



IRHA

Community Newsletter

State Sponsored Procurement Contracts for Tribes

The State of Alaska offers many procurement contracts that all tribes can participate in. These contracts are in a variety of areas, with a variety of vendors, and offer substantial benefits. They have mentioned that if a contract is not available and there is a substantial interest, they will do the work to create a contract that everyone can take advantage of.

Procurement contract discounts offer organizations a practical way to save money while improving purchasing efficiency. By negotiating long-term agreements with vendors, companies can secure reduced prices on goods and services they regularly need. These discounts not only lower immediate costs but also create budget predictability, helping organizations plan more accurately throughout the year. Beyond

the financial savings, contract discounts strengthen supplier relationships. Consistent purchases often lead to better service, priority access to limited supplies, and opportunities for added value like free shipping or extended warranties. In the long run, using procurement contracts strategically allows organizations to stretch their budgets further while maintaining quality and reliability in their operations.

For any contract questions, please contact: guillermo.castillo@alaska.gov.

The State of Alaska page listing all current contracts is:

<https://oppm.doa.alaska.gov/alaska-centers-of-procurement-excellence/alaska-centers-of-procurement-excellence-acopec/>

Interior Regional
Housing Authority
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Fairbanks, AK 99701
907-452-8315
www.irha.org

Mission

Provide tribal housing opportunities to positively impact housing needs.

Vision

Families with quality affordable housing.

Our Core Values

- > Innovation
- > Respect
- > Honesty
- > Accountability
- > Service

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NEW HOURS:

Monday – Thursday 8:30 am – 4:30 pm
Closed to the public on Fridays.

Letter from the Chief Executive Officer

Dear Chiefs, Tribal Councils, and Tribal Members,

First and foremost, our hearts are also with those affected by Typhoon Halong across Alaska. As members of the housing industry, witnessing the devastation and displacement of families has deeply affected all of us. Our thoughts and prayers go out to all of those impacted. We encourage everyone who can reach out to local community organizations to learn how to assist or donate to support displaced families and animals.

As many of you are aware, the government went into a shutdown on October 1, 2025. As a result, the Department of Housing and Urban Development (HUD) has also temporarily closed its offices and suspended services. HUD shared that they would continue to use available resources to help Americans in need; however, this has impacted our organization's ability to access funding resources and technical assistance. Until HUD reopens, we will not be able to secure project approvals or get related support. We will also not receive the decision on the approval of our 2026 Indian Housing Plan.

Before the shutdown, the housing leaders of the Alaska Association of Housing Authorities (AAHA) attended lunch in Anchorage with HUD Secretary Scott Turner. This meeting was a crucial opportunity for our housing leaders to provide vital information and discuss the issues we face in Alaska with Secretary Turner. This provided an opportunity to ensure that we can have a voice when addressing housing priorities that are imperative to deliver healthy, safe, energy-efficient, and affordable housing in the state. I had the opportunity to meet directly with Secretary Turner's Chief of Staff, Jonathan McCall, to discuss key issues impacting our Tribes and the ability to house our people. I was able to stress the importance of increasing Tribes' annual allocations while also discussing increasing the Total Development Cost (TDC) as the price of building in remote villages is greatly impacted by shipping availability and costs. Furthermore, with Secretary Turner's commitment to building homes for Tribes, there needs to be a focus on smaller Tribes, and the fact that it takes between 5-8 years for these Tribes to have enough money to build one home.

As winter approaches, this is the time of year to ensure your home is ready for the cold months ahead. In this newsletter,



Eugene Paul, IRHA CEO



Eugene Paul, CEO, and
Patricia MacDonald (COO)
October 2025



Eugene Paul with leadership staff.
L-R: Teodor Dornea, Eugene Paul,
Patricia MacDonald, Denise Callahan,
and Vanessa Cruger.
October 2025

we included some tips and a checklist to help you with winter maintenance. For those who can lend a helping hand in your community, please reach out to Elders or neighbors who may need assistance in preparing their homes for winter.

