



north pacific rim housing authority

# NPRHA NEWS

JANUARY — MARCH, 2013

*Board of Commissioners:*

Patrick Norman, Chairman,  
Port Graham Village

John Boone, Vice-Chair,  
Valdez Native Tribe

Larry Evanoff, Secretary/  
Treasurer, Chena IRA

Jerry Demas,  
Nanwalek IRA

David Totemoff,  
Tatitlek IRA

Melody Wallace,  
Qutekcak Native Tribe

Robert Henrichs,  
Native Village of Eyak

**INSIDE THIS ISSUE:**

<b>Vanessa Norman Joins AK Law Offices</b>	<b>2</b>
<b>SAFETY FIRST!</b>	<b>3</b>
<b>Housing Highlights</b>	<b>3</b>
<b>The MOD Report</b>	<b>4</b>
<b>Fun Page</b>	<b>5</b>
<b>Homeowners!!!</b>	<b>6</b>
<b>AAHA in Juneau</b>	<b>6</b>
<b>Maintenance Dept. News</b>	<b>7</b>
<b>Did You Know?</b>	<b>7</b>
<b>NPRHA Staff</b>	<b>8</b>

## News from the Director

NPRHA, like every organization that receives funding from the Federal government, is anxiously waiting for congress to complete fiscal year 2013 appropriations and see the outcome of efforts by Congress to come to an agreement to avoid sequestration. Sequestration is the across the board spending cuts that were enacted in 2011 in case Congress could not come up with a better alternative to control spending and reduce the deficit. Congress still has not passed the 2013 appropriations bill for the Department of Housing and Urban Development, which is the source of our main federal funding, even though the fiscal year started on October 1, 2012. This delay and the potential cuts due to the sequestration process, have had a big impact on planning for our summer 2013

projects since we still are not sure how much funding we will receive for new construction. Hopefully, this situation will be resolved in the near future and we can firm up our development plans for this year—which right now include a new single family home in Tatitlek and several renovation projects around the Region.

There is good news at least from the State of Alaska. Due to the overwhelming success of both the Weatherization and the Supplemental Housing Development Grant programs, the current budgets that the State legislature is considering look promising. The Supplemental Housing Development Grant program provides a match to our federal funding for new construction and renovations, provides the funding to build homes to the highest energy standards, and to in-



corporate energy efficiency measures when we renovate homes. Funding for these programs should stay at a level that will allow us to increase the number of homes that we can weatherize and continue to include new energy efficiency measures in both our new homes and existing homes as we renovate them.

Last year we were able to expand the program to our rental units in Cordova and this year we are planning to expand again, weatherizing homes in Tatitlek and our rental units in Valdez.

I hope everyone has had a great holiday season and look forward to a very productive spring and summer.

## Vanessa Norman Joins Alaska Law Offices Of Davis Wright Tremaine LLP



The law firm of Davis Wright Tremaine LLP is pleased to announce that Vanessa Norman has joined the firm as an associate in the Anchorage, Alaska office.

Prior to law school Vanessa worked with Alaska Native Tribal entities, including the federally recognized Port Graham tribe, as well as with a number of Alaska Native (ANCSA) corporations. She also has experience working with an international trade association focusing primarily on the seafood industry.

"Vanessa's knowledge of the Alaska business landscape, together with her in-depth understanding of Alaska Native corporations, will make her a highly valuable advisor to our current and future clients," said Joseph Reece, partner-in-charge of the firm's Anchorage office. "We are very pleased to have her join our team."

As a small business owner for more than eight years, Vanessa has first-hand knowledge and experience regarding the various legal challenges facing Alaska-based businesses. Vanessa's practice at DWT will build on her experience and knowledge in the business arena.

*Vanessa is the daughter of Patrick and Francis Norman of Port Graham. We congratulate Vanessa on her educational and professional successes.*

### MAINTENANCE TIP:

We recommend a boiler tune-up twice a year. The best tune-up is one in which the technician performs a fuel efficiency test, as in using a Bacharach Kit, to make the proper settings to the burner.

When refueling your tank, unless you request #1 fuel oil year-round, your fuel company is bound to change from "winter grade" to "summer grade" fuel in April, and back to "winter grade" in September. Since your burners have been tuned to whichever grade of fuel it was using at the time, it is important to have it re-tuned when the seasons change..

# SAFETY FIRST!

Whether it is an apartment, duplex, or single-family residence, the home is a place that is supposed to give families a feeling of safety and security. Yet each year, over 33 million people are injured by consumer products in the home. People are often unaware of the hidden hazards around the home.

