

AMIHA Newsletter

August 2024
Volume 8 Issue 2



Meet our New Executive Director

We are pleased to announce that Debra (Debbie) M. Skallerud has been appointed as the new Executive Director of AMIHA. Debbie has been with AMIHA for 27 years and has worked in a variety of areas including Finance, Operations, and Grants Management, equipping her with the necessary knowledge and experience necessary to lead the organization.

Over the years, she has continuously shown her dedication and commitment to our tribal communities and is excited to take on this new role. Congratulations to Debbie!



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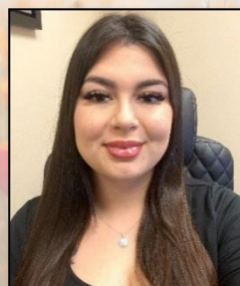
Welcome our New Staff & Promotions

We are pleased to announce Soni Lal as AMIHA's new Senior Accounting Manager. She joined AMIHA in April of this year. Soni has over 20 years' experience working in finance and accounting within the manufacturing and construction industries. She graduated from the University of Pheonix with a degree in Finance and Accounting. We are confident that Soni will be a valuable asset to our team and will contribute significantly to our ongoing projects and goals. Please help us welcome Soni to the AMIHA team.



New Promotion to Accounting Specialist

Mariha Aguilar, a member of the La Jolla tribe, was promoted from Office Clerk to Accounting Specialist, and will be assisting Soni in the Finance Department. Mariha has been with AMIHA for just over a year and has proven herself to be a fast learner, team player and a great asset to the organization. Congrats to Mariha.



AMIHA Board of Commissioners

Executive Board

Chairman: