



NPRHA NEWS

AUGUST — SEPTEMBER, 2010

Board of Commissioners:

Patrick Norman, Chairman,
Port Graham Village

John Boone, Vice-Chair,
Valdez Native Tribe

Daisy Blatchford, Secretary/
Treasurer, Qutekcak Native
Tribe

Jerry Demas, Nanwalek IRA

Robert Henrichs, Native
Village of Eyak

Katherine Kompkoff Tati-
tlek IRA

Chuck Totemoff, Chenega
IRA

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News from the Director



I hope everyone is enjoying the summer and all of the activities and opportunities that the season brings with it. I have been fortunate to visit most of the communities in the region over the past few months and plan on more traveling in the region as the summer progresses. Here at NPRHA our staff has been very busy working on the construction and renovation projects that we have around the region, as well as planning for our work this winter and next summer.

NPRHA’s modernization crews are putting the finishing touches on our Bear Mountain apartment complex that will close out this multi-year renovation and upgrade project. I would like to thank the crews for the time and effort they have put in, and the tenants for being patient and understanding while work was progressing. Bear Mountain is again the best affordable rental option in Seward.

The materials have been ordered for the new boiler rooms for the original Mutual Help homes in Chenega and work will start on that project this fall. Other work that is planned under our modernization program includes new windows in our original Mutual Help homes in Tatitlek,

upgrading the Nanwalek Fuel System to accept debit and credit cards at the pump, and a major planning effort with the community of Nanwalek to finalize the future use of the allotment that NPRHA purchased last year for community expansion.

Work is gearing up to start in Tatitlek under NPRHA’s Weatherization program sponsored by AHFC. Assessments on the next group of homes will be completed this summer for work this fall. This will also expand our program into Chenega Bay. NPRHA will be performing work on units that we manage in Seward, Valdez and Cordova starting in the summer of 2011 and Alaska Community Development Corporation will perform the Weatherization work for all other participants.

NPRHA has awarded a contract to Sunland Development for the construction of a rental triplex and new office building in Nanwalek. This project will consist of two three bedroom units and one two bedroom unit in our Affordable Rental Program, plus a new office for our local staff in the community. This project is phase one of a larger project that will eventually include a total of five rental units. The second phase

should be constructed in the summer of 2011.

NPRHA is offering our Down Payment Assistance Program, this time in the community of Valdez. Currently we have one family selected for the program and are continuing to review applications and perform outreach to ensure that interested families have the opportunity to participate. This a great program that provides grant funds for qualified first time homebuyers so they are able to afford the down payment, closing costs, and payments on the mortgage of a home.

West Construction, the contractor for the Chenega Bay Small Boat Harbor Renovation project, has been hard at work and is almost complete with the renovation and upgrades to that facility. After the contractor is off-site, there will still be work for NPRHA’s in-house crew to complete, such as installing a fish cleaning table and a few other minor items. These “extras” will ensure that the facility has the features the community wanted.



*Brenda Christoffersen,
Housing Manager*

“There is no greater satisfaction than providing housing, either through the Mutual Help or Down Payment Assistance Program, to someone who would not otherwise be able to own their own home.”

*A hot summer day at
Bear Mountain Apts.*



Get to Know . . .

Brenda Christoffersen

I have been with NPRHA since September, 1990. I was the fifth employee to join the Housing Authority and am the last of the original five to still be with NPRHA. Now there are managers and maintenance personnel in every community and the staff at the main office has nearly quadrupled!

Initially, I was hired as an administrative assistant, but soon my duties included accounts receivable, accounts payable, payroll and human resources, along with being the Board secretary and office manager. Then, in 2000, I became the Housing Manager. My duties in this capacity can be very hectic and exhilarating at the same time.

I oversee the seven communities in our region, and rely extensively on the regional managers. NPRHA is fortunate to have such exceptional employees in our communities. I have been involved in one way or another with the construction of the much needed Affordable Rental Units in six of the communities, the MUSH and Assisted Care Units in Port Graham and Tatitlek, and the Mutual Help homes built in Nanwalek, Tatitlek and Seward. The AHFC Lyman Weatherization Program is also a project that I am involved with.

