

Our Board

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Aleut

February 2018

Our Mission

Working in *partnership* with our member tribes, Aleutian Housing Authority contributes to the building of healthy, stable communities throughout the Aleutian and 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.



Proudly serving the Unangan People for forty years.

1977 - 2017

Housing News

Unangam Ulaigiisingin Tunusagin



INTEGRITY
ACCOUNTABILITY
PARTNERSHIP
INNOVATION
COMMITMENT
TEAMWORK
COMMUNICATION

Message from the Executive Director, Viola Yatchmeneff

Hello and Happy Winter!

As many of you may be aware, on July 1, 2017 I had the honor of becoming the first Aleut Executive Director for Aleutian Housing Authority (AHA). This has been a hope of mine and I am proud to represent our region in this capacity. I was born in Sand Point and raised in King Cove where I graduated high school. In 1979 I moved to Anchorage, because there wasn't housing available for my family and we have called this our other home ever since. I have been with AHA for about 15 years, and worked in various capacities, most recently in the accounting department. All of which has helped to better prepare me for transition into this primary regional position.



Early on with AHA I had aspired to the Executive Director position because I have always felt passionate about serving the people of the region, whom I also consider my people. I remain humble for the great work done and still being done by our AHA team and partners. I welcome this opportunity to work with the AHA Board, Regional Tribes and communities moving forward with work that still needs to be done.

AHA said good bye to my predecessor, a wonderful leader, Dan Duame this year. However, it isn't really a good bye because we will see him around. Alaska is much too small to think otherwise and Dan continues to work for our people, even after AHA. Many of us call him friend, mentor, and some days "grey hair giver". I will always be grateful for Dan's work with AHA as he has fulfilled the proverbial cliché, "leave things better than you found them", in his work here. Dan has always been supportive of me as I transitioned into this position and the AHA team continues to be some of the best at what they do. I appreciate every one of them!

My vision going forward is to always remember why AHA fundamentally exists, "*Construct, Rehabilitate, and Manage Housing*". Everything we do is grounded in this because as a housing authority we do this work to provide our customers with quality, affordable housing. At the end of the day, this fulfills the AHA mission and for those of us who like what we do, it satisfies a personal motivation.

In the coming months and years I will see many of you as I visit our communities. If I miss you, remember my door is always open and my phone is never too busy to talk. I truly enjoy speaking with our customers and hearing how AHA is doing. This, I often consider the best part of my job.

Qagaasakung, Thank You!





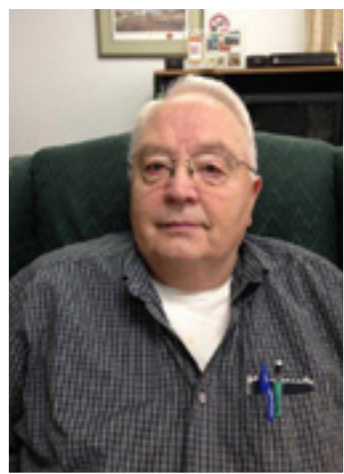
Thankful



For the last few years, AHA has hosted APIA's Thanksgiving Elder Luncheon. This "all hands on deck" event is a truly humbling experience and our staff is always excited to volunteer. While one team in the kitchen is carving turkeys and whipping up all the fixings, another is out setting up tables and chairs, making coffee, visiting and handing out door prize tickets.

In addition to the turkey, ham, traditional fixings and a wide variety of desserts, this event provided the perfect place for family and friends to visit. We are very *thankful* for the opportunity to be a part of this each year and we look forward to continuing this annual tradition for years to come. *Qagaasakung*, APIA for hosting this wonderful event every month!





Ron Ford

At the end of October, Ron Ford retired as the Resident Facility Manager for the Unalaska Senior Center. Ron was an outstanding manager and went above and beyond to help the residents during his time. He and his wife Lillian (Bereskin), who also retired from her position with the Aleutian Pribilof Island Association at the same time, were a permanent fixture with the elders in the community and will be dearly missed. Before he could leave, AHA's Executive Director, Viola and Housing Services Director, Melissa traveled to Unalaska and held a luncheon in their honor (see photos below). Several Tribal and community members gathered to wish them farewell and to express their appreciation for their dedication and service.

