

LEG. FINANCE - BILLS 1977 - 1978 943

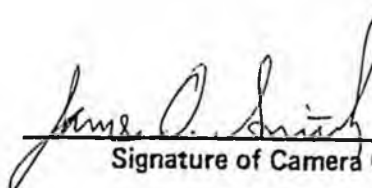
SB 351

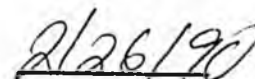


# RECORDS CERTIFICATION



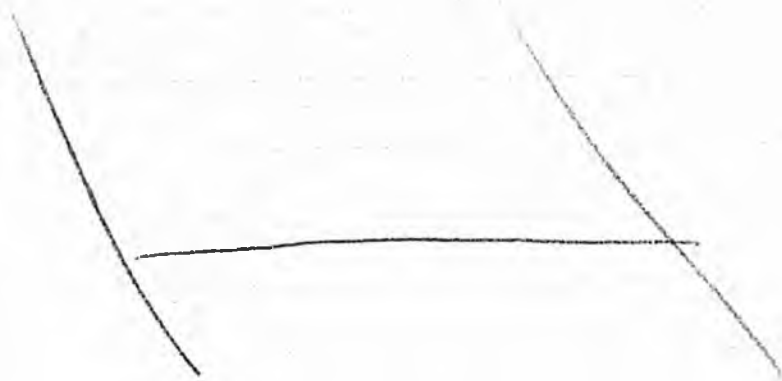
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I

INTRODUCTION AND SUMMARY

1. History of the Programs

In 1969 the Alaska State Housing Authority embarked on a project to provide housing to sell to residents of Alaska's isolated rural villages. In 1969 and 1970 ASHA received money from the federal government and designed and helped the villagers build over 346 units of housing in 18 villages (the "Bartlett Program"). In 1971, with federal and state money, ASHA helped build 200 more houses in ten villages (the Remote 200). ASHA continued without federal assistance in 1971, helping to build one hundred and eleven (111) houses in six more villages (1971 Housing Program). In 1972 ASHA, with money provided by a state bond issue, built an additional 101 houses in 13 villages (State Bond Program). For a summary of the villages and programs, see Part II of this report.

It soon became apparent that the houses, which were all built from essentially the same design, were hopelessly inadequate for Arctic and sub-Arctic conditions. In addition to this poor design, the materials were substandard and provided in inadequate amounts, and the construction itself was poorly supervised. As a result, the houses could not be heated except at enormous expense and were so unstable that walls and floors flex and rip apart. Numerous other problems appeared soon after completion of construction. See the attached Graves Engineering Report (Part III), ASHA's admissions from their own files as to the defects (Part VI), the complaints of the home buyers (Part VII), and an earlier architect's report (Part VIII).

Each new ASHA administration has recognized the problems (Part VI), but has not been able to rehabilitate the houses because of lack of money.

Class action lawsuits have been filed against ASHA on every one of the programs discussed above. (Part II). One lawsuit attacking the same defects in the so-called "Remote 200" program in 1971 was successfully settled in 1974 when the U.S. Department of H.U.D., a co-defendant with ASHA, paid \$1.4 million to rehabilitate the 200 houses. Therefore, every one of the approximately 4100 villagers living in substandard ASHA

housing is or has been represented in court. However, the legal process works slowly, and the houses are deteriorating so rapidly that without immediate rehabilitation they soon will be too far gone to repair.

## 2. History of the Legislation.

In 1977 House and Senate bills were filed (HB 528, 529 and SB 351, 352) to settle the lawsuits on the 1971 Housing Program and the 1972 State Bond program. The bills would appropriate \$254,000 to settle the lawsuits only if all the home-owners agreed to give up their claims in return to title to their houses and return of amounts they paid, if any. The Senate bills passed the Senate and now sit in the House Finance Committee. The Bills were supported by ASHA. ALSC proposed amendments which were unsuccessful, but did not oppose the bills. We felt it was up to our clients—the buyers—to decide whether the offer would be accepted.

ALSC is now proposing new Committee Substitutes for those bills which would 1) add the rest of the substandard houses to the settlement, 2) increase the appropriation so that it is enough for rehabilitation, and 3) eliminate the requirement of unanimous approval of the settlement. An analysis of the Committee Substitutes is in Part IV and V. We have no guarantee all the buyers will accept this settlement, but we feel it is a very fair offer.

## 3. Cost of Rehabilitation.

It is estimated that rehabilitation of the 558 houses will cost about \$18,000 per house, or almost \$10,000,000. The costs are summarized here and broken down in more detail in the Engineering Report by Mr. Graves. (Part III) Mr. Graves' report also discusses the defects and the repairs which are necessary.

COST SUMMARY

Estimated Actual Costs Per house		\$5,320 - labor
		11,036 - materials
Estimated Allowances Per House*		640 - labor
		842.50 - materials
Total Labor Per House	\$5,960.00	
Total Materials Per House	<u>11,838.50</u>	
TOTAL PER HOUSE	<u>\$17,838.50</u>	

Number of Houses 558

TOTAL COST OF REHABILITATION \$9,953.883.\*\*

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\*

These items are needed in about one-half the houses. Therefore, the allowance per house is one-half the actual cost per house.

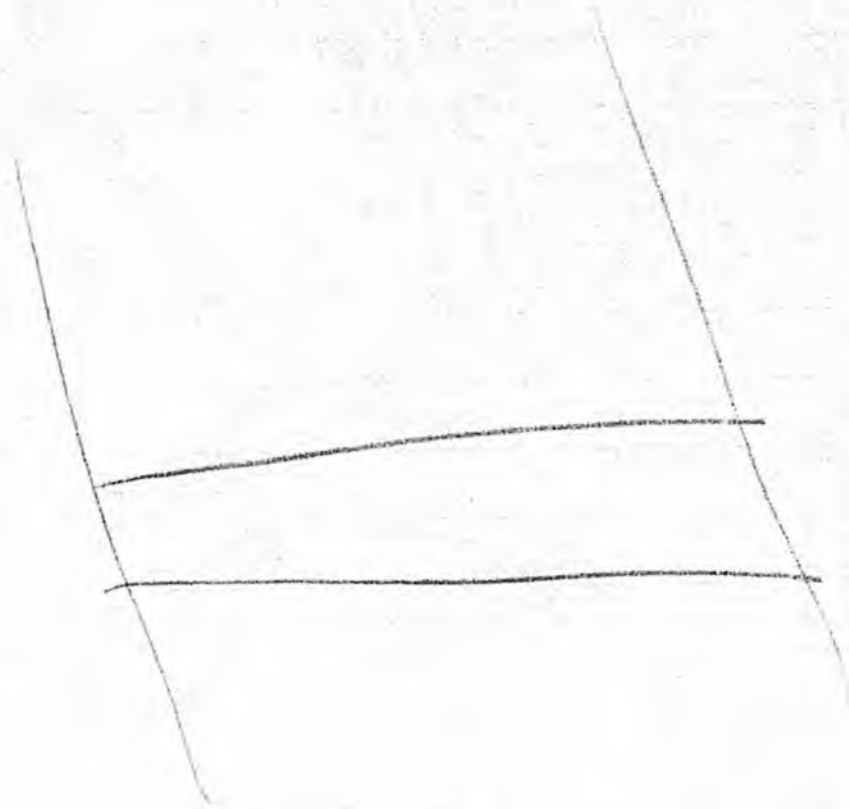
\*\*

Does not include personal transportation, room and board, tools, insurance, contractor's profit, etc.

Page 4

ASHA rural housing report continued.

While the amount requested is substantial, the current cost of new single family housing in the bush is much higher, ranging from \$45,000 to \$80,000 per house. See Part IX for statements on costs of housing. For \$18,000 ASHA could satisfy what it has recognized as its "moral obligation to correct design and construction defects" in these houses (Part VI), and at a cost much below that necessary to build new houses.



II

VILLAGES AND PEOPLE COVERED BY PROPOSED CS FOR SB 351

1969 - 70 Bartlett Programs

a. 18 Villages

Akiachak	Chevak
Chefornak	Scammon Bay
Emmonak	Hooper Bay
Kiana	Point Hope
Kivalina	Selawik
Kotlik	Buckland
Minto	Pilot Station
Noorvik	Mt. Village
Quinhagak	
Shishmaref	

b. 346 houses

1,903 people\*

c. Eric, et al. v. HUD - Federal Court

Matthews et al. v. ASHA - State Court

1971 ASHA Housing Program

a. six villages

Tetlin  
Golovin  
Chalkyitsik  
Toksook Bay  
Napakiak  
Alakanuk

b. 111 houses

611 people\*

c. Willie, et al, v. ASHA - State Court

Druck, et al. v. ASHA

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\*Based on average of 5.5/house developed from Graves Report  
(Appendix F)

1972 State Bond Program

a. 13 villages

Yakutat  
Anaktuvuk Pass  
Shaktoolik  
Deering  
English Bay  
Kaktovik  
Koyuk

Galena  
Ouzinkie  
Sand Point  
King Cove  
Noatak  
Tanacross

b. 101 houses

556 people

c. Rulland, et al, v. ASHA \_ State Court

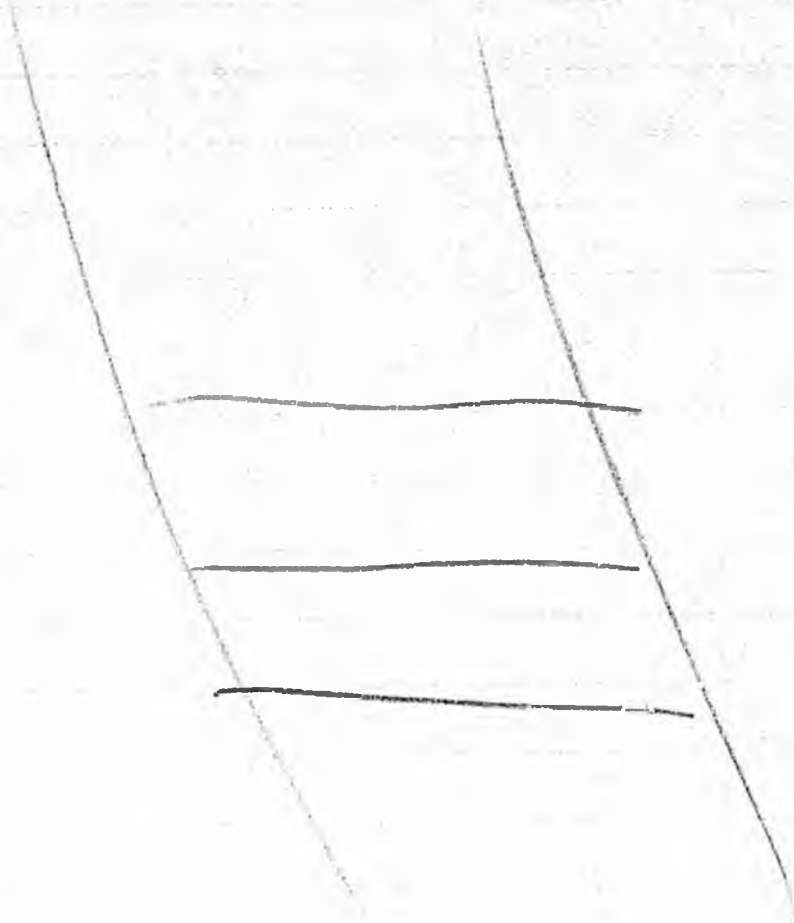
Bryant, et al, v. ASHA \_ Federal Court

TOTALS

37 Villages

558 houses

over 3,000 people



March 3, 1978

Michael J. Frank  
Alaska Legal Services Corporation  
524 West Sixth Ave., Suite 204  
Anchorage, Alaska 99501

Dear Mike,

On January 24, 1978 I was commissioned to travel to several villages where the Alaska State Housing Authority has built houses under the Alaska Remote Housing Implementation Plan. The purpose was to determine whether deficiencies existed in the houses and, if so, to evaluate the cost of correcting the deficiencies so as to make the houses "decently habitable for human life", to quote my letter of commission. The houses were built during the period from 1969 to 1972.

On January 26th I went to Tanacross and subsequently to Tetlin, Anaktuvuk Pass, Kaktovik, Chefnak, Napakiak and Hooper Bay. I was at Hooper Bay, the last village I visited, on February 2, 1978.

I was accompanied by turns by Bill Simeon, Mike Jeffery, Allan Paneak, Nick Schapps, David Nanalook and Dan Branch. The assistance of each of these individuals was crucial to the gathering of this information.

Although I personally examined the houses in order to evaluate them, primarily I relied on the residents to tell me what they found objectionable to living there. Not uncommonly their objections were in response to my questions but most of the information was voluntarily offered. I had no tools so I did not expose concealed work. In places, however, vapor barrier, insulation and wiring were visible. Occasionally I solicited suggestions as to reconstruction. The solicitations were a means of revealing problems. In sum, the objections are solely the resident's, but the conclusions are my own. The remedial recommendations also are my own, as are the estimated costs to perform the work.