I am privileged to work with and assist the Native people of the Chugach region. There is no greater satisfaction than providing housing, either through the Mutual Help or Down Payment As-

sistance Program, to someone who would not otherwise be able to own their own home.

I was the fourth of ten children born to Thelma Jorgensen Barnum from Haycock and Ken Christoffersen, a commercial fisherman from Kodiak. I was eight years old when the 1964 Earthquake struck. We evacuated Valdez and relocated to Glennallen, about 100 miles away. We did not return to Valdez until late that summer. The new town of Valdez was built four miles away on safer ground about four years later, and our family moved there. Some of my fondest childhood memories are of old Valdez, where life was simple and no one locked their doors.

I experienced the vast changes of small town existence to a bustling town when the Valdez Pipeline went through. During the pipeline years, I worked for the Laborer's Local 341 as a secretary and dispatcher. I met people from all over the Nation and have remained lifelong friends with some of them.

I am married, have one daughter, one granddaughter and four Yorkshire Terriers. I enjoy beading, quilting, canning and gardening, but being a Grandmother tops them all!

I have discovered that writing is my passion and my lifetime goal is to compile all of my Mother's and my Grandmother's stories and publish a book.



Housing Highlights

NOTICE OF BREACH and WHAT YOU CAN ABOUT IT

- Do you owe the Housing Authority any money for house or rent payments?
- Are you beginning to fall behind (even a little!) in your house payments?
- Are you finding it difficult to maintain your house or make repairs to the home?
- Do you feel you cannot maintain or keep current on your house payments?

If you answered yes to any of these questions, you need to call NPRHA. We are here to help, but we cannot do that unless you ask for help and are willing to follow our counseling tips and suggestions.

If you are struggling with timely payments, maintenance, repairs or are experiencing a family hardship, we want to work with you. If you are willing to work with us, together we can get you on the right path so your housing opportunity and home will not be in jeopardy.

When you agreed to participate in the Mutual Help Program, the most important requirement was to be in compliance with your MHOA. By signing the MHOA, some of the conditions that you agreed to are:

1. Make regular monthly payments by the **fifth** of each month,
2. Maintain and make repairs

3. Keep utilities current,
4. Participate in annual inspections, and
5. Use the home as your primary residence.

If you are living in one of our rental units, you are obligated to fulfill the conditions of your lease, some of which are:

1. Make regular rental payments by the **fifth** of each month,
2. Annual recertification of family income, with timely notice of a change in family size or income whenever that occurs,
3. Payment of electric utility,
4. Participate in annual inspections,
5. Use the unit as your primary residence, and
6. Maintain a safe and sanitary unit.

What to do if you receive a “NOTICE”

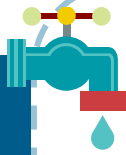
If you receive a “NOTICE,” read it carefully. The letter always states the you *must contact the housing authority*. When you make that call, it is a sign that you are willing to do whatever it takes to remain in your home. We will work with you to come up with a plan that will work for both you and NPRHA, and we will work together as long as it

takes. But remember, getting on a plan is only the beginning—you must continue following it until the breach is resolved. Thereafter, you will need to make your monthly payments on time, avoiding late payments, and remaining in compliance in all other areas.

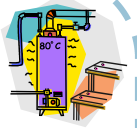
Failure to get in touch with us will lead to the next level of enforcement. You will find that other levels of enforcement add charges to your account, getting you farther and farther behind. NPRHA may be left with no other option but to terminate your MHOA and proceed with eviction. This is a last resort and we don’t want to take it; the choice is yours.

Whether you are in a Mutual Help home or a rental unit, remember to make your payments on time, make your utility payments, have maintenance and/or repair issues taken care of, and participate in your annual inspection so you can live safely in your home.

If you receive a “NOTICE,” or if you think you might get one, help is only a phone call away. Staff at your local NPRHA office and those of us in the Anchorage office are here to help you when you need it. But, we can’t do anything unless you contact us. Working together, we can do it!