In early November, Ron and Lillian moved back to his home state of Washington. They look forward to being closer to their family and enjoying time with their grandkids.

Thank you for your invaluable contributions and commitment during your time with us and we wish you both the best during your retirement! We'll miss you!

Farewell, Ron and Lillian!



***Retirement
Only Means it is
Time for a New
Adventure***



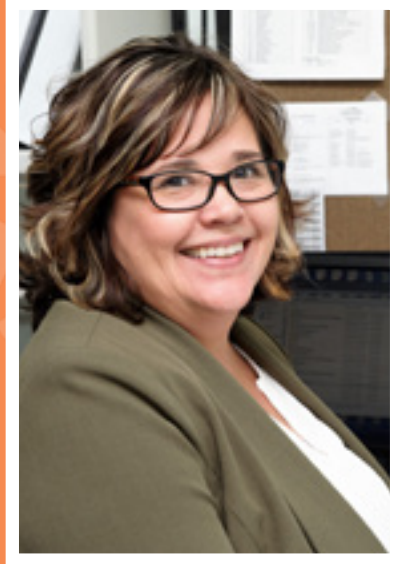
Welcome Aboard!

Melissa Robbins

Melissa Robbins is originally from King Cove and brings with her a wealth of regional knowledge and understanding. Prior to taking over as AHA's Housing Services Director in November of 2016, she worked in the Health Department for the Aleutian Pribilof Islands Association for nearly 20 years.

Melissa is the daughter of Helen and the late Raymond Koso Sr. She spent most of her childhood in King Cove where she attended school up until high school. She then moved to Anchorage and graduated from Dimond High.

Melissa is married and has two children, daughter Kendra, who is a sophomore at UAA and son Raythan, who is a sophomore in high school. She is a very active "hockey mom" and travels with her son's team as much as she can. She enjoys spending time with family and friends and is excited to be a part of the AHA team.



James Hinkle

James (Jim) has lived in Alaska for over 45 years and comes to us with a great deal of business and accounting experience. He has owned and operated his own restaurant business for more than seven years with six franchised restaurants throughout the state of Alaska. Prior to coming to AHA, he was the CFO for the Covenant House of Alaska.

Jim received his BA in Organizational Management from APU and is currently pursuing his MBA with an emphasis in Finance at APU. While attending school he served in the USMC Reserves as well as the Alaska Army National Guard. He was appointed by Mayor Sullivan to be the Director of Finance and Administration for the Port of Anchorage. Jim has served on several non-profit boards and associations such as the Boy Scouts of America, Muscular Dystrophy Association, Make a Wish, Providence Children's Hospital, Equine Assisted Therapy Alaska and the FBI Citizens Academy.

He has three wonderful children, his son Drew, who lives in Boise ID, daughter Julia, who is a freshman at UAA and daughter Sophia, who is a junior in high school. He loves to travel and his favorite hobbies are spending time with family and friends while fishing and boating in Prince William Sound. His favorite place to be at home is in front of the BBQ grill.

Caleb Livingston

AHA is delighted to welcome Caleb Livingston to our team. Caleb was hired to replace Ron Ford as the new Resident Facility Manager for the Unalaska Senior Center. He was raised in Cold Bay where his father Bob worked for both FAA and the power plant company. His mother Anna raised three kids then worked as the local Post Master. The Cold Bay Medical Clinic is named in her honor.

Caleb attended Kodiak High School and served overseas with the US Army. He received his Associate's Degree in Applied Sciences from the University of Alaska-Kenai. Caleb married Sharon Svarny and worked as an airplane mechanic for over 30 years in Unalaska. His hobbies include making model iqyan (kayaks), gardening, and working on electronic projects with his grandson Scott.