Our construction crews are racing against the change in weather to complete projects before winter sets in. The team is working diligently to ensure homes are ready to turn over to clients and that projects remain on schedule despite the challenges with winter fast approaching.

I extend a special heartfelt thank you to Patricia Macdonald, who has provided exceptional leadership to the construction team and the organization over the past two years as Chief Operations Officer. Patricia has decided to pursue another opportunity within the housing industry. Her dedication, professionalism, and tireless advocacy for the Alaska Native/ Native American housing have not gone unnoticed and have left a lasting impact. Patricia, we will greatly miss you by all of us at IRHA. We wish her well and support her in her future and continuing advocacy for housing.

Looking ahead, the leadership team has already begun planning for the 2026 fiscal year and construction season. Our focus will be on maintaining momentum with the strategic plan established by our Board of Commissioners, while continuing to deliver safe and affordable housing across the interior.

Thank you for your continued trust and partnership. Together, we can navigate the challenges and continue improving housing opportunities throughout the interior region.

Dogi'dinh,



Eugene Paul



IRHA staff visiting Alaska Insulated Panels in Wasilla



Machine that makes the SIP panels IRHA uses in their houses



IRHA staff meeting with Alaska Insulated Panels in Wasilla, October 2025.



June 2025

Board of Commissioners & CEO
L-R: Chaaiy Albert, Leah Woods,
Eugene Paul, Kristen Moreland,
Kimberly Carlo, and
Alfred Demientieff

Board of Commissioners

- Kristen Moreland
Chairperson
Ft. Yukon
Seat E – Exp. 3/2026
- Kimberly Carlo
Vice-Chairperson
Ft. Yukon
Seat C– Exp. 3/2028
- Leah Woods
Secretary/Treasurer
Manley
Seat D – Exp. 3/2028
- William Chaaiy Albert
Vice-Chairperson
Northway
Seat A – Exp. 3/2027

- Alfred Joseph Demientieff
Commissioner
Holy Cross
Seat B – Exp. 3/2027

Board of Commissioner Highlight Alfred Demientieff



Alfred Demientieff Jr.
Board of Commissioner

Alfred Demientieff Jr. is a Deg’hitan Athabaskan who was born and raised in the Village of Holy Cross. Located in Interior Alaska, the village of Holy Cross is on the west bank of Ghost Creek Slough off the Yukon River. Hunting and fishing are very important to him, and he enjoys the outdoors whether he is boating, riding his snowmachine, or wood gathering and spending time with his family.

Alfred is continually involved in local activities. He currently serves on the Holy Cross Tribal Council and volunteers for gatherings and events through

planning and participation. Alfred advocates for fishing rights as a member of the Yukon River Drainage Fisheries Association. With over seventy years of knowledge as his strength, he helps find solutions to the many needs that continuously shape the interior region. He sees the importance of working together to ensure the best outcomes. He previously served as a board member for his local corporation and on the Tanana Chiefs Conference Education Council.

Alfred has helped build many of the homes in Holy Cross and has volunteered his time on many projects throughout his life. Devoting time to ensure tradition, culture and knowledge are handed down to the next generations on land, fisheries, subsistence, education and housing needs across the interior. Alfred is proud to serve as a commissioner for the Interior Regional Housing Authority working to provide housing opportunities to families, elderly, and youth across the interior region.



Indian Housing Block Grant Funding Opportunity

HUD currently has an open opportunity to apply for the Indian Housing Block Grant. Applications are due 01/15/2026. If a Tribe applies (through a TDHE or themselves) and is awarded the Indian Housing Block Grant (IHBG) Competitive Grant, it offers significant benefits to tribal communities.

This grant provides targeted funding to develop, rehabilitate, or acquire affordable housing for Native American families, helping to address housing shortages and improve living conditions.

ICDBG award recipients can use the funds to construct new homes, renovate existing properties, or support infrastructure

improvements, directly enhancing the quality of life for residents. Beyond physical housing improvements, the grant often strengthens local economies by creating jobs in construction and related services and helps tribes leverage additional funding and partnerships.

Additionally, receiving a competitive grant can enhance a tribe's capacity for long-term housing planning, management, and sustainability, positioning the community for future development and resilience.

