



north pacific rim housing authority

# NPRHA NEWS

JANUARY - FEBRUARY, 2011

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## News from the Director

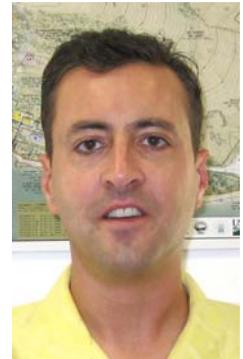
I hope that everyone is having a happy holiday season and getting ready for the year ahead. Here at NPRHA we are in the process of wrapping up all of our construction and modernization activity from the previous summer and busy planning for the work scheduled for 2011.

Sunland Development has just completed three new apartments and a new local office for NPRHA in Nanwalek. In the next few weeks the selection will be finalized for the families that will move into the spacious new two and three bedroom units. Our office move will begin just after the holidays. The extra office space has been much needed and will be well utilized for our operations there. NPRHA is very active in Nanwalek, not just with housing, but managing the community fuel system and playing a major part in their youth programs.

The two major projects for our modernization program next summer will be new boilers and boiler rooms at our original Mutual Help homes in Chenega Bay and new roofing on our

apartments in Cordova. Materials are already on site for the Chenega project and will be ordered this spring for Cordova. Both projects are scheduled to start as soon as the weather allows. The other projects that will be completed next summer under our modernization program are new windows on our original Mutual Help homes in Tatitlek and Nanwalek, continuation of our youth worker program, and rot repair and weather sealing at our Cordova rentals.

NPRHA's Weatherization program has performed post project blower door tests for recently completed projects in Port Graham and Nanwalek and seen a significant increase in energy efficiency in those units. This program will be operating year round since most of the work that is done is not dependent on weather. We are expecting to weatherize all of the eligible homes in the region over the next five years as the program is ramped up each year. The next



units scheduled to have work done are several rentals and homeowner-ship units in Nanwalek and Port Graham and two units in Tatitlek.

NPRHA is currently offering our Down Payment Assistance Program in Valdez and may expand the program to include Seward in the near future. This is a great program that provided grant funds for qualified first time homebuyers so that they are able to afford the down payment, closing costs, and payments of the mortgage of a home.

Renovation of the small boat harbor in Chenega has been completed with the exception of a few work items that we decided to do in-house instead of through the contractor. This spring we will install modified pile collars and a fish cleaning table that will complete the project.

# The "Russian" Holidays

All NPRHA offices will be closed:

Jan 17—Martin Luther King, Jr. Day

Feb 21—Presidents' Day

Ever wonder why some people celebrate Christmas and New Year on a different day? Here is a little insight into the reason.

In the Orthodox Church in Alaska, especially among the Russian Orthodox faithful, Christian holidays are still calculated according to the older Julian calendar. This calendar is named for Julius Caesar who ordered the establishment of a 12 month calendar to recalculate the days of the year. This occurred nearly 2200 years ago, or approximately 100 B.C. Although the calendar was good for the time, 365 and one-fourth days, it was still off by approximately 11 minutes.

In the year 1582, Pope Gregory ordered scientists to study and correct the "calendar problem." In that year, the discrepancy between dates on the Julian and Gregorian (named for Pope Gregory) calendars was 10 days. To correct the yearly calculation, 10 days were subtracted from the year in 1582. Not everyone readily accepted the change in calendar in that year, or even that century. England did not switch to the Gregorian calendar until the 1700s, and the country of Russia did not change until 1918.

In the 20th and 21st centuries, the difference between the two calendars observed has increased to 13 days. Therefore, when Christmas is celebrated throughout most of the world on December 25th, those who follow the Julian calendar

celebrate it on January 7th. Subsequently, the New Year celebration is Jan. 14th.

Why, then, is Alaska different, you may ask. The Church as a whole recognizes the unique "old country" ties that Alaska has with Russia, the country of our ancestral faith. Alaskan Orthodox faithful have continued the rich, cultural and social aspects of the later holidays, including the Slaaviq (caroling, feasting and celebrating) of Christmas and the Masking (see poster to the left and join in the fun!) of the New year.

The carols that are typically sung during the days following Christmas stem from a Ukrainian tradition of following a star and sharing the liturgical and social songs announcing the birth of Christ. In many parts of Alaska, those carols are sung in Ukrainian, English and various Native languages. The custom of gift giving to the singers at each home takes many forms, from treats, to complete meals, to handmade and/or store bought gifts to everyone! It is also usually customary to offer a donation to the Church by each homeowner who is visited by the star and the singers. The New Year's Masking celebration is represented by costumed individuals representing the old and new years. With much music, dancing and fun, the new year eventually is triumphant.

Merry Christmas and Happy New Year!

