



north pacific rim housing authority

# NPRHA NEWS

APRIL — JUNE, 2013

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Port Graham Village

John Boone, Vice-Chair,  
Valdez Native Tribe

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Nanwalek IRA

David Totemoff,  
Tatitlek IRA

Melody Wallace,  
Qutekcak Native Tribe

Robert Henrichs,  
Native Village of Eyak

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## News from the Director



NPRHA is gearing up for a busy summer season. Now that Congress has finally passed the 2013 appropriations bills, we will soon know our final amount of federal funding and can finalize our development and renovation plans for this season.

We are currently working to finalize plans for construction of a new single family home in Tatitlek, as well as significantly increasing activity in our weatherization program. We are also extending eligibility for the weatherization program to all of our qualified Mutual Help homeowners in every community in the region.

The federal law known as **sequestration**, that cut all federal programs by approximately 5%, will

have an impact on our projects and programs this summer, but we are working to minimize the impact by adjustments to our scheduling and how each project is funded. Our communities should continue to see the same level of service, even with the reduction in the overall funding that we will receive.

The State also just completed their capital and operating budgets for 2014 and at least at the State level, there are increases to several of the key programs that NPRHA accesses to supplement our federal funding. The Supplemental Housing Development Grant program that provides funding for energy efficiency upgrades, access roads, and utility extension to new

homes, was increased by over 30%. The Lyman Weatherization Program provides weatherization services to qualified, low income home owners. It was funded statewide at \$31.5 million, which will allow NPRHA to continue our plans to expand the program in the region.

With spring here and summer nearing, I hope everyone is enjoying the warmer weather and longer days. I am looking forward to a very productive summer and hopefully will get to see many of you as I am out in your community.

## Baby Boom in Nanwalek



Class of 2031!  
*Babies, left to right:*  
 Jermaine Thomas Romanoff-Moonin, born 12-12-12 to Alyssa and Vladimir Moonin; Terrance Allen Killbear, born 12-30-12 to Anastasia and Gerald Killbear; Titan Kasius Swenning-Norman, born 1-1-13 to Barbara Swenning and Nikalai Norman; Brayden Daonisis Hetrick, born 1-30-13 to Stacy Hetrick; and DayzeeMae Katia Swenning, born 1-16-13 to Desiree' Swenning

What do you do when there is a baby explosion in your village? You feed them Native foods, instruct them in cultural activities, instill in them service to their community, and you build a bigger youth center! This is just what Nanwalek does everyday, for all of their kids. (See related article on the Youth Center in the Jan.-March, 2013 issue of NPRHA News)!

The Youth Program in Nanwalek has been recognized by the Anchorage-based Spirit of Youth campaign, as a winner in the Cultural Pursuits category, having won recognition for their gardening and food gathering, cultural activities involvement, and elder service. Chief John Kvasnikoff, along with youth representative Tim Ukatish, attended the recognition ceremony in Anchorage on April 6th to officially receive the award on behalf of all volunteers and youth participants. The award will be housed at the new Youth Center in Nanwalek.

Wanda Kvasnikoff of Nanwalek nominated the community Youth Program to Spirit of Youth back in 2012. The Spirit of Youth program is dedicated to creating, promoting, and recognizing youth involvement in communities across Alaska. They promote positive youth stories by spreading news of youth involvement through television, radio and local newspapers. You can find out more about the recognition categories, other 2012 category winners, and the Spirit of Youth campaign by visiting their website, [www.spiritofyouth.org](http://www.spiritofyouth.org).



Youth representative Tim Ukatish receives the Spirit of Youth award for Nanwalek

## LAWN AND GARDEN SAFETY TIPS

Lawnmower-related accidents injure about 200,000 people (16,000 of them children) a year, according to the US Consumer Product Safety Commission.



The numbers are shocking, and many injuries could be prevented. Follow your lawn care products' safety guidelines.

### Safety in Yard Work

- Supervise your children while they work on tasks that may cause them serious injury, such as using sharp shovels to dig holes or plant seeds, or using heavy rakes.



- Make sure you regularly inspect your lawn and gardening equipment and promptly fix any mechanical malfunctions.

### Chainsaw Safety Basics

- When using a chainsaw, always follow the manufacturer's guidelines on the best safety practices.
- Wear a hard hat and safety goggles to prevent your face and head from falling or snapping limbs.
- Wear chainsaw chaps, which are protective leggings made of ballistic nylon fibers that clog



the chainsaw should it kick back on you.

- Beware the saw blade getting pinched or encountering a solid object—kickback can occur in both of these instances and cause deep cuts and even death.

### Especially for Children

- Don't overlook child safety when your child mows the lawn.
- Children should be at least 12 years old before using a push mower
- Have children help you pick up stones, toys and other debris to ensure a yard's safe condition for mowing.



