



north pacific rim housing authority

NPRHA NEWS

JUNE — JULY, 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

Chuck Totemoff, Chenege IRA

Robert Henrichs, Native Village of Eyak

Katherine Kompkoff Tatitlek IRA

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News from the Director

Summer is here and, with the arrival of good weather, NPRHA has started the majority of our construction projects. We have projects going on or getting ready to start in almost every community in the region and are anticipating a very busy summer.

NPRHA's modernization crews are back at work in Seward completing the roofing and landscaping at our Bear Mountain apartment complex. This will complete a multi-year renovation of the complex that included complete interior and exterior renovations of the units. The final design and engineering work for the new boiler rooms in Chenege has been completed and materials will be arriving to start that project later this season. Other work planned under our modernization program includes new windows in our original Mutual Help homes in Tatitlek and a major planning effort with the community of Nanwalek to finalize the use of the allotment that NPRHA purchased last year for future community expansion.

NPRHA's Weatherization program is keeping busy with a crew working in Port Graham and a crew being geared

up to start work for the weatherization participants in Nanwalek. We are in the process of selecting the next group of families that will receive assistance under the Weatherization program and will be completing assessments on those homes this summer for work this fall. This new round of applicants will also expand our program into Chenege Bay. Alaska Community Development Corporation will be performing the work for Weatherization participants that are not in NPRHA managed units in Seward, Valdez, and Cordova and NPRHA will be performing work on units that we manage in those communities starting in the summer of 2011.

New construction will continue to be a major focus for us this summer. We are constructing a new two bedroom home and a 1500 square foot Behavioral Health and Wellness Center in Port Graham in the Duncan Heights subdivision. These projects will utilize all local crews. We are reviewing the bids that we received for construction of a new rental triplex and office in Nanwalek that will be constructed this fall.

NPRHA will begin offering



our Down Payment Assistance Program again, this time in the community of Valdez. Right now, we are collecting and processing applications for the program with the goal of assisting six to eight families become new homeowners under the program by next summer. This is 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.

NPRHA has also contracted with West Construction to fully renovate the small boat harbor that we own and manage in Chenege Bay. This project was funded by the Denali Commission and will significantly improve and extend the life of the facility so that it can continue to be an asset for the residents of Chenege long into the future.

I hope everyone is enjoying the summer weather and look forward to seeing you when I am traveling around the region this summer.

Get to Know . . . The Chairman of the Board



Pat Norman,
Chairman of the
Board

"... our own people in the villages should be not only building our homes, but designing, building from the ground up, doing the electrical and plumbing and all things. Once we have the capabilities in our own villages, we will be set for the future."

NPRHA has a strong, committed and focused Board of Commissioners. At its helm is Patrick (Pat) Norman from Port Graham. Pat is a life-long resident of the village of approximately 133, and has been married to Fran for 30 plus years. They have three very accomplished children. Tasha has worked as a Bookkeeper and in the accounting field for many years. Daughter Vanessa is in her first year of Law School in Oregon and son Storman is a civil engineer currently with British Petroleum. Grandchildren now reign in the lives of Pat and Fran.

Pat Norman has been on the NPRHA Board for more years than he can remember, since the early 1990s. He has held the position of Vice Chair, and now as the Chairman for the past three years. He leads the Board with purpose, never losing sight of the best interests of all the people of the Chugach Region. He feels that although each Board member represents his or her own village, "the focus for Board members should be for the Chugach Region." His personal vision for the future of the North Pacific

Rim Housing Authority is that "our own people in the villages should be not only building our homes, but designing, building from the ground up, doing the electrical and plumbing and all things. Once we have the capabilities in our own villages, we will be set for the future."

Besides his role as Chairman of the Board for NPRHA, Pat is the Tribal Chief of Port Graham, Chairman of the Chugach Regional Resources Commission (CRRC), and is a member of the Alaska Native Subsistence Halibut Working Group and the Alaska Sea Otter Commission.

He understands the need to step up and be proactive in the political arena of such Boards and Commissions in order to ensure the subsistence life and livelihood of our villages and people. Being this involved requires travel away from the village and family he loves, and admittedly, he enjoyed it more in the early years. But even today, maybe especially today, he "knows the importance of traveling for the benefit of the village. It has to be done, but keep it

short and to the point." This expressed feeling of Pat's, to "keep it short and to the point," is probably the sentiment many of us have, as we are faced with multiple responsibilities and never enough time.