**Russian New Year Celebration 2011**  
This is a Tobacco & Alcohol Free Event!

**Chugach Heritage Foundation Sponsors:**  
**Date:** Friday, January 28, 2011  
**Time:** 6:00pm - 10:30pm  
**Location:** Begich Middle School, 7440 Creekside Center Dr., Anchorage, Alaska 99504 (Close to Debarr & Muldoon)

**Schedule:**  
6:00pm Doors Open to Public  
6:30pm Blessing, Potluck, and Starring  
8:30pm-10:00pm New Year Performance  
10:00pm-10:30pm Music & Dancing  
6:30pm-10:00pm \*Silent Auction

**Admission:**  
- \$10.00 Adults  
- \$5.00 Ages 12-18  
**Free For:**  
- Under 12 years of age  
- 62 years and up

**\*FREE ADMISSION for Anyone who brings a dish to share for the potluck!**

\*All proceeds raised by the silent auction will go towards suicide prevention and awareness by building healthy strong communities.

For more info contact: Angelina Sawden & Jared Selanoff at (907) 563-8866  
or email: [angelina@chugach.ak.com](mailto:angelina@chugach.ak.com) or [jared@chugach.ak.com](mailto:jared@chugach.ak.com)

Chugach Heritage Foundation is a 501(c)(3) non-profit charitable organization. Our main focus is to provide academic scholarship assistance to our shareholders and descendants who are seeking to attain a higher education.

## PROTECTING AGAINST SEVERE COLD WEATHER

Severe and sustained cold weather can inflict considerable damage on homes. Here are some tips to prevent damage from periods of melting and freezing during extended severe weather.

- Keep sidewalks and entrances to your home free from snow and ice.



- Keep gutters free of ice dams so melting snow and ice can flow freely. Ice dams can cause water to build up and seep into your house.
- If ice forms on tree limbs, watch for dead, damaged or dangerous



branches that could fall because of ice, snow or wind. Don't risk damage to your house or vehicle, or injury to yourself or others.

- Keep the house heated to a minimum of 65 degrees. The temp inside the walls where the pipes are located is substantially colder than the walls themselves. A temp lower than 65 degrees will not keep the inside walls from freezing.

### To Keep Water in Pipes from Freezing:

- Fit exposed pipes with insulation sleeves or wrapping to slow heat transfer.
- Use caulking to seal cracks and

holes in outside walls and foundations near water pipes.

- Keep cabinet doors open during cold spells to allow warm air to circulate around pipes.



- Keep a slow trickle of water flowing through faucets that are connected to pipes that run through an unheated or unprotected space.
- Drain the water system if your house will be unattended during cold periods.
- If your pipes burst, first turn off the water and then mop up spills.

([www.amerindrisk.org](http://www.amerindrisk.org))



## Housing Highlights

Most people spend at least half of their lives inside their homes and children can spend up to 90% of their time indoors. For their size, children breathe up to twice as much air as adults. That means children are at greater risk for health problems that come from indoor air pollution.



It is not always easy to tell if your home has poor air quality. You may notice bad smells or see smoke, but you cannot see or smell other dangers, like carbon monoxide and radon.

**Asthma and Allergies** If people in your home have health problems or are ill, polluted indoor air can make them feel worse. Asthma, a lung disease, can worsen because of indoor air pollution. Insects and other pests, like cockroach and dust mite droppings, can cause asthma attacks in some people. Many asthma "triggers" also cause allergic reactions in people who don't have asthma.

**Mold** grows in wet or damp places. It often smells musty. Many people are

allergic to mold. Some kinds of mold are toxic, and coming into contact with large amounts of mold may cause health problems.

**Carbon Monoxide** is a deadly gas that can come from appliances that burn gas, oil, coal, or wood, and are not working as they should. Car exhaust also has carbon monoxide. You cannot see, taste, or smell carbon monoxide.

**Radon** is a gas. It can get into some homes from the ground below them. You cannot see, taste, or smell radon and it is found all over the United States. Radon can cause lung cancer. In fact, it is the second leading cause of lung cancer in the U.S. If you smoke and your home has high levels of radon, your risk of lung cancer is especially high.

**Cigarette smoke** Do not smoke, or allow anyone else to smoke, inside your home. It is unsafe for children to be around people who smoke inside homes or vehicles. Second-hand smoke can



raise children's risk of ear infections and breathing problems. It can trigger asthma attacks, too.

**Family pets**, because of their fur, cause problems for some people. Pets can make asthma and allergies act up, especially if you allow your pets into sleeping areas.

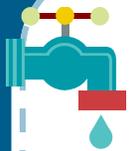
**Hobbies and home projects** sometimes involve sanding, painting, welding, or using solvent chemicals like varnish or paint strippers. A solvent is a chemical that can dissolve something else and are usually liquid. Home projects can pollute the air with dust or harmful chemicals.