These buildings evidence inferiority by the products accepted. This inferiority is the logical result of inadequate materials, construction, supervision and inspection; it is not the necessary result of their situs and use. Other than the need for non-mechanical heating and ventilating, there are no requirements of these buildings not regularly practiced in good construction elsewhere in Alaska. At the very least an effort can and should be made to provide a structure useful for its intended purpose.

The estimated cost of reconstruction is approximately \$18,000.00, for a typical building (see exhibits A and B.) This is the cost of the labor and materials required to rebuild the buildings. The figure does not include any supplementary costs or allowances, such as might be attributed to personal transportation, room and board, tools

(see exhibit G), insurance, any item ordinarily considered overhead, supervision, inspection or contractor's profit. The materials are priced at contractor's costs FOB Seattle with freight allowed to an Alaskan village. Actual material cost will vary from village to village. The labor is calculated at \$20.00 per hour, which amount is sufficient to pay tradesmen and specialty craftsmen at current rates with provision for fringe benefits. The rate should field a "composite crew" with one or more foremen as is necessary.

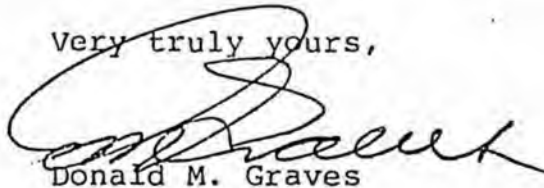
It is assumed, that the roofing is salvageable except for the occasional sheet damaged by removal, or presently damaged. It is assumed that the insulation is salvageable with minor additional quantities needed. It may be that an occasional door or kitchen cabinet or stove/furnace is salvageable. No allowance is made for this possibility as it is somewhat unlikely, and would have a minor effect on the total cost. Although most of the refrigerators need to be replaced it is believed that the cause is improper electrical service, not necessarily an inferior product; therefore the estimate does not include a replacement cost.

It should be emphasized that at least one other major cost factor is absent from this estimate. That is the cost of temporary quarters while the buildings undergo reconstruction. Obviously it will be necessary that the occupants vacate the houses. All of their personal possessions must be removed. They will be dispossessed for as much as a week. It is likely that more than one building at a time will be under reconstruction. In addition temporary storage is necessary for such finish items as finish materials, hardware and appliances.

There are alternative reconstruction procedures which could produce satisfactory buildings. However, to be considered any alternative must, at a minimum, provide an absolutely airtight building properly insulated and ventilated and with an adequate air circulation. Further the materials, products and appliances must be selected with regard to the anticipated circumstances of their use; that is, they must be able to withstand the "hard use" to which they will be subjected. There is no cost allowance in this estimate for cosmetics, or, for that matter, even interior finish materials. The householders interviewed expressed divergent preferences as to finish, all of which are probably acceptable at little cost differential. The reconstruction program should easily accomodate such preferences. If provided, finish surfaces should be susceptible to maintenance and repair.

If there are other matters on this subject that require treatment I would appreciate your suggesting them.

Very truly yours,



Donald M. Graves

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- I A description of the buildings and their use.
- II A summary of the objections
- III Remedies
- IV Miscellaneous

Exhibits

- A Overview of total cost of reconstruction
- B Breakdown of the cost of reconstruction
- C Complaints and observations which require either design or program changes to remedy
- D Complaints and observations requiring additional supervision to remedy
- E Various owner performed remedies
- F Families visited and number of residents in home.
- G Allowance for cost per set of tools

## I. A description of the buildings and their use.

The buildings are of wood frame construction. The insulation is fiberglass. Most commonly the interior finish is prefinished plywood, or "hardboard", 1/4" thick and unbacked. The ceilings are acoustic tile and the floors are covered with asphalt tile.

The houses vary in size from 20' x 28' (560 SF) to 24' x 32' (768 SF). Some houses have a partial second floor most commonly used for sleeping. The least number of occupants is two and the most is twelve. Most commonly the buildings housed five to eight persons (See exhibit F.) It is ordinary to find ten to fifteen people, including guests, in a house, the maximum number being 32 one evening at Anaktuvuk Pass.

Also, it was ordinary to find inside the house the unskinned product of traplines, caribou quarters, fish and seal, snowmachines under repair, traps and gear ready for the next trip, washing machines and television sets; in short what one would expect to find in homes throughout Alaska.

Some homes were carefully cared for. Some seemed neglected. There was little if any evidence of abuse. Of the people visited, none had auxiliary buildings for work or storage. Except for a few invalids, the aged and infants, these are energetic outdoor people. Considering this, the "hard" use evident in some cases is to be expected. The lack of design consideration, or program definition, to accomodate such is certainly no criticism of the residents.

## II. A Summary of the Objections.

The buildings were built through several years by different individuals, including, in some instances, the residents themselves, and are the product of several designers. Nevertheless the problems are remarkably uniform. They are classified and listed subsequently (see exhibits C and D.) They can, however, be summarized as follows:

- 1 - Discomfort during cold weather
- 2 - Condensation
- 3 - Inadequate materials
- 4 - Electrical
- 5 - Structural
- 6 - Miscellaneous.

Briefly, these objections result from the following:

1 - Discomfort during cold weather

The exterior siding is a single layer of plywood sometimes, but not always, underlain by 1/2" insulating sheathing. Apparently the siding easily admits the wind. The insulation, commonly fiberglas, is not carefully installed; that is, it appears to be absent from the stud spaces near windows and doors, at partition intersections and at corners. It is unlikely that there is a sill-seal or caulking at the plates. The wall vapor barrier is penetrated at all duplex outlets and at doors and windows and is not sealed at joints. The floor design permits drafts. The ceiling allows heat to pass at light fixtures and numerous other places. The heaters, although possibly adequately sized under normal circumstances, are for these purposes inadequate, are commonly in poor repair or simply don't work. They have in many cases been replaced by wood burning or other stoves.

2 - Condensation

As can be concluded from the above description, the walls and ceilings are inadequately constructed in part in that the vapor barrier is commonly pierced. The high occupancy load and the more or less continuous cooking of stew or the boiling of tea water and the drying of snow laden clothes etc., produces an extremely high moisture content. This moisture permeates all of the insulation through the breaks in the vapor barrier and freezes. When the temperature rises, the condensation reappears as water saturating the wall covering and ceiling tile. Also, during cold weather the moisture condenses on walls, windows and doors and then, as the temperature rises, melts, soaking the floors and whatever happens to be on the floor near the wall. Blankets and mattresses at first freeze to the walls and then thaw, mildew, and turn black with mold.

3 - Inadequacy of the materials

As suggested above, the doors and windows are in part affected by the condensation problem. In addition the doors are hollow core construction which is totally inadequate for this use. Door locks have plastic parts which break because of the cold or as a result of the condensation inside them. Hinges are pulled from the 3/4" jambs by frost wedged between the hinge leaves. Windows are commonly single glazed although some are fitted with storm panels and occasionally insulated lights are found.

Kitchen cabinets and counters are pressed-wood. The cabinet hinges are held by a single "rivet" and possibly glue. They are fragile by any measure and inadequate for use under the circumstances.

#### 4 - Electrical

The electrical systems are often left incomplete. Fixtures, and duplex plugs are missing. Junction box covers and switch plates are missing as are duplex covers and circuit breaker covers. Circuits do not work. Many circuits short out the appliance but do not trip the breaker. The light level in the house is inadequate unless supplemented by resident supplied fixtures. Low and high voltage protection is absent which results in furnace and refrigerator malfunctions.

#### 5 - Structural

Many of the buildings are supported on two main beams which in turn rest on short posts set on mud sills. The fourteen foot span between the beams allows the joists to sag which in turn allows the partitions to pull away from the ceilings. Buildings which have three main beams frost heave the outside beams first. Again the joists sag producing the same affect.

Bracing is supplied by plywood gussets with the addition of 2 x 4 diagonal braces in some buildings. the diagonal braces are fourteen feet long and lack midpoint restraint. Thus they provide little support. The gussets, although sufficient to restrain the buildings, are flexible, allowing "vibration" during high winds.

#### 6 - Miscellaneous

Fire escapes - The emergency exits allow air infiltration. Consequently they are commonly stuffed with insulation and nailed shut. As often, access is blocked by beds or storage.

Ventilated attic - In the windy areas, such as the North Slope and Western Alaska, the ventilated attic fills with snow. Consequently the residents seal the vents, which in turn amplifies the condensation problems. Also, in the windy areas the storm porches would benefit by being protected by wind screens so as to minimize drifting at the door.

Misuse of materials - At Cherfornak underlayment was used as exterior siding and exterior grade plywood was used on ceilings.

Incomplete construction - In addition to the comments on the electrical, above, some houses were left incomplete. At Anaktuvuk Pass one resident worked more than a week on his house before he could move in. He installed doors and interior finish. At Napakiak cabinets were left uninstalled in most houses. At Chefornak one planned "house" was never built due to the lack of materials and one house was built entirely of the "left-overs" from the other houses.

Plumbing - In most houses plastic piping is installed, as are bathtubs. Except at Tanacross there is neither water distribution nor sewage collection and the plumbing is universally

broken by having had some water introduced and then frozen. It is said that sewage has been deposited beneath the houses in some cases.

Floor covering - Generally the buildings were constructed in the fall and early winter. Apparently the materials were installed wet or frozen and inadequately dried before the interior finishes were applied. As a result, the floor covering is uniformly damaged. Also the floor covering is cracked along the lines of the main structural supports, suggesting flexure. It appears that a water soluble glue was used to secure the floor covering which, when dampened, dissolved, loosening the tile.

There are many other individual problems, some of which require correction. For example, at Tanacross uninsulated floor ducts produce a blast of frigid air when the furnace blower first turns on.

There were few objections to siting of the homes. The principle exception was Hooper Bay where some homes are virtually inaccessible during the summer, access being along a six inch wide electrical duct.. Some homes appear to be settling by as much as a foot.

### III. Remedies

For the purposes of providing a cost estimate for rebuilding the houses so as to bring them to minimum habitable standards the following work is assumed:

#### 1 - The Roof

Remove the aluminum roofing, install 3/8" plywood where required, install vapor barrier, furring and rigid insulation and reinstall roofing.

#### 2 - The Walls

Remove all interior fixtures and appliances. Remove all cabinets. Remove partitions, all interior wall covering and vapor barrier. Remove electrical wiring and appurtenances. Repair insulation, install vapor barrier. Install new wiring duplex outlets and switches. Add 1/2" fiberboard, thoroughly caulked and sealed. Install furring and 3/8" plywood.

#### 3- Ceiling

Remove acoustic tile, vapor barrier and insulation. Install new 3/8" plywood.

#### 4 - Floor

Remove loose tile and imbed new rigid insulation and plywood in asphalt mastic. Install sheet vinyl floor covering.

## 5 - Interior appointments and appliances

Install new solid core doors with new hardware, double glazed window, plywood or metal kitchen cabinets, pot burner oil heaters, and partitions (not attached to the ceiling.) Do not reinstall the plumbing system or bathtub. Provide new "honey buckets" where called for. Provide new interior fluorescent light fixtures.

## 6 - Miscellaneous

Where called for, replace exterior siding. Where called for provide a supplementary structural grid to support floor. Where called for raise house and place additional mud sills. Special care should be accorded the sealing of the exterior siding and roofing, especially around the eaves, so as to prevent attic ex-filtration. Special thought should be given to a non-mechanical ventilation system, acknowledging the needs not only of moisture exhaust but also combustion and fresh air intake. The floor covering should be selected for its resistance to hard use and cold temperatures. Weather stripping around doors and windows should be specially selected to resist low temperatures and high air moisture content.

The residents will have to accomodate seasonal movement of the buildings or piling will have to be installed. Assuming that piling are not warranted, because of cost or for other reasons, and that supplementary support is called for, a mid-span member supported on existing posts, is suggested. It should be understood that this work will not prevent seasonal movement. Therefore it is necessary that partitions anticipate movement and not be secured firmly to floors and ceilings.

## IV. Miscellaneous

It is believed that the remedial work for which the cost is estimated is the least work which will provide a reasonably comfortable building with a life expectance of five years or more. Although it is unlikely that the roofs and the floors could be repaired at less cost, it is possible that the walls could sufficiently benefit from a layer of rigid insulation overlain by plywood. Regardless, the cabinets and heating system and the problem of ventilation would remain and all doors and windows would have to be replaced. Also, all electric wiring requires testing; much will probably require replacement. The only probable alternative to the suggested structural modifications is the installation of piling, which is much more expensive.

It is suggested the heating and ventilation not depend on electricity. It is suggested also that battery operated smoke alarms be installed. Interior finishes should be washable and should have minimum smoke and flamespread rating.

The construction crews should be provided with the special tools necessary to make good workmanship convenient. For example, an electrical genera-

tor, nailing guns, caulking guns, air compressor, heaters, light and so on should be provided. No estimated cost for these tools is figured into the estimated reconstruction cost per house. (See exhibit G.)

The occupants should be thoroughly informed on the care and maintenance of the materials and items installed. A regular maintenance program sponsored by a local business or municipal entity might enhance the present level of care.

STATEMENT OF QUALIFICATIONS  
of  
DONALD M. GRAVES

Don Graves has lived and worked throughout Alaska since early childhood. He has been actively engaged in construction since 1946 when he worked for the Alaska Road Commission as a heavy equipment operator. Since 1954, when he graduated from the University of Alaska (BSCE), he has managed construction projects ranging from Annette Island to Barter Island. Considering his 23 years residence in Fairbanks, most of his work has been in the Interior; extending from Nome, along the Yukon River, in the vicinity of Fairbanks and Delta Junction and south as far as the Canadian Border and Valdez.

In 1971 Don was employed by the University of Alaska, shortly to become the Director of Construction. In that position, he provided administrative support during the design phase of the University's projects and administrative control of the projects under construction. During the four years there, Don managed to completion more than \$30 million of construction of all kinds and handled administrative details in connection with another \$20 million of design and various supplementary processes.

Since leaving the University, Don has provided project management for contracts including road and other earthworks and buildings and special projects from Prudhoe Bay to Fairbanks and in Anchorage.

Through his employment Don has acquired considerable expertise in building and preparing cost estimates for bush construction projects including rehabilitation projects.

OVERVIEW

Overview of Total Cost of Reconstruction

I. Estimated Costs per Building

Demolition

600

Roof

720

1748

Walls

1200

1561

Ceiling

300

384

Partitions

700

885

Electrical

160

461

Heating

40

260

Doors

200

1400

Windows

320

1690

Floor

720

1497

Cabinets

160

400

Miscellaneous

200

750

=====

5320

=====

11,036

II. Allowances per Building \*

Foundations

300

270

Siding

160

362.50

Roof Plywood

180

210

=====

640

=====

842.50

TOTAL

CHECK

III-11

III Total Projected Costs per Building

Estimated Costs

5320

11,036

Allowances

640

842.50

Subtotal

5960

11,878.50

Labor

5,960

Materials

11,878.50

Total

17,838.50

\* These allowances are for items which are needed in approximately one half of the houses. For this reason the allowance per average house is only one half of what the actual cost for a particular house would be.

TOTAL

CHECK

HE-12

Code	Activity	Quan.	Mat Unit	Mat Total	Labor Rate	Total Labor	Mat. Unit	Total Material
Exhibit B Breakdown of the Cost of Reconstruction*								
Demolition - Cost/Building								
	Roof							
	Interior finish							
	Partitions							
	Cabinets		2/8		20.00	32000		
	Electrical					10000		
	Heating					10000		
	Plumbing					3000		
* Labor productivity is based on a skilled foreman and four semi-skilled to skilled tradesmen working 5-8 hour days/week. Pay scale to be the industry standard.								
Roof (1200 SF)								
	Vapor barrier	1200 SF	4/9		20.00	72000	.04	4800
	1-1/2" furring	1000 BF					.60	60000
	Rigid insulation	1800 BF					.50	90000
	Roofing	400 SF					.50	20000
Walls (1040 SF)								
	Insulation	600 SF	5/11			110000	.40	24000
	1/2" fibreboard	1040 SF					.35	36400
	3/4" furring	600 BF					.60	36000
	3/8" plywood	1040 SF					.50	52000
	Paint					10000		2500
	Ceiling	768 SF	5/3			30000	.50	38400
Partitions (500 SF)								
	Framing	600 BF	5/6			60000	.60	36000
	3/8" plywood	1000 SF					.50	50000
	Paint					10000		2500
Electrical								
	Wiring	300'	2/4			16000		
	Switches	8 ea					2.00	1600
	Duplex plugs	20 ea					2.00	4000
	Fixtures	10					30.00	30000
TOTAL								
CHECK								

Code	Exhibit B Activity	Quan.	Unit	Rate	Total Labor	Mat. Unit	Total Material
	Electrical (cont.)						
	Allow						
	Heating						
	Stove	1 ea	1/2		4000		20000
	Stack (metal)	6 LF					2000
	Smoke alarm	1 ea				40.00	4000
	Doors						
	Entry	4 ea	2/5	20.00	20000	250.00	100000
	Bathroom	1				200.00	20000
	Bedrooms	2				100.00	20000
	Hardware	7 sets				w/above	
	Windows	130 SF	2/8		32000	13.00	162000
	Floor						
	Asphalt mastic	768 SF	5/4		40000	.05	3800
	Insulation	768 SF				.40	30700
	Plywood 3/8"	768 SF				.50	38400
	Floor covering	768 SF	2/8		32000	1.00	76800
	Cabinets	2/4			16000		40000
	Miscellaneous						
	Caulking						20000
	Fasteners						30000
	Paint				10000		10000
	Ventilation				10000		15000
II	Allowances per building						
	Foundations				60000		
	Lumber	200 BF	5/6			.60	12000
	Hardware	100 #				3.00	30000
	Bracing	200 BF				.60	12000
	Siding						
	Siding	1000 SF	2/8		32000	.55	55000
	TOTAL						
	CHECK						



Complaints and observations which require either design or program changes to remedy:

Structural

Sagging floors  
Footing settlement  
Vibration from wind  
Floor repair

Utility/Comfort

Roof furring (Bethel area)  
Hollow core doors  
Cold air returns (Tanacross)  
Kitchen cabinets  
Door hardware  
Plumbing and drainage  
Attic ventilation  
Refrigerator malfunctions  
Wind screens  
Low/high voltage protection  
Ventilation  
Infiltration  
Condensation  
Uninsulated floor ducts  
Window (frosting and melting water)  
Non-electrical heat production and distribution  
Skirting

Cosmetic

Washable wall finish

Life Safety

Combustion air  
Water heater safety pop-off (Tanacross)  
Furnace air filter (Tanacross)  
Fire escape doors/windows  
Doors, especially emergency exits, freeze shut

Complaints and observations requiring additional supervision to remedy:

Structural--None

Utility

Floor covering  
Proper heating during construction  
Misuse of building materials  
Securely installed cabinetry  
Leaking water storage tanks/plumbing

Comfort

Properly adjusted stack switch  
Correctly installed vapor barrier  
Correctly installed windows  
Correctly installed insulation  
Weather stripping doors  
Infiltration

Cosmetic

Correctly installed door and window casing

Life Safety

Electrical system  
Mechanically securing heater stack

Various owner performed remedies:

Replaced furnace transformer, igniters, carburators.  
Window repair, replacement, added extra storm panels.  
Repaired or replaced floor soffit plywood.  
Skirting  
Repaint interior (up to 5 times)  
Replace/reinstall ceiling tile.  
Temporary floor beams/footings to reduce sag.  
Caulk exterior siding, soffits, eaves, windows.  
Repair doors, hinges, locks.  
Replace/augment heater.  
Repair/replace floor covering.  
Repair cupboards & resupport them.  
Modify ventilation.  
Add extra insulation--floors, around piping drains, vents.  
Modified attic ventilation by removing or plugging vents.  
Replumb/repair water tanks.  
Replaced switch & duplex plates.  
Weather stripping doors.  
Build or improve Arctic entrance  
Plug combustion air intake.  
Replace broken or inoperative lights  
10' addition to house (one only)  
Outside storage  
Sealed electric outlets to stop wind  
Repair/replace foundation posts (rare)  
Stuffed rags, caribou, etc., in cracks (mostly in ceiling)  
to stop cold drafts.

EXHIBIT E

Insulate & nail shut emergency exits.

Replace stair treads.

Installed stack-robber.

Shelving added in living room/bedroom, etc.

## Families visited and number of residents in home:

Tanacross

Martha Isaac	5
Ken Thomas	4
Alfred John	

Tetlin

Fred Demit	2
David Roy	3
Titus David	2

Anaktuvuk

Mark Morry	6
Raymond Paneak	
Ben Ahgook	5
Dan Hugo	
Ruth Rulland	7
Bob Ahgook	

Kaktovik

George Akootchook	
Roy Akootchook	5
Price Gordon	5
Ruby Linn	4
George Agiak	5

Chefornak

Peter Matthews	
Tony Wassillie	
Charly Wiseman	
Mary Mathews	
John Eric	

Napakiak

Robert Ayagalrie	4 (summers-8)
Henry Temple	
James Willie	
John Pavka	
Carl Motgin	6

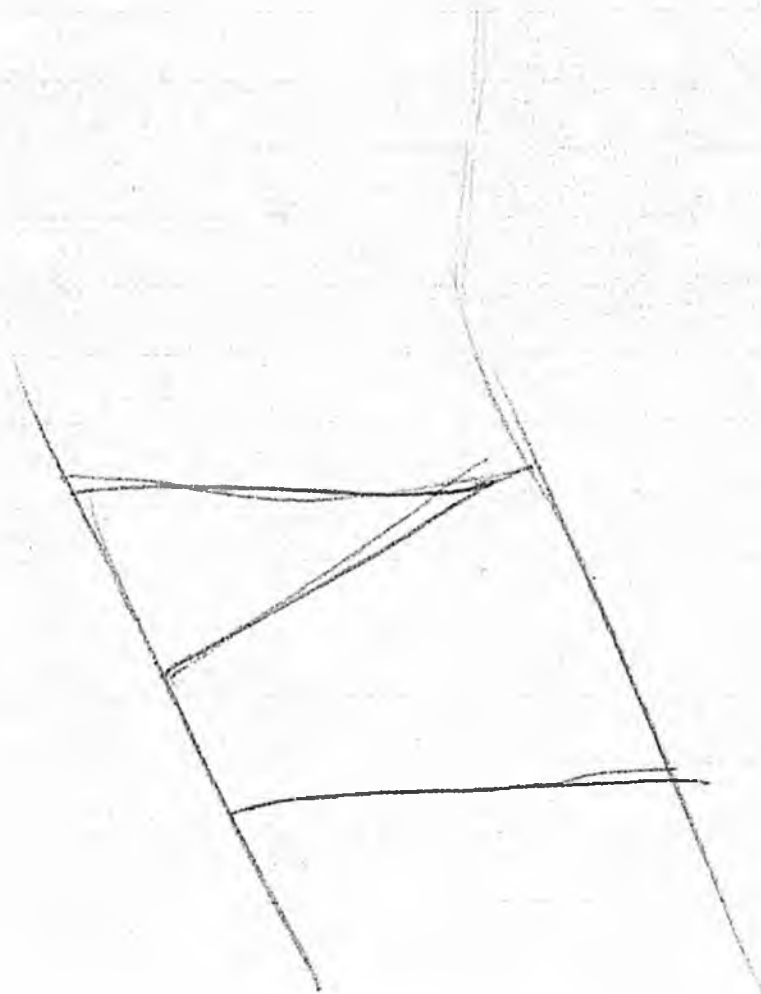
Hooper Bay

Mathias Green	12
George Moses	8 (summers-11)
Erin Rivers	
Eddie Bell Sr.	8

## Allowance for cost per set of tools:

## Equipment

Generator	1,000.00
Compressor	600.00
Nailing machine	500.00
Caulking machine	250.00
Scaffolding	500.00
Freight	1,000.00
Supplies and maintenace	1,500.00



