousing.org](http://www.avcphousing.org)

PLACE  
STAMP  
HERE