**New furniture, carpets and building products** may give off chemicals that were used in their making. Some of these chemicals can harm people, especially children.

**Lead paint** is very dangerous for young children. All NPRHA buildings are free of lead-based paint. Take good care of your home to keep it healthy!



Fireworks on Dec. 31st



# Maintenance Department News



In the darkest part of the year, it's tempting to try hibernating through the next couple of months. If you can get a plan in place now, though, you can get a jump on spring. The following home maintenance checklist provides a "To Do List" for January and February.

- 1) **DE-CLUTTER A CLOSET.** Pick just one and empty it. Sort out things to save, things to donate, things to sell, and things to toss. Then, follow through with your decisions. Of the stuff to save, put everything that belongs somewhere else, where it belongs! Organize the stuff that needs to stay in the closet and put it back inside.
- 2) **REPLACE DRAWER LINERS AND SHELF PAPERS.** Putting in fresh liners requires taking everything out of drawers and off shelves. This gives you the opportunity to reassess what was there in the first place. Simply by rearranging the items on your shelves can make a room look like you redecorated.



- 3) **WANDER THROUGH THE HOUSE** with a screw driver and a hammer. Tighten

screws on drawers, doors and furniture. Any nails that may be "popping up" in places can be quickly pounded back flush with the surface. While you're at it, straighten those pictures on the wall that have tilted over time.



- 4) **MAKE A LIST** of minor household repairs that you see when you are "wandering." Make note of broken electrical face plates or outlet covers, missing pulls or knobs, locks that need lubrication, sink or tub caulking that needs to be redone, and spots or stains on carpet and flooring that require extra elbow grease.



- 5) **SHARE YOUR LIST.** You don't have to do all of the repairs yourself. Divide the projects between family members; get everyone involved in their home's maintenance. A safe, sanitary and healthy home is everyone's responsibility. Anyway, it's always more fun to work on a project with someone else.
- 6) **PAT YOURSELF ON THE BACK** and go have some fun when you are done. Happy New Year!

**"S Prazdnikom"**  
to everyone celebrating Russian Christmas and New Year!

RIDDLES

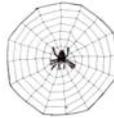
1. What do moths study in school?
2. What do you get when you cross a



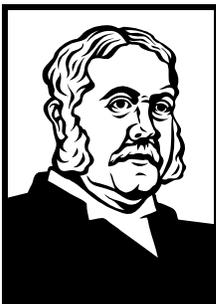
cocker spaniel,  
a poodle  
and a rooster?