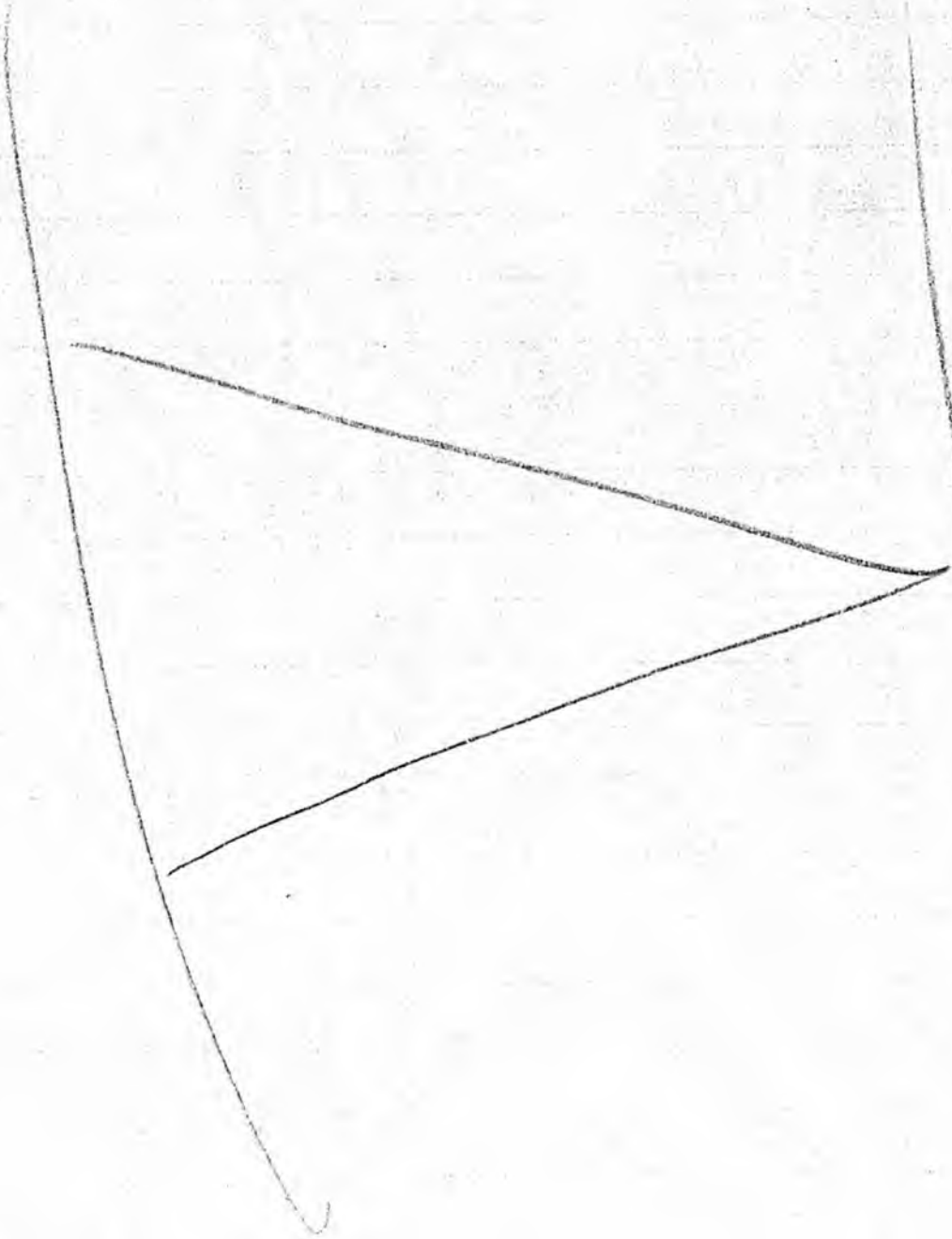
IV

ANALYSIS OF THE TWO SETS OF PROPOSED  
AMENDMENTS TO S.B. 351 SUBMITTED BY  
ALASKA LEGAL SERVICES CORPORATION

- SECTION 1: This section provides for the settlement of homeowner claims against ASHA without the need for further litigation. The homeowners affected are: those involved in the remote housing program of 1971; those involved in the program authorized under ch. 180, SLA 1970; and those involved in the program authorized under the Bartlett Act, 42 U.S.C. 3371. Both sets of proposed amendments suggested by ALSC would amend S.B. 351 to include the 1969 and 1970 Bartlett Program homeowners. The effect of this amendment would be to include an additional 346 homes of similar design and with similar defects in the proposed settlement offer.
- SECTION 2: In the first alternative version section 2 would require ASHA to rehabilitate all of the homes within one year. Under the second alternative section 2 would require ASHA to hire an architect to study all of the homes in order to devise an equitable formula for distributing cash settlements to each homeowner. Once this formula has been established, ASHA is required to distribute these funds for rehabilitation to the homeowners. Both of these proposed alternatives differ substantially from the method of settlement contained in S.B. 351. S.B. 351 would require the distribution of cash settlements in an amount equal to that which the homeowner has paid into the home by means of mortgage payments. Thus under the method contained in S.B. 351, there is no rational relationship between the cash settlement payment and the amount of money needed for rehabilitation. It is the position of ALSC that the objective sought in the settlement offer should be to provide for the rehabilitation of the homes and not merely to terminate the ongoing litigation.
- SECTION 3: Under either alternative suggested by ALSC the homeowner would be obligated to continue with his/her mortgage payments once the rehabilitation has been completed or the cash settlements payments have been issued. The homeowner would not be subject to any type of penalty for failure to make timely mortgage payments

prior to the effectation of the settlement. Under the settlement offer proposed in S.B. 351, each homeowner would be released from any mortgage obligation and given a quitclaim deed to the property. Because of the terrible conditions of the homes and the lack of a sales market in the villages, a quitclaim deed is valueless to the homeowner. The intent of both alternative suggested by ALSC is to restore the original bargain entered into by ASHA and the particular homeowner.

- SECTION 4: Under both alternatives, section 4 provides that the settlement offer is contingent upon the legal resolution of all claims which the homeowner has or may have against ASHA. Both alternatives suggested by ALSC would amend S.B. 351 by eliminating the provision requiring unanimous class wide agreement on the settlement offer. S.B. 351 presently mandates that every member or potential member of the class must agree to the settlement offer. Thus, one individual homeowner could refuse to enter into the settlement thereby precluding the entire settlement scheme envisioned by the legislation.
- SECTION 5: This section terminates ASHA's authority to enter into the designated settlement offer on December 31, 1978. Both alternatives submitted by ALSC contain this same time frame. A similar time frame is provided in S.B. 351.
- SECTION 6: Both alternatives suggested by ALSC provides for an immediate effective date for the legislation. A similar provision is contained in S.B. 351.



1 TO: Honorable Steve Cowper, House Finance  
FROM: Peggy Berck  
2 RE: Proposed Amendments to S.B. 351  
(Alternative No. 1)  
3 DATED: February 2, 1978

4 Amend S.B. 351 to Read:

5 For an Act entitled: "An Act providing for settlement for the  
6 claims of owners and occupants of  
7 housing constructed under the remote  
8 housing program of 1971; for settlement  
9 of claims of owners and occupants of  
10 housing constructed from proceeds of the  
11 state general obligation bond authorized  
12 and issued under ch. 180, SLA 1970;  
13 and for settlement of the claims of  
14 owners and occupants of housing con-  
15 structed under the remote housing  
16 programs pursuant to the Bartlett Act,  
17 42 U.S.C. 3371 and providing for an  
18 effective date."

19 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

20 \*Section 1. Legislative Findings. The legislature  
21 finds that

22 (1) owners and occupants of housing constructed  
23 under the remote housing program of 1971 have instituted a class  
24 action against the Alaska State Housing Authority alleging defects  
in the designing and construction of housing units;

(2) owners and occupants of housing constructed from

1 the proceeds of the general obligation bond authorized and  
2 issued under ch. 180, SLA 1970 have instituted similar  
3 proceedings against the Alaska State Housing Authority alleging  
4 defects in the design and construction of housing units;

5 (3) owners and occupants of housing constructed  
6 under the housing program pursuant to the Bartlett Act,  
7 42 U.S.C. 3371, have instituted a class action against the Alaska  
8 State Housing Authority alleging defects in the design and  
9 construction of the housing units;

10 (4) it is in the interests of the owners and  
11 occupants of the housing and the Alaska State Housing Authority  
12 to authorize the direct settlement of claims without need for  
13 further litigation, in a manner which limits the liability of  
14 the Alaska State Housing Authority and provides owners and  
15 occupants rehabilitated housing units corrected of all  
16 defects in the design and construction.

17 \*Section 2. Rehabilitation of Housing Units. The Alaska  
18 State Housing Authority shall within one year from the date of  
19 the enactment of this Act completely rehabilitate or contract  
20 with any person to completely rehabilitate the housing units of  
21 all persons who are alleged members of the various classes engaged  
22 in the litigation specifically defined in Sec. 1 of this  
23 Act. The rehabilitation shall make the housing units fit and  
24 habitable for human life. The rehabilitation of the housing

1 units shall specifically include the meeting of particular  
2 design and construction needs arising from the climatic and  
3 geographic environments within which the housing unit is located.  
4 Furthermore, the rehabilitation shall make each housing unit  
5 have a life expectancy for a period of at least as long as  
6 owner or occupant must make payments for the housing unit. ( The  
7 rehabilitation shall be considered complete upon certification  
8 by the Executor Director of the local Regional Housing Authority  
9 nearest the houses involved.

10 \*Section 3. Continued Owner or Occupant Responsibility

11 Under the Terms of any Contract, Mortgage, Deed of Trust or  
12 Similar Agreement. Each owner or occupant, who is a member of the  
13 various classes engaged in litigation specifically defined in  
14 Sec. 1 of this Act, shall not be subject to any forfeiture,  
15 penalty, default, or acceleration clause on account of his or  
16 her failure at any time prior to certification of the completion  
17 of rehabilitation to make payments in accordance with his or  
18 her contract, mortgage, deed of trust, or similar agreement with  
19 the Alaska State Housing Authority. Upon certification of the  
20 completion of the rehabilitation the owner or occupant shall be  
21 responsible for the balance due on his or her contract, mortgage,  
22 deed of trust or similar agreement and the obligation for  
23 payment shall begin again at the first regular payment date  
24 occurring after such certification, but in no case less than

thirty (30) days after such certification.

\*Section 4. Rehabilitation Contingent Upon Resolution of Legal Claims. The grant of authority to settle claims and rehabilitate the housing units as provided in this Act is contingent upon the legal resolution of all claims, existing or pending, which the person as a member of the class has or may have against the Alaska State Housing Authority.

\*Section 5. Termination of Authority to Settle.

(a) The grant of authority to settle claims described in this Act terminates December 31, 1978.

\*Section 6. This Act takes effect immediately in accordance with AS.01.10.070(C).

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LAW OFFICES OF  
ALASKA LEGAL SERVICES CORPORATION  
105 SOUTH FRANKLIN STREET  
JUNEAU, ALASKA 99801  
(907) 586-6425

1 TO: Honorable Steve Cowper, House Finance  
2 FROM: Peggy Berck  
3 RE: Proposed Amendments to S.B. 351  
4 (Alternative No. 2)  
5 DATED: February 2, 1978

6 Amend S.B. 351 to Read:

7 For an Act entitled: "An Act providing for settlement for the  
8 claims of owners and occupants of  
9 housing constructed under the remote  
10 housing program of 1971; for settlement  
11 of claims of owners and occupants of  
12 housing constructed from proceeds of the  
13 state general obligation bond authorized  
14 and issued under ch. 180, SLA 1970;  
15 and for settlement of the claims of  
16 owners and occupants of housing con-  
17 structed under the remote housing  
18 programs pursuant to the Bartlett Act,  
19 42 U.S.C. 3371 and providing for an  
20 effective date."

21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

22 \*Section 1. Legislative Findings. The legislature  
23 finds that

24 (1) owners and occupants of housing constructed  
under the remote housing program of 1971 have instituted a class  
action against the Alaska State Housing Authority alleging defects  
in the designing and construction of housing units;

(2) owners and occupants of housing constructed from

1 the proceeds of the state general obligation bond authorized  
2 and issued under ch. 180, SLA 1970 have instituted similar  
3 proceedings against the Alaska State Housing Authority alleging  
4 defects in the design and construction of housing units;

5 (3) owners and occupants of housing constructed  
6 under the housing program pursuant to the Bartlett Act,  
7 42 U.S.C. 3371, have instituted a class action against the Alaska  
8 State Housing Authority alleging defects in the design and  
9 construction of the housing units;

10 (4) it is in the interests of the owners and  
11 occupants of the housing and the Alaska State Housing Authority  
12 to authorize the direct settlement of claims without need for  
13 further litigation, in a manner which limits the liability of  
14 the Alaska State Housing Authority and provides owners and  
15 occupants an opportunity to rehabilitate the housing units  
16 by their own methods without further involvement by the Alaska  
17 State Housing Authority.

18 \*Section 2. Authorization to Settle Claims. The  
19 Alaska State Housing Authority may take any action which it  
20 considers reasonable to settle the claims of any person who is  
21 an alleged member of the various classes engaged in the litigation  
22 specifically defined in Sec. 1 of this Act. The grant of  
23 authority to take action under this subsection is contingent  
24 upon the resolution of all claims, existing or pending, which

ALASKA HOUSING SERVICES CORPORATION  
118 SOUTH FRANKLIN STREET  
JUNEAU, ALASKA 99801  
(907) 586-6425

1 the person, as a member of the class, has or may have against the  
2 Authority.

3 (a) In providing for the settlement of claims under  
4 this subsection, the Board of Directors of the Alaska State  
5 Housing Authority, through its executive director, shall  
6 contract with an architect, mutually agreeable to all parties  
7 to the litigation, who is familiar with the particular  
8 architectural needs resulting from Arctic and sub-Arctic  
9 conditions, to study within ninety (90) days, the housing units  
10 which are the subject of the previously defined litigation.  
11 The architect shall determine the design, construction, and  
12 structural defects of such housing units and shall evaluate and  
13 document estimates of the cost of repair, including a systematic  
14 estimate of labor costs at the particular local wage. Furthermore,  
15 such architect shall devise an equitable formula for  
16 distribution of rehabilitation funds to owners and occupants  
17 who are members of the various classes engaged in the  
18 litigation defined in Sec. 1: The distribution formula shall  
19 take into consideration for each house the following factors:

- 20 (1) relative heating costs, given the normal climatic  
21 conditions in the area;  
22 (2) the cost of prevention of further deterioration;  
23 (3) material transportation costs;  
24

1 (4) local labor costs;

2 (5) expected life of the house without rehabilitation  
3 compared to expected life of the house with  
4 rehabilitation.