## Magnets

The number of products with magnets has increased. Magnets today can be quite small, and

they are very powerful. They can be found in toys, building



sets and even jewelry. Loose magnets can be swallowed by children. If two or more magnets, or a magnet and another metal object are swallowed separately, they can attract to one another through intestinal walls and get trapped in place. Such an injury is hard to diagnose, but can cause blockages, infection and even death if not treated properly and promptly.

## Recalled Products

The Consumer Product Safety Commission (CPSC) is effective at recalling dangerous products from store shelves, but, once bought, the consumer has to be vigilant.

Visit the CPSC website at [www.cpsc.gov](http://www.cpsc.gov) to learn more about recalled products.

## Windows and Coverings

Children can strangle on window drapery and blind cords that can form a loop. Cut looped cords and install a safety tassel at the end of each pull cord or use a tie-down device.



Kids love to play around windows, especially with warmer weather. Do not rely on window screens. Window screens are designed to keep bugs out, not to keep kids in.

*(Excerpted from [www.cpsc.gov](http://www.cpsc.gov))*



## Housing Highlights

### THE FACTS OF LIFE

The world of personal finance carries with it a lot of responsibility. When it comes to money, life's lessons can be harsh and unforgiving, but they don't have to be. How well you make money choices will determine whether you live the good life, or you live a life of constant worry. You can have money in savings, or you can have serious money problems.

To help you avoid the difficult path of money management, here are areas of personal management that you need to master.

- Live within your means. Don't spend more than you make and don't take on more debt than you can afford to repay—even if someone offers to lend you the money.
- Budget your money. Budgets are not only for the young or older folks; budgets are for everyone! If you don't use a budget, you are missing the single most important financial tool available to you.
- Anticipate your expenses. You have to know what bills are coming due this month, and next, and you have to know how you are going to pay them.
- Save a little every payday and learn how to invest what you save. If you don't see the money, you won't miss it. With savings, you will be able to get through that inevitable emergency. If you don't invest your savings, you won't have much of a nest egg when you need it.
- Understand how credit and debt work, and determine how much you can comfortably repay.
- Develop smart money habits. You don't have to be a tightwad and you don't have to squeeze every quarter until you get change. But, you do need to keep track of what you spend and where you spend it so you can plug spending leaks.
- Buy smart. You have to learn to be a good consumer. Stop overpaying for things that you neither want, nor need. Learn what good value is for everything from houses to cars, groceries to clothing.
- Learn to spot, and then avoid, budget-busters. Budget-busters are money you didn't plan to spend. Don't make purchases that throw your budget out of balance. Don't impulse buy, even if the amounts are small.

# The MOD Report



The Nanwalek Youth Activity Center is near completion and should be ready for kids around the first week of March. The Center is attached to the northeast end of NPRHA's Townhome and Office complex and features a large kitchen with a stand-up freezer and a stand-up refrigerator, an office, the community library, and an audio visual room. The youth in Nanwalek will surely spend many hours having fun, learning, sharing and helping others in this building. The pictures below show the progress that has been made.

Roofing of the final building in Cordova will soon be finished. Chenega boiler outbuildings are still in progress. Weatherization continues in Nanwalek, Port Graham, and Tatitlek, and will begin with the rentals in Valdez.



### RIDDLES OF THE SEASON

1. Why did the farmer plant a seed in his pond?



2. What does a leprechaun call a happy man wearing green?

3. What do you call a rabbit with fleas?



**All NPRHA offices will be closed:**

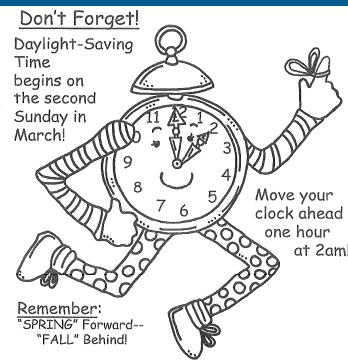
**March 22 Chenega Day**

**March 25 Seward's Day**

## Color Me!



**UPCOMING EVENTS**  
**Feb 22- March 3**  
**Fur Rony in Anchorage**  
**March 10 Daylight Savings Time Begins**  
**March 17**  
**St. Patrick's Day**  
**March 20 Spring Begins**  
**March 31 Easter**



# HOMEOWNERS !!!

CONGRATULATIONS to the following homebuyers who have now become homeowners!