Port Graham is, and has always been, a subsistence community. Fishing, hunting and berry picking are the foundations of everyday life in the village. Even while attending boarding school during his high school years, Pat has always wanted to stay in Port Graham, working from within to make life better for its residents. When asked what makes Port Graham such a great place to live, Pat didn't even have to think about it. "Peace and quiet" was his answer.

When meetings and travel, and even just the day-to-day responsibilities of a Tribal Chief, are done, Pat looks forward to, and appreciates, the peace and quiet of home. He loves being in an environment of respect for the land and its bounties, and knows he is doing all that he can to make sure his children's children will continue to enjoy the same for a long time to come.

SAVE ENERGY, SAVE CA\$H

Do-It-Yourself Home Energy Assessments

You can easily conduct a do-it-yourself home energy assessment. With a simple but diligent walk-through, you can spot many problems in any type of house.

Locating Air Leaks

The potential energy savings from reducing drafts in a home may range from 5% to 30% per year, and the home is generally much more comfortable afterward.

- Check for indoor air leaks or gaps along the baseboard or edge of the flooring and at junctures of



- walls and ceiling.
- Air can flow through electrical outlets, switch plates, window frames, fireplace dampers, baseboards, weather stripping around doors, attic hatches. Seal up leaks.
- On the outside of your house, inspect all areas where two different building materials meet, including all exterior corners, where siding and chimneys meet, areas where the foundation and the bottom of exterior brick or siding meet.
- Plug or caulk holes or penetrations for faucets, pipes, electric outlets and wiring.



- Look for cracks and holes in the mortar, foundation and siding, and seal them with the appropriate material.

Lighting

Energy for lighting accounts for about 10% of your electric bill.

- Examine the wattage size of the light bulbs in your house. You may have 100 watt or larger bulbs where 60 or 75 watts would do.
- Consider compact fluorescent lamps (CFLs) for areas where lights are on for hours at a time.



You can find more tips at www.energysavers.gov



Housing Highlights

On May 19th, NPRHA held a Down Payment Assistance (DPA) meeting and barbeque at the Valdez Native Tribe (VNT) in Valdez.

NPRHA has a program that can provide down payment and mortgage reduction to those who wish to purchase their own home. Eligible families for this program are Alaska Native or American Indian families who do not currently own a home, and who can qualify for private financing for a significant portion of the cost of the home. Eligible families must also meet other NPRHA admission criteria and have a total household income below 80% of the median income as designated by the Department of Housing and Urban Development (HUD).

If you are interested in applying for this program, and you wish to purchase a home in Valdez, or if you have questions regarding the program, please call Brenda at 1.888.274.1444.

I would like to thank Benna Mae Hughey for the use of the VNT facility and to the VNT staff for all of their assistance with cooking and clean up.



Inez Majerus, a renter at NPRHA's Switzerland Apartments, attending the DPA meeting

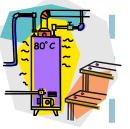
Photos courtesy of Danielle Deer



Albert Ramos, one of NPRHA's homebuyers, with Brenda "manning" the grill



Maintenance Department News



*Congratulations!
to all Chugach
Region
graduates—
preschool,
kindergarten,
middle school,
high school,
vocational-
technical
school, college
and
university*

After 10 years of working for NPRHA, Pauline Broglin, Low Rent Village Manager for Valdez, has retired. Pauline will be greatly missed by her friends and co-workers. Enjoy your days of relaxation, Pauline.

It's that time of year again for Mutual Help (MH) inspections. We would like to get through all those homes that are scheduled to be inspected. If for any reason you cannot be there for the inspection on the scheduled date, PLEASE have a representative there to let us in so we can get this done.

When you receive your Inspection Summary in the mail, please check off items you have corrected, sign it, and mail it back to NPRHA in the postage paid envelope. If, for any reason, an item has not been corrected by the due date, please give a written explanation and provide a date as to when the item will be done.

If you disagree with the findings on your Inspection Summary, also give a written explanation so that we may work toward getting the matter resolved. Disagreements with items listed on the Inspection Summary can be avoided when the homebuyer is present at the time of inspection. It is the best time to discuss items of concern with the maintenance staff member doing your inspection. However, if you are not able to participate in the inspection, and have someone else present to let the inspector into your home, be sure to share your

concerns in writing when you receive the Inspection Summary.