3. Why did the spider move?

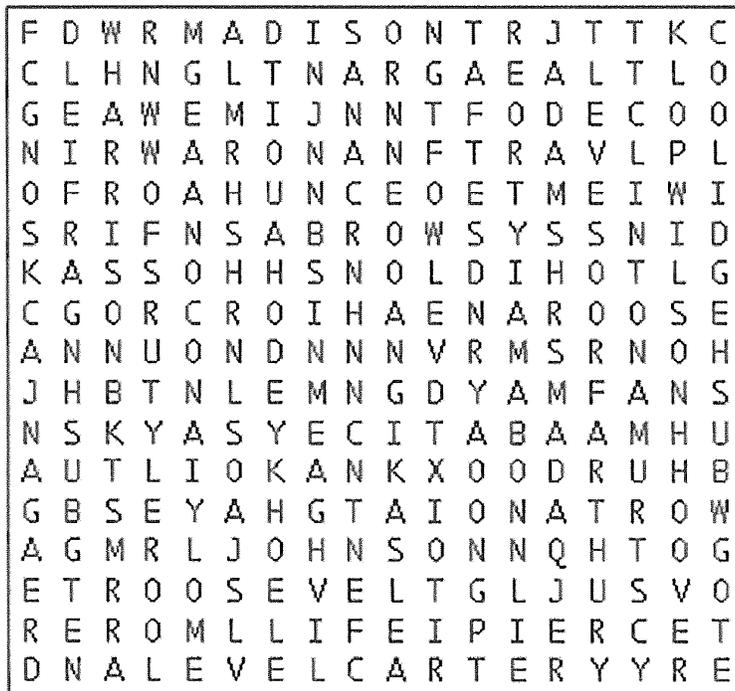


5th President, James Monroe



21st President, Chester Arthur

United States Presidents



28th President, Woodrow Wilson

- |            |           |             |            |
|------------|-----------|-------------|------------|
| WASHINGTON | TAYLOR    | B HARRISON  | EISENHOWER |
| J ADAMS    | FILLMORE  | MCKINLEY    | KENNEDY    |
| JEFFERSON  | PIERCE    | T RODSEVELT | L JOHNSON  |
| MADISON    | BUCHANAN  | TAFT        | NIXON      |
| MONROE     | LINCOLN   | WILSON      | FORD       |
| J Q ADAMS  | A JOHNSON | HARDING     | CARTER     |
| JACKSON    | GRANT     | COOLIDGE    | REAGAN     |
| VAN BUREN  | HAYES     | HOOVER      | G BUSH     |
| W HARRISON | GARFIELD  | F RODSEVELT | CLINTON    |
| TYLER      | ARTHUR    | TRUMAN      | G W BUSH   |
| POLK       | CLEVELAND |             | OBAMA      |



# Modernization Department News



Have you ever wondered how Carpenters/Laborers are chosen for village projects?

Great strides have been taken to ensure almost 100% local hire within the Modernization Department projects. Typically, only electricians and plumbers are hired outside of the community. Construction of the previous two HIP homes, the fire-loss replacement home, the new two bedroom unit and the Behavioral Center has been done by our regional community members. We are proud of this accomplishment.

Education and experience can help further your opportunities in the construction field. At NPRHA, you can qualify for future employment if you attend and complete the carpentry program at AVTEC. Already, some of the local crewmembers have taken advantage of the AVTEC courses. Are you interested in working with NPRHA in your

community? Consider going to AVTEC to increase your chances.

Working for NPRHA in your village can lead to opportunities in other parts of the Chugach region. The experience you gain will be a long term benefit when new projects open up. If you are interested in working in other parts of the Region, contact NPRHA and let us know.

Weatherization work in PWS will continue through these winter months, with an expected 12 homes completed by the end of March, 2011. If you are in need of returning requested paperwork, please do so ASAP so there will be no delays.

As spring rolls around, a roofing project at Cordova's Rainforest Apartments will begin. As was done in Seward at Bear Mountain Apartments, roofs will be replaced as they are nearing the end of their life expectancy.

## Did You Know?

- The month of January got its name from the Roman god Janus, god of gates, doors and beginnings. Janus' depiction was one of two faces, one looking back and one looking forward.
- The tradition of using a baby to signify the new year was started by ancient Greeks around the year 600 B.C. They would carry a baby around in a basket to honor Dionysius, the god of fertility, and symbolize his annual rebirth.
- 2011 is the Chinese Year of the Rat.
- The term "First Lady" was first used in 1877 in reference to Lucy Ware Webb Hayes. Most First Ladies, including Jackie Kennedy, are said to have hated the label.
- James Buchanan was the only president never to marry. Reagan was the only divorced president. Six presidents had no children, while Tyler was the father of the most—15 children.
- Lincoln, Jefferson, Franklin Roosevelt, Washington, Kennedy, and Eisenhower are portrayed on U.S. coins.
- Washington (\$1), Jefferson (\$2), Lincoln (\$5), Jackson (\$20), Grant (\$50), McKinley (\$500), Cleveland (\$1,000), Madison (\$5,000), and Wilson (\$100,000) are portrayed on U.S. paper currency.
- In ancient times, the emergence of hibernating animals like the groundhog was believed to predict the imminent arrival of spring.
- According to superstition, it is better for the groundhog to NOT see his shadow. If the day is cloudy and rainy, the groundhog will stay above ground and start his year because spring has come early.
- Martin Luther King, Jr.'s real name was Michael King, Jr. In 1935 his father, Michael King, declared to his congregation that he would henceforth be known as Martin Luther King and his son would be Martin Luther King, Jr.



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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  
Mercedes Yanez—Administrative Assistant  
Maria Geiger—Administrative Assistant / AP  
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  
Kenneth Michener—LR Maintenance / Village Coordinator (CB)  
Kerry Kompkoff—Village Coordinator (Tatitlek)

Lennette Ronnegard—Cordova Village Manager  
Melinda Smith—Valdez Rental Manager

**Building Services Department:**

Jon Austermuhl—Building Services Manager  
Chris Hansen, Jr—Seward Low Rent Maintenance  
Herman Geffe, Jr—Tatitlek Low Rent Maintenance  
John Boone—Valdez Low Rent Maintenance  
Karl Thiele—LR Maintenance / Village Coordinator (PG)  
Mike Conway—LR / MH Maintenance Supervisor  
Ralph Bullis—Cordova Low Rent Maintenance  
Sebastian Demas—Nanwalek Low Rent Maintenance  
Walter Wilson—LR / MH Maintenance Supervisor

**Modernization Department:**

Randy Norman—Modernization Manager  
Ernie Berestoff—Procurement Assistant/Expeditor  
Tia Wakolee—Procurement Specialist