Maintenance Department News



*“Wash the exterior siding of your house...
Caulk exterior joints around all windows and doors...
Inspect and sweep chimneys.”*

UPCOMING EVENTS
Sept 6—Labor Day
Sept 23—Autumn Equinox
September BOC Meeting TBA



Happy berry picking to all!

Summer has come, and is going faster than we would like. Now is the time to get outdoors and enjoy the sun. While you are out there, here are a few summertime maintenance tips that will get your home looking good from all angles.

Wash the exterior siding of your house using an ordinary garden hose and mild detergent. Pressure washers are not always the best idea—they can force water under the siding, where it can encourage mildew and rot. Clean siding will sparkle in the sunlight and make your house look newer.

Caulk exterior joints around all windows and doors. Caulking helps keep the house weather-tight and reduces energy bills, and who doesn't want to save a little money. It can also help keep insects and vermin out of the house.

Inspect and sweep chimneys. Taking care of this task in the summer, rather than in the peak autumn season, allows plenty of time for repairs before the next heating season. If any repairs are necessary and you need to hire outside help to complete them, you should have an easier time scheduling that help during the summer months.

Some of our summer days aren't as warm as others, but never fear. There are interior maintenance items that lend themselves to the summer season as well. Here is one that doesn't take too much time and effort.

Drain and flush your domestic hot water heater every year. Doing this annually will help to extend the life of the tank and the elements, as well as keeping you supplied with plenty of hot water. Put it on your annual schedule for August each year, or before Labor Day at least. Follow these simple steps:

1. Shut off the power and water supply to the tank.
2. Relieve the pressure by popping the pressure relief valve.
3. Attach a garden hose to the lower drain valve and drain the tank.
4. Reopen the water supply to the tank and flush out the sediments.
5. Shut the lower drain, fill the tank, and turn the power back on.

Set up an annual maintenance schedule for yourself that is easy to follow and best fits the seasons of the year.

New Employee



We welcome our new Administrative Assistant/Receptionist, Mercedes Yanez. Mercedes is Yup'ik and Mexican, and recently moved from Togiak, with her two children, to Anchorage. She is on the job and ready to take your call!



A scenic view of Tatitlek housing

All NPRHA offices will be closed September 6 for Labor Day

RIDDLES OF THE SEASON

1. What month are trees scared of?



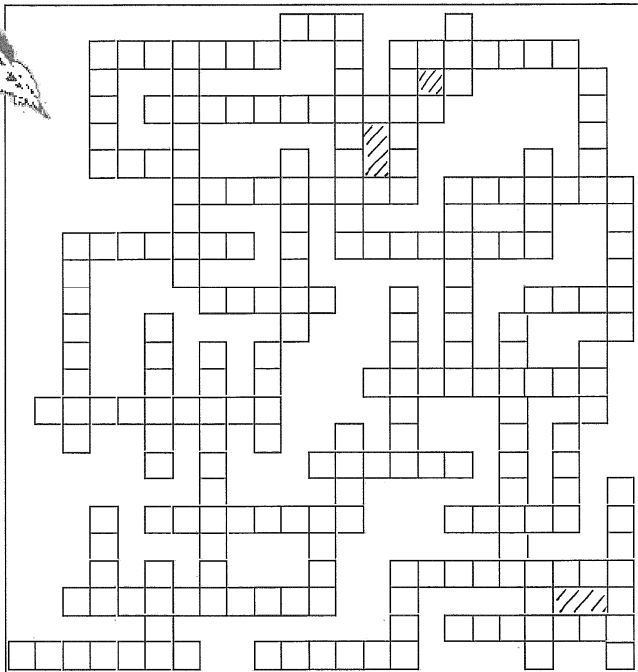
2. What did the Baby corn say to the Mama corn?