To work with IRHA in applying for this grant or for additional questions, please contact our CFO, Teodor Dornea, tdornea@irha.org.

Below Pictures:
Construction staff working in the field in August 2025.



Did You Know?



Scientific Reports suggest brass doorknobs can disinfect themselves.¹

The reason many doorknobs are made of brass is because of something known as the oligodynamic effect.² Unvarnished brass objects can self-disinfect, proving especially useful on frequently touched surfaces.

The *oligodynamic effect*³ refers to the antimicrobial properties of certain metals, particularly heavy metals, which can kill or inhibit the growth of bacteria and other microorganisms even at low concentrations.

The more you know.

1. "Weird but True: 16 Fascinating Facts about Houses." *Guild Mortgage*, 26 Feb. 2024, www.guildmortgage.com/blog/fun-facts-about-houses/. Accessed 16 Oct. 2025.
2. "Streptophyta and Acetic Acid Bacteria Succession Promoted by Brass in Slow Sand Filter System Schmutzdeckes." *National Library of Medicine-National Center for Biotechnology Information*, 7 May 2019, pmc.ncbi.nlm.nih.gov/articles/PMC6504865/#_ad93_. Accessed 16 Oct. 2025.
3. "Oligodynamic Effect." *Wikipedia*, Wikimedia Foundation, 12 Aug. 2025, en.wikipedia.org/wiki/Oligodynamic_effect. Accessed 16 Oct. 2025.

Employee Highlight—Patricia MacDonald Farewell to our Chief Operations Officer

The IRHA team wants to take a moment to formally announce that Patricia MacDonald has resigned from her position as Chief Operations Officer. Patricia joined the construction team in November 2023. She also previously served a three-year term on the Board of Commissioners for the IRHA. While Patricia has been an integral part of our team and will be missed, the leadership team, working closely with Patricia, has worked to create a strong transition plan to ensure we continue moving forward, providing services to our Tribes.

Patricia’s dedication to improving the lives of Alaska Native people through improving housing opportunities and access to services has been demonstrated during her tenure with the IRHA. She was a founding member of the US Department of Housing & Urban Development (HUD) Tribal Intergovernmental Advisory Committee (TIAC), working to address issues and seek solutions

in partnership with HUD to improve tribal housing across Alaska and Indian Country.

In addition to TIAC, Patricia has been a strong voice for housing on other fronts. She advocated for changes to the Build America Buy America Act (BABA) in both Washington, DC, and Juneau and worked with our Tribes to ensure their voices were heard. In partnership with her coworker, she wrote and gave a presentation at the National American Indian Housing Council (NAIHC) Legislative Conference called Leveraging Resources While Thinking Outside the Box, and the importance of seeking resources.

Alaska has seen a huge rise in illegal drug use in homes, and through Patricia’s research, our organization is trained to safely and effectively remediate methamphetamine and fentanyl. Through her leadership, IRHA has developed a training program to offer these skills to Tribes in our region.



Employee Highlight continued

Farewell to our Chief Operations Officer continued

As an officer, Patricia has participated in several projects, from developing partnerships to writing policies and business plans to publishing the first recent newsletter for IRHA. If you ask her what opportunity she is the most thankful for, she will tell you it was an opportunity to learn from and lead the construction crew. Patricia said, "I could not have been successful without the construction crew taking the time to teach me and being willing to listen to me. This crew has stepped up and accomplished so much in the two years I have had the privilege of working with them. This team has come together to build homes, provide water and sanitation across the region, while coming together to support their team members through some of life's hardest challenges."

Patricia is a graduate of the National Congress of American Indian (NCAI) Empowering Leaders Program and the Doyon Management Training (DMT) Program. She is an outspoken

advocate on issues that impact the Native community, in particular, Violence Against Women, Missing Persons, and Homelessness.