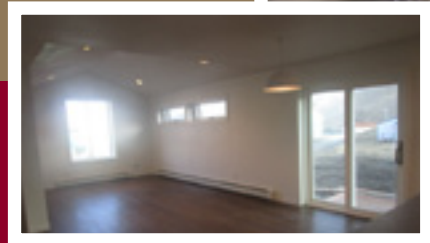
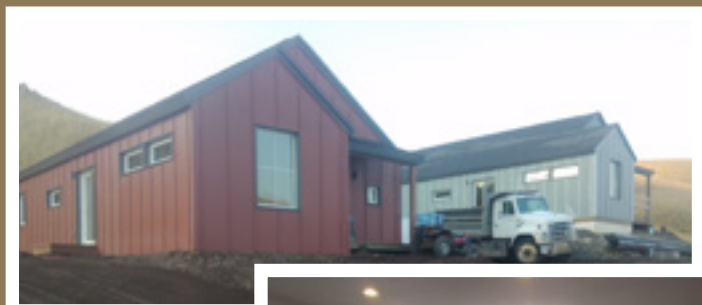


Regional Construction Update

In addition to the many rehabilitation projects in most of our communities, here is a brief update on some of the bigger projects happening around the region:

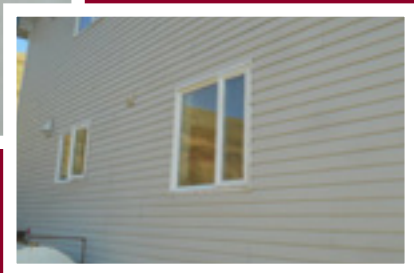
Atka

Recently completed two, 1200 sq. ft. single-family homes (photos below) In partnership with the Atka IRA Council, the project was primarily funded with an Indian Community Development Block Grant (ICDBG) and helped to address the critical shortage of available housing in the community. Each home is highly energy efficient and features three bedrooms.



Akutan

Recently completed structural repairs on the Low-Rent 4-Plex. Partnering with the Akutan Tribe, this project was primarily funded with an ICDBG and addressed the critical repairs needed to maintain the structural integrity and energy efficiency of the facility. An initial assessment indicated that a manufacturer's defect with the structural insulated panels (SIPs) caused extensive water damage and deterioration of exterior sheathing and framing members. The work included the removal and replacement of damaged siding and skirting, installation of crawlspace insulation, site work to improve drainage, re-staining the exterior deck and boardwalks, and replacing the lighting fixtures.



King Cove

In partnership with the Agdaagux Tribe, AHA recently purchased and completed a comprehensive rehab of an older single-family home which included the replacement of interior finishes, doors, windows, kitchen, bath fixtures and siding replacement. The new homeowner took occupancy in late October.



King Cove Senior Living Center Project: Several years ago, the City of King Cove donated an underutilized community building for the purpose of converting it to the community's first senior living facility. The project consists of 1) rehabilitation of the existing structure and 2) construction of a new residential wing which will consist of four one-bedroom senior rental units. Partnering with both the Agdaagux and Belkofski Tribes, funding was awarded through the ICDBG program for the rehabilitation portion of the project. The work, which was recently completed, included upgrades to the fire alarm system, replacement of leaking windows and damaged exterior doors, upgrade of mechanical systems and lighting, interior painting, and miscellaneous interior and exterior repairs. Funding for the new construction portion will continue to be procured.



In partnership with the Agdaagux and Belkofski Tribes, the construction of two single-family homes is currently underway. Each home is nearly 1,100 sq. ft. and features three bedrooms. They are both expected to be complete by the summer of 2018.



Sand Point

Professional Duplex- In partnership with Eastern Aleutian Tribes (EATs), funding for this project was awarded from Alaska Housing Finance Corporation's Teacher, Health Professional and Public Safety Grant Program. The primary objective of this program is to address recruitment and retention of qualified professionals in small communities.



The side-by-side duplex, which is approximately 2,400 sq. ft., is designed to meet this objective. Each unit features three bedrooms, one full bath and an open-plan living, dining and kitchen area. The layout was designed with consideration to maintaining privacy and minimizing sound transmission between units. The project is scheduled to be completed in the spring of 2018.