5 (a) The Board of Directors of the Alaska State  
6 Housing Authority through its executive director shall  
7 distribute the funds for rehabilitation in accordance with the  
8 distribution formula devised by the architect.

9 \*Section 3. Continued Owner or Occupant Responsibility  
10 Under the Terms of Any Mortgage, Deed of Trust or Similar  
11 Agreement. Each owner or occupant, who is a member of the  
12 various classes engaged in litigation specifically defined in  
13 Sec. 1 of this Act, shall not be subject to any forfeiture,  
14 penalty, default, or acceleration clause on account of his or her  
15 failure at any time prior to receipt of the rehabilitation  
16 funds to make payments in accordance with his or her contract,  
17 mortgage, deed of trust, or similar agreement between himself  
18 or herself and the Authority. Upon receipt of the funds for  
19 rehabilitation the owner or occupant shall be responsible for  
20 the balance due on his or her contract, mortgage, deed of  
21 trust or similar agreement and the obligation for payment shall  
22 commence at the first regular payment date occurring after  
23 receipt of the funds for rehabilitation but in no case less  
24 than thirty (30) days after such receipt.

1           \*Section 4. Rehabilitation Contingent Upon Resolution  
2 of Legal Claims. The grant of authority to settle claims  
3 as provided in this Act is contingent upon the legal resolution  
4 of all claims, existing or pending, which the person as a  
5 member of the class has or may have against the Authority.

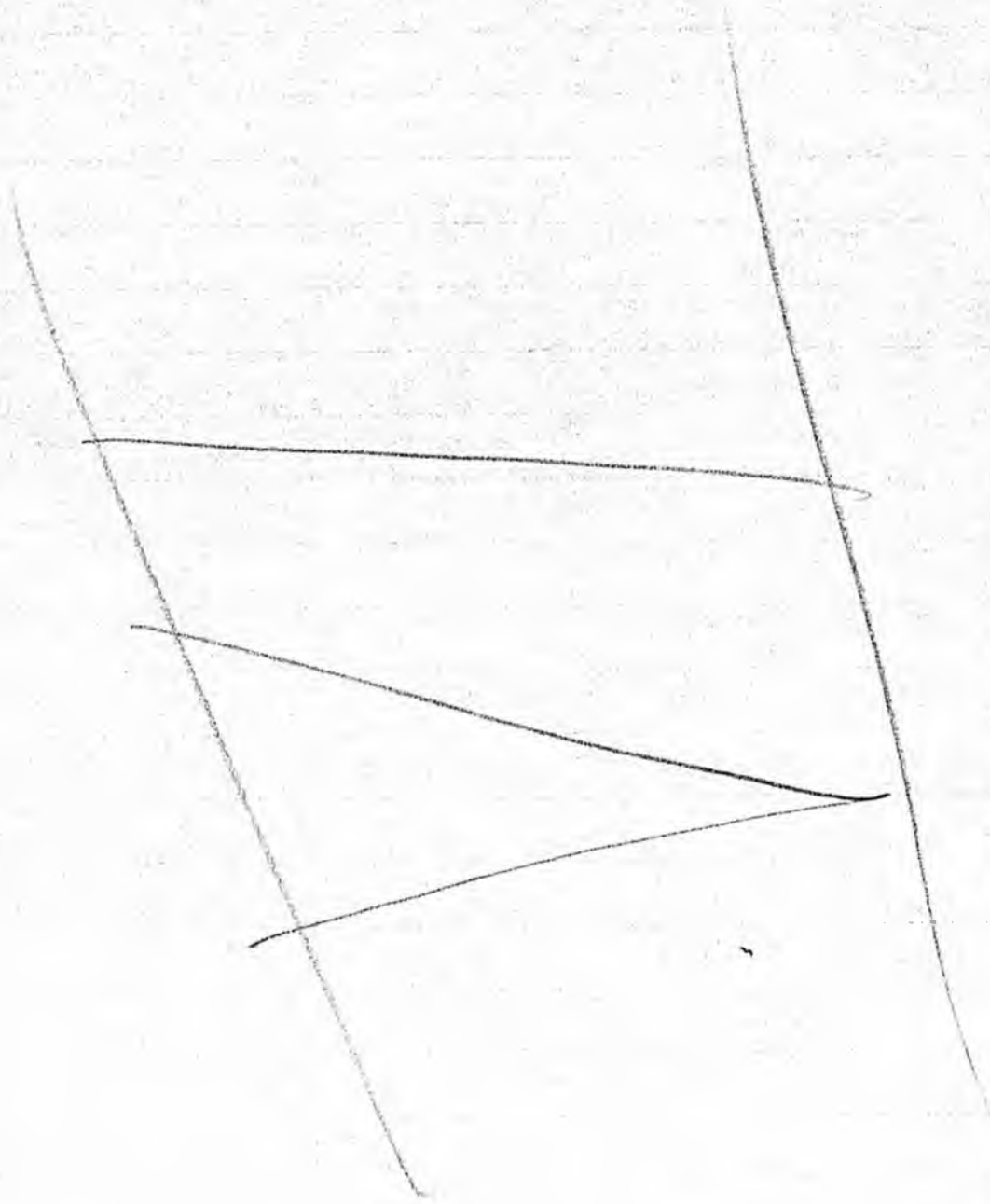
6           \*Section 5. Termination of Authority to Settle.

7           (a) The grant of authority to settle claims  
8 described in this Act terminates December 31, 1978.

9           \*Section 6. This Act takes effect immediately in  
10 accordance with AS.01.10.070 (C).

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... 195 SOUTH FRANKLIN STREET  
JUNEAU, ALASKA 99801  
(907) 586-6425



PROPOSAL FOR USE OF  
REMOTE HOUSING STATE  
BOND FUND \*

Prepared & Submitted by  
Alaska State Housing Authority

*Robert E. Butler*  
Robert E. Butler  
Executive Director

10021

\* Only excerpts ARE CONTAINED HEREIN.

They are as follows:

The Alaska State Housing Authority requests that the Governor authorize use of these funds for the following projects:

- I. Financing of mobile homes at Galena;
- II. Financing of mutual-help homes at Yakutat;
- III. Additional financing for underestimated costs in the 1971 Remote Housing Program (State funded only)
- IV. Financing of remodeling in program to correct construction deficiencies in mutual-help homes built in 1969, 1970, and 1971;
- V. Financing a new rural housing program designed to produce a workable method of solving the unique housing problems of Alaska's bush.

Please see below for details of each proposed project:

I. GALENA MOBILE HOMES

Early in 1971, the village of Galena was selected to participate in the mutual-help program, with 20 new homes allocated for individual low income families or elderly in the village of Galena. This was to have been financed by HUD under the "Village Housing Program".

At the last minute, after all planning had been completed and families selected, HUD withdrew its support from the Galena program, citing Corps of Engineers' flood statistics as the reason. Subsequently, the village was severely damaged by flooding, with several families left homeless.

"Bond Funds" may be used to cover the above expenditures in excess of \$900,000.

#### IV. REHABILITATING EXISTING ASHA HOUSING TO CORRECT DESIGN DEFICIENCIES

Changes and improvements in design and construction methods have occurred each year of the past three years of the Remote Housing Program. However, some needed improvements did not become evident until after the homes had been lived in for a period of time.

ASHA has received complaints and suggestions from the homeowners and in some cases the Village Councils. Many of the complaints were valid and the suggestions acceptable.

The most common points brought out have been: sagging of the floors, particularly in the center; excessive frost inside the homes; and, inadequate heating systems in some of the units.

This proposal would correct design deficiencies in 445 units of existing homes in 24 villages and would settle most of the complaints. In addition, the program would let the people in the villages know that the present state government is responsive to legitimate grievances.

Improvements tentatively planned include:

- A. Placing a third beam under the house to add stability and prevent center sag.
- B. Replacing the oil or wood cookstoves, which presently also serve as the heat plant, with a combination of a propane cook stove and oil space heater.
- C. Painting the interior of the 1969 homes.
- D. Other items found needed or desired upon inspection.

Cost of the improvements will be charged to the occupant on the same grant/loan schedule that the participant presently has on his home. ASHA central office administrative expense will not be included as a cost of the grant/loan. Each home owner will be given the option of whether to participate in the program.

At the beginning of the program, an ASHA Construction Department representative will visit each house. He will determine the need for improvement and explain the program to the homeowner. Once the two reach an agreement as to what is to be done, the ASHA man will make a field estimate as to the cost to the family. This is to be a liberal estimate and the top figure which the participant is to be charged. If the final cost of doing the improvement is less than this estimate this will be reflected as an amendment to the owner's agreement with ASHA on improvement work. This agreement would be signed at the time of the visit. The participant will agree to pay for the cost of materials and supervision and to donate his labor for the improvement work. The superintendent will be an ASHA employee. The nature of the improvement work will be neither as demanding of supervision nor as complicated as original construction. Therefore, it is anticipated that the superintendent will not spend his full time in one village but will be responsible for several.

Estimated cost of this program will be in the neighborhood of \$450,000 of which a portion would be recovered out of the loan portion of the grant/loan housing funding.

#### V. DEVELOPING NEW HOUSING PROGRAM FOR ALASKA BUSH.

In 1968, eight thousand units of housing were estimated to be sub-

Alaska STATE HOUSING AUTHORITY
 

*As low as possible*

 ROBERT E. BUTLER  
 EXECUTIVE DIRECTOR

September 17, 1973

 Mrs. Maggie Kaiser  
 1627 West 32nd, Apt. #3  
 Anchorage, Alaska

Dear Mrs. Kaiser:

We have been aware for some time that the ASHA-built homes in Selawik have design deficiencies which should be corrected. We would like to be able to remedy the deficiencies as soon as possible so that the houses will be more comfortable for the occupants during the winter.

As you probably know, the source of building funds for Selawik was the Federal Government.

We have been trying to find funds to do such remedial work as is necessary. At this point, we have been unable to secure the funds.

Senator Gravel by letter received today has agreed to help us find the funds necessary.

I will keep you informed in this matter.

Sincerely,

ALASKA STATE HOUSING AUTHORITY

 Robert E. Butler  
 Executive Director

REB:pt

 bcc: HD/HC; AEX/EX

0042

VI-5

*Alaska* STATE HOUSING AUTHORITY

March 8, 1976

Viola Barr  
Kiana  
Alaska 99749

Dear Viola:

I received your letter last week in which you stated the problems you and others in the village are having with the houses. We, at the Alaska State Housing Authority, are quite aware of these problems and would like to put a repair program together to repair the houses, but at the present time do not have any funds for such work.

When and if the funds do become available, we will let you know.

If you have any further questions, feel free to write.

Sincerely,

ALASKA STATE HOUSING AUTHORITY

*Arvid Severson*

Arvid Severson  
Rehabilitation Director

AS:dcf

0182

VI-6

## INTER OFFICE MEMORANDUM

DATE October 9, 1974

FROM: Arvid R. Severson, Depart. Admin. Assistant II

TO: Bobby D. Capps, Assistant Executive Director

SUBJECT: Rehabilitation 1969 Program, Remote Villages  
Page 2

3. By providing and installing a roof syphon vent, and drawing air into the attic space from the outer end of the eaves, (as shown on diagram) this should provide better air flow. The existing gable vents will be covered with plywood, as during a hard wind an undetermined amount of rain or snow blows in.

By replacing the existing Olympic stove with a Ziegler 1010 Oil Space Heater which has a built in blower, a better movement of air will be achieved. By having the warm air forced across the floor, the floor will be warmer and this should also minimize frost accumulation along baseboard, except possible confined areas, where things are stored or beds tight against exterior walls.

We will also install a 30" propane cooking range independent of house heating source. A 20 gallon 110 volt electric also independent of the home heating system will also be installed. This can easily be disconnected and turned off in case of leak or freeze up. It shall be installed with a pop-off piped through the floor.

The existing ceiling tile that are damaged or missing will be replaced then the entire ceiling and walls will be primed and painted with latex enamel. This will cover stained and soiled areas, and give a hard washable uniform finish over the old and new tile. Damaged floor tile will also be replaced.

4. These recommendations go beyond ASHA's actual responsibility in many areas, such as the maintenance areas. This proposal has been prepared showing ASHA's intent to correct deficiencies caused by environmental conditions. Certain items of tenant abuse are also included in this proposal.
5. Some of this work may have to be done on a priority basis, for budget reasons.

It is ASHA's desire that an educational program be implemented. This could be done one of several ways. One by sending a representative out to the village and train probably more than one per village. Another would be to bring a man who would be willing and capable into Anchorage (or other central location) from each village, for specialized training.

It has been brought to our attention that there is a certain amount of fear in hooking up and using propane. This again would appear to be a problem that could be remedied by proper training and education. There also are reports of excessive high prices charged for propane in some of the remote villages. ASHA will be looking into a better source of supply and prices.