The leadership team wants to thank Patricia for her commitment to the IRHA organization. Eugene shared, "While we are saddened to have Patricia leave our team, as she has always had the best interest in making the people, communities, and the staff members here at IRHA a priority. Patricia has worked hard to show her dedication, leadership skills, and her strong ethics in her career during her time working within the tribal housing industry here at IRHA. We know we will still cross paths and just know we are your biggest cheerleaders as you move forward in your new role."

The Interior Regional Housing Authority remains strong and committed to working on behalf of our Tribes.

All of us here at IRHA wish Patricia well in her new adventure.



Patricia MacDonald
 Exiting COO
 Hired October 2023



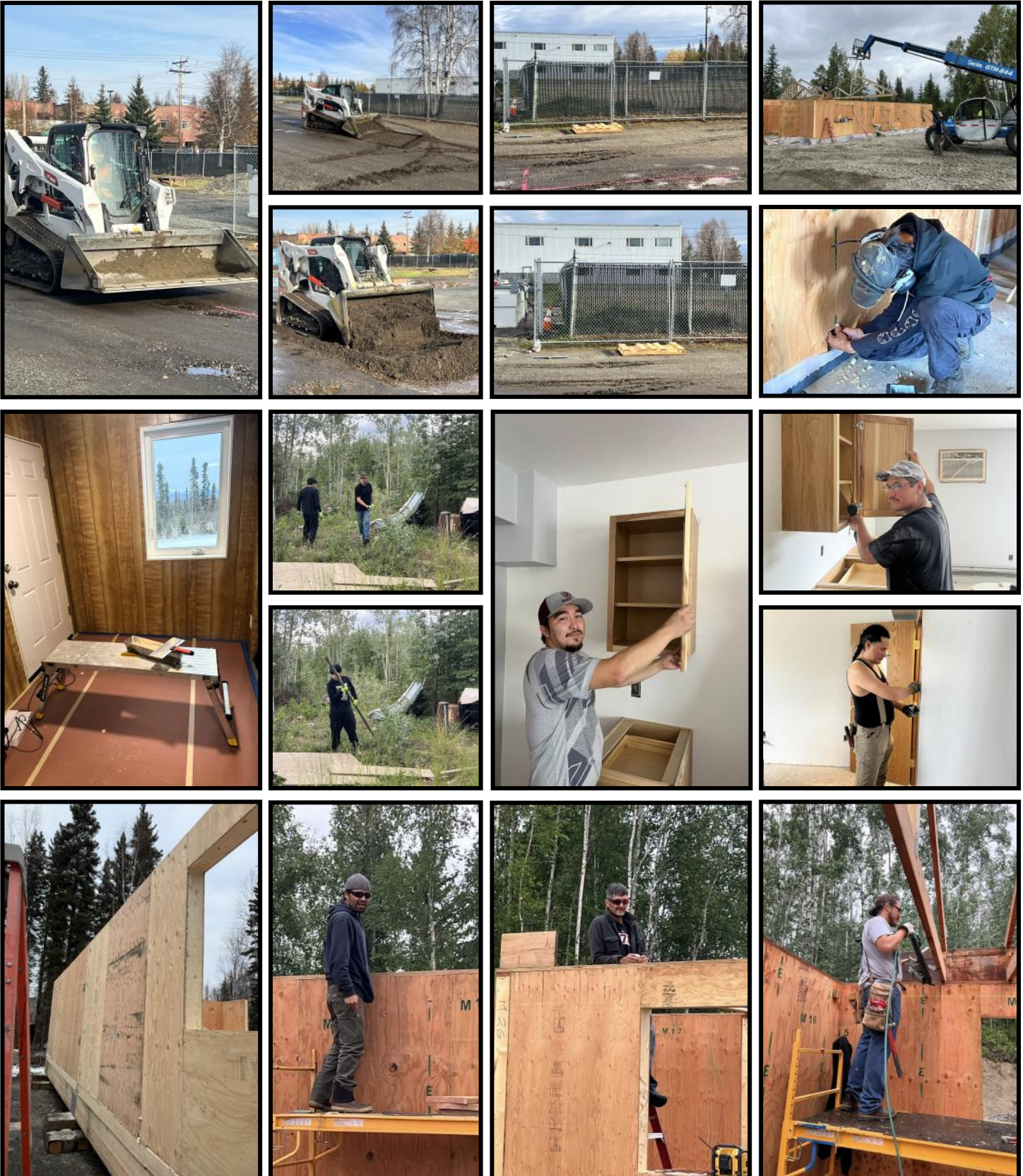
New Construction and Rehab Work—2025 Season

IRHA Construction staff have been hard at work over the last few months. Working on rehabilitation of privately owned homes, Meda Lord Senior Facility, Tok Triplexes, cleaning houses that tested positive

for Meth & Fentanyl, and of the IRHA main office building, to name a few projects. As well as, new construction projects in Mendone subdivision, Beaver, and Manley Hot Springs.



New Construction and Rehab Work—2025 Season continued



Rural Rehabilitation Program

IRHA Tribal Development Department Planning Program has been working with member Tribes to provide Housing Rehabilitation assistance to their Tribal Members. IRHA focuses on health and safety of the homeowners. The Rehabilitation program can assist homeowners in lowering their utility costs through upgrades to their windows, doors, and insulation.

To begin a rehabilitation project, the tribal council must submit a resolution to open rehab. Planning staff will create flyers and the program application period will be open for 30 days. Funds are received from the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA), which provides assistance to low-income Native American families. The guidelines set out by HUD and the NAHASDA regulations must be followed by each Tribally Designated Housing Entity (TDHE) and/or Tribe. Applicants must provide several items to determine their eligibility within the program. These items include:

- The completed application with signatures of all adults in the household.
- Tribal Enrollment or Certificate of Indian Blood (CIB) card for every household member.
- Criminal History report from the Alaska State Troopers for everyone 18 years and older in the household.
- If anyone in the household has a drug or domestic violence related crime within the last 5 years on their record a certificate of completion from a certifiable rehabilitation program must accompany the application.
- If anyone in the household has a Sexual Abuse related crime, the member is barred from receiving assistance through the program.
- Meet Federal Median Family Income limits for the current year of application.
- Income verification
- Pay stubs for the last two (2) pay periods.
- Verification of all other incomes such as SSI, SSA, etc.
- Federal Tax Returns (last three (3) years) and/or non-filing status.
- Proof of Native Corporation dividends (Village and Regional).
- Bank Statements (prior month).
- Picture ID for each adult.
- Proof of Ownership (Quitclaim Deed, Warranty Deed)-*which must be filed with the State of Alaska Recorder's Office.*
- *Fairbanks Residents* - Must provide Proof of Homeowner Insurance.

The main reason that clients have not been eligible is due to the lack of property ownership documents. Having a deed in applicant's name is necessary for beginning a rehabilitation project in their home. The deed is used to create a Binding Commitment with the applicant, which is registered with the Alaska State Recorder's office through a title agency, before any work starts on the applicant's house. If applicants do not have a deed to their house, they will need to contact the local entity in their community that oversees their village townsites. They can also contact the TCC Realty Department

JOKE TIME QUESTION:

Why did the homeowner refuse to fix their broken doorbell?

(answer on next page)



Rural Rehabilitation Program continued

for Probate assistance.

It is important for every homeowner to know their deed situation even if they are not

applying for IRHA programs. They may need this information for selling a house, inheritance and other important issues that relate to homeownership.

TCC and IRHA Programs Used to House Northway Resident

Northway resident, Eliza Jimmie, combined two separate funding sources to lower her monthly obligation on her newly acquired home through Interior Regional Housing Authority (IRHA).

Ms. Jimmie applied for a Home Ownership Program (HOP) home through IRHA and applied for the Bureau of Indian Affairs Home Improvement Program (BIA-HIP) grant administered through Tanana Chiefs Conference (TCC). She is the first client to be approved for both programs setting precedence within the Interior regions housing clientele. The BIA-HIP program can provide a down payment or principal balance reduction for eligible households in rural communities. IRHA received \$75000 in October on Ms. Jimmie's behalf for her new home from TCC.