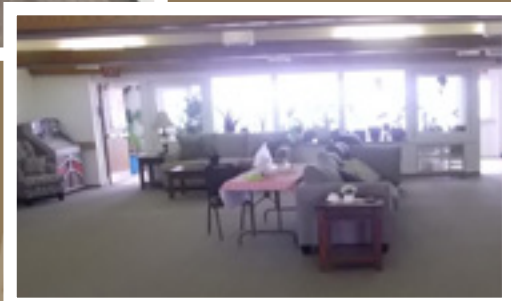
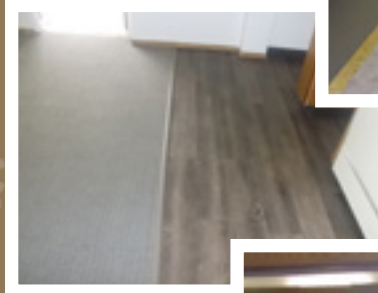
St. George

St. George Imminent Threat Project – In partnership with the St. George Traditional Council, funding for this project was awarded through the ICBG Imminent Threat Program and will provide assistance for eight families who currently reside in sub-standard, lead-contaminated, single-family homes. Because of the historical significance, many of these homes required the involvement of the Alaska State Historical Office (SHPO) and the National Park Services (NPS). The entities have since entered into a Memorandum of Agreement with the St. George Traditional Council which details how AHA is to proceed during the course of this project and which materials to use on these historic homes. Construction is scheduled to begin in the spring of 2018.



St. Paul

Senior Center Upgrades- Recently completed a renovation project for the common area of the Center. Upgrades included the installation of new laminate flooring and carpet, interior paint and new furniture. The common area of the center is used for various gatherings and activities throughout the year and the residents were very pleased with the upgrades.



Unalaska

Father Ishmail Gromoff Senior Center Roof Replacement Project – In partnership with the Qawalangin Tribe, funding for Phase 1 of this project was awarded through the ICBG Program and will address the rapidly deteriorating metal roof that was installed during the initial construction, nearly 22 years ago. Phase 1 will consist of the replacement of the roof covering the smaller wing plus the common area. Phase 2, should additional funding be secured, will consist of the replacement of the remaining, larger wing. Because of the nature of the project and the fierce winter weather, the project is scheduled to begin in early March.

Also in partnership with the Qawalangin Tribe and the Unalaska Senior Citizens Group, the Tribe made a generous donation for upgrades to the senior facility. This donation provided for new furniture for the common area, LED lighting upgrades and new commercial grade stoves and a hot food serving station for the kitchen (photos below). AHA would like to thank both the Tribe and the Senior Citizens group for their donation and support! Qagaasakung!



Farming for a Sustainable Future

Partnership Produces Hydroponic Greens in Unalaska

In early October of 2017, AHA announced its partnership with Unalaska resident Blaine Shaishnikoff and the formation of their company, Aleutian Greens, LLC. The innovative startup is using a sophisticated hydroponic growing system to supply the community of Unalaska with the first-ever, locally-grown produce.



Growing up in Unalaska, Blaine recognized the challenges his community faced with not having a reliable and sustainable food source. "Our people have lived here for thousands of years and have always provided for themselves by living a subsistence lifestyle. Providing my community and my region with a locally-grown, quality food source is something that I feel very strongly about and it is what we're trying to do."

Blaine, who "let's God guide the opportunity", can trace his roots to a long line of entrepreneurs. His grandfather, the late Larry Shaishnikoff, started the first movie theatre in Unalaska and was also the owner of the renowned Elbow Room. His parents, Bill and Diane Shaishnikoff, are the owners and operators of Bering Shai Rock and Gravel. It's no wonder that Blaine, at the age of twenty-seven, is now a third generation Shaishnikoff to own and operate his own local business.

Blaine is also a very active member of his community. He has served on several boards and currently holds a seat on the Qawalangin Tribal Council. He and his wife Catina (also a nearly lifelong resident of Unalaska) enjoy raising their three children, Hayden (8), Laneah (6) and Keenan (5 mo.) in Unalaska and spend their free time hanging out with their family whom they are very close to. Together they manage the company's overall local operations.

