Dear Constituents and Members of Interior Regional Housing Authority,

I am pleased as the Chair of IRHA to deliver this message to the Tribes, highlighting activities throughout the 2017 Season. We thank all the communities for your continued support, ideas, and willingness to grow along with our company. We take our mission seriously and are committed to the needs of the Interior Region.

I would like to recognize the Full Board of Commissioners, IRHA Administration and Staff for their individual engagement, consistency, and overall passion for the roles they serve. We look forward to seeing you at the upcoming spring events and please remember that our doors are always open at IRHA. Feel free to stop in and see what your community has planned for the upcoming season!

Once again thank you for the opportunity to serve our communities!

Respectfully,

Patrick McCarty
Chairman
Interior Regional Housing Authority
Human Resources: Each calendar year Interior Regional Housing Authority (IRHA) will begin collecting applications for the upcoming season. IRHA will accept applications on a continuing basis throughout the year but will only hold applications on a yearly basis. If you would like to be considered for employment opportunities you can submit an application to our main office or online through the website (www.irha.org). IRHA strives to hire locally for the Village projects and prior to the start IRHA will send out a posting to the Council to post for each community. If you apply for a position at IRHA it is your responsibility to ensure that your application has been received to either the Human Resources Department or to the Foreman of the project. Positions within Administration that become available will be advertised on our website and through social media. Here is an overview of recent changes within our Administration staff:

For the 2017-year IRHA employed one hundred-three (103) persons through Administration and Construction. Of the one hundred-three (103) employees, ninety-one (91) were Alaska Native/American Indian and twelve (12) were Non-Native. The overall Alaska Native/American Indian preference hire rate was eighty-eight percent (88%) for 2017. At the end of the 2017 season, IRHA had a total of one hundred-thirteen (113) applicants within the Fairbanks area that applied in the construction field.

IRHA has an open recruitment for the Fairbanks area and will accept applications on a continuous basis for Laborers, Carpenters, and Electricians. IRHA retains applications on a calendar year basis. To be considered for employment for the 2018 season, please submit a new/updated application. The application can be accessed through the website at www.irha.org or available at the front desk of our main building.

When the need to hire within a village for construction crews arises, IRHA will strive to hire locally with job posted bulletins with allowable time for community members to submit an application. To be considered for employment for the 2018 season a new/updated application must be submitted.
ENVIRONMENTAL REVIEW RECORD

By: Denise Callahan, Planning Specialist

What is an Environmental Review Record (ERR)? It is the 16 laws and authorities that have to pass the Housing and Urban Development’s (HUD) requirements that entail, U.S. Corp of Engineers approval for (wetlands), flood postings, airport clear zones, historical properties/lands, contamination sites, air quality, noise barriers, farmland, wild and scenic rivers, etc.

Before any type of project starts, there must be concurrence along with a complete and an approved ERR. There are two different kinds of ERR’s: the first one is a Part 50 which HUD approves and the second one is a Part 58 and the Tribal 1st Chief will approve and sign off on that ERR. If the village is in a flood zone then there is an 8-step process that will need to take place, which includes flood postings at the tribal office.

The first posting will be displayed for 15 days, the second posting is for 7 days, and the third posting is displayed for 10 days. The postings and certifications will be sent to the HUD office and HUD has an additional 15 more days to make a decision to release the funds so the tribe can start the proposed project.

Once the ERR is approved, it will be kept on file for up to 5 years. If you ever need a copy of a specific ERR for your Village, please contact me and I can mail the tribe a copy. Likewise, if you need assistance on compiling an ERR please feel free to give me a call or send me an email.

Keep in mind there is an Environmental Review training in Anchorage, March 6 – 8, 2018 offered through Alaska Association Housing Authorities. Thank you.

Denise Callahan
IRHA Planning Specialist
907-452-8315 ext. 123
dcallahan@irha.org

AHFC Senior Access Program Recipients

Jean Thomas - “I love this ramp, it's good to walk on and easy to walk up. I'm so thankful.”

Mary Jane Carlo, Happy SAP Client

Nichole Jimmie - “I would like to thank Interior Regional Housing Authority for all the hard work they do in order to ensure that our families can have safe affordable housing. Thank you to the construction workers for their building and repairs of each and every home they work on and for the advice they have given me in order to maintain my home. My family is grateful!”

Nichole Jimmie
Traditional Chief, Don Honea Sr.

NIHFA PRIMARLIES 2018 ACTION PLAN

In the last BOC workshop, the 2018 budget and construction plans were presented. We are looking at having a very exciting year working in over 14 communities across the Interior and spending $11.5M overall.