IRHA homes have a non-negotiable 20 year period of affordability to own the home,

and the monthly obligation is based on homeowners' income, not to exceed the maximum monthly payment set by the amortization. Adding both programs together can benefit the homeowner exponentially. The maximum monthly obligation can be reduced by the \$75,000 downpayment or it can put a \$75,000 credit on the homeowners account for future monthly obligations.

For Ms. Jimmie, due to her foresight and ingenuity, she has acquired her new home and has tremendous credit for her upcoming monthly payments which support her and her children remaining in their home community.

"My kids and I are beyond blessed and grateful to be able to stay in our village and have a home that will be here when they are grown, we want to say thank you to TCC, IRHA, BIA, and NVC on the joint collaboration effort to get us into our new home." ~Eliza Jimmie

JOKE TIME ANSWER:

They liked leaving it *hanging*.

(question on previous page)



All Set For Fall

Home Maintenance Fall Checklist

- **Check** roof for missing, loose, or damaged shingles
- **Check** smoke detectors and fire extinguishers
- **Clean** chimney and fireplace
- **Seal** any gaps around windows and doors with weather stripping and check for cracks
- **Wrap** indoor pipes
- **Inspect** your heating system and schedule a routine furnace check
- **Turn off** outdoor water supply, remove and store hoses
- **Install** outdoor faucet covers.
- **Trim** tree branches
- **Clean** gutters
- **Remove** debris and dead vegetation



Connect with us for homeowner safety tips and other information AMERIND.com



A Homeowner's Checklist for Winter Prep and Home Maintenance¹

Winter is around the corner and for homeowners, proactivity is key. Before the temperature drops below freezing, now is the time to make sure your home is safe, ready and insulated for the winter months ahead.

While your maintenance checklist might look different depending on your home, this list from [AHFC's homebuyer education workbook](#) can help you get started.

FALL MAINTENANCE CHECKLIST

INTERIOR MAINTENANCE:

- Change the batteries in smoke detectors, carbon monoxide detectors and digital thermostats.
- Check leaky faucets and replace washers as needed.
- Get your home heating system serviced. Change furnace filters.
- Do maintenance on the hot water heater as recommended by the manufacturer. Get professional help if needed.
- Check and clean refrigerator coils.
- Check and clean major appliances.
- Check all fire extinguishers, review instructions for use and replace as needed.

EXTERIOR MAINTENANCE:

- Check weather stripping and caulking around windows and doors, making repairs or replacements as needed.

- Check for cracks and holes in house siding; fill with caulking as necessary.
- Take down removable screens; clean and store them until spring.
- Check septic tank and clean out if needed.
- Drain outside faucets and remove any hoses.
- Clean leaves from gutters and drainpipes.
- Check the roof for leaks, making repairs as needed.
- Check insulation and replace or add as needed.
- Check flashing on vents, and chimneys.
- Check chimney for damaged cap or loose mortar.

Acting promptly when you discover home-repairs is important. Not only does it promote safety, it can also help you avoid major expense down the road.

Review the [IRHA Home Self Help Guide](#)² for more home maintenance tips that can help you protect your investment year-round.

https://irha.org/wp-content/uploads/2025/09/524_Interior-Regional-Housing-Authority-Home-Maintenance-Guide-2024.pdf

1. "A Homeowner's Checklist for Winter Prep and Home Maintenance." *Alaska Housing Finance Corporation*, 17 Sept. 2025, www.ahfc.us/blog/posts/homeowners-checklist-winter-prep-and-home-maintenance. Accessed 15 Oct. 2025.

2. "Homeowners Self Help Guide." *Interior Regional Housing Authority*, irha.org/wp-content/uploads/2025/09/524_Interior-Regional-Housing-Authority-Home-Maintenance-Guide-2024.pdf. Accessed 15 Oct. 2025.