In 2014, Blaine competed and was a finalist in the Aleutian Marketplace Contest hosted by the Aleutian Pribilof Island Community Development Association (APICDA) and the Aleut Corporation (TAC) for his hydroponic greenhouse submission. In 2016, he began talking with AHA Executive Director, Dan Duame, who was also considering a form of hydroponic growing in the region after attending a VH Hydroponics seminar during the Southwest Alaska Municipal Conference (SWAMC). "I was interested in doing a project like this for some time, but realized that to be successful, we would need a strong local partner. After talking with Blaine it did not take long to realize that he had the potential to be that partner and it was the right time to do it," said Dan.

Their conversations sprouted into a partnership in early 2017 and after receiving approval from a very supportive AHA Board of Commissioners, they teamed with VH Hydroponics (VHH) to design and build two containerized growing systems (CGS) out of 40 foot shipping containers. "VH Hydroponics is thrilled and excited to be a part of Blaine's and AHA's efforts to bring healthy, fresh food to the Aleutian Chain. We are honored to have such capable and innovative partners out there and we're excited for the people of Unalaska," said Dan Perpich, Founder.

The high-tech units were constructed in Spokane, Washington and shipped via Coastal Transportation from Seattle. They arrived in Unalaska on July 1st.

Each container is capable of producing 450 heads of various lettuce types per week, as well as a large variety of herbs and other leafy greens. The hydroponic method allows for a much shorter growing cycle than traditional farming – as short as six weeks – and is not restricted by weather or seasons. The adaptable and scalable planting schedules allow for customized harvests that can be scheduled weekly, depending on customer requests. The growing environment is optimal for producing a consistent, quality, nutrient rich product that is pesticide and GMO free.



By late September, the company distributed their first harvest of nearly two-thousand crops featuring "Unalaska Grown" butterhead and green leaf lettuces, kale, mizuna, arugula, basil, Thai basil and dill to residents and businesses throughout the community. Boxes of the locally-grown produce also made their way to the communities of Akutan, Cold Bay and King Cove aboard the M/V Tustumena on its last Aleutian voyage of the year. "We've had a real good response! Everyone is excited about the taste and the freshness and they keep asking us where they can buy it," said Blaine.

Since October 28th, the company has had weekly harvests - every Saturday - featuring twelve different crops. They are currently selling to several local restaurants which include the Grand Aleutian, Harbor View Bar & Grill, Airport Restaurant, Amelia's and the Dutch Harbor Restaurant. In an article featured in the Anchorage Daily News in late November, the company announced that their produce will also be sold from the shelves of the local Alaska Ship Supply in early January of 2018. The company is also exploring their options to serve the surrounding communities of Atka, Akutan and Nikolski with the hope of ultimately serving all of the Aleutian and Pribilof Island communities and fulfilling their mission "to enhance the health and well-being of our Aleutian residents by providing a locally-grown, sustainable source of fresh foods that are of the highest quality and nutritional value, year-round." The business can easily connect multiple containers to expand growing capacity to meet customer demand. For updates, please refer to the company's





Aleutian GREENS



Frequently Asked Questions

What is Hydroponics?

Hydroponics is a method of growing plants in a water based, nutrient rich solution instead of soil. The plant's root system is supported using rock wool which allows them to remain upright while the roots float freely in a flowing, nutrient-rich solution.

What does the nutrient-rich solution contain?

Our nutrient-rich solution contains Verti-Gro and calcium. Both ingredients are based off naturally sourced mineral salts that are formulated to meet the nutritional needs of a wide variety of plants.

Is our produce organic?

Technically, no. Claiming our produce is organic requires us to obtain a special certification. What we can claim (because it's true) is that everything grown at Aleutian Greens is safe, clean, pesticide and GMO free.

How long does it take for the plants to grow?

The hydroponic method allows for a much shorter growing cycle than traditional farming - as short as six weeks.