Included in the plan will be twelve new construction projects, the purchase of 7 homes, rehabilitation of over 20 homes, and completing a community center. In addition to our construction projects we will also be operating our rental assistance program, homelessness prevention program, and emergency assistance program as well as managing approximately 200 homes and low-income rentals. Other projects include working with ANTHC to complete a septic system for a home and hooking 5 homes up to sewer and water.

For a look at our complete 2018 Indian Housing Plan please visit our website at www.irha.org.

Thank you for your continued support and we are looking forward to an exciting and productive 2018.

L-R Sabrina Honea, Eli James, Janet Carroll, and Emily Carroll

One of our strategic plan goals for IRHA is evaluating new lines of services that IRHA can offer to our communities, one of our service lines will be drilling wells. IRHA purchased a drill rig in 2017, which was delivered to our yard on November 14th. Our 2018 season will kick off with onsite training for our staff then drilling wells for our Fairbanks new construction projects in Mendone. We will then collaborate with our communities on planning for future well projects.

Elaine Richards - “I am totally satisfied with all the work that has been completed so far. Cold drafts are no longer a problem and I am sure that will save on my fuel bill. My deck is no longer a dangerous wooden structure.”

Elaine Richards

Marylisa Huntington - “Becoming a homeowner I have to say, is one of the smartest and biggest steps I've taken. My son and I are now in a home of our own! It's so awesome to say that! For the first couple months we were in disbelief, we would like to thank IRHA for everything they have done to make this happen. I encourage everyone to keep going and don't give up on your dream, work hard, and do the best you can because it pays off. Also, a big Thank You to the staff and board members of IRHA, keep up the amazing work! You all are changing lives for families, such as me and my son. Even if it's one family at a time, you have changed our life, and it's the best change we've ever experienced. We'll always be thankful! Anaa baase', thank you very much.”

Marylisa Huntington

Elaine Richards

Nadine Carroll - “Mahsi’ choo IRHA for doing a great job rehabbing my home and making repairs that I otherwise would not have been able to do on my own.”

Nadine Carroll

Jean Thomas - “I love this ramp, it's good to walk on and easy to walk up. I'm so thankful.”

Jean Thomas

Thank you very much.”

Marylisa Huntington

Nadine Carroll

Jean Thomas

Marylisa Huntington

Jean Thomas

Jean Thomas

Jean Thomas
By: Jolene Malamute, Planning & Housing Coordinator

If you haven’t heard of Mendone, it is IRHA’s very own subdivision, situated in North Pole off Persinger Drive. As IRHA continues to develop the sector, homes are being built on 2-acre lots. Giving families plenty of room to thrive from the locations and the peaceful setting of private lots. When fully finished with Phase II and III, Mendone will encompass 145 acres.

IRHA staff is pleased to announce that in December 2017 they were able to move families into three homes in Mendone. These newly constructed homes are the last three to fill Phase I. To date, the following projects have been developed in Mendone: 17- new construction and 2- self-help projects.

The development of Phase II in Mendone is progressing. In 2017 the road and infrastructure were constructed to Fairbanks North Star Borough specifications; including adding drainage pipes, street signs, and high voltage power lines. The gravel pit located in Phase III has been re-established by the U.S. Army Corp. of Engineers. Phases II has been surveyed and cleared with a-hydro to begin construction early this spring.

This subdivision offers IRHA and families many more opportunities for the future. Upcoming plans and projects will include, drilling the soil of each lot and using the geotechnical data to determine what type of foundation is needed. In addition, the expansion of the gravel pit, which will be removing 16,000 yards of gravel and finishing 25 pads for 2019 and 2020. The headway in Mendone is exciting and this 2018 building season IRHA plans on building up to 10 new homes!

Holly Wolford “IRHA is a wonderful program for families to go through. I’m a single mom, going to school, and working part-time in the evenings. Until we got into our new home every month was a struggle, wondering how we were going to get by, or whether or not we were going to get evicted because I couldn’t make rent. This program gave me a home that’s affordable, a beautiful place I can raise my family in, reunited us with our family pet that I had to send away because the apartment I was in wouldn’t allow me to keep him, and most importantly a place I could tell my daughter she could call her own. I’m so grateful, and appreciate all the friendly faces and help at IRHA. From the office staff to construction - Thank you all for everything you have done for us! You have made my family happier than you could ever know.”
Fire Alarms

Daylight Savings day (which this year is March 11) is the day of the year that is a good day to set aside to remember to check and replace fire alarm and CO device batteries. We recommend alkaline batteries as they have a longer life and protect your family from smoke and or carbon monoxide poisoning.