3. What object is King of the Classroom?

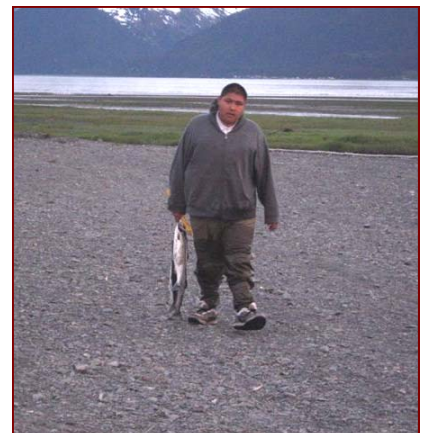


Back to School Framework



Directions: Words are listed in alphabetical order according to length. Fit them in their proper places in the framework, crossing the words off as you go.
Hint: start with your longest word (11 letters) since there is only one!

- | | | | |
|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 3 Letters:
Art
Gym
Lab | 5 Letters:
Chalk
Music
Snack
Tests | 7 Letters:
Binders
Compass
Educate
Friends
History
Project
Reading
Science
Teacher | 9 Letters:
Classroom
Fieldtrip
Geography
Principal
Restrooms
Textbooks |
| 4 Letters :
Bell
Case
Desk
Fees
Glue
Mark
Neat
Pens
Seat
Readings
Sums
Tidy | 6 Letters:
Eraser
Lesson
Pencil
Recess
Rulers | 8 Letters:
Backpack
Homework
Spelling
Students | 10 Letters:
Attendance
Blackboard
Report card |
| | | | 11 Letters:
Mathematics |



A Good Catch, A Good Meal
Brandon Deer of Seward, heading home to feed the family.

**Children will soon be back in school.
Drive carefully when children and buses are on the road.**



AMERIND Safety Poster Contest Winners



Uriah Huntsman, Nanwalek, 3rd place NPRHA and Statewide for K-3rd Grade



Josephine Johnson, Nanwalek, 2nd place NPRHA and Statewide for 4th-6th Grade



Ivanah Ash, Nanwalek, 1st place NPRHA and 2nd place Statewide for 7th-8th Grade

Answers to Riddles

1. Sept-timber.
2. "Where is Pop corn?"
3. The Ruler

NPRHA takes pride in the youth of the Chugach Region. During the summer, our industrious children participate in cultural and social activities that promote respect and responsibility. They work with elders, other service-oriented organizations, and their peers, sharing skills and laughter, and experiencing new learning opportunities. Our next newsletter will re-cap some of the exciting youth projects that are taking place this summer throughout our Region. Watch for it!

SAVE ENERGY, SAVE CA\$H

Refrigerators use seven percent of the nation's electricity and it more electricity than any other appliance in your kitchen. Your refrigerator does more than just chill or freeze food. It is affecting the Earth right now. Here are some tricks to help you use it efficiently.

Keep your refrigerator at the right temperature. The fridge should be between 38 and 42 degrees F and the freezer between 0 and 5 degrees F.

Make sure the door is sealed tightly. Close the door on a sheet of paper and try to pull the paper out. If it slides out easily, cold air is escaping from the compartment. Adjust or replace the seal.

No sweat. Use the "power-saver"

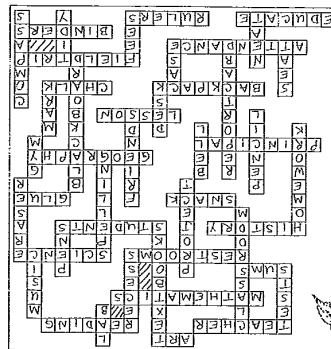
switch if your refrigerator has one. It prevents water droplets from forming in humid weather. Disconnect the heaters except when it's humid.

Clean the condenser coils twice a year. Use a brush or vacuum, but don't use a sharp instrument that might puncture the coils.

Manual defrost refrigerators should be defrosted regularly. A 1/4 inch buildup of frost strains the motor.

Fill your refrigerator. It is better to fill your fridge and freezer because food retains cold better than air does. But, don't overcrowd it because the cold air must circulate.

Defrost food in the refrigerator. Frozen food helps cool the refrigerator as it thaws.