Day

7



Day

21



Day

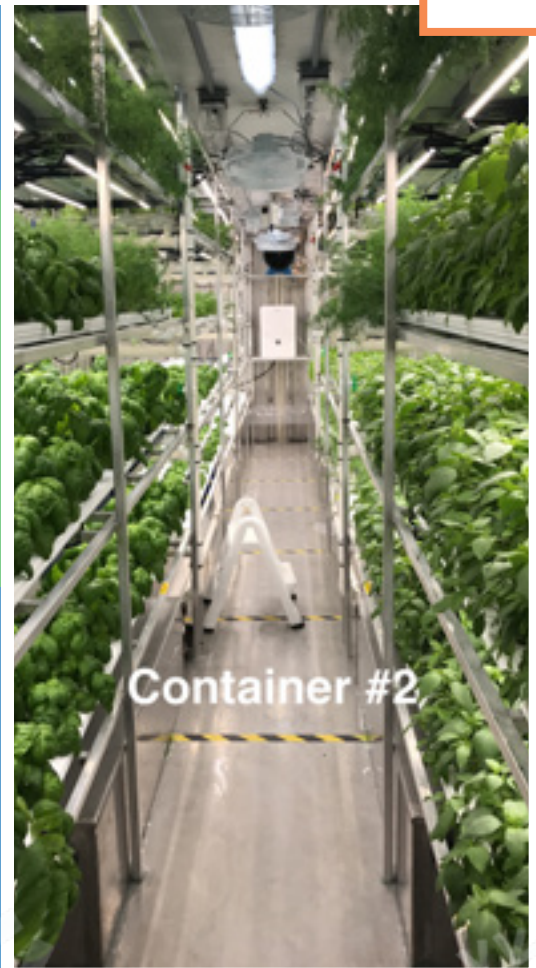
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Our Growing Cycle

Harvest Ready - Day

42



Housing Services

Current Vacancies

Akutan

4-Plex - 1 LRU

Atka

1 - SFU

King Cove

12-Plex - 4 LRUs

Nikolski

1 - SFU

Sand Point

4-Plex - 2 LRUs

1 - SFU

St. George

6-Plex - 4 LRUs

St. Paul

Senior Center - 1 LRU

10-Plex - 3 LRUs

SFU = Single Family Unit

LRU = Low Rent Unit



Aleutian Housing Authority continues to create vibrant communities, build and maintain affordable housing and support the success of approximately 250 residents throughout the Aleutian and Pribilof Islands Region. We are committed to supporting our residents in their efforts to achieve economic independence, homeownership, educational success and self-sufficiency.

We currently offer three housing programs: 1) Low Rent 2) Mutual Help; and 3) Lease to Purchase. While the initial application process for all three of these programs are the same, the programs themselves are very different. Please see the program descriptions below.

Low Rent

AHA owns and manages 65 rental units throughout the Aleutian and Pribilof Islands Region. There are a total of 29 units available for elder housing in both St. Paul Island and Unalaska. You must be 55 or older to be eligible. Our other Low Rent Facilities are located in the following communities:

Akutan 4-Plex
King Cove - 12-Plex
Sand Point - 4-Plex
St. George - 6-Plex
St. Paul - 10-Plex

Families pay 30% of monthly adjusted income, with a minimum monthly payment of \$175 and a maximum rent cap of \$675. Additionally, each family is charged a monthly Utility Fee of



Mutual Help

AHA currently manages approximately 90 homes under the Mutual Help Homeownership Program. Families enter into a Mutual Help Agreement (MHOA) that specifies the purchase price of the home that is amortized over a twenty-five year period.

Homebuyers pay 15% of monthly adjusted income, with a minimum monthly payment of \$225 and a maximum payment cap of \$450. Additionally, the homebuyer is responsible for utilities and maintenance of the home.

All payments above the minimum monthly payment (also called the administrative fee), are deposited into a Monthly Equity Payments Account (MEPA) that is used to pay down the unamortized balance of the purchase price.



Lease to Purchase

In order to be selected into the Lease to Purchase (LTP) program, applicants must demonstrate an earnest effort to advance towards mortgage readiness and sign a written pledge to work diligently and in good faith towards securing a private mortgage within a two year period to purchase an available unit.