The Department of Housing and Urban Development (HUD) has provided a housing program that is low cost and affordable for homebuyers within our communities. In order for the program to continue, HUD's requirements, as stated in the code of Federal Regulations, must be met. NPRHA is here to help make the program work for you and your community. In order for NPRHA to continue with this program, we need your cooperation in returning these **signed** summaries.

It is our wish to help make this process go as smoothly as possible. However, NPRHA must keep your file current. NPRHA asks that you submit your signed Inspection Summary, and any explanations, to our office within 30 days from the date you receive the Summary.

If you are having trouble obtaining replacement parts, or need help understanding what the maintenance item is, please feel free to call the Anchorage office at 907.562.1444, or toll free at 888.274.1444, for assistance. Your inspector, Walter or Mike, will be happy to help you.

Thank you, and have a safe and fun summer.

RIDDLES OF THE SEASON

1. What would you get if you crossed a patriot with a small, curly-haired dog?
2. What kind of tea did the American colonists thirst for?
3. What do you call a cartoonist in the Continental Army?

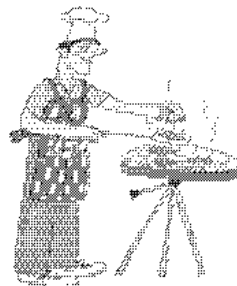
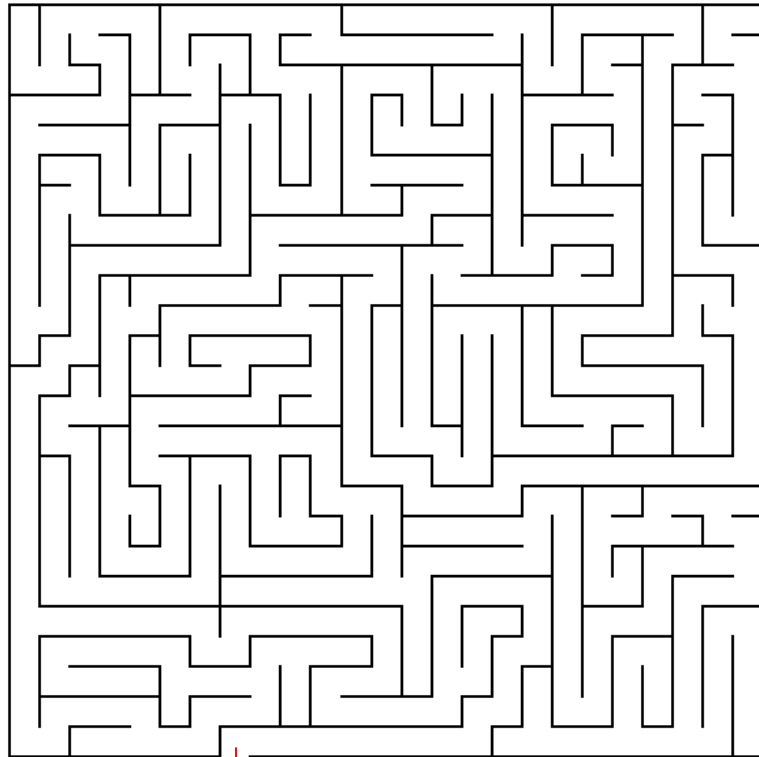


All NPRHA offices will be closed July 5th for the Fourth of July holiday

Dad's cooking! Can you help the hotdog find its way to the barbecue?

G
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Answers to Riddles

1. Yankee poodle
2. Liber-ty
3. A Yankee Doodler

NUCEK CAMP

Session 1:
June 28-July 5

Session 2:
July 5-12

Session 3:
July 12-19

HOMEOWNERS !!!

CONGRATULATIONS to the following homebuyers who have now become homeowners!

Charles and Virginia Moonin from Nanwalek, Walter Meganack, Jr. of Port Graham, Nena Guerrero and Arthur Tiedeman of Cordova, and Maggie Totemoff from Chenega Bay.

UPCOMING EVENTS

- June 14 Flag Day
- June 20 Father's Day
- June 21 Summer Solstice
- June 29-July 19 Nucek Camp
- July 4 Independence Day
- July TBA Commissioner Meeting



Every year people gather in Tatitlek for Peksulineq, Culture Week. This year it was held May 10 – 14. As always, NPRHA shares in the sponsorship of this exciting week of activities with many other Chugach Region organizations, and we purchased food for the event. The food was delivered to Valdez and then taken by boat to Tatitlek.