Fireplace Safety

Winter Safety Tips for Homeowners & Renters

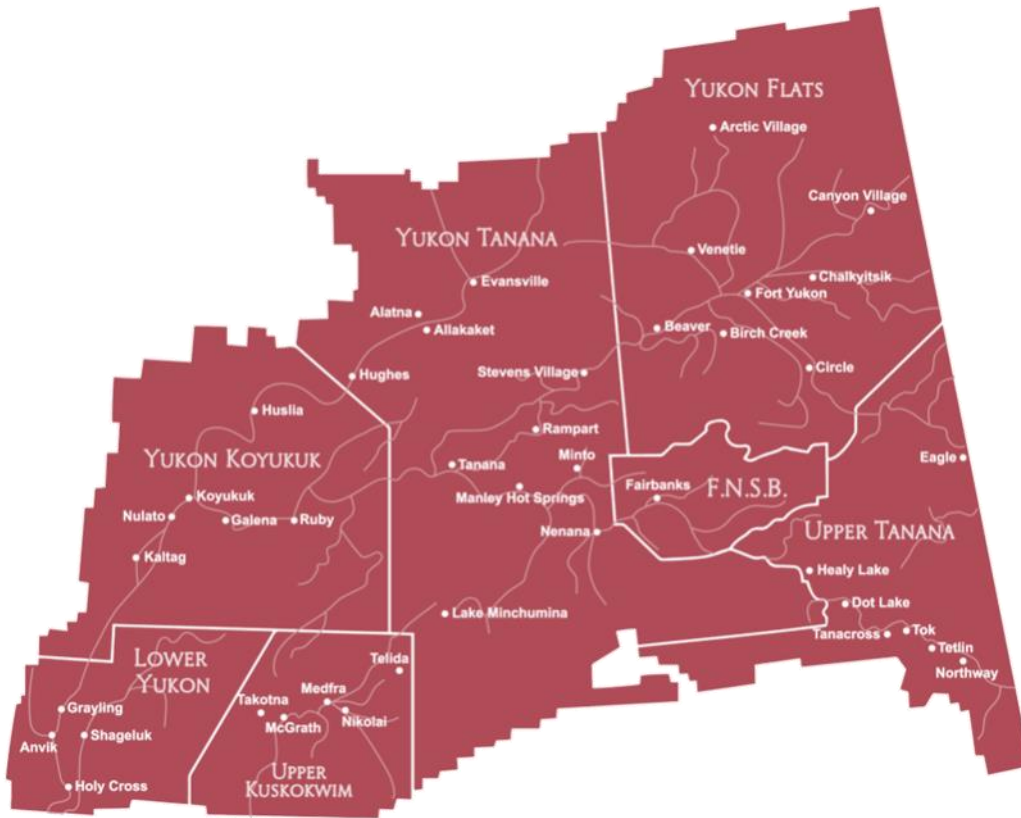
With winter around the corner, AMERIND is committed to sharing knowledge, helping you to identify risks and remove hazards. Your safety is important to us at AMERIND.

- ▲ **Clean your chimney** at least once a year.
- ▲ Always use a **fireplace screen**.
- ▲ **Use a metal container for ashes** and make sure ashes are cool before putting them in container.



Connect with us for homeowner safety tips and other information [AMERIND.com](https://www.amerind.com)





Communities We Serve

- | | | |
|-------------|------------|-----------------|
| Alatna | Holy Cross | Shageluk |
| Allakaket | Huslia | Stevens Village |
| Anvik | Hughes | Takotna |
| Beaver | Kaltag | Tanacross |
| Birch Creek | Koyukuk | Telida |
| Chalkyitsik | Manley | Tetlin |
| Circle | Minto | Doyon: |
| Dot Lake | McGrath | Tok |
| Eagle | Nenana | Canyon Village |
| Evansville | Nikolai | Medfra |
| Grayling | Northway | Fairbanks |
| Healy Lake | Ruby | Lake Minchumina |

Below:
Construction staff working on a newly constructed home in Beaver



Below:
New Construction build



Joke Time:
What's a homeowners favorite music?

Roof and Roll

Thank you to our Community Partners

We thank all of these partners and the generous support they offer those we serve.



First National Bank
ALASKA

MEMBER FDIC



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Toll Free: 1-800-478-4742
www.irha.org



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<https://www.facebook.com/interiorregionalhousing>

Proudly Serving The Doyon/Tanana Chiefs Region