



north pacific rim housing authority

NPRHA NEWS

JULY — AUGUST, 2011

BOARD OF COMMISSIONERS:

Patrick Norman, Chairman,
Port Graham Village

John Boone, Vice-Chair,
Valdez Native Tribe

Larry Evanoff, Secretary
Chenequa IRA

David Totemoff,
Tatitlek IRA

Jerry Demas,
Nanwalek IRA

Melody Wallace,
Qutekcaq Native Tribe

Robert Henrichs,
Native Village of Eyak

INSIDE THIS ISSUE:

Governor's Visit	2
Homeowners!!!	2
Safety First!	3
Housing Management News	3
Maintenance Dept. News	4
NPRHA's Artists	5
Employee Transitions	6
Modernization Dept. News	7
Did You Know?	7
NPRHA Staff	8

News from the Director

The busy summer construction season has arrived and NPRHA's crew's are busy performing modernization work on our rentals in Cordova, our homes in Chenequa and constructing the Behavioral Health and Wellness Center in Port Graham. All of the work will be performed by NPRHA's crews. We are moving towards performing all of the work in-house. This has led to a much higher quality end result and local hire rates three to four times what we were achieving when we were contracting out new construction projects.

This is also the time of year when we begin to plan for next year's activities and review our programs and

policies to see where we can strengthen them to better achieve our mission and meet the needs of the Region. NPRHA's Board of Commissioners will be holding their next meeting on August 10th and 11th in Valdez, in the Valdez Native Tribe building. The meeting will focus on our short and long term planning process and determining our work plan for next year.

We have applied for funding for the Nanwalek Youth Activities Center and should hear in the next several months if our application was successful this year. The new 1800 square foot facility will provide much needed program and activity space for Nanwalek's sizeable youth popu-



lation. We have also applied for funding under the same program for renovating the Chenequa Bay Community Building. The building is past its useful life and is in need of extensive renovations to meet the needs of the community and to meet current building and accessibility codes.

I hope everyone has a busy and productive summer. My first daughter is due in July, so, between work and a newborn, I am not expecting to get much rest this year. I hope to see everyone when I am traveling around the Region this summer.

Governor's Visit to Nanwalek and Port Graham



Governor Sean Parnell with Pat Norman and other Port Graham residents



Governor Parnell and Jerry Demas traveling between Port Graham and Nanwalek



Nanwalek youth pictured with Governor Sean Parnell



Sherri Burretta, seen here with young Chugach residents

Alaska Governor Sean Parnell, and John Moller, senior advisor for rural affairs, visited Seldovia, Port Graham and Nanwalek in mid-June. The two men met with community members to discuss economic development projects, education, and infrastructure needs for these three villages. Also discussed were the topics of value-added fish processing and the possibility of developing a fish hatchery, according to Sharon Leighow.

Also sharing the spotlight with our Governor was Sherri Burretta, chairwoman of the board of Chugach Alaska Corporation, and Olen Harris, Executive Director of the North Pacific Rim Housing Authority. The group met with Presidents of Port Graham Corporation and

English Bay Corporation, and many others during the two day visit.

Nanwalek and Port Graham are slated to receive a new airport halfway between the villages, although there is still a long way to go before that project is realized. It is currently in the design phase, with more years of planning ahead. Surely,

residents of those villages welcomed the chance to talk this out with our Governor. Port Graham is also set to receive a new bio-mass project for heating public buildings, hopefully in this year's budget. Not to be left out, Seldovia should

receive a new economic development center, a project expected to be within this year's budget as well.



Governor Parnell meets with the Nanwalek IRA Council
l. to r, John Moller, Larissa Jimmy, Gov. Sean Parnell, 2nd Chief James Kvasnikoff, 1st Chief Wally Kvasnikoff, Priscilla Evans, Jeff Evans, Tom Evans and Ephim Moonin

HOMEOWNERS !!!

Congratulations to the following homeowners:

Fran and Pat Norman, Marlene Norman, Travis Norman and Anesia Metcalf, all of Port Graham; and **Marvin Nelson, Jr.** of Valdez.

Fireworks can be exciting, fun, and festive. It is important to remember that fireworks are also DANGEROUS!

Each year, over 8,000 people are injured using fireworks. Children ages 10 to 14 years had the highest injury rate for fireworks-related injuries due to novelty fireworks. The most common injuries sustained from fireworks were blindness, third degree burns, and scarring of the hands, eyes, face, legs, trunk, arms, and shoulders.

Please take the following precautions to teach your children



how to prevent being a statistic.