## Housing Highlights

### TENANT RECERTIFICATION

There has been some confusion on the process of recertification and how one's rent is calculated. I hope I can make this a little less confusing.

As a tenant in NPRHA's Affordable Rent (AR) and NAHASDA Rental (NR) programs, your monthly rent payment is calculated at 30% of your family's adjusted, gross annual income. In order for the Housing Authority to know what that income amount is, you are required to recertify your family's size, job status, and income every year before the anniversary date of your lease. Also, anytime other than your anniversary date, if there is a change in family size, job status, and/or income, you must contact your local NPRHA office within 10 days so a recertification and re-calculation of your rent can be performed. This is called an interim recertification and can be requested either by the tenant or the landlord, in accordance with NPRHA's adopted policies.

Once the Housing Authority verifies

the information provided on the recertification forms, allowances for dependent, disabled, and/or elderly family members will be made to your income. These possible allowances, or deductions, from your total income are:

- For every dependent family member under the age of 18 who is a full time student, you will receive a \$480 deduction from your family's gross annual income
- If any adult family member is a full-time student in secondary or post-secondary school, income for that individual is not added into the family's gross income
- For every disabled or elderly (age 55 and older) family member, you will receive a \$400 deduction from your family's gross annual income

After applying any of these deductions, the result is your family's adjusted, gross annual income, which is divided by 12 months of the year and then multiplied by 30% to determine your monthly rental charge.

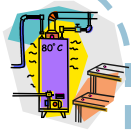
Rent adjustments that **decrease** the amount of rent previously charged, are effective on the first of the month following the recertification. If your rent **increases** due to a recertification, the increase will be phased in over a three month period. There is one exception to this rule, however, as stated on page 3, Section 9.c of your NPRHA Lease:

"If the tenant fails to report an increase in income, misrepresents tenant or family income, or fails to disclose material facts relevant to the income determination (therefore avoiding proper rent payments or rent increases), landlord may re-calculate all past rental amounts charged and what should properly be charged. Upon notice to tenant, the amount owed shall become immediately due and payable. Failure to pay the amount owed shall be a material breach of this lease.

A written notice of rent changes, along with the computation worksheet, will be given to the tenant.



# Maintenance Department News



## HOW TO REPAIR A PATCH IN DRY WALL

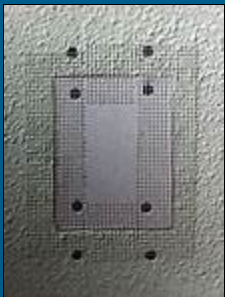
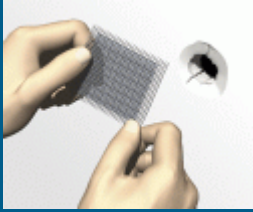
One common issue that all homeowners face at some point is drywall damage. Incidents such as banging a door-knob against a wall, an accidental elbow or foot into the wall, and even moving furniture can damage the wall. Cracks or bruises can occur over time and can eventually become small holes. Learning to patch up problem areas that often occur in drywall can keep your home in good condition and can save you a lot of money.

### To Patch a Small Hole

1. Protect the floor with a drop cloth and put on a dust mask.
2. Peel away any ragged portions of the drywall paper that surround the edges of the hole.
3. Use a sanding sponge or 220 grit sandpaper to remove paint gloss around the edges of the hole and roughen the edge so compound can adhere better.
4. Cut three pieces of mesh tape that are about three to four inches longer than the hole itself. Self-adhesive mesh tape is designed to repair small holes.
5. Cover the hole with the pieces of tape in a crisscross shape, placing one piece of tape horizontally over the bruise, and crisscross the other two pieces of tape on top.
6. Apply a layer of joint compound over the mesh tape with the taping knife. Press the compound lightly into the mesh tape until it is filled. Extend the compound about five inches past the damaged areas and press the knife flat so the compound feathers out. All the compound to dry.
7. Sand the repaired area lightly with 220 grit sandpaper.
8. Apply another layer of compound so that any dimpled or uneven areas are filled in. Extend the second layer of compound about 12 inches past the hole.
9. Allow the compound to dry. Sand again with 220 grit sandpaper. Dust the repaired area with lint-free cloth.

