FOUR YEAR PLAN

As mentioned in the 2020 fall edition of the Tribal Newsletter we are working on a Four Year Plan by developing and drafting an implementation plan. There are several reasons for the Four Year Plan: 1) to identify villages where new housing unit construction is planned; 2) the plan to allocate the number of units for new housing; 3) to begin housing application drives to prequalify and preselect applicants for the number of units planned; 4) to inform the community to begin planning to identify land to construct; 5) to begin the planning for infrastructure such as roads, roads and water and sewer; 6) identify who will seek and identify funding for installation of the infrastructure. We are developing memorandum of understanding (MOU) documents to list the duties and responsibilities of the tribe as well as applicable local or outside organizations. An MOU is being drafted to be used with applicants that are prequalified and preselected.

One of the purpose of the Four Year Plan is to assist the housing authority, the tribe, the municipality, and the village corporation in planning for new housing development and its related activities such as infrastructure planning and construction. The housing authority does not own any land for new development in any of the communities and the same is true for the majority of the tribes. Advanced planning is critical to work with landowners, such as the municipality and the village corporations, to provide suitable and accessible land for new housing development. Advanced planning is needed for the tribe or the municipality to have time to seek funding to install roads, electricity and water and sewer for new housing development.

The other purpose is to prequalify and preselect applicant for new housing so AVCP RHA will know and plan to construct the proper bedroom (BR) size. Currently, we usually construct either a 3 or 4 BR. It does not happened all the time but it has happened in a few occasions where we had single family or small families move into a larger unit. With the new plan, this would be one way to ensure we have an applicant move into a proper size BR unit. We will provide information to the tribes as we move forward.

EMERGENCY RENTAL ASSISTANCE PROGRAM –U.S. TREASURY

AVCP RHA received notification from the U. S. Treasury Department of a new program to grants to tribes and TDHE’s. The Emergency Rental Assistance program makes funding available to assist tenants that are unable to pay rent and utilities due to the COVID-19 pandemic. AVCP RHA submitted its intent to apply and started the process of attending tribal consultations and researching eligible activities with the documents that we have provided.

We will inform the tribes and the interested tenants as new information is available.

CARES ACT

AVCP Regional Housing Authority CARES Act awarded in 2020 is available to provide assistance to individuals and families whose incomes were affected by the coronavirus (COVID-19) pandemic. The assistance is available to tribal and non-tribal members as well as over-income tribal members. If community members working hours or days were reduced or lost a job because of COVID-19 they can be eligible for the assistance. This includes if they were village agents or worked in a one of the villages where RAVN Alaska had a station (Aniak, St, Mary’s or Emmonak as an example). This can include individuals who provided child care services (babysitting). 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. They need to fill out an application to determine if they are eligible to receive this assistance. Payments will be paid to the vendor.

CONFLICT OF INTEREST

In the selection of applicant’s of AVCP RHA Homeownership Program in all of the communities, AVCP RHA will be contacting each tribe to fill out a the Conflict of Interest form to identify if the selected applicant is a ‘immediate family’ of any tribal council member or any tribal council employee. Immediate family is defined as spouse, son, daughter, father, mother, brother, sister, grandfather, grandmother, father-in-law, mother-in-law, son-in-law, or daughter-in-law. If possible conflict of interest is identified AVCP RHA will post a public disclosure that the selection was based on AVCP RHA’s Admissions and Occupancy Policy and the nature of the assistance.
CEO CORNER

We trust your holiday’s (Christmas, New Year’s and Slavic) were fantastic! Despite the fact we were not being able to gather with family/friends or as a community we celebrated them with joy and happiness. As we entered 2021 we did so with choices made by individuals and communities to be safe and healthy. And we need to be resolved to do our part so we are safe and healthy.

Although we had to slow down or even shut down our construction and modernization activities we are resolved and ready to get back to the full swing of starting up and continuing the projects by adhering to all the mandates from the state and local governments.

We are preparing for next round of housing and modernization projects. Development and Facilities are preparing the material and supplies documents to out to bid.

We continue to work with our homebuyers and tenants to help with house and rental issues, of course all is done from our office.

We urge you to go to the YKHC website for information on the COVID-19 and on the vaccinations they are implementing.

Mark Charlie, CEO

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.
**NEW EMPLOYEE**
Elizabeth Nicholas is the new Occupancy Specialist (OS) As an OS, she will be working with tribes, and assigned homebuyers and tenants to help manage their accounts including conducting orientation to new homebuyer orientations, counseling, to homebuyers and tenants, working with them to complete certifications, working with homebuyers to make them compliant with the deed of trust including house payments to review payment amounts, answering day-to-day questions and other duties. Please welcome Elizabeth to the AVCP RHA team.

**MODERNIZATION PROJECTS**
Facilities and Special Projects Department has plans to do modernization work in several villages in 2021: They include
Kotlik, 19 units. Electrical Upgrades; Mekoryuk, 5 units, Electrical Upgrades; Kongiganak, Releveling; Scammon Bay, 1 unit, Demolition; and Platinum, 1 unit, Water and Sewer Installation.
**On-Going Projects:** Russian Mission, 20 units, Boiler upgrades and heating elements; and Chevak, 17 units, Boiler upgrade and heating elements

**NEW HOUSING CONSTRUCTION PROJECTS**
**On-Going Projects:** St. Mary’s, 2 units; Scammon Bay, 2 units; Tuluksak 1 unit; Akiak (replacement) 1 unit.
**Planned 2021 Projects:** Kotlik 2 units; Mekoryuk, 1 unit; Napaskiak 1 unit; Nightmute 1 unit; Toksook Bay 1; and Nunam Iqua 1 unit.

**MOVE-INS**
This is a report on the move-ins for the 2020 and to date. The report covers move-ins to new houses, vacated units and to rental units. Due to COVID-19 and the travel mandates majority of the move-in and the orientations were conducted over the phone and using mail service to obtain signed documents.

**New development Move-Ins**
Alakanuk 2 units; Platinum 1 unit; Upper Kalskag 1 unit; Chuathbaluk 1 unit; Aniak 1 unit; Stony River 1 unit and Crooked Creek 1 unit.

**Vacate Move-Ins**
Kongiganak 1; Toksook Bay 1; Chefornak 1; and Kwillingok 1

**Rentals**
Ayalpik 4; and Bethel Low Rent 8.
AVCP RHA BOARD OF COMMISSIONERS

The seats on the AVCP RHA Board of Commissioners are all At-Large. This means the Commissioners represent all the tribes and villages of the AVCP region and not limited to the village or the area they reside or are from. The Board of Commissioners meet on the third Thursday of each month.

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.