

north pacific rim housing authority

NPRHA NEWS

APRIL — MAY, 2012

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Chenequa IRA

Jerry Demas,
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Leona Olsen,
Tatitlek IRA

Melody Wallace,
Qutekcak Native Tribe

Robert Henrichs,
Native Village of Eyak

News from the Director



Now that spring has finally arrived and everywhere is slowly melting out from our record and near record snowfall, NPRHA is in the process of gearing up around the region for a busy summer construction season.

This summer NPRHA will be restarting our project in Chenequa to add new boiler rooms to the original Mutual Help homes. We are also restarting the new roofing project on our rental units in Cordova. This summer, you will also see the beginning construction of the new Nanwalek Youth Activities Center, a project that will be sure to see a lot of use by a lot of youth!

This spring has also already seen the restart of our AHFC funded State of Alaska Weatherization Program activities with four units completed in Cordova

and two in Nanwalek. Work should continue under this program with another 16-20 homes planned to be weatherized this year. Our goal of weatherizing all eligible homes in the region within the next three to five years is well under way.

Our 2012 Development program in Seward is also gearing up now, after planning and gathering information on housing needs in Seward over the past winter. To determine the need for different types of housing programs in Seward, NPRHA worked with the Qutekcak Native Tribe (QNT) to survey their membership on the types of assistance that are needed there. Based on the survey results, we will be proceeding with a down payment assistance program for low and moderate income fami-

lies, and will also offer a minor rehabilitation program for low income families to cover work items that are not able to be funded by the Lyman Weatherization program administered by the Alaska Housing Finance Corporation.

NPRHA will be hosting an informational meeting in Seward at the QNT building on Saturday, May 12th, to provide more information on the programs and to meet with interested applicants in Seward.

I am looking forward to a busy and productive summer and hope that I will see many of you when I am able to travel to each community this summer.

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Regional
Staff
Training in
Anchorage
April 17-
20, 2012

NPRHA Staff Training

Every spring, staff from around our region converge on the Anchorage office to participate in annual training. This year's training will cover four days, with travel beginning on April 17th and everyone returning home late on Friday, April 20th.

For the maintenance staff, the emphasis will again be boiler maintenance and repair. Apartment complexes in some of our communities have a single boiler to maintained, while other communities feature individual boilers per unit. Annual training is a necessary step in keeping our guys up-to-date with newer servicing styles and techniques.

Although our homebuyers are required to perform maintenance and repairs on their homes on their own, NPRHA has always provided homebuyers the opportunity to take advantage of the ex-

perience of our maintenance personnel. They can call Walter, Greg or Jon at the Anchorage office to discuss boiler issues. Oftentimes, a homebuyer can be easily "talked through" the steps they need to take to resolve a problem.

We have begun a concerted effort at NPRHA to reduce our Tenant Accounts Receivables (TARs). TARs is the debt carried over from month to month when payments are not made on time, or account balances that are left unpaid after moving out.

As federal budget dollars are being reduced, every dollar counts. Outstanding debt means the Housing Authority is further limited in providing the best services we can for the entire Region. With this in mind, housing management staff will emphasize the collections process during this training.

New Employees



Our maintenance staff has increased by two!

In Cordova, Robert Musch is our new Low Rent Maintenance man. Robert has 20 years experience in water, sewer and building maintenance for King County, Washington, with 10 of those years as the building maintenance supervisor. Added to that, he has another 10 years in construction. We are fortunate to have such an experienced individual on board.

Tatitlek also has a new maintenance staff member, Rick Shangin. Rick recently relocated from Bethel and the ACVP Housing Authority to Prince William Sound, and brings with him a background in Modernization and construction.

Welcome to NPRHA, Robert and Rick!

FOOD SAFETY

Buying food in bulk saves you both time and money. But, if you bought more than you can immediately eat, follow these tips to keep food healthy and fresh longer.

1. Freezer Burn

- This is caused by air in the packaging. Use a vacuum sealer, air-tight containers, double wrapping, or zip-loc bags to get the best results.
- Store food in the freezer so that the top and sides of the freezer are empty. This space allows air to circulate properly within the freezer for uniform cooling.

- Consume food within 3-6 months. Write the date of storage on food packages and use the older ones first.

2. Food Storage

- Staples, common foods in most recipes, such as wheat, rice, cooking oil, sugar, dry milk, honey, etc. can be kept in bulk on shelves in a cool, dry area.
 - Wheat, rice, grains, seeds, beans, and legumes should be stored in large, opaque (not transparent) poly containers.
- Place a few dried bay leaves in the container to protect your grains from insects.