### To Patch a Large Hole

1. Drywall is screwed or nailed into the wall studs, which are the large 2x4 inch boards behind the walls. Locate the studs. If the hole is near a stud, cut the hole larger until it looks like a square or a rectangle and the edge of the hole reaches about half the width of the stud.
2. Use a measuring tape to measure the size of the hole. Cut a new patch of drywall to fit the hole.
3. Use drywall screws or nails to secure the drywall patch to the hole.
4. If no studs are visible through the hole, attach additional boards to the studs so the drywall patch can be secured. Place two small boards (1x1 inch or 2x4 inches) that span the length of the studs into the hole. Secure these small boards to the studs with drywall screws or nails. Secure the drywall patch to the small boards with drywall screws or nails.
5. Apply mesh tape to the seams around the new drywall piece and fill in the gaps with joint compound. Allow the compound to dry. Check for uneven areas in the compound and smooth them out with 220 grit sandpaper. Apply a second coat of joint compound and allow it to dry.



# Things That Mom Does



All NPRHA offices  
will be closed:

May 27 Memorial  
Day

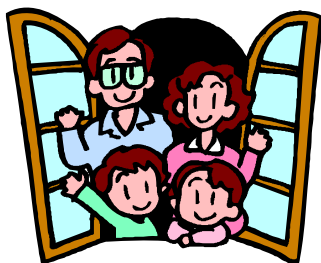
- ADVISES
- ARRANGES
- BELIEVES
- CLEANS
- COOKS
- DRIVES
- EVALUATES
- HELPS
- HUGS
- KISSES
- LAUGHS
- LISTENS
- LOVES
- PAYS BILLS
- PRAISES
- PRETENDS
- READS
- REMINDS
- SMILES
- TEACHES
- TRAVELS
- VALUES

R K O Y C O O K S E V O L  
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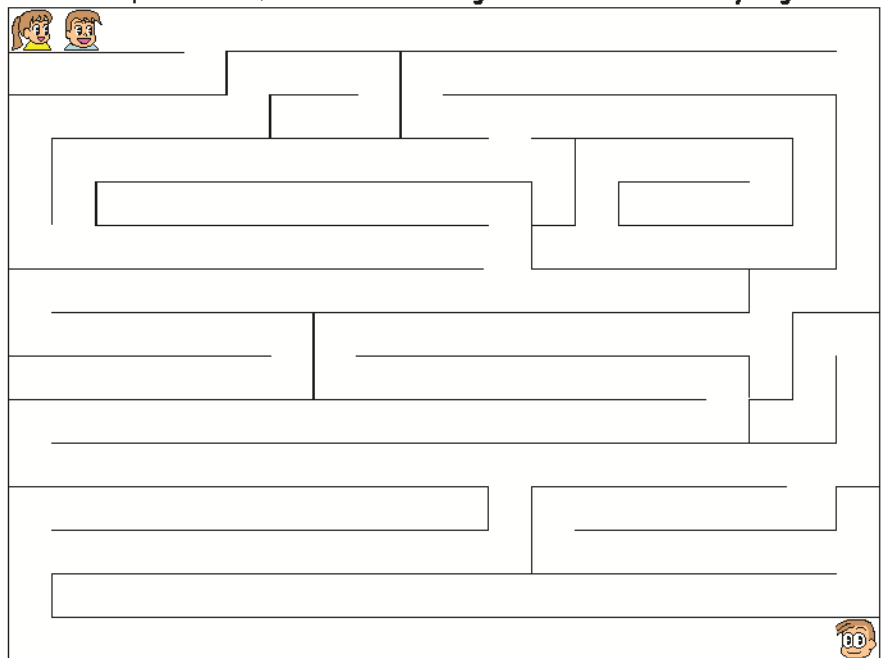


## RIDDLES OF THE SEASON

1. Where does a car swim?
2. Why do mother kangaroos hate rainy days?
3. When do monkeys fall from the sky?



Help the kids find their dad and give him a Father's Day hug



© Disney  
Kawaii.com

# HOMEOWNERS !!!

CONGRATULATIONS to the following homebuyers who have now become homeowners!

**Lena Blatchford, Seward; Annette Kompkoff, Tatitlek.**

## UPCOMING EVENTS

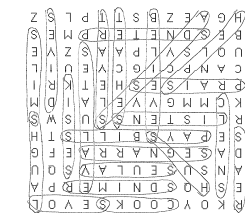
April 22	Earth Day
May 5	Pascha
May 6-10	Nanwalek Sea Week
May 6-10	Peksulineq
May 12	Mother's Day
May 18	Armed Forces Day
May 27	Memorial Day
June 14	Flag Day
June 16	Father's Day
June 21	Summer Begins

Peksulineq Festival, the Tatitlek Cultural Heritage Week, is a celebration of the traditional culture of the Chugach Region.