Pictures courtesy of Tia Wakolee

north pacific rim housing authority

AHFC Weatherization Program
through North Pacific Rim Housing Authority

Weatherization services, such as *insulation, skirting, vapor retarders, windows, doors, heating system repair or replacement*, will make your home safer, healthier, more comfortable and affordable, and will increase your home's energy efficiency.

Priority will be given to:

- elders
- the disabled
- lowest income families
- families with children under 6 years of age
- emergencies

Does your house need weatherization? Do you qualify? For answers to these and other questions, or to get an application, call Brenda at the Anchorage NPRHA office at 1.888.274.1444

EVERYONE in Chenega Bay can apply for weatherization!

Weatherization funds are provided by the Alaska Housing Finance Corporation (AHFC)

Applications are still being accepted. Get yours in today.

We are trying to be more environmentally friendly. You could receive an electronic PDF copy of our Newsletter, via email. Just send your email address to cheryl@nprha.com with a request for an email version of the newsletter.

Modernization News



Finishing work on the Seward Bear Mountain Apartments started up in mid May, using the same local crew as last year. As reported in previous newsletters, this work includes the last of the shingle roofing needs, landscaping around the building and the playground facility.

We are going out to bid for the single family home to be built in Port Graham, as well as for the Behavioral Health Community Services Center in the same village. Both of these construction jobs should be done by late fall of this year. Weatherization work continues in Port Graham as well. Although our spring and summer weather gives us a break from the cold of winter, homeowners already feel the benefits of weatherization work.

Weatherization work is slated to start up in Nanwalek as soon as a foreman is hired. He will lead the local crew as they work on three homes there. Construction of new boiler room outbuildings for Chenega Bay has begun. Previously, repair/replacement of some leaky windows at Cordova's Rainforest Apartments took place approximately two years ago. A new assessment of the remaining windows to determine need will take place shortly.

Applications for weatherization have been coming in from Chenega. If you have not already completed and sent in an application, do so now. Don't get left out in the cold for lack of filing a timely application!

Did You Know?

- Sonora Louise Smart Dodd, of Spokane, WA, started the tradition of Father's Day in honor of her dad, a widowed civil war veteran left to raise six children, on June 19th, her father's birthday.
- President Woodrow Wilson approved the idea of observing an annual Father's Day in 1916, but it wasn't until 1924 that President Calvin Coolidge made it a national holiday.
- There are 66.3 million fathers in America.
- Neckties lead the list of father's day gifts with tools running second and fishing rods and golf clubs being another traditional gift.
- The Census Bureau counted 140,000 stay-at-home dads in 2008, caring for 234,000 children.
- In the Middle Ages, buildings were cold and drafty so long, heavy gowns were the norm for warding off the cold.
- In the old days, diplomas were handwritten on sheepskin, rolled up and tied with ribbon.
- The first class ring was developed in 1835 for West Point.
- "Pomp and Circumstance," the traditional graduation song, was composed by Sir Edward Elgar in 1901 and was first adopted at Princeton in 1907.
- President Calvin Coolidge was the only President born on the Fourth of July (in 1872).
- Malia, the daughter of President Barack and First Lady Michelle Obama, was born in Chicago on July 4, 1998.
- Three Presidents have died on July 4th. Thomas Jefferson, the author of the Declaration of Independence, ironically died on the 50th anniversary of its signing in 1826. John Adams died the same day and year, just a few hours after Jefferson. James Monroe died in 1831.
- Only two people signed the Declaration of Independence on July 4th, John Hancock and Charles Thomson. Most of the rest signed on August 2nd, but the last signature wasn't added until five years later.
- When the flag is folded, it is done so in a triangle to symbolize the tricorn hats worn by colonial soldiers in the Revolutionary War.





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RETURN SERVICE REQUESTED

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/AP
Karen Tollefson—Administrative Assistant
Maria Geiger—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
Kevin Michener—LR Maintenance / Village Coordinator (CB)
Lennette Ronnegard—Cordova Village Manager

Vacant—LR Maintenance / Village Coordinator (Tatitlek)

Vacant—Valdez Rental Manager

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