3. Canned Food

- Always use the can that you bought earlier—first in, first out!
- Do not buy cans that are bulging, leaking or dented at the seam or rim.
- If you hear a ‘hiss’ when opening a can, throw it out!
- Store cans in a clean, cool, and dry place and at temperatures below 85 degrees.
- When you press gently but firmly on the lid of a can prior to opening, it should not go ‘pop.’
- Check expiration dates before buying canned food and throw it out if it has expired on the shelf.



Housing Highlights

It is that time of year again for AMERIND Risk Management’s National Safety Poster Contest. There will be three first place winners, one in each age category, in the National Poster Contest. Those three first place winners in each category will each receive a \$3,000 savings bond in their names from AMERIND.



NPRHA will judge all entries to determine a winner in each category that will represent us at the National level. We will give prizes to those three first place winners as well.

AMERIND highly encourages and promotes fire safety, but also other safety issues. You may draw any-



thing that has to do with safety of any kind. Safety includes, but is not limited to, boating, bicycle and four-wheeler riding, fishing, swimming, hunting, camping, firearms, etc. I’m sure you can even come up with ones that aren’t mentioned here.



The posters must be drawn horizontally on an 8.5” x 11” white sheet of paper. You may use colored pencils, paints or crayons, but do not use lead pencils or ink pens.

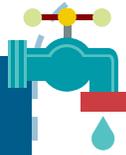
Children in kindergarten through eighth grade are eligible to participate and each child can only submit one entry. So, get out your thinking caps, get your creative juices

flowing, and make a masterpiece! DO NOT put your name or any other identifying information directly on the poster, not on the front nor on the back.

You may contact NPRHA’s office in your community to pick up a Poster Contest Entry Form that must be filled out completely and taped to the back of the poster. Check with your regional manager. Many of them sponsor an afternoon or two when children can work as a group on their posters.



The posters need to be turned in to NPRHA offices by May 1st, and the managers will send them to the Anchorage Office.



Maintenance Department News



Black mold spores around a window

**All
NPRHA
offices
will be
closed
May 28
for Me-
morial
Day**

Extreme snowfall has affected every community in the Prince William Sound, some more than others, but all more seriously than in previous years. We are now in the break-up and melt-down phase of winter and spring. Melting snow that is piled up along your foundation and covering dryer vents can allow moisture, or even water, to seep into the interior of your home. And, moisture leads to MOLD, a very serious health and safety issue!

Do not delay inspecting around windows, floor casings, and corners for dampness or moisture. If you see black specks or spores, you have mold. Mold "feeds" on whatever surface it is on in order to grow, and it doesn't need to be wood! It can grow on wood, paper, carpets and food.

You have mold. Now, what do you do? The best way to control mold growth is to **control moisture**.

REMOVE MOLD

- Clean mold off hard surfaces with water and detergent, scrubbing vigorously
- Dry any damp or wet building materials
- Disinfect using one cup of chlorine bleach to one gallon of water, keeping the surface wet for 10-15 minutes to kill the mold
- Dry thoroughly, using fans or dehumidifiers
- Replace any absorbent materials (ceiling tiles, carpet, or furniture for example) that were affected by mold and that cannot be dried quickly

Now that you have cleaned up any mold that you found, there are many things you can do to reduce the

chances of new mold buildup.

PREVENT MOLD

1. Prevent condensation
 - Add insulation
 - Install storm or thermal pane windows
 - Seal cracks
 - Use exhaust fans in kitchens and bathrooms to remove moisture to the outside
 - Keep dryer vents clear of snow and debris
2. Fix leaks and seepage
 - Leaks in pipes or around tubs and sinks should be repaired as soon as they are noticed
 - Outdoor landscaping should allow for the ground to slope away from your house
 - Snow needs to be removed from the foundation of your home before it begins to melt
 - Install or clear out ice and debris from gutters

Here are some moisture facts that might surprise you!

- * A 10 minute shower puts five pints of moisture into the air
- * Three meals cooked on the stovetop for a family of four **without** turning on the hood vent puts five pints into the air
- * The same three meals **using** a hood vent puts zero pints of moisture into the air
- * **Unvented** electric dryer, or indoor line drying adds five pints of moisture per load
- * Correctly **vented** automatic washer and dryer add zero pints per load

You Know You Are In Alaska When . . .

. . . driving is better in the winter because the potholes get filled with snow.

. . . you know the term "Break Up" has more to do with the weather than with personal relationships.

. . . instead of plugging in your freezer, you just move it to the front porch!

. . . there are only three seasons: winter, break up, and summer.

