

# Aleut Housing News

Unangam Ulalgiisingin Tunusangin



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## Our Mission

Working in *partnership* with our member tribes, Aleutian Housing Authority contributes to the building of healthy, stable communities throughout the Aleutian/Pribilof Islands region by being the primary provider of quality, affordable housing, and housing related support services; expanding and improving community infrastructure; and being a major generator of opportunities for employment and economic development.

## Our Partner Tribes

- Agdaagux
- Akutan
- Atka
- Belkofski
- False Pass
- Nelson Lagoon
- Nikolski
- Pauloff Harbor
- Qagan Tayagungin
- Qawalangin
- St. George
- Unga

## Our Board

**Dale Gould, Chair**  
Agdaagux Tribe of King Cove

**William Dushkin Sr.,**  
Vice-Chair  
Pauloff Harbor Tribe

**Zenia Borenin,**  
Secretary / Treasurer  
Native Village of Akutan

**Edith-Marie Schliebe,**  
Commissioner  
Qawalangin Tribe of Unalaska

**Arnold Golodoff,**  
Commissioner  
Native Village of Atka

# MESSAGE FROM THE EXECUTIVE DIRECTOR

*Snugid guudam, Happy New Year!*

In 2018 the completion of the Sand Point Duplex with full rental to Eastern Aleutian Tribes was a definite highlight for Aleutian Housing Authority (AHA). The Sand Point duplex was built in partnership with Alaska Housing Finance Corporation using a Teacher, Health Professional and Public Safety grant, and is featured in this newsletter. This represents just one of the many things on-going in our construction department (please see the Regional Construction Update on Page 4). The duplex took longer than anticipated due to a combination of unexpected events. Ultimately the basic drivers were key staff health, limited field workforce, and office management transition. In the end, we have a six star energy rated building that will provide vital housing for essential community members that serve our Tribal citizens and others in the community. We are pleased with that result!



One other momentous event in 2018, the earthquake on November 30th, and the persistent aftershocks continually being afflicted upon us. Such vivid and scary visions follow that day, much about what could have happened, and thankful for what did not. Thoughts immediately go to loved ones and their safety. I am thankful for every one of my family, friends, co-workers and partners. We all came together as Alaskans do, and took care of each other.

AHA was fortunate to recruit two new office staff members in the key areas of finance and construction. Throughout much of 2018 these two positions were in the progress of transition as the right person was being sought. I feel that we now have the right individuals on the bus, and are going forward, checking the rear view occasionally to remind us of where we came. Some of the construction goals in 2019 include finishing the two homes in King Cove; siding rehabilitation in Nikolski; rehabilitation of the senior center roofing in Unalaska; and new construction in Sand Point.

“Government Shutdown” are words none of us want to hear, especially when you do business with the government for services and resources to provide housing assistance to your customers. But a “partial” shutdown is what happened on December 22nd, right before Christmas. Fortunately, AHA core operations were not adversely impacted. With that said, we are very happy to have the Housing and Urban Development, Alaska Office of Native Programs back at work.

I continue to be humble in my servitude to you as the AHA Executive Director. I am fortunate to come to work each day, enjoying what I do and the people I work with, to provide housing services to our communities. AHA exists to Construct, Rehabilitate, and Manage affordable housing in the Aleutian region, and our primary goal is to serve you in that capacity.

I wish you all a bright and successful 2019!

Qagaasakung, Thank you!

Viola Yatchmeneff  
Executive Director



# SAND POINT PROFESSIONAL DUPLEX

AHA is happy to announce the completion of the Sand Point Professional Duplex. This project was funded in part by the Alaska Housing Finance Corporation (AHFC) Teacher, Health Professional and Public Safety Housing Program (THHP) and helps to support this competitive grant program's primary objective of providing adequate and affordable housing to support the recruitment and retention of qualified professionals within rural communities. In order to make this a viable project, AHA partnered with Eastern Aleutian Tribes (EATs) who is currently leasing the duplex to provide housing for their health professionals.