## INTER OFFICE MEMORANDUM

October 9 1974

DATE \_\_\_\_\_, 19\_\_

FROM: Arvid R. Severson, Depart. Admin. Assistant II  
TO: Hobby D. Capps, Assistant Executive Director  
SUBJECT: Rehabilitation 1969 Program, Remote Villages

There are several major and minor maintenance and modification items being considered to overcome certain problems and improve living conditions.

1. Moisture resulting from condensation caused by improper ventilation of attic space, also frost at baseboard area.
  - A. Revise venting attic space with syphon roof vent, and air intake at outer end of eave area.
  - B. Replacing existing Olympic Stoves with a new Ziegler Space Heater. This heater has a fan which will circulate warm air across the floor.
  - C. Remove the Olympic Stove and install a new propane cooking range.
  - D. A new propane 20 gallon 100 volt electric water heater will be provided.
2. Uneven floors and shifting
  - A. Releveling of all foundation pads.
  - B. Renailing any improperly nailed floor and floor soffoting.
3. Miscellaneous repair and modernization
  - A. Replace damaged floor and ceiling tile.
  - B. Correct any electrical installations that are not properly installed.
  - C. Install plywood perimeter skirting around crawl space.
  - D. Paint interior walls and ceilings.
  - E. Replace old fire extinguishers with new 6 pound extinguishers.
  - F. Miscellaneous work such as isolated leaks around vents and chimneys, broken window, kitchen cabinets.

VI-7

0056

## INTER OFFICE MEMORANDUM

DATE October 9 19 74

FROM: Arvid R. Severson, Depart. Admin. Assistant II  
TO: Bobby D. Capps, Assistant Executive Director  
SUBJECT: Rehabilitation 1969 Program, Remote Villages

PAGE 3

6. A replacement house for the one that burned at Emmonak will need to be built. The house was occupied by Alex Bird. Estimated cost of replacement is \$18,000.00, house, labor and freight.

ARS/laj

0058

VI-9

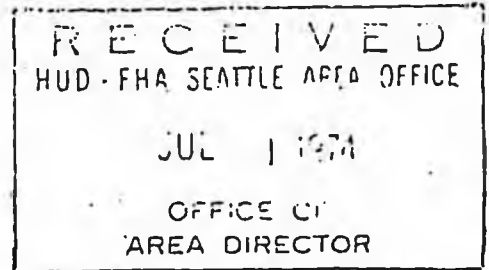
## Board Members

Albert R. Vacura, Chairman  
 Wayne Johnson, 1st Vice Chairman  
 Marvin Mitchell, 2nd Vice Chairman  
 Kenneth W. Kadow, Commissioner of Commerce  
 Charles W. Guinn, Member

*Alaska* STATE HOUSING AUTHORITY

TOLBERT E. ELLIOTT  
 ACTING EXECUTIVE DIRECTOR

June 26, 1974



Mr. Nile B. Paull  
 Acting Director, Seattle Area Office  
 Department of Housing and Urban Development  
 1321 Second Avenue  
 Seattle, Washington 98101

Re: 1969-1970 Bartlett Housing Program

Dear Mr. Paull:

For the last year we have been greatly concerned about the houses built under the 1969 and 1970 Bartlett Housing Program. It is our opinion that this housing contains similar type construction defects as is contained in the HUD Mutual Help Program. Recently, we have received a letter from Legal Services concerning the construction defects involved in this housing.

We believe that we have a moral obligation to correct design and construction defects in the housing built under the Bartlett Housing Program. The problem in correcting these defects is funding. We realize that your department does not have any money, thus causing us to look for another funding source. After much research into this program, we believe that we have an alternative method of financing the correction of the design defects.

In both the 1969 and 1970 Bartlett Housing Programs, the average cost of housing was computed prior to actual completion, resulting in an unusual situation. In both programs the total amount of loans and grants exceeds actual development cost. Under normal procedures, we would adjust the loan and grant amount to reflect actual cost.

Since the actual grants under the 1969 was 65.9% and 1970 was 70.1%, the appropriate corrective action would be a reduction of loan amount. This apparent overcharge is a blessing in disguise. By making use of the loan overcharges as security for funding, we can obtain the necessary dollars to correct the defects.

VI - 10

2094

Alaska STATE HOUSING AUTHORITY

Mr. Nile B. Paull

-2-


June 26, 1974

Under the 1969 Bartlett Housing Program we have unexpended funds of \$72,389. We had requested, and HUD granted our request, to use these funds to correct the defects in the 1969 program. Unfortunately, there were not enough funds to complete a repair program for the 1969 program and we did not want to do half the job.

We believe that we have a source of funding to do the required repair. No money will be required from HUD. In order to make this financially feasible, we need your approval to increase the development cost, which would result in an effective increase in earned grant amount. HUD's approval to spend the unexpended funds in the 1969 Bartlett Housing Program was, in effect, approval to increase the 1969 development cost. For the record, we are requesting your formal approval to increase the development cost under the 1969 and 1970 Bartlett Housing Program.

Sincerely,

ALASKA STATE HOUSING AUTHORITY

  
Tolbert E. Elliott  
Acting Executive Director

VI - 11

2095

10/11/74

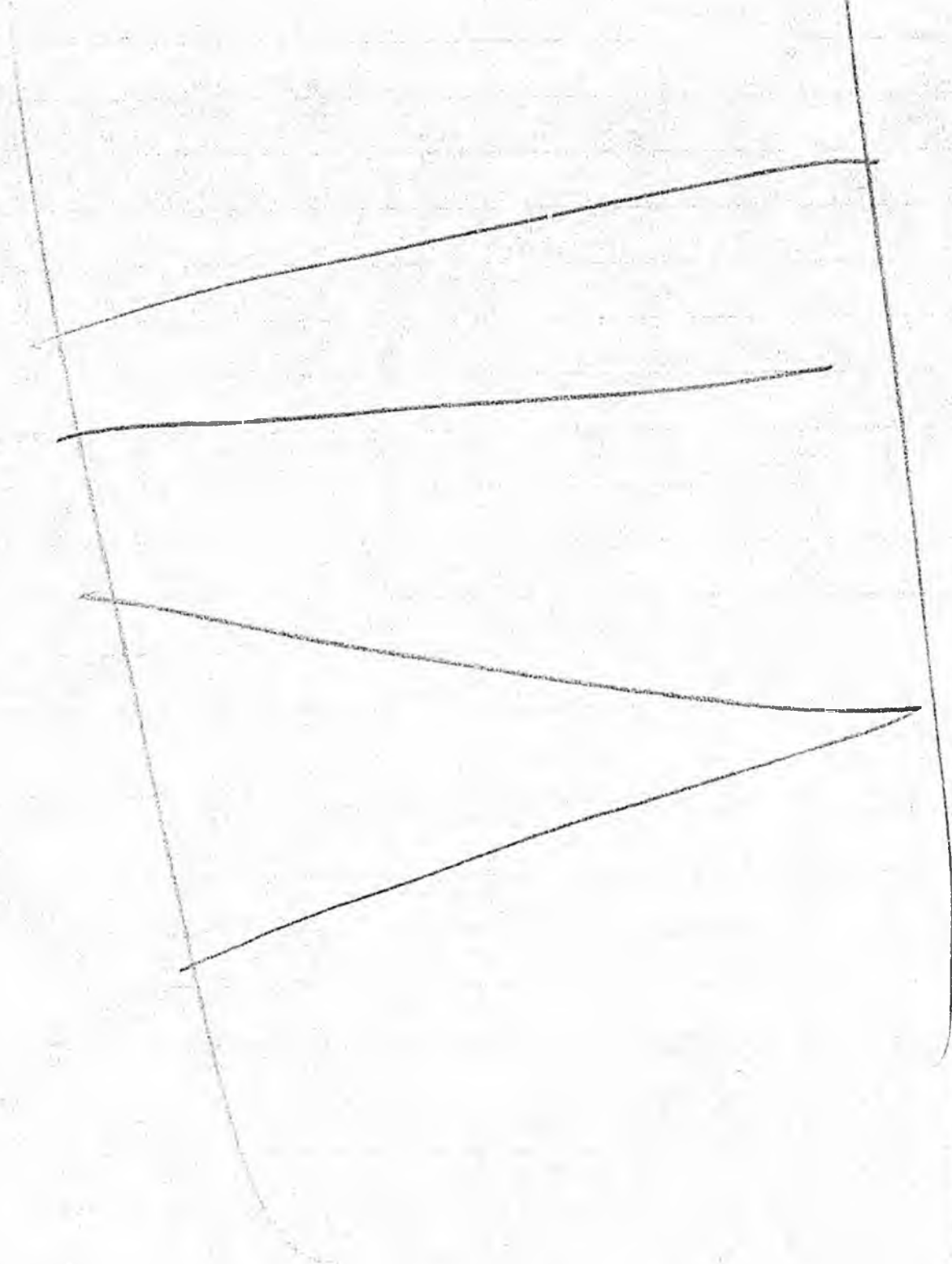
Alaska Housing Authority  
Monthly payment 51.15

these houses are real cold  
in winter there just like  
deep freezer in winter  
And there just like they  
have no stove on them

Thank you  
Oscar Willie  
Napakciak 99634

10013

VII



10/11/74

Alaska Housing Authority  
Monthly payment 51.15

These houses are real cold  
in winter there just like  
deep freezer in winter  
And there just like they  
have no stove on them

Thank you  
Cesar Willie  
Wapakuk 99034

10013

VII

Keep  
3/1/76  
Lee Barr

RECEIVED

MAR 01 1976

Housing Management Dept.

Dear Sir,

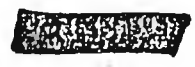
Here is the payment for  
past due bill. Will send  
the rest later in monthly payment.

We would like to have a  
man from Anchorage to come and  
see some housing. When the  
weather is cold the house must  
and be up inside the house.  
They have to be improved. We  
used so much oil in winter  
to keep warm. If you don't  
send a man over we will have  
the Alaska Legal Service take care  
of it.

Sincerely,  
Viola Barr

for Lee Barr Sr.  
Kasaan, AK

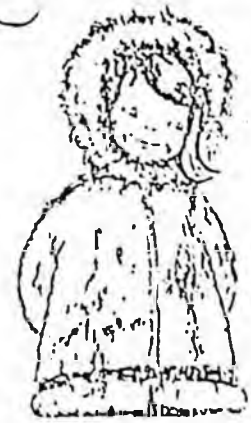
1967 PROGRAM  
(A-25)



# CITY OF KIANA RECEIVED

KIANA, ALASKA 99749

APR 9 '76



VINCE SCHUERCH  
MAYOR

Name	Col.
Phone	
Address	
City	
State	
Zip	

April 6, 1976

Alaska State Housing Authority  
P.O. Box 179  
Anchorage, Alaska 99510

Dear Gentlemen:

This letter is to inform you of the problems in the housing you put in 1969 - 1970 and what we would like to see happen.

There are 16 such housing in Kiana and every owner have many complaints about them; every family tells me that the biggest complaint is that they are cold. Everyone is uncomfortable all winter long because of the cold, many go around using jackets and worrying that their children will catch pneumonia.

My feeling is that people should not have to live in such cold. When you brought these houses in people went and lived in them in good faith, thinking they would be good homes.

What we are asking for from you is material to insulate and fix up the houses and to complete the storage room. The storage rooms are only shells - no insulation or walls. Also note that a table, benches and a bunkbed were to be built and this was not done.

ASHA's Bob Wilson told some people orally that materials would be sent up when people complained of the cold. So far, this has not been done. The people in Kiana want their houses insulated before next winter. The people also tell me that when they write ASHA about their complaints, ASHA does not respond.

The parents worry that their children will get pneumonia because the children have had colds throughout the cold months (dampness).

11319



VII-3

Also, how would you like to spend \$150 - \$200 every month for heating fuel? Some families bought kerosene and electric heaters because the one stove does not provide enough heat. A lot of the families are on unemployment and receive about \$400 monthly and too much of it goes to heating the house up.

I realize now that I should have taken pictures of the ice on the walls before the really cold months were over. I went around to each house and saw the rotten walls.

Mauneluk Assn. informed me that an ASHA man was to go around and look at these houses in February 1976. Were the plans changed and when can we expect you?

These houses were obviously designed for the lower 48's and not for Alaska.

NANA Housing Authority is bringing in 15 houses this summer and a lot of the ASHA owners are sorry they have these houses. I know of four families that want to move out from them and are planning on other accommodations.

One good thing I can say about the ASHA program is that it provided a lot of families with homes and financed them.

One more question I have is "were the labor and money paid out (for someone to work on house) taken into consideration when figuring out the monthly payments?"

At every general meeting Kiana has there are complaints from the people about the housing and we decided to get together and let you know about the housing conditions.

In the near future I will write you as to what material we need and how much. Also, the people want plywood for inside walls and the insulation to have reflectors.

Enclosed are the complaints from each family. Thank you for your time and I hope to hear from you within this month.