. . . you know Bunny Boots are not worn by bunnies, nor are they made out of bunnies.

. . . you leave your Christmas lights up year round because as soon as it gets warm enough to take them down, it starts getting dark enough to put them up again.

. . . you know a "white out" has to do with winter conditions, not correcting fluid for typos.



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Happy Mother's Day to All!

Snow was still falling in Seward on March 15th. Thanks, Danielle and Jon, for sharing these photos.

HOMEOWNERS !!!

CONGRATULATIONS to the following homebuyers who have now become homeowners!

Phillip, Sr. and Claren Allen of Tatitlek, Valdez homeowner Dawn Boone, and Eloise Huntsman from Nanwalek.

UPCOMING EVENTS

- April 8 Easter
- April 15 Pascha
- April 17-20 NPRHA Staff Training, Anchorage
- April 22 Earth Day
- May 13 Mother's Day
- May 19 Armed Forces Day
- May 19 Graduation in Cordova
- May 24 Graduation in Nanwalek
- May 28 Memorial Day

Shoveling the roof of a house in Seward built by AVTEC



Bear Mountain's own Frosty the Snowman



The entrance to Bear Mountain Apartments

Teddy Havnen hard at work shoveling the exit at Bear Mountain Apartments



Modernization Department News



Ernie Berestoff, our Weatherization “man”, recently completed post-blower door assessments on two homes in Nanwalek and on units of the Alaganak complex in Cordova. Work will continue throughout this year in both communities.

There are many phases to every construction project, and weather is always a factor in the completion process. Last year, we saw the completion of more than half of the Chenega boiler out-buildings, until winter weather put a halt to what we could do. Mother Nature still has a hold on this project and, depending on how quickly the Spring thaw can rid the village of last winter’s record snowfall, this project will re-

vamp and again move forward. The 2012 construction season should bring this project to full completion.

Last year, a representative of the Mod Department traveled throughout the Region and inspected windows to determine the cause of specific deterioration and/or defect. Based on that assessment, specific windows that did not pass the inspection will soon be replaced in Nanwalek, Port Graham, and Tatitlek. There is no general replacement of all windows, nor can a homebuyer request replacement of windows. This project is based solely on the results of the assessment made last year.

Did You Know?

- ◆ The term Easter, which is never mentioned in the Bible, comes from the name of the pagan goddess of spring and fertility known by many names such as Eostre, Eostur, Eastar, Ostara, or Ostar.
- ◆ The tradition of the Easter Bunny began in Germany and was known as the Easter Hare. It was brought to the United States by German settlers in Pennsylvania.
- ◆ Australians prefer to use the bilby, native to the continent, as a symbol of Easter. The consider rabbits to be pests.
- ◆ Spring fever is a real physical condition which commonly occurs when a sudden warm spell follows a long cold period. The temperature rises and the body has to get



rid of heat. An expansion of the blood vessels carries blood to the body surface where heat can be lost quickly. Some people experience an energetic feeling (spring fever!) when this change happens. Baby birds are born with the ability to sing, but they must learn the songs of their species.



An isolated baby bird will learn simple songs, but not the complex songs of its species. A bird must

hear in order to learn.

◆ In 1707, the Act of Union joined Scotland and England into one country making what we today call Great Britain.

◆ May 8, 1945 was V.E. Day when Germany surrendered to the allies ending the war on the western

front. V.E. stands for “Victory in Europe.”

- ◆ On May 10, 1872 the first woman was nominated for President of the United States, even though women could not vote. Her name was Virginia Woodhull.
- ◆ Armed Forces Day (this year, May 19th) honors the men and women of the military services. Prior to 1950, each branch of service had their own separate day of recognition. Today, the celebration encompasses the Army, the Navy and the Air Force.



***Thank a soldier or a veteran
for their service!***



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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

(Vacant)—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 Austerlind—Building Services Manager

Greg Kressly—LR/MH Maintenance Foreman

Walter Wilson—LR/MH Maintenance Foreman

Rick Shangin—LR Maint./Village Coordinator (TAT)

(Vacant)—LR Maint./Village Coordinator (CB)

John Boone—Valdez Rental Maintenance

Karl Thiele—LR Maintenance/Village Coordinator (PG)

Robert Musch—Cordova Rental Maintenance

Sebastian Demas—Nanwalek Rental Maintenance

Teddy Havnen—LR Maintenance (SWD)

Modernization Department:

Randy Norman—Modernization Manager

Ernie Berestoff—Expediter/Weatherization

(Vacant)—Expediter

Tia Wakolee—Project Administrator