The 2,400 square foot duplex is a single story ranch style configuration and is positioned on a large lot in a residential area within walking distance of the clinic. Each unit features three bedrooms, one full bath, an open-plan living, dining, and kitchen areas plus plenty of space for storage. The units have self-contained laundry rooms, utility rooms, and modern high quality finishes, kitchen cabinets, and appliances.

The layout relative to one another is designed with consideration to maintaining resident privacy and minimizing unit-to-unit sound transmission by grouping the generally noisier public areas in each unit away from the common wall. The common wall itself is designed to provide both excellent acoustic separation as well as the code-required fire separation between living units.

Since 2007, AHA has successfully developed 25 units, including this duplex, throughout our region in 5 communities under this program. Success is dependent upon having an upfront partnership with the leasing entity for those individuals that will be residing in the units. The program requires a 10 year lease retention for a specific group of professionals in exchange for grant funds.

AHA would like to thank AHFC, EATs, the City of Sand Point and the Qagan Tayagungin, Pauloff Harbor and Unga Tribes for their partnership and support on this project. AHA is proud to take another great step forward in fulfilling our mission.

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# Regional Construction Update

The Construction Department has been very busy gearing up for the summer construction season. Throughout our region, there are several new construction and rehabilitation projects that are either underway or in the planning stages. Ongoing maintenance continues on all of our Low Rent facilities and we are in the process of upgrading all existing lighting to more energy efficient LED. We continue to look for better building solutions to ensure that we are producing the best possible product for our clients. As part of project development, we continually look and compare our designs and specifications, materials and building techniques to help us achieve our goal of building affordable and sustainable housing in our region. Here are a few highlights:

**Projects currently in construction:**

39 / \$3.6M

**Projects currently in planning**

33 / \$1.2M

**Projects currently in closeout:**

13 / \$1.2M

## St. George

In partnership with the Tribe, the St. George Lead Abatement and Housing Stabilization Project is well underway. The overall project consists of: 1) lead abatement; and 2) associated rehabilitation with critically necessary roof repairs and/or replacements. This project was funded in part by an Imminent Threat ICDBG.

To date, four roofs are substantially complete and are in the closeout process. Work on the three remaining units are scheduled to begin in early spring.



## King Cove



In partnership with the Agdaagux and Belkofski Tribes, the construction of two single family homes are well underway and expected to be completed by the end of summer. Currently, the interior framing and inspections have been completed and approved by the inspector. The interior finish work will now begin.

Each of these *highly energy efficient* homes are 1,080 sq. ft. and features three bedrooms and one bathroom.

## Unalaska

The Qawalangin Tribe has partnered with AHA to complete the Father Ishmail Gromoff Senior Center Rehabilitation Project. Due to limited funding, the project was divided into phases. Phase 1 (funded in part by an ICDBG) provides for the replacement of the roof covering the left wing of the center, plus the commons area. The project was originally scheduled to begin in the spring of 2018, but during the review of construction plans, it was determined that the plans on file did not include interim changes which resulted in differing building dimensions and construction details. Based on these circumstances, the project is now expected to begin in early spring of 2019.

An ICDBG application for funding to complete Phase 2, which is a bit more extensive, was recently submitted to HUD. Phase 2 will involve the replacement of the roof covering the right wing of the center, repair and/or replacement of the exterior cement walkways and replacement of the dated fire alarm control panel. If awarded, our project team is prepared to transition into Phase 2 immediately. With the job foreman, local laborers and required equipment already in place, this transition will be both efficient and economical.



The 2020 Census is closer than you think! Here's a quick refresher of what it is and why it's essential that everyone is counted.

The mission of the Census Bureau is to serve as the leading source of quality data about the nation's people and economy. Data is collected through the decennial census, the American Community Survey (ACS) and many other surveys and is used to determine how more than \$675 billion are spent, supporting your state, country and community's vital programs.

*Alaska is the largest and least densely populated state in the country and has one of the hardest populations to count in the decennial U.S. Census. An accurate count is vital. When Alaskans go uncoun-  
ted, the entire state loses out!*

### Why should I care about the 2020 Census?

When Alaskans are undercounted, all Alaskans lose out. The decennial U.S. Census and annual ACS determine the allocation of over \$3 billion in federal funding to Alaska each year. These funds are used to build and repair roads and bridges, operate our healthcare and education systems, provide nutrition assistance to low-income families, develop and operate affordable housing, support our foster care system, and much, much more.