Sincerely,

*Vatoruk*

Vera Aatoruk  
Mayor's Assistant

Enclosures

11320

VII - 4

Yes - Andrew Black  
Storage room not completed  
Cheap material -- cheap insulation  
House payments are too much for such cheap material  
Paid till May 1976

Yes - Elsie Hunnicutt  
Not completed  
Very cold  
Ice on walls -- too thin insulation  
Frost in attic-no insulation (drips in attic)  
Foundation shifting - no good pad

Yes - Irvin Morris  
Very cold especially when windy  
Frost on walls  
Not completed  
Foundation is shifting  
No stove included in house  
No reason given for this  
Spend a lot of money for labor \$2 @ hour  
If work on your own - would deduct from monthly payments  
Thin insulation - one  
No paint provided - used own paint

Yes - Teddy Johnson  
Frost on walls - very cold  
Door does not fit  
Windows cracked - no reason  
Foundation shift - one inch partitions  
Ceiling is wet - paint come off

Yes - Percy Jackson, Sr.  
Tiles come off  
Cold when windy  
Drip from upstairs  
Insulation is not adequate

Yes - Lee Barr  
Wrote to ASHA complaining about house  
Thin insulation - has to be insulated over  
Use plyboards for walls and not hardwood  
Took wall off and insulation had split in half  
The wall is rotting when it freeze and thaws out  
Wind goes through walls  
Stove - oven 450 degrees; kerosene heater and oil stove to heat  
place  
The children have had colds every year  
ASHA gave his family fifteen days to move out if they don't pay  
Foundation is shifting  
Lee works on house every year trying to keep it warm  
Bought insulation for outside of house -- plug up cracks  
Continued on next page

11321

Lee Barr con't

Bathroom is very cold -- water/sewer freezes up even if heat is in house

Bath water gets cold very quickly

Ceiling sweats -- white spots

Floor should be insulated over

No reflector on floor and wall insulation

Put visqueen - took outside wall off and put visqueen

Did ASHA deduct labor Viola put in?

Some windows were put on even if cracked

Screens had holes on before putting on

Bought own paint

Never insulate storage room

First foreman left because of son and Noorvik supervisor came up

Insulation and boards fall off bottom

Yes - Richard Atoruk

Wrote last year that it is cold and ASHA could have it back and no answer -- no payments

A lot of frost

Had to buy a new stove as the ASHA stove had a hole in the bottom - used it for one year

Use four drums a month for stove oil to heat house

Electrical system is going haywire -- two plug-ins not working - one caught on fire

Blankets stick to wall

Walls are rotting -- freeze when cold and sweats when thawed out

Floor tile last only three years as there is always water on floor from frozen walls

The insulation and boards fall off

All windows crack from cold

Bad colds all the time - big family

Yes - George & Angelina Hasway

Door does not fit

Walls and ceiling freezes up and sweats when warm

Outside paneling is too thin

Insulation probably fall down -- not stapled on

The whole building is off

The hardboard is rotten -- really out of shape

Mattress on bed rotten from dampness

Storage room not completed

Windows need to be changed

No heat in bathroom -- lots of ice

Attic insulation is moving

Yes - Raymond & Annie Barr

Storage room not completed

Frost on walls -- insulation?

Windows crack from cold

Children have bad colds

Hardboard is rotten where it froze

Blankets stick to wall

Continues on next page

11322

Raymond Barr con't  
 Housing stove is not good -- use too much oil -- used it one and a half year  
 The cupboards are not adequate -- they fall apart  
 Electricity -- four light fixtures are not working -- one plug-in not working  
 Floor tile is coming off from water when walls thaw out  
 Ceiling drips all spring  
 Bought own paint -- no paint provided

Yes - Emily Jackson  
 Drips every spring  
 Bad cold all winter long -- damp  
 Hardwood is not adequate  
 Drafty  
 Stormshed is not finished -- no hardboard  
 Door in shed is not finished  
 Have fire on all the time  
 Spend a lot of money on stove oil -- when cold uses three drums  
 Foundation shifting -- half an inch open on room  
 Windows are very drafty  
 Paint peels off when cold  
 When cold the walls swell up  
 When it rain the stove pipe drins -- not too well put in  
 Floor tile did not last long -- cracking and coming off  
 Floor is very cold -- spiles freeze right away  
 Complained to manager of ASHA housing is cold too -- Bob Wilson  
 They were to send materials for Kiama houses but it went to Noorvik -- he promised Kiama people -- never came  
 Bought own paint  
 Bought two doorknobs with own money -- housing doorknobs did not last long  
 No stove was provided for house  
 Electrical system -- one outlet is not working  
 Broken windows -- openers put in house

Yes - Sam & Flora Reed  
 Two story -- have to use jackets when upstairs  
 Walls are coming off  
 Floor is cracking up  
 Paint is peeling off from cold  
 Very cold  
 Foundation shifting -- room partitions really split  
 ASHA stove did not last long  
 Plug - in outlets are coming off  
 Stormshed is not completed  
 Continued on next page

11323

VII-7

Sam & Flora Reed con't  
Bathroom is very cold -- ice all over  
When windy -- house shakes  
Hardboard is moldy in bedroom -- the hardboard is coming off  
Small children have colds all the time from dampness  
Drips from chimney  
Outlets are all frosty -- dangerous to use  
Ceiling leaks when warm  
Thin insulation  
Wall swell up

Yes - Roger Atoruk  
Storage room is not completed  
When stormy snow gets in attic through opening in eaves  
Foundations are not solid -- used only four posts  
Finish work was done poorly  
Homemade tables-benches and bunks were to be made and t is  
was not done  
If labor was done by owners there would be deductions off  
monthly payments -- this was not done (Al Johnson said  
this)  
Took materials to Noorvik that should have been used in Kiana

Yes - Tommy & Ella Sheldon  
Paid housing payment for one year in November or December 1974-  
payment was for November 1974 -November 1975. ASHA claims  
not paid - poor bookkeeping  
Storage room is not completed  
Upstairs housing should have had a rope or wire fire escape  
The only place (wall) that did not freeze was the part behind  
stove  
Foundation shift -- Tommy fixed  
From Dampness the mukluks rotted-- couch is ruined--mattress  
is rotten from dampness  
The door freezes shut  
Use a lot of stove oil heating the house up  
water between tile and plyboard in bedroom  
Was considering moving family during cold months  
Window crack from cold  
Tile is cracking  
Windows frost up -- Drafts from window  
Blankets stick to frost about three inches thick  
Wind goes through walls  
Spills freeze on floor  
Pictures of windows and canvas

Yes - Agnes Smith  
The house is not completed  
Very cold  
Foundation shifting - cracks  
Used only one hardboard separating rooms -- some houses have  
Continued on next page

11324

Agnes Smith continued  
Walls frost up -- have to clean it all the time  
Very cold when windy  
Walls are like paper -- only the steps are made of wood  
The walls can come off just by scratching  
Tiles are coming off where the plyboard is not nailed down  
too good  
Real unhappy about house

Yes - Delbert & Martha Wells  
Lots of ice on walls  
Windows are open from cracks  
Clothes, mukluks are rotting from water all over floor when  
thaws out  
Very cold, just like being outside  
Ceiling drips -- attic is wet  
Floor tiles are coming off  
Delbert reinsulated the bathroom wall and upstairs in 1973  
Had to put plyboard over porch because it got rotten  
Use kerosene heater to help heat house  
Spend a lot of money for fuel  
Stove does not provide enough heat

Yes - Walter & Blanche Cook  
Freeze on the edge of floor  
Very cold during winter  
Fixed the edge in bedroom and kitchen  
The door is no good doesn't fit  
Changed windows  
Use three drums of stove oil in a month  
When windy the house shakes and very cold  
Storage room not completed  
Ceiling drips  
Floor tile coming off in bathroom  
Bought own paint -- no paint provided  
Plug windows with insulation to provide heat  
Paint comes off easy when damp

Sept. 4 1975

Dear Sir -

I wonder if you could supply the house with the furnace, this if for cold winter days, the house is rotting away from no proper heating and in January 5 inches of frost in all inside corners of the house, I wonder if you could live in the house like this, why doesn't the Authority do something about this,

We really need a furnace this winter and this will try to pay with the house payment if you could supply us with it, I could not stand it any more, ice on the floor, with 7 kids the bath room pipes froze in winter, if you can't supply us with it, let me know, so I could do something about it,

Thanks Andrew Johnson  
Mt Village

0181

ATTN: Alaska State Housing Authority

SUBJECT: Complaints and Improvements needed on A.S.H.A. houses built in the fall of 1969.

SUBMITTED BY: Herbert Kayokpuk  
Shishmaref, Alaska 99772

1. Foundation corner posts set too high; too much wind vibrates house & blows cold through house.
2. Skirting needed, sand will blow away..
3. Plywood flooring frosts up, tiles coming loose; too much dampness from edge.
4. Exterior walls too thin, frost accumalate and drips & water runs down the side of the house to the floor. The exterior plywood is only 1/4" thick; needs about at least 1" thick.
5. Plywood under roof needed , frosts gathers; when it melts, drips on through ceiling, rafters, insulation and sides of the house. Snow blows up and through all sides of the metal roof.
6. Masonite gets too cold, when it get damp it curls up after it gets dry, and its also a fire hazard.
7. Foundation (4 corner posts & 2 beams) no good; the floor which is too heavy is starting to make lots of ripples.

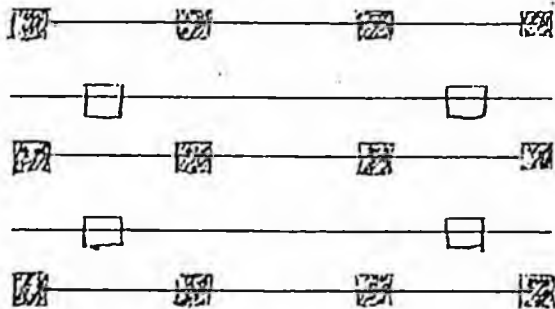
BELOW: What the floor must look like with the existing platforms and beams. Because of the ripples on top of the floor.

- EXISTING PLATFORMS & BEAMS
- 3 or 4 rows of beams & posts needed
- PROPOSED PLATFORMS & BEAMS



*Henry Ahgupuk*

ATTEST: Henry Ahgupuk  
City Clerk  
Shishmaref City Council  
Shishmaref, Alaska 99772



*Herbert Kayokpuk*

Herbert Kayokpuk  
Shishmaref, Alaska 99772

CC: Herbert Kayokpuk  
Shishmaref City Council Files

0119

ATTN: Alaska State Housing Authority

SUBJECT: Complaints and Improvements needed on new A.S.H.A. houses built in the Fall of 1969.

SUBMITTED BY: Andrew Ningealook  
Shishmaref, Alaska 99772

1. Stove pipe leaks. — *Repair with Roof mastic*
2. Tile cracking due to poor under layers of plywoods, not properly nailed to 2"X2" 's on floorings.
3. Short dryer wiring 240 V. — *3 or 4 houses need 220 circuit.*
4. Form ice or frost on walls and top & bottom ends and corners.
5. Also the nail went right out thru tiles (on floor plywood nail under the tile) (also see no. 2) above.
6. Exterior door damaged during construction, it have a couple of holes.

I would also suggested that the State Housing should improve around bottoms, houses, with the plywood. But the plywood be supplied for the bottom of the houses by the Alaska State Housing Authority.

*Repair as done with plastic wood & paint.  
Needs extra window (Give address to Council)*

*Andrew Ningealook*

Andrew Ningealook  
Shishmaref, Alaska 99772

*Henry Ahgupuk*

ATTEST: Henry Ahgupuk  
City Clerk  
Shishmaref City Council  
Shishmaref, Alaska 99772

CC Andrew Ningealook  
Shishmaref City Council Files

*visited 12/10/71  
again 12/14/71*

0120

ATTN: Alaska State Housing Authority

SUBJECT: Complaints and Improvements needed on new A.S.H.A. housed built  
in the Fall of 1969.

SUBMITTED BY: Arnold Olanna, Shishmaref, Alaska 99772

Hose for sink

Edge of ceiling always frost in winter

Plug in shed

Inside door need fix

House too high from ground

Damp around the house in winter

Short dryer plug

Arnold Olanna

Arnold Olanna  
Shishmaref, Alaska 99772

Henry Ahgupuk

ATTEST: Henry Ahgupuk  
City Clerk, Shishmaref City Council  
Shishmaref, Alaska 99772

CC: Arnold Olanna  
Shishmaref City Council Files

0121

VII - 13

AFHA: Alaska State Housing Authority

SUBJECT: Complaints and Improvements needed on new A.S.H.A. houses built in the Fall of 1969.

SUBMITTED BY: Gideon K. Barr Sr. & Fannie Barr  
Shishmaref, Alaska 99772

1. Iced up pretty bad down on bottom wall during winter months, Masonite should never be used for interior whenever it gets cold never warm up again just build up ice on interior on bottom of wall. Remedy for this would be (cleo-tex) Celotex soak with tar that is made for Exterior use and put on outside wall. Thin plywood for inside
2. Single aluminum foof is no good. It form frost as thick as over one inch, first warm spell, it fell down on ceiling and soak up the insulation on ceiling and drip water all over the ceiling through the seam's. Remedy for this would be plywood under the aluminum roofing.
3. Floor tiles has already crack up due to poor seating.
4. House will have to be set on ground, shakes too much during high winds.

