

Qagan Tayagungin Tribe
P.O. Box 447
Sand Point, Alaska 99661

Special Meeting
Aleutian Housing Authority
520 East 32nd Avenue, Anchorage
December 1, 2010

Dick Jacobsen, President, called the meeting to order at 12:20 pm.

Roll Call: Dick Jacobsen, President – present
Peter Devine, Jr, Vice-President – present
Edith I. Jacobsen, Secretary/Treasurer – present
David Osterback, Member - present
Jason Bjornstad, Member – present
Rayette McGlashan, Member – present
Nellie Roehl, Member – Absent

Others Present: Marva Hatch – Executive Director, Tiffany Jackson – Finance Director, Dan Duame – Aleutian Housing Authority Executive Director, Billy Dushkin – Aleutian Housing Authority Board Treasurer/Pauloff Harbor , Patty Paulus – Aleutian Housing Authority Housing Manager

Approval of Agenda

Peter made a motion to approve the agenda. Edith seconded. Motion carried. 6-0.

Comments

No comments were made

New Business

AHA Presentation – Dan Duame

Selection of Homeowners for Vacant Homes (2 new & 1 MHOA home)

Dan Duame was given the floor, he welcomed the group. The group needs to move towards making selections on housing. Everything discussed during the meeting is highly confidential. Nothing should leave the room. Dan passed out handouts on the applications to the board members in attendance. There are currently 3 vacancies, the two new constructions, and the 1 older house which has been used for staff housing. There is also a unit in the 4-plex which requires a disabled tenant. However, Dan hasn't found any stings which say this unit couldn't be used for temporary staff housing since there are no disabled applicants currently. The new housing units should be available March or April 2011.

There is a strict application process and timeline. The applications have been ranked by Patty and Viola. This is the handout Dan gave the board members. Since there are three tribes in Sand Point and all of them have money into the project AHA is trying to coordinate with all tribes.

Peter asked a question about how an applicant could apply for a house when they already have a house. David suggested overcrowding may be an issue. Dan called Patty Paulus to join the meeting to address any further questions.

Edith made a motion to enter Executive Session. Rayette seconded. Motion carried. 6-0.
Executive session entered at 12:35 pm

Edith made a motion to exit Executive Session. Rayette seconded. Motion carried. 6-0.
Executive session exited at 1:05 pm

The board discussed what the houses should be sold for. The other new homes were sold for about \$165,000. They were constructed differently, but are similar in square footage. Everything AHA sells the houses for and recovers is put into new projects.

Options for the new homes include setting a price (\$100,000, \$125,000, \$150,000) or setting it at whatever the applications qualify for. This is the maximum amount we could possibly recover from the applicant. This is also what was done with the previous homes. Jason expressed he thought the houses should go for as little as possible to make obtaining a house as feasible as possible.

The new houses cost \$450,000 to \$500,000. No one will pay more than about \$150,000. The board deferred to AHA to make a recommendation and come back to the board for approval.

NAHASDA Funding Project Priorities 2011 Forward

The tribe needs summary was passed out. Projected allocations are listed based on prior history which probably isn't sustainable. The tribe needs to figure out what it wants to do. Options include building another one or two more houses, elder rehab projects, assisting tribal members who need bank loan assistance, or using fund to expand current units or setup a low income loan for people who didn't want to move, but just need rehab for their home. This money could be used on any house if the applicant is Alaska native and qualifies, not just AHA homes if the program is setup.

Dick asked about paying off the handicap unit. Dan said it would not pencil out to pay off the approximately \$100,000. The strings to the unit go away in 8 years. The maximum we could recover would be about \$48,000 (96 months x \$500/month), so if we were to pay off the \$100,000 to cut the strings now, we would be subsidizing over \$50,000 of the money. Billy figured to pay off the \$100,000 it would cost QTT \$60,000, PHT \$20,000, and UT \$20,000. He's looking for direction as the AHA representative.

Next Meeting Date

Nellie is going to be out of town for Christmas; the council would like a meeting prior to the potluck.

Adjournment

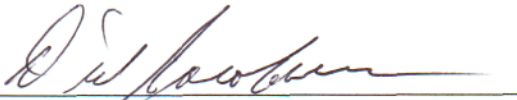
Edith made a motion to adjourn the meeting. Jason seconded. Motion carried. 6-0.

Meeting is adjourned at 2:43 p.m.

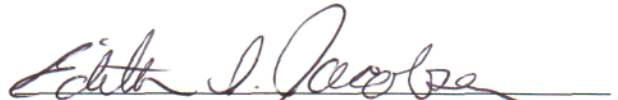
Certification:

Subscribed and sworn to me on the 12 of DECEMBER, 2010.

ATTEST:



Dick Jacobsen, President



Edith I. Jacobsen, Secretary/Treasurer