



EARTHQUAKE PREPAREDNESS

With the recent earthquakes in Alaska, it is important to have your home and family prepared in case of an emergency. Follow these tips for earthquake preparedness, provided by Redcross:

- Locate *Safe Places* in each room of your home. A *Safe Place* could be under a sturdy piece of furniture, like a table, or against an interior wall away from windows or tall furniture.
- Practice with your family how to get into your *Safe Place* and sit covering your head & neck with your arms.
- Keep a flashlight and sturdy shoes next to each person's bed.
- Bolt and brace water heaters, gas appliances, bookcases, china cabinets, and tall furniture to wall studs.
- Hang heavy items, such as pictures and mirrors, away from beds or places where people sit.
- Learn how to shut off the gas valves in your home and keep a wrench handy for that purpose.
- Keep and maintain an emergency supply kit in an easily accessible location.

THRHA PAYS BACK KLAWOCK HOME FUNDS TO BETTER SERVE TENANTS

At the last board meeting President Ricardo Worl brought before the board a recommendation to pay off the HOME funds from the 20 units THRHA built in Klawock in 1998. The goal was to reduce above-market rents that THRHA has had to follow due to the HOME program guidelines and allow THRHA to serve higher income tribal clients.

Under the HOME program, there were specific restrictions that determined tenant rent as a proportion of their income. These requirements had resulted in exceptionally high monthly payments for tenants whose household income had increased over the years. This resulted in these very low-income units being vacant for long periods of time, because of difficulty in finding eligible tenants.

"I had tried setting rent limits when I came on three years ago," said Norton Gregory, Housing Services Manager. "The grants we were receiving would not allow for it and tenants rent would continue going up, creating unfair rent limits."

Management recommended the payoff of HOME funds which would remove the existing rent restrictions

and allow THRHA to adjust the rent structure based on HUD guidelines, thereby lowering rents for the tenants who were paying above-market rates, and opening up the units set aside for only very low-income renters.

THRHA was locked into the contract for 30 years unless it bought out the remainder. In order to best serve the current tenants and future renters in Klawock, the Board of Commissioners approved managements recommendation at the October board meeting.

"Now we have been able to increase the income limitations from 50-60% Median Family Income (MFI) to 80% MFI for the community," said Norton Gregory. "We have also set a rent 'ceiling' that will keep rents at a market rate. This will allow us to better serve the people of Klawock and is a great benefit to our current tenants."

There are two units currently available in Klawock. For more information, contact Housing Services at (907) 790-6868 or visit www.THRHA.org to view a full listing of available units and the rental application.

FREE TAX ASSISTANCE! COMING TO A COMMUNITY NEAR YOU!

JUNEAU

THRHA Office
TAX TUESDAYS
3:00 - 6:30 P
(not on Feb. 16)
SUPER
SATURDAYS
Mar. 5th, Apr. 9
10:00 A - 2:00 P

KAKE

OVK Board Room
February 19
10:00 A - 7:00 P
February 20
10:00 A - 6:00 P

ANGOON

Angoon City Hall Conference Room
February 26
12:00 - 8:00 PM
February 27
10:00 A - 6:00 P

SAXMAN

Senior Center Lower Conference Room
March 10
10:30 A - 2:30 P

CRAIG

Craig Tribal Conference Room
March 11
11:00 A - 8:00 P

KLAWOCK

Klawock Sr. Center TV Room
March 12
10:00 A - 7:00 P

PICK. CLICK. GIVE.

PFD applications are due on March 31st. Have you applied for your PFD yet? You can still go back and add a Pick. Click Give. contribution to any of the great non-profits participating this year. Search for THRHA's Financial Cents Program to help support Free Tax Assistance, Elder Financial Abuse classes, Youth Empowerment classes, and the three stage Financial Cent\$ Workshop.

PREVENTING BED BUGS

Bedbugs have been a recurring problem at some of THRHA's developments. It takes a group effort to prevent the spread of bed bugs and be sure they are not brought in to your home.

The presence of bed bugs in a unit is out of the control of the landlord, however property owners are responsible for dealing with them. Many hotels and housing authorities around the state have been infected, often times brought in by the high volume of the visitor industry. THRHA has spent tens of thousands of dollars over the past few years on pest control and prevention. Many of its multi-family senior buildings have regularly scheduled pest control events.

If you believe your home has bed bugs, contact your landlord immediately

Tenants can help prevent the spread of bed bugs with these four tips:

1. Inspect the mattresses when you stay away from home. Look around the edges of the mattress for small bugs or brown spots that indicate bed bugs were there.
2. Don't bring them home with you. If you do think you have been somewhere with bed bugs - do not bring your stuff inside. Unpack your suitcase outside and put all of your clothes and fabric items into a hot wash and dry cycle.
3. Minimize the risk ahead of time by buying encasements for your mattress and box spring.
4. Contact your building manager or landlord immediately if you see signs of bed bugs in your home.

ENERGY ASSISTANCE

The application period for energy assistance is open until May 15th. You can download an application from our website or contact Energy Assistance at energy@thrha.org or 780-6868.

TRACKING INCOME & EXPENSES

February on the *Path to Financial Success Calendar* is dedicated to tracking your income and expenses.

Visit our website for worksheets to help you track where your money is going. Tracking all of your expenses will help you build you budget next month and get ready to start saving!



VACANCIES

Juneau - Fair Market & HOME
Angoon - HOME (Elderly) & Low Rent
Craig - Low Rent (Elderly)
Hoonah - Low Rent & Low Rent (Elderly)
Kake - HOME & Low Rent (Elderly)
Ketchikan - Tax Credit & Low Rent (Elderly)
Klawock - HOME
Saxman - Low Rent (Elderly)
Wrangell - Low Rent
Yakutat - Tax Credit

Vacancies can also be heard on our rental hotline by calling 780-MOVE (780-6683).

Lovalaska
Pick.Click.Give.

Remember to Pick.Click.Give.
when you apply for your PFD



Regional Housing Authority

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5446 Jenkins Drive
Juneau, AK 99801

Mailing Address:
PO Box 32237
Juneau, AK 99803

Phone: (907) 780-6868
Fax: (907) 780-6895
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