### What happens if Alaskans are undercounted in the 2020 Census?

When Alaskans are undercounted in the census, our state pays. From reduced federal funding that exacerbates the state budget crisis to reductions in essential services like road repairs, an inaccurate census count in Alaska in 2020 will have a negative impact on our state in a variety of ways.

### An undercount of Alaskans in the 2020 Census means:

- *The state receives less federal funding, making the current budget crisis even worse.*
- *All Alaska residents experience reductions in essential services like road repairs.*
- *Children and low-income Alaskans suffer disproportionately from decreases to education funding and programs that make up Alaska's social safety net.*

- *Redistricting may be inequitable because of poor data quality.*
- *Governments and organizations are less able to effectively plan for the future.*
- *Laws protecting vulnerable populations may not be properly enforced.*
- *Governments, businesses, nonprofits, and universities do not have accurate census data to use in their research and planning.*

### What You Can Do?

If there are concerns that your community officials are not ready for the census, local advocates can have a role in preparing their community:

- Encourage and ensure that your locality accepts the invitation to participate in the 2020 Census LUCA program;
- Verify whether your locality has allocated sufficient resources to thoroughly review and update address and map information for your area;
- Help local government identify hard-to-find, converted and hidden housing units (while being sure that strict confidentiality requirements are followed); and
- Support efforts to create a state panel to plan for the 2020 census to minimize undercounting throughout the state.

**Taking part is your civic duty – Completing the census is required: it's a way to participate in our democracy and say "I COUNT!"**

What's at stake?  
\$3.2 billion

of Census-based federal funding goes to Alaska each year. An undercount of Alaskans means our state doesn't receive its fair share of federal resources.

For more information- visit:  
<https://www.census.gov/content/dam/Census/newsroom/press-kits/2018/census101.pdf>  
<https://www.forakergroup.org/speak-up/learn-the-issues/2020-census/>

# ATTENTION STUDENTS!

AHA's scholarship program provides assistance, in the form of rental payments, to qualified applicants who are pursuing a post-secondary education.

## Application Period

AHA will accept applications beginning on April 1st. The deadline to submit completed applications is May 31st, 2019. Awards are made on a first-come, first-served basis so don't be late!

## Use of Funds

Scholarship awards will be used to assist with housing and payments will be sent directly to the landlord or school/technical training institution.

## Post-Secondary Housing Assistance Program (Scholarship)

**Award Amount: \$2,000 (\$1,000 per semester)**

## Eligibility Requirements

- Alaska Native/American Indian verified by tribal enrollment verification.
- Must reside in or if currently in school, have resided in the Aleutian/Pribilof Islands Region immediately prior to submitting an application.
- Must have a household income of less than 80% of the area's median income as established by HUD.
- Must be a full-time student accepted into a college or technical school; and maintain a minimum 2.0 GPA.
- Must submit a letter of acceptance from their school/technical training institution.

For more information about this program or to obtain an application, visit our website at [www.ahaak.org/Post-Secondary-Housing-Assistance-Program.html](http://www.ahaak.org/Post-Secondary-Housing-Assistance-Program.html) or by calling Melissa or Isabel in the Housing Department at 1-800-478-5614 or 907-563-2146.

## Announcements

AHA's Board of Commissioners Quarterly Meeting is scheduled for Thursday, March 14th and Friday, March 15th. The BOC will be providing an opportunity for all member Tribal councils to call-in and voice any questions or concerns on Thursday, March 14th at 2:00 p.m. The agenda as well as the call-in information will be sent to tribal offices by the first of March.

### Attention AHA Residents

The Housing Department will be visiting several communities throughout the year to conduct home inspections.

Inspections are done to ensure that your home is being maintained in a decent, safe, and sanitary condition. The inspection will also provide AHA and our residents documentation and a timeline for a maintenance plan of action, if necessary.

Once your community is scheduled, you will be contacted by a staff member of the Housing Department to schedule an inspection time to best fit your schedule.

**If you have any questions, please contact Melissa or Isabel at 1-800-478-5614.**

# Section 3

Section 3 of the Housing and Urban Development (HUD) Act of 1968 (12 U.S.C. 1701u) (as amended), requires that economic opportunities generated by certain HUD financial assistance for housing and community development programs shall, to the greatest extent feasible, be directed to low and very low-income persons, particularly those who are recipients of government assistance for housing, and to businesses that provide economic opportunities for these persons.

AHA is committed to assisting the residents of our housing developments and other low-income residents of our region to achieve self-sufficiency by providing employment, training, and economic activities. During their last meeting, AHA's Board of Commissioners (BOC) adopted the Section 3 Policy to ensure that these opportunities are, to the greatest extent feasible, directed to Section 3 residents and businesses.

## What is a Section 3 resident?

An individual who (1) is at least 18 years of age and lawfully resides at any of the housing developments owned, operated, or funded in whole or in part by AHA or (2) is a low- or very low-income resident, as determined by HUD, in the Aleutian/Pribilof Islands Region.

## What is a Section 3 Business?

1. That is 51 percent or more owned by Section 3 residents; or
2. At least 30 percent of its permanent, full-time employees are currently Section 3 residents (A Section 3 resident employed for 3 years or longer

may not be counted as meeting the 30 percent requirement); or

3. That provides evidence of a commitment to subcontract in excess of 25 percent of the dollar award to business concerns that meet the qualifications set forth in paragraphs (1) or (2) in this definition of "Section 3 business concern".

## What does this mean for you?

If you are an eligible Section 3 resident or business and you're interested in being considered for these opportunities, be sure to register with us by filling out our Section 3 Self-Certification form available on our website. We will keep your information in our Section 3 database so that when an opportunity becomes available in your community, you can be notified to apply for employment or participate in the bidding process. Employment opportunities will also be posted in common or prominent areas of AHA housing developments in the project area.

Questions? Comments? Concerns?  
Contact us at 1-800-478-5614

**DID  
YOU  
KNOW**



# Available Units

## MUTUAL HELP

St. George - 4 BDR, SFU

Nikolski - 3 BDR, SFU

Sand Point - 3 BDR SFU

## LOW RENT

King Cove - 3 BDR, 12-Plex

St. George - 2 BDR, 6-Plex

Unalaska - 1 BDR, Senior Center

St. Paul - 1 BDR, 10-Plex

## LEASE TO PURCHASE

Atka - 3 BDR, SFU

BDR = Bedroom / SFU = Single Family Unit

## AHA Board Adopts Methamphetamine Testing and Remediation Policy

According to the National Congress of American Indians, ***“Native Americans now experience the highest meth usage of any ethnic group in the nation.”*** Our region is no exception as we too are experiencing the effects of this national epidemic.

At AHA, our mission is to provide safe, affordable housing. For this very reason our Commissioners have adopted and implemented policies and procedures to ensure that all of our units are monitored for Methamphetamine (Meth) use and contamination. Left undetected, meth contamination can linger on surfaces, carpets and in duct work for years.

Once a unit tests positive, AHA has the responsibility to make the unit safe and habitable. Meth testing is an expensive process and there is currently no funding available to recoup these expenses. Additionally, remediation activities are an incredible drain on resources that are already severely limited. While low levels of contamination can be dealt with by washing the walls and ceilings with chemicals, higher levels are another matter. In some cases, the interior of a unit may have to be gutted to the studs and rebuilt which can cost up to \$75,000.

### Methamphetamine Testing & Remediation Policy Highlights

AHA has adopted the Alaska Department of Environmental Conservation’s “fit for use” cleanup standards to determine if remediation is required. This standard is:

**.01 micrograms per 100 square centimeters**

**AHA will test all units upon their vacancy for the presence of Meth and to establish a measurable baseline.**

Other circumstances that will require testing include, but are not limited to:

- Move-Out Inspections
- Clearance Tests
- Unit Transfers
- Reasonable Suspicion

AHA will consider several information sources which include, but are not limited to Tribal Council members, AHA Commissioners, Neighboring Residents, Law Enforcement Agencies, AHA Staff inspections and Household/Family members to identify suspected Meth possession, use or manufacturing. AHA will then determine whether reasonable suspicion exists and may proceed with testing. Test samples are collected by trained AHA staff and sent to ALS Laboratory in Salt Lake City, Utah.

### Test Results

Once the test results are received, the following standards will be applied:

- **Negative** – rehabilitation activities can proceed and the negative result will be used as the baseline for the unit.
- **Positive with levels lower than the AHA standard** – rehabilitation activities can proceed. Once complete, the unit must be retested to establish a baseline for the unit prior to occupancy.
- **Positive with levels higher than the standard** - AHA will notify local law enforcement and will cooperate with investigations and enforcement actions, including but not limited to the granting of emergency access to the unit. If there are minor occupants living in the household, AHA will report the situation to Child Protective Services.

### Consequences of Violating Policy

In the event that a tenant fails to comply with this policy, AHA may terminate their contract. The Executive Director will make the final decision regarding termination/eviction and any future program participation. Each violation will be dealt with on a case by case basis and will include the following considerations:

If a unit with a documented baseline tests positive for contamination with levels that are higher than the baseline, AHA will determine that the contamination occurred during the current tenancy and may proceed with the termination process. The Tenants may be held liable for all costs associated with the contamination.

If a unit without a document baseline tests positive and the Tenants denies the possession, use or manufacturing of Meth during their tenancy, AHA may consider the following to warrant the termination of tenancy:

- law enforcement reports; and/or
- information provided by other credible sources to establish reasonable cause.

- If termination does not take place, periodic testing may be required to ensure compliance.

### Statement of Acknowledgement

To help enforce this policy, AHA developed a STATEMENT OF ACKNOWLEDGEMENT form which is now part of the standard move-in packet. This form requires that the tenant:

- read the Methamphetamine Testing and Remediation Policy; and
- acknowledge that AHA has tested their prospective unit, has established a measurable baseline and that the baseline levels are in compliance with AHA’s decontamination standards; and
- understands that the unit will be tested upon move-out (willful or otherwise) or at anytime during their tenancy should AHA have reasonable suspicion to do so; and
- acknowledge that if the test results indicate levels that are above the baseline, they will be held responsible for all cleaning, damages and legal charges associated with the remediation of the unit.

If you have any questions regarding this policy, or if you would like additional information, please contact Melissa or Isabel in the Housing Department at 1-800-478-5614.

AHA has adopted specific cleanup standards for units contaminated by Meth based on the Alaska Department of Environmental Conservation’s Guidance and Standards of Illegal Drug-Manufacturing Sites.

In accordance with the AHA Housing Services Policies, AHA will dispose of any personal property that is hazardous, perishable or valueless and will do so in a manner that will prevent salvage and reuse by others.

# New Faces

## Eric Hoover

Finance Director



Eric grew up on a small pig farm in Eastern Oregon before moving to Southern Oregon to work at a mail order music store. His love for music then brought him on the road as a musician (drummer) for over 13 years. During his travels, he met his wife Cielo (also an entertainer) while playing music for the U.S. Military in South Korea. For the next several years they traveled and worked together as entertainers on cruise ships and in South Korea before deciding to change career paths and move to Unalaska.

Eric holds a Master's degree in Accounting and has had several accounting jobs in Alaska – one of which was the Finance Director for the Iliuliuk Family and Health Services in Unalaska. In 2016, Eric and his wife moved to Anchorage where they purchased their first home. Together with their three sons, Renzel (23), Asher (4 ½) and Dainin (3), they plan to make Anchorage their home until retirement. In his spare time, Eric enjoys spending time with his family, running, and staying involved in the local music scene.

Eric was hired as AHA's Finance Director in July of 2018. His easygoing demeanor, combined with his extensive knowledge of accounting, has made him an exceptional addition to our team. Welcome aboard, Eric!

## Jorge Simmons

Project Management and Construction Director



Jorge (pronounced George) is a life-long Alaskan who was raised and graduated high school in the interior community of McGrath. After high school he went on to study civil engineering at the University of Alaska Fairbanks before moving to Tok. Jorge married his high school sweetheart Michelle and together they have three children, Dominique (28), David (21) and Destiny (14).

For over 20 years, Jorge has built and rehabilitated residential and commercial properties in numerous communities throughout Alaska. He has been a carpenter, a foreman, a superintendent, a construction director and most recently, the owner of his own business that specializes in cost-effective, sustainable construction and remodel projects in Alaska. Jorge is a licensed General Contractor with a Residential Endorsement and has received several other construction related certifications over the years.

In his limited spare time he enjoys hunting, fishing, snow-machining, dredging for gold, and has a secret passion for culinary arts and flipping houses.

Jorge was hired as AHA's Project Management and Construction Director in November of 2018. He brings with him a wealth of construction knowledge and experience. His extensive background has given him a great understanding of the challenges of building in rural Alaska. Combined with his quick wit and sense of humor, Jorge has proven to be a valued addition to our team. Welcome, Jorge!

# AHA Board Launches Home Improvement Competition

Spring is right around the corner and soon enough, the snow will be melting, the birds will be chirping, and we'll all feel inspired to get a jump on spring cleaning! After months of hibernation, it only makes sense to refresh our interior spaces, but it's equally important to maintain the exterior! To help get you motivated and to inspire pride in homeownership in our regional communities, AHA's Board of Commissioners (BOC) recently launched the Home Improvement Competition during their December 2018 meeting.



*The purpose of the competition is to encourage, support, and incentivize the beautification efforts of residents in our communities. The goal is to enhance and preserve the quality of neighborhoods while fostering a sense of community pride through resident participation, thereby contributing to the overall appearance of the community.*

Also during the meeting, the BOC randomly selected Sand Point and King Cove to be the first two communities to participate in the competition. Let's all cheer these community members on to make our region an even nicer place to live by creating and maintaining beautiful neighborhoods!

## How does it work?

Each year AHA's BOC will randomly select a minimum of two member tribe communities (depending on available funding). The selection will take place during the last meeting of the year for the next fiscal year. A prize amount of \$1,000 will be awarded to the winner(s) in each community. As communities are selected, they will be removed from the pool until all communities have had the opportunity to participate. Additionally:

- AHA will provide paint and general painting supplies (as determined by AHA) for up to 12 homeowner participants.
- The competition period will run from March through September of each fiscal year.
- Participants that do not need/want paint or paint supplies may still participate in the competition.

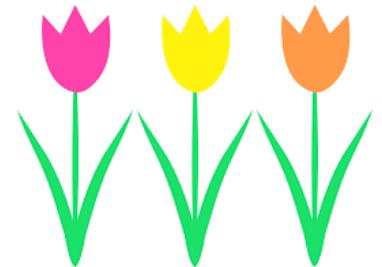
## How do I participate?

This competition is open to all homeowners. Once your community is randomly selected, interested persons who reside in one of the communities must submit a "Notice of Participation" form along with "before" photographs of your home to AHA by the deadline. AHA will announce the selected communities as well as the deadline and other information regarding the competition on our website, Facebook page and on flyers around the community.

## Who does the work?

AHA will provide the paint and general painting supplies. The labor is the sole responsibility of the participating homeowner. Participants will be judged based on the following criteria:

- General exterior appearance (paint, porch, roof, windows)
- Neatness and cleanliness of area (litter free, no junk vehicles)
- Landscaping
- Creativity or originality in representing the local community or culture.



## Who will be the judge?

The judging committee will consist of a local community volunteer and AHA staff. The committee will determine where the most improvement has been made based on before and after photographs. The winner will receive \$1,000!

## When does the competition begin?

The competition period will be announced annually once the communities are selected. Home improvements must be completed by September 30th. AHA will announce the winners during the next scheduled BOC meeting.

For more information, please contact either Melissa or Isabel in the Housing Department.



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Isabel Velez, Housing Assistant  
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