It's time once again for the 2013 AMERIND Safety Poster Contest. Entry forms have been sent to our NPRHA employees in the villages. *Interested parents, you can volunteer to help our employee plan and hold your local contest!*

Key points of the contest are:

- ◆ All posters must illustrate a **"Safety"** theme
- ◆ Children in K thru 8th grade during the 2012-2013 school year are eligible to participate (only one entry per child)
- ◆ All entries must be original and created by the child using crayons, markers, colored pencils or paint (no lead pencils!)
- ◆ Posters must be drawn **horizontally** on 8 1/2" x 11" paper
- ◆ Entry form (available at your NPRHA office) must be filled out completely and **glued or taped** to the back of poster
- ◆ **DEADLINE is May 3rd in the Anchorage Office**



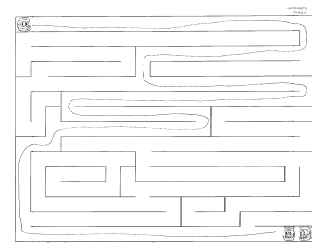
- ADVICES
- ARRANGES
- BELIEVES
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- COIDS
- DRIVES
- EVALUATES
- HELPS
- HUSKS
- KISSES
- LAUGHS
- LISTENS
- LOVES
- PAYS BILLS
- PRETENDS
- PREPARES
- READS
- SMILES
- TEACHES
- TRAVELS
- VALUES



Things That Mom Does

1. In a car pool, play inside.
2. Because the kids have to
3. During Ape-ri! showers!

### Answers to Riddles



Help the kids find their dad and give him a Father's Day hug

# Modernization Department News



The Nanwalek Youth Center is completed and the library has been moved in. A date for the official Open House is yet to be determined, but that won't delay kids using the facility.

Once again this Spring, the mod crew will start the roof replacements on two buildings of the Rainforest Apartments in Cordova. Chenega boiler work has started and should be completed by the end of May.

Weatherization work will take place in Tatitlek and Nanwalek. Materials have been ordered and received in Anchorage and those supplies will be sent to the sites so the crews can begin. Applications are now being accepted for weatherization in Cordova. **Remember, applications must be complete, which includes copies of all household members' CIBs and Social Security Cards, as well as income tax copies for all from the previous year, the past 12 months of utility charges, the fuel consumption form, and disability documentation, if applicable.** Missing documentation will delay your acceptance into the weatherization program and may even cause you to miss out completely!

The Alaska Community Development Corporation (ACDC) had Department of Energy monies that needed to be expended on a low-income, multi-family complex. They looked to NPRHA to identify a possible location and Bear Mountain Apartments in Seward is the recipient of that weatherization work. ACDC replaced two boilers and is working on some interior weatherization needs as well. Thank you, ACDC, for working with us, and for the people of the Chugach region.

## Did You Know?



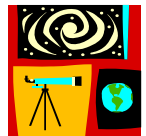
- ◆ On October 5, 1974, four years, three months and sixteen days after Dave Kunst set out from Minnesota, he became the first man to walk around the world's land mass (excluding the oceans), having taken more than 20 million steps.
- ◆ More personal telephone calls are made on Mother's Day in the USA than on any other day in any other country.
- ◆ Most "reverse the



- charge" calls take place on Father's Day!
- ◆ The world's average school year is 200 days per year. In the US, it is 180 days; in Sweden, 170 days; and in Japan, it is 243 days!
- ◆ The sun is 330,330 times larger than the earth. Our sun, however, is a G2 dwarf star. The largest star is about 2,000 times the size of our sun.
- ◆ Planets are named after Roman gods: Mercury, messenger of the god; Venus, the god of love and beauty; Mars, the god of war; Jupiter, king of the



gods; Saturn, father of Jupiter and god of agriculture; Uranus, god of the sky; and Neptune, god of the sea. Earth is the only planet NOT named after a god.



- ◆ The tallest mountain on earth is under the ocean—Mauna Kea in Hawaii is 33,465 feet high. Mount Everest is 29,029 feet high.
- ◆ Earth's rotation is slowing down—in a few million years there won't be any leap years.





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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  
Lauren Fatuch—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 Low Rent Village Manager  
Lennette Ronnegard—Cordova Low Rent Village Manager  
Melinda Smith—Valdez Low Rent Manager

**Building Services Department:**

Jon Austermuhl—Building Services Manager  
Greg Kressly—LR / MH Maintenance Foreman, West  
Walter Wilson—LR / MH Maintenance Foreman, East  
*Vacant*—Seward Rental Maintenance  
Cody Austermuhl—Valdez Rental Maintenance  
Rick Shangin—Tatitlek Rental Maintenance  
Rob Musch—Cordova Rental Maintenance  
Sebastian Demas—Nanwalek Rental Maintenance  
Travis Norman—Port Graham LR Maintenance/Village Coordinator  
*Vacant*—Chenaqua LR Maintenance/Village Coordinator

**Modernization Department:**

Randy Norman—Modernization Manager  
Art Carlough—Procurement Assistant  
Ernie Berestoff—Procurement Assistant/Expeditor  
Tia Wakolee—Project Administrator-