There is usually a snap closed cover that will open and the battery will pull out easily and replace battery and close the cover. There is a test button to push and device should sound as well as any other connected FA/CO2 devices. If not, or the device chirps the breaker may be off. If off, turn on and push button again to test if not working, you can get a new device from a home improvement store or any electrical supply store. If replacing match the device with what is already installed, so they communicate with existing devices. If installing new there should be a device in each bedroom and one in the common area outside the bedrooms.

I've seen too many devices removed or the batteries taken out in my travels. Please keep these devices working, as we have seen them save lives. Be safe everyone.

Mechanical Check List

As you all know spring is just about here and the warm weather is coming. I would like to give a little information to homeowners about their boiler and water systems as the weather warms up and knowing your water can freeze down to the 32 degrees and lower. Always walk into the boiler room and take a good look at your system for leaks and to make sure your boiler is operating. Also make sure to check your fuel, if you’re leaving home or finding out there’s a cold spell coming. As a home owner make sure you are always aware of the on/off switch in case of an emergency. Make sure you have your boiler cleaned and tuned every year or every other year and it’s better to do it during the fall getting ready for winter, during your maintenance make sure you change your oil filter either in your boiler room or on your fuel tank and replace your pop off on your boiler unit. You also want to use number 1 heating fuel on in your fuel tank and a good product to treat your fuel if water is in your tank is Shaffer’s Diesel treat. You also may want to make sure you have an extra nozzle for your burner and to know what size to get in case it gets plugged from sediments in your tank. Another thing is make sure your heat trace or circulating pump is on, so your water main from outside your home does not freeze. I hope you find this helpful as a homeowner or a renter to ensure that you minimize problems in the future.

Stay safe and warm, we’re almost there and have a good year.

Marvin Torres
Mechanical General Foreman
Interior Regional Housing Authority
1-800-478-4742 Ext: 161
I have been fortunate to be part of IRHA’s 2017 construction season. From the initial planning stages to the final commissioning, IRHA has created state of the art energy efficient and durable homes throughout the interior. They have researched the latest products and incorporated the most up to date building science practices to make homes that if properly maintained, will last generations.

Every home constructed this past season has been rated 5 Star Plus or 6 Star, by myself, following Alaska Housing and Finance Corporation strictest protocol. These homes are a testament to the commitment of quality while achieving energy efficiencies unimaginable in the not so distant past. Every detail to create a home that will conserve energy, promote healthy indoor air quality, and be easy to maintain has been addressed. IRHA’s staff’s attention to detail could not be more evident than their refusal to install inferior SIPs panels that would have been negatively impacted the efficiency and quality of a home. The refusal meant more work for all and shortened construction season, but the end product was worth it. All the homes built are aesthetically pleasing, have ample natural light and have floor plans that make use of every available square foot.

Some but not all the innovative features included in these homes are as follows:

**SIPs Panels (structurally engineered panels)**
Walls and floors are premade and shipped to the job site and can be set in place reducing time and labor.

**Double Wall Construction**
Double wall construction is the use of a structural wall and a furring wall to increase the amount insulation that can be installed.

**Radiant heat distribution**
Houses built on slabs utilized in-floor radiant heat distribution creating consistently even heat distribution while minimizing boiler short cycling.

**Insulated concrete forms**
Houses built that have crawl spaces integrated foam-filled concrete forms. These forms add structural integrity as well as increasing the insulative quality of the structure.

**HRV’s (heat recovery ventilation units)**
The homes are nearly air-tight and require proper ventilation to maintain indoor air quality for both the occupants and the structure themselves. Removing moisture from a tight home will ensure that the home will be viable for generations of occupation.

**High Efficiency Heating and Hot Water Systems**
Installing efficient heating and hot water systems that are relatively easy to maintain ensure that that homeowners will have a lower than average energy use will result in dramatic cost reductions over time.

**LED Lighting (light emitting diodes)**
LED lights use a fraction of the energy normal lights do and last thousands of hours longer.

**Super insulated attics**
Energy heal trusses and high R-value insulation in the attics is paramount to conserving energy in a home.

**High Quality Windows and Doors**
Penetrations into walls is a significant source of energy loss. Installing high quality, high R-value doors and windows help reduce energy loss.

I would like to thank IRHA for letting me be a part of this noble endeavor to create structures, that if maintained properly, will be lost cost homes to live in for generations to come.

Respectfully,
Dan Spillane
Arctic Technical Services