Once selected, all LTP Homebuyers are required to follow BOC approved milestones which are intended to establish key accomplishments of a Homebuyer's pathway to home ownership during the term of their agreement.

Milestones are progressive goals towards homebuyer readiness designed specifically:

- to establish, improve or boost credit readiness,
- to adequately save for the down payment,
- to utilize spending plans, financial tools, or banking services to manage personal finances, and
- to reduce or maintain debt equal to or less than acceptable loan program guidelines.

AHA may choose to individualize milestones for each client.

Eligibility Requirements

In order to be considered for one of our housing programs, applicants must be:

- 18 years of age or older
- American Indian/Alaska Native (AI/AN)
- A citizen of the United States or a non-citizen who has eligible immigration status
- Residing within AHA service area

How do I get an application packet?

1. Go to your local Tribal office
2. Download it from our website- www.ahaak.org
3. Request a copy by calling 1-800-478-5614

How do I submit a completed application packet?

1. Fax it to (907) 563-3105
2. Email it to a member of our Housing Services Team
3. Mail it to: AHA
520 East 32nd Ave
Anchorage, AK 99503

Required Documentation

- Copy of Certificate of Indian Blood (CIB) OR Tribal Enrollment Card
- Copy of Social Security Card for ALL family members over the age of six.
- Copy of State Identification or Drivers License
- Copy of Tax Returns- Past three years.
- Signed HUD Consent to Release of Information
- Copy of Bank Statement(s), two current months

Questions, Comments or Concerns:

Please contact our Housing Services Team by calling

1-800-478-5614 or by email:

Melissa Robbins, Housing Services Director
melissa.robbs@ahaak.org

Choua Yang, Housing Services Assistant
choua.yang@ahaak.org

AHA conducts business in accordance with the Federal Fair Housing Law and Americans with Disabilities Acts and provides equal opportunities as applicable.



Did You Know?

Light Emitting Diodes (LEDs) are extremely energy efficient and consume up to 90% less power than incandescent bulbs. Since LEDs use only a fraction of the energy of an incandescent light bulb, there is a dramatic decrease in power costs. Also, money and energy is saved in maintenance and replacement costs due to the long LED lifespan. AHA's Board recently approved LED lighting upgrades for eight (8) of our facilities around the region. Here is a look at the associated costs to upgrade all of our facilities as well as the length of time it will take to achieve a return on investment (ROI).

Facility	Upgrade Cost [\$]	Annual Savings [\$]	ROI [Years]
Anchorage Office	\$8,000	\$3,300	2.4
Sand Point 4-Plex	\$2,938	\$1,339	2.2
False Pass Duplex	\$4,980	\$581	8.6
Nelson Lagoon EATS Unit	\$4,468	534	8.2
St. George 6-Plex	\$5,619	\$2,937	1.9
King Cove 12-Plex	\$10,608	\$1,875	5.7
KC Hillside 4-Plex	\$2,938	\$873	3.4
KC Ptarmigan Duplex	\$2,196	\$381	5.8
KC Ptarmigan 4-Plex	\$2,938	\$873	3.4
St. Paul Senior Center	\$12,439	\$2,063	6.0
Atka Duplex	\$2,532	\$902	2.8

Total Upgrade Cost: \$82,983 - Total Annual Savings: \$24,980 - Overall ROI Years: 3.3



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View the newsletter
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www.ahaak.org

Also Available online:
Forms & Applications
Job Postings
Make Payments
Contact information
Program information



AHA Anchorage Staff

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Erin Wilson, Deputy Director
Isabel Velez, Receptionist / Administrative Assistant
James Hinkle, Finance Director
Merlynn Petito, AP Accountant
Kendall O'Sullivan, Payroll Accountant
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Choua Yang, Housing Services Assistant
Steven Mandt, Director of PM&C
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John Santos, Wx Project Manager
Jerrid Warner, Wx Project Manager
Shannon Reynaga, Project Manager
Lawrence Yatchmeneff, Purchaser/Expeditor
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