Back to School Framework



Enjoying the new playground at Bear Mountain Apartments in Seward

Modernization Department News



Work at Bear Mountain Apartments is nearing completion, with a new playground and landscaping—something for everyone to enjoy. There hasn't been a playground there for about five years, so this will be a welcome addition. And, it won't just be for the children. There will be some family space where folks can gather and have barbecues and fun time together. Also, bike racks will be installed for the kids on the go. Remember, kids, play responsibly and safely at the playground.

Landscaping will include grading and re-seeding of the lawn, new railings and concrete step repair at the complex and a fence around the back of the apartments. This will be a busy fall at Bear Mountain Apartments, getting everything finished before cold weather sets in.

The first of our Lyman Weatherization program homes have been completed. Three

homes in Nanwalek and one in Port Graham are awaiting their post-test blower door assessment that will demonstrate how much weatherization improvement has been achieved. Imagine the warmth these families will feel this winter and how much fuel will be saved!

Materials for the Chenega Bay boiler out-buildings should be on site by mid August. Work will commence soon after that arrival. When complete in Chenega, this is the last of the boiler move projects.

There was a burnout in Port Graham earlier this summer. Although the home had to be demolished, the foundation was retained. A new two bedroom, stick-built home will be raised on that foundation this fall. This will replace the former panel built home. We wish a speedy recovery to the homeowner.

Did You Know?

In Japan, Autumn Equinox Day (this year, Sept. 23) is a national holiday marking the change of seasons and paying respect to the dead.

Buddhists celebrate equality on the equinox, the time of the year when day and night are of equal length.

Autumnal leaf color is determined by a species' pigments—natural substances produced by leaf cells. *Chlorophyll* produces green leaves in the sum-



mer. Leaves with *carotenoid*, such as birch and willow, will change to yellow, orange and brown. *Anthocyanins* in oak and maple produce orange-red to scarlet leaves in autumn.

The brightest autumn colors are produced when dry, sunny days are followed by cool (not freezing), dry nights. The "right" combination of tree species and likely weather conditions produce the best display of colors.

There is no lead in lead pencils. It is really graphite, which produces a darker line than lead.

A typical pencil can write 45,000 words and can draw a line 35 miles long.

The average child in the United States will wear down 730 crayons by his 10th birthday. That's almost 12 boxes of 64 pack crayons!

Binney & Smith, maker of Crayola products, produces nearly 3 billion crayons each year, an average of 12 million daily. That's enough to circle the globe six times.





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Mission Statement

It is our mission to provide safe, sanitary and affordable housing for tribal members and members of the Native community, to promote responsible home ownership, rental units, transient housing, Elder housing and other special needs housing and community programs; to develop and manage housing based upon the needs of our local communities.

NPRHA Staff

Executive Department:

Olen Harris—Executive Director

Administrative Services Department:

Barry Moring—Chief Financial Officer
Amanda Trangmoe—Controller
Crystal Barr—Administrative Assistant / Payroll / HR
Maria Geiger—Administrative Assistant / AP
Mercedes Yanez—Administrative Assistant
Yvonne Krenzela—Accounting Services Consultant

Housing Services Department:

Brenda Christoffersen—Housing Manager
Cheryl Andrew—Housing Services Specialist
Danielle Deer—Seward Regional Housing Manager
Emilie Swenning—Nanwalek Rental Manager
Ken Michener—LR Maintenance / Village Coordinator (CB)
Lennette Ronnegard—Cordova Village Manager

Melinda Smith—Valdez Rental Manager
Vacant—LR Maintenance / Village Coordinator (Tatitlek)

Building Services Department:

Jon Austermuhl—Building Services Manager
Karl Thiele—LR Maintenance / Village Coordinator (PG)
John Boone—Valdez Rental Maintenance
Larry Perri—Seward Rental Maintenance
Mike Conway—LR / MH Maintenance Supervisor
Ralph Bullis—Cordova Rental Maintenance
Sebastian Demas—Nanwalek Rental Maintenance
Walter Wilson—LR / MH Maintenance Supervisor

Modernization Department:

Randy Norman—Modernization Manager
Art Carlough—Procurement Assistant
Ernie Berestoff—Procurement Assistant/Expeditior
Tia Wakolee—Procurement Specialist