Port Graham: Jennifer Flood, Alexandra Hetrick, John Moonin, Ralph Moonin, Wallace Moonin, Robert McMullen, Travis Norman, Violet Yeaton

Seward: Crystal Dean, Erma Hagan, Teresa Swartz, Gertrude Valenza

Tatitlek: Karen Katelnikoff, Doris Kompkoff, Nanci Kompkoff, June Totemoff, Norman Vlasoff

Chenega: Cheryl Elehansky, Carol Ann Kompkoff, Joyce Kompkoff, Mary Ann Kompkoff, Shirley Totemoff

## AAHA in Juneau

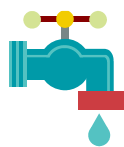
On February 6th, representatives of the Association of Alaska Housing Authorities (AAHA) made a presentation in Juneau at the Capitol. They were there to speak in favor of Alaska's Senior Citizens Housing Grant Fund, delivered through the Alaska Housing Finance Corporation (AHFC).

Alaska's population is aging, but the state is not building senior housing to keep pace. Carol Gore of the Cook Inlet Housing Authority told the legislature, "Get ready for the silver tide...a tsunami." Alaska has the fastest growing senior population in the nation, Gore said. Seniors are living longer and are choosing to remain in the state after retirement.

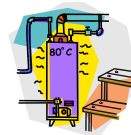
Although Alaska has seen an 85% increase in its senior population between 2000 and 2011, senior housing hasn't grown with the population. Ron Hoffman of the Association of Village Council Presidents Regional Housing Authority reminded our legislators that "Someday you, too, will be an elder. And this will make a difference for you, too."

268 units in Alaska have been financed by the Senior Housing Grant Fund since 2009, but almost 200 applications were not funded due to limited money. Ricardo Worl, CEO of Tlingit-Haida Regional Housing Authority, said that building homes in rural Alaska and Alaska in general "is very costly and if we didn't have the AHFC Supplemental Grant Program we would be a lot less developed than we are now." He further stressed that AHFC's funds hire local workers and 100% of these funds go to projects.

*Answers to Riddles*  
 1. He wanted to grow a watermelon.  
 2. The Jolly Green Giant  
 3. Bugs Bunny



# Maintenance Department News



Keep your heating system running it's best. A smooth running heating system will not only keep you warmer, but also save you money on fuel.

Although most people are not adept at working on a boiler, it is important to know what you can do to help keep it running smoother between tune-ups and prevent major repair costs. All homebuyers should :

1. Check the gauge on the front **daily**. It shows two readings—the temperature and the pressure, the most important being pressure. These numbers are on the lower half of the gauge and should be between **10 and 20 psi**. The upper half is the temperature, which should not be less than 160, nor more than 230, degrees.
2. Inspect for leaks. If a fixture or pipe is wet to your touch, it should be repaired immediately. A green trail on a pipe that is dry to your touch may not cause any immedi-

ate problem. Buff or brush off the green and inspect it again later to see if another green stain appears. If so, then you will have to repair that pipe.

3. Use a vacuum to clean any dust or lint from the burner fan. Be sure to keep clothes or flammable items away from the burner.
4. Keep your fuel tanks as full as possible to reduce condensation. Water in the fuel is the cause of 95% of our boiler problems! Before each fuel-up, turn off the boiler and shut off the fuel line. Drain the water, rust, or sludge from the tank into a bucket by opening the mud cap. After refueling, any contaminates in the tank get stirred up, so be sure to let them settle for an hour or so before opening your fuel line and turning the boiler back on.

If you are afraid of your boiler, please remember, it is by far safer than heating your home with a wood stove or a kitchen range!!

## Did You Know?

- The first color of Coca Cola was **green!**
- The majority of people may be right handed, but 56% of typing is done with the left hand.



- The skin of a tiger is striped, not its fur.

- The skin of a polar bear is actually black—its fur is white.



- Barbers at one time combined hair cutting and shaving with blood-letting and pulling teeth. The white stripes on a field of red that spiral down a barber pole represent the



bandages used in the bloodletting.

- The US has the greatest number of centenarians (those over 100 years old) of any nation, with 53,364 according to the 2010 census. 82.8% of them are female!
- Alaska has the highest percentage of people who walk to work.
- The average person walks the equivalent of twice around the world in a lifetime.
- You share your birthday with approximately 19 million other people around the world!





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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  
Lauren Fatuch—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 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  
Walter Wilson—LR / MH Maintenance Foreman  
*Vacant*—Seward Rental Maintenance  
Cody Austermuhl—Valdez Rental Maintenance  
Rick Shangin—Tatitlek Rental Maintenance/Village Coordinator  
Rob Musch—Cordova Rental Maintenance  
Sebastian Demas—Nanwalek Rental Maintenance  
Travis Norman—Port Graham LR Maintenance/Village Coordinator  
*Vacant*—Chenaega LR Maintenance/Village Coordinator

**Modernization Department:**

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