Firework Safety Tips

- * Light fireworks outdoors in a clear area away from onlookers, combustibles or flammable material
- * Obey local laws
- * Always have a hose or bucket of water handy
- * Only use fireworks as intended
- * Do not alter or combine them
- * Never re-light a “dud” firework

- * Use common sense when using fireworks
- * Spectators should keep a safe distance from the shooter
- * Only a person over age 12 should be allowed to handle sparklers of any type
- * Do not ever use homemade fireworks or illegal explosives
- * Never ignite fireworks in a container
- * No running or horseplay while fireworks are being used
- * Never allow children to ignite fireworks



Housing Management News

How to Make a Budget

To establish and maintain a good credit record and to demonstrate your ability to manage and repay your debts, make a budget and live within it.

To develop a budget, take the following steps:

- 1) Determine your monthly income.
- 2) List your fixed monthly expenses. Fixed expenses stay the same every month, such as a car payment or house payment.
- 3) Know your variable expenses. Variable expenses change from month to month, such as groceries.
- 4) Track and plan for large, periodic expenses, such as car insurance or home insurance.
- 5) Compare your income with your expenses.
- 6) Set priorities, goals and limits.
- 7) Set a savings plan and make it a priority.
- 8) Always keep an emergency fund.
- 9) Plan ahead for major purchases and avoid impulse decisions.

Once you get comfortable with a budget, you can be more flexible and make adjustments so you are making financial decisions that are in your and your

family's best interest. Use your budget to help you stay within your means and make wise choices.

Stay on Course

Tips for Sticking to a Budget

- Be determined and exercise willpower
- Communicate with household members
- Be prepared to compromise
- Develop a user-friendly system of documenting expenses
- Be creative and use incentives
- Revisit your budget periodically

Tips for Improving Your Credit Score

- Pay your bills consistently and on time
- Check your credit report and correct any errors
- Keep credit card balances low
- Apply only for credit cards you need
- Pay off debt rather than transferring to a new card
- Establish credit and use it wisely

Remember—credit scores reflect your long-term patterns of credit usage and repayment history. Credit scores automatically improve as your overall credit picture gets better. (cont'd on page 6)



Maintenance Department News



Olen's daughter is now expected to join his family in July, not August as previously reported. Watch for pix and info in our next issue of NPRHA News!

Care and Servicing of Fuel Oil Storage Tanks

Oil storage tanks should be kept full, especially in the summer. Due to changes in temperature and barometric pressure, air is being drawn into and expelled from the tank through the vent, even when the burner is not in use. This action is called "breathing."

Whenever warm, humid air is drawn into the tank, its moisture is condensed to water on the sides and collects at the bottom, causing corrosion. Corrosion may eventually eat through the tank. The sides of the tank above the oil level will also rust, and the scale produced may eventually plug the filter. Breathing and the accompanying corrosion are almost eliminated if the tank is

kept full.

The life of a tank may be prolonged by occasional cleaning. For cleaning purposes, inside tanks are permitted by the NBFU Standards to have a draw off opening on the bottom. No opening is allowed in the bottom of tanks of capacities greater than 275 gallons. In order to clean larger tanks you must insert a hose or pipe in the fill pipe or test well and pump the tank clean.

Various devices are available for obtaining samples or cross-sections of the oil, water, or sediment at the bottom of the tank and are very useful in analyzing tank conditions. Many oil companies have such testing equipment and some offer tank cleaning as a part of their service.



RIDDLES

1. What city has no people?
2. What is so fragile, even saying its name can break it?
3. Why did the cake like to play baseball?



All NPRHA offices will be closed on Monday, July 4th, for the Holiday

NPRHA Artists!

Local winners of our annual Safety Poster Contest were Josephine Evans, first place, representing 4th–6th graders; Evan T. Evans, second place, Kindergarten to 3rd grade; and Joshua Evans, third place, grades 7 and 8. Each winner received a prize from NPRHA. Josephine received an I-pod Touch, Evan received an I-pod Nano MP-3 player and Joshua won a portable DVD player.

The posters of our winners were sent to the Association of Alaska Housing Authorities (AHFC) for judging in the Regional Contest. Our artists took the following places in their divisions: Josephine took first place, Evan took third place, and Joshua placed second. All three of them received a savings bond.

Now, ON TO NATIONALS! As a first place winner, Josephine's poster will go on to be judged at AMERIND, the sponsoring agency of the Annual Safety Poster Contest. Although only first place Regional winners are judged nationally, Joshua's poster will also be in the running at AMERIND. If a category winning poster comes from a Housing Authority that is not a member of AMERIND, that poster cannot move up to the national level. This is exactly what happened in the 7th-8th grade category.

You can support our artists by voting on line, beginning July 15th and ending September 30th, at www.AMERINDRisk.org. Let's get out and vote!!!

We thank all of our Region's young artists for entering. Every year, the judging is tough. We have so many talented and creative kids.



Summer vacation finds our children "all about town." Watch for kids at play, and have a safe and fun summer.

UPCOMING EVENTS
July 4
Independence Day
Sometime in July:
The birth of Olen's first daughter!
Aug 10&11 BOC Mtg. in Valdez

Your Financial Budget (cont'd from pg. 3)

BUDGET WORKSHEET

1. YOUR MONTHLY INCOME	\$ _____
a. Take home pay (wages and tips)	\$ _____
b. Additional Income	\$ _____
TOTAL MONTHLY INCOME	\$ _____
2. YOUR EXPENSES	
a. Housing (rent, mortgage, taxes and insurance)	\$ _____
b. Transportation (car payments, gas, insurance, etc.)	\$ _____
c. Utilities (heat, electricity, etc.)	\$ _____
d. Subscriptions (cable, internet, cell phone, etc.)	\$ _____
e. Groceries	\$ _____
f. Medical (co-pays, prescriptions, etc.)	\$ _____
g. Dining, Travel, Entertainment	\$ _____
h. Other discretionary (hobbies, personal care, etc.)	\$ _____
i. Debt payments (credit cards, student loans, etc.)	\$ _____
j. Savings	\$ _____
k. Custom (other unique expenses not covered)	\$ _____
TOTAL EXPENSES	\$ _____
3. YOUR BOTTOM LINE (Income minus expenses)	\$ _____

Employee Transitions



We bid farewell to Mike Conway, long time Maintenance Foreman for Nanwalek, Port Graham, Seward and Chenega. He is off to spend some time in the Lower '48.

Learning the Maintenance Foreman ropes in the Anchorage office is Gregory Kressly. He comes to NPRHA with a lot of experience in mechanical maintenance.

Also new to our team is Teddy Havnen, our Low Rent Maintenance man in Seward. He has 16 years experience, growing up and working in his Dad's remodel business.

Welcome aboard, Greg and Teddy!

Answers to Riddles

1. *Electri-city*
2. *Silence*
3. *Because it was a good batter*

Modernization Department News



A roofing crew has been in Cordova since June 20th. By the time you read this newsletter, a new roof will be in place on one unit of the Rainforest Apartments. Expect to see continued work, through various stages of roofing, for some time to come.

The single family, new construction home that was being built in Port Graham is complete. A happy family moved in at the end of May.

Applications for the Lyman Weatherization Program funded by the Alaska Housing Finance Corporation (AHFC) have been coming in from NPRHA homebuyers and renters in Cordova, as well as from their neighbors in Tatitlek. If you have applied, but have not sent

in all paperwork that is required, do so as soon as possible. Completed applications get the first work done!

All residents of Tatitlek may apply through NPRHA, although Cordova residents who are not served by NPRHA are applying for the same service through Alaska Community Development Corporation (ACDC), as required by AHFC regulations. A number of agencies throughout the State are contracted to provide these services.

Blower door testing will be taking place very soon. This is the first stage in assessing the weatherization needs of a building and is a tool in determining the best possible fixes to give the most return in energy efficiency.

Did You Know?

- ◇ The highest recorded temperature in the



United States was 128 degrees Fahrenheit in Lake

Havasu City, Arizona in June, 1994. Lake Havasu City also ranks the highest in average temperature in July, at 111 degrees F.

- ◇ Already needing to cool off just thinking about those record high temps? The record low temp was -78 degrees (below zero) F in

Tanana. Thompson, AK, near Valdez, holds the record annual snowfall of 974 inches!

- ◇ To save energy, set your thermostat as high as is comfortable in the summer. You save 3% on the day's cooling costs by setting your thermostat up one degree for that 24-hour period.

- ◇ Each year, American's consume 14 billion burgers, the number one grilled food



in the summer. That's a whopper of a number!

◇ The Dog Days of Summer are the period between July 3 and August 11, usually considered to be the hottest time of summer, when the Dog Star, Sirius, is in conjunction with the Sun.

- ◇ Gardening is said to be one of the best exercises for maintaining healthy bones.





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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
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—Regional Housing Manager (SWD)
Emilie Swenning—Low Rent Village Manager (NWK)
Lennette Ronnegard—Low Rent Village Manager (CDV)
Melinda Smith—Low Rent Village Manager (VDZ)

Building Services Department:

Jon Austermuhl—Building Services Manager
Greg Kressly—LR/MH Maintenance Foreman (West)
Walter Wilson—LR/MH Maintenance Foreman (East)
Herman Geffe, Jr.—LR Maint./Village Coordinator (TAT)
James Angaiak—LR Maint./Village Coordinator (CB)
John Boone—Valdez Rental Maintenance
Karl Thiele—LR Maintenance/Village Coordinator (PG)
Ralph Bullis—Cordova Rental Maintenance
Sebastian Demas—Nanwalek Rental Maintenance
Teddy Havnen—LR Maintenance (SWD)

Modernization Department:

Randy Norman—Modernization Manager
Ernie Berestoff—Expeditior/Weatherization
Justin Malchoff—Expeditior
Tia Wakolee—Procurement Clerk