Henry Ahgupuk

Mrs. Gideon Barr

Gideon K. Barr Sr. & Fannie Barr  
Shishmaref, Alaska 99772

ATTEST: Henry Ahgupuk  
City Clerk  
Shishmaref City Council  
Shishmaref, Alaska 99772

CC: Gideon K. Barr Sr. & Fannie Barr  
Shishmaref City Council Files

<sup>175</sup>  
Snow blows in attic.  
Short 1 length of metalbestos  
Disobed, asbestos pipe arms operated on

0122

VII-14

ATTN: Alaska State Housing Authority

SUBJECT: Complaints and Improvements needed on A.S.H.A. houses built in  
the Fall of 1969.

SUBMITTED BY: Bert & Nora Ann Kuzuguk  
Shishmaref, Alaska 99772

1. Some parts of our floor is sinking lower than some parts of it.
2. In the spring time water leaks from light bulbs due to frost on the roof.

Bert Kuzuguk

Thank You,  
Bert & Nora Ann Kuzuguk  
Shishmaref, Alaska 99772

Henry Angupuk

ATTEST: Henry Angupuk  
City Clerk  
Shishmaref City Council  
Shishmaref, Alaska 99772

CC: Bert & Nora Ann Kuzuguk  
Shishmaref City Council Files

visited 12/13/70

Note list of requirements for electric.  
They are willing to pay — window, etc.

0123

ATTN: Alaska State Housing Authority

SUBJECT: Complaints and Improvements needed on A.S.H.A. houses built in the Fall of 1969.

SUBMITTED BY: Johnny Weyiouanna  
Shishmaref, Alaska 99772

1. Were only promise for replacement like sink.
2. Tiles are really cracking or rail coming up.
3. Water drip on insulation on inside ceiling.
4. Need something else other than just aluminum roofing.
5. Window not seal good.
6. Outside should have better & thicker plywood.
7. In the winter the inside icing up.

*delaminated siding*

*✓*  
Johnny Weyiouanna  
Johnny Weyiouanna  
Shishmaref, Alaska 99772

Henry Ahgupuk

ATTEST: Henry Ahgupuk  
City Clerk  
Shishmaref City Council  
Shishmaref, Alaska 99772

CC Johnny Weyiouanna  
Shishmaref City Council Files

*visited twice - once for dinner*

0124

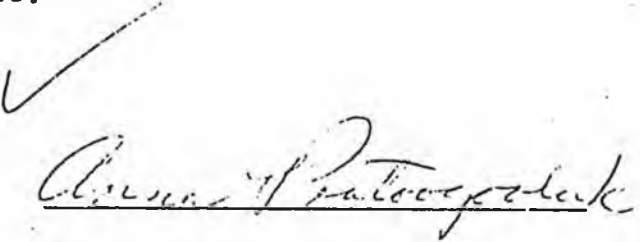
VII-16

ATTN:, Alaska State Housing Authority

SUBJECT: Complaints and Improvements needed on new A.S.H.A. houses built  
in the Fall of 1969.

SUBMITTED BY: Alvin Pootoogooluk  
Shishmaref, Alaska 99772

1. Need one kitchen (window) broken while working on the house (A-window)
2. Need plywood for roof.
3. Sink is not working. No pipe or hose.



Alvin Pootoogooluk  
Shishmaref, Alaska 99772

Henry Angupuk

ATTEST: Henry Angupuk  
City Clerk  
Shishmaref City Council  
Shishmaref, Alaska 99772

CC Alvin Pootoogooluk  
Shishmaref City Council Files

*visited 12/13/71 - Has 2 small vents  
in and is leaking on. Very few problems  
except as enumerated.*

VII - 17

0125

ATTN: Alaska State Housing Authority

SUBJECT: Complaints and Improvements needed on A.S.H.A. houses built in  
the Fall of 1969.

SUBMITTED BY: Sergie Obruk  
Shishmaref, Alaska 99772

1. Gets damp & wet on the bottom of the walls.
2. The tin on the inside gets frosty in winter.
3. The floor deck is weak and the tiles are cracking up.
4. Water leaks through light fixtures, which is very fire hazardous.
5. Do not have platforms of cresoted treated (2x10) by 4 feet planks.

*Sergie Obruk*

Sergie Obruk  
Shishmaref, Alaska 99772

*Henry Ahgupuk*

ATTEST: Henry Ahgupuk  
City Clerk  
Shishmaref City Council  
Shishmaref, Alaska 99772

cc Sergie Obruk  
Shishmaref City Council Files

*visited 12/10/71*

0126

VII -18

ATTN: , Alaska State Housing Authority

SUBJECT: Complaints and Improvements needed on new A.S.H.A. houses built  
in the Fall of 1969.

SUBMITTED BY: Davey Ningealook  
Shishmaref, Alaska 99772

1. House too high, when its windy.  
Lower to ground.
2. Roof need plywooa under tin.
3. Frost around the corners & bottom of the wall.
4. The roof is real bad in winter. The inside of roof is frost and when  
warm weather, its start melt and drip to floor.

*Davey Ningealook*

Davey Ningealook  
Shishmaref, Alaska 99772

*Henry Ahgupuk*

ATTEST: Henry Ahgupuk  
City Clerk  
Shishmaref City Council  
Shishmaref, Alaska 99772

CC: Davey Ningealook  
Shishmaref City Council Files

*Visited 12/10/78  
wall outlet shielded out from water*

0127

VII - 19

ATTN.: Alaska State Housing Authority

SUBJECT: Complaints and Improvements needed on A.S.H.A. houses built in  
the Fall of 1969.

SUBMITTED:by: Clara Sinnok  
Shishmaref, Alaska 99772

Do not have platforms of creosoted treated (2x10) by 4 feet planks.

Frost on ceiling

Frost on wall

Leak water from stove pipe

Frost on door

Real cold in winter time.

need sink box

Clara S. Sinnok

Clara Sinnok  
Shishmaref, Alaska 99772

Henry Angupuk

ATTEST: Henry Angupuk  
City Clerk  
Shishmaref City Council  
Shishmaref, Alaska 99772

CC: Clara Sinnok  
Shishmaref City Council Files

visited: 12/11/71

0128

VII-20

ATTN: Alaska State Housing Authority

SUBJECT: Complaints and Improvements needed on A.S.H.A. houses built in  
the Fall of 1969.

SUBMITTED BY: Alfredo Olanna  
Shishmaref, Alaska 99772

1. Do not have platforms of creosoted treated (2x10) by 4 feet planks.
2. Only tin roof, leaking when it melt. *Condensation problem.*
3. Corners are frost waen its cold.
4. Floor tiles are crack inside.
5. Strong winds shake and moves the house.

Alfredo Olanna

Alfredo Olanna  
Shishmaref, Alaska 99772

Henry Angupuk

ATTEST: Henry Angupuk  
City Clerk  
Shishmaref City Council  
Shishmaref, Alaska 99772

CC: Alfredo Olanna  
Shishmaref City Council Files

*visited: 12/13/71 again 12/14*  
*Changed <sup>stone</sup> pipe to 6". Seems to check*  
*Some of the heat loss. Doesn't use*  
*stock rubber. (7")*

0129

ATTN: Alaska State Housing Authority

SUBJECT: Complaints and Improvements needed on A.S.H.A. houses built in the Fall of 1969.

SUBMITTED BY: Stephen Weyiouanna  
Shishmaref, Alaska 99772

1. Need skirting around house.
2. Need nailing pieces between floor beams every 2 feet.
3. Need plywood under roof.
4. Need thicker outside walls.
5. Masonite too cold & hot near stove.

*Needs ventilation in attic.*

*(Initials)*

*Stephen Weyiouanna*

Stephen Weyiouanna  
Shishmaref, Alaska 99772

*Henry Ahgupuk*

ATTEST: Henry Ahgupuk  
City Clerk  
Shishmaref City Council  
Shishmaref, Alaska 99772

CC: Stephen Weyiouanna  
Shishmaref City Council Files

*visited 12/14/71 @ 10:30 am. Wind blowing so planer  
could land. No adults to answer door, Child answered  
door. Returned and found baby & home. Keeps fairly  
warm but could improve by manual damper  
to keep heat from going up chimney. Stove smokes  
when wind blows from certain direction. Could be made  
more chimney because of 2-story building close by*

ATTN: Alaska State Housing Authority

SUBJECT: Complaints and Improvements needed on A.S.H.A. houses built in  
the Fall of 1969.

SUBMITTED BY: Katherine Barr  
Shishmaref, Alaska 99772

1. Inside & outside door don't close.
2. Upstairs frosts during winter.
3. Center partition dropped about 1".
4. Inside door left handed. - *opens out into cold room*
5. Bathroom unusable during winter, due to frost on walls.
6. Strong South wind shakes building.
7. Storm shed light just hanging (fire hazard). *needs 2 screws  
all lights (lamp holders) not flush  
with ceiling.*

Katherine Barr

Katherine Barr  
Shishmaref, Alaska 99772

Henry Ahgupuk

ATTEST: Henry Ahgupuk  
City Clerk  
Shishmaref City Council  
Shishmaref, Alaska 99772

CC: Katherine Barr  
Shishmaref City Council Files

*(visited 10:35)  
12/14/71*

0131

ATTN: Alaska State Housing Authority

SUBJECT: Complaints and Improvements needed on new A.S.H.A. houses built in the Fall of 1969.

SUBMITTED BY: Elliot Olanna  
Shishmaref, Alaska 99772

(Smallest Window Broken) after construction of the new houses. Tried ordering one from A.S.H.A. but they told me to order one from the factory.

All complaints and improvements needed are the same as the other houses.

1.5) Storm sash 30 1/4 x 27 1/8 Lga  
Storm sash med size (23 1/4 x 27) Elliot Olanna

Elliot Olanna  
Shishmaref, Alaska 99772

Henry Angupuk

ATTEST: Henry Angupuk  
City Clerk  
Shishmaref City Council  
Shishmaref, Alaska 99772

CC: Elliot Olanna  
Shishmaref City Council Files

RESOLUTION 73-2

Resolution of the City Council of Noorvik

Sent to ANNA RUKUNING AUTHORITY

WHEREAS ; The ANNA RUKUNING recipients have complained about the poorly installed insulation they have experienced. and,

WHEREAS ; In the cold winter months the lower half of the Interior walls would be covered with frosted ice. and,

WHEREAS ; The ANNA RUKUNING AUTHORITY should seek funding to correct the serious problem by re-insulating the walls and skirting the outside walls to correct the problem.

NOW THEREFORE ; the City council of Noorvik has approved the resolution 73-2 this 8 day of September 1973.

RECEIVED

Robert Lewis

William W. Hillman

Thomas P. Ferguson

Langdon Hillman

SEP 11 1973

EX	137
AEX-H	PC
ND/H	PC
	382

- cc- Gov. Frank
- cc- Sen. Cravel
- cc- Sen. Ferguson
- cc- rep. Ferguson
- cc- Council files

0144

# NANA REGIONAL CORPORATION, INC.

P. O. BOX 49  
KOTZEBUE, ALASKA 99752

Phone  
RE (907) 442-3763

Sept. 5, 1973

SEP 10 '73

Mr. Robert Butler  
Executive Director  
Alaska State Housing Authority  
P.O. Box 179  
Anchorage, Alaska 99501

Route	EX 196
Route	DEL. H. B. 7
Route	NO. 100 5K
File	

Dear Bob:

This letter is a follow up to our conversation of August ~~28th~~, when we discussed the Selawik ASHA housing project. The people of Selawik have requested our assistance.

As you know the Selawik houses were very poorly constructed, if not the worst ever constructed by ASHA. The people were better off in their shacks. Selawik is geographically situated so they receive both high winds and extreme cold during the long winters.

The ASHA houses have inadequate foundations, no skirting and no vapor barrierers which causes ice to form along the seams, water to freeze on the floors and the buildings to shake in any wind. What do you think would happen if a strong wind blew a house off its flimsy foundation? If the occupants were not injured or killed when the house collapsed, they would be consumed in the fire caused by the stove overturning. Who would be liable? ASHA, the State or both?

You indicated that funds were available for repairs to other similar but later constructed projects. Can't you make repairs based on dire need as opposed to fund accounting? We feel that ASHA is responsible for placing the families of Selawik in this potentially disastrous position and that immediate action should be taken by you.

If no action is taken prior to winter, I will advise the City of Selawik to file suit against ASHA on behalf of the families involved. I will also recommend a lobby effort before the Alaska Legislature be initiated utilizing the video tapes of the Selawik project and the people's comments concerning it which we have on file.

0141

VII-26

MEMBER VILLAGES

Ambler, Buckland, Candlre, Deering, Kiana, Kivalina, Kobuk, Kotzebue, Noatak, Noorvik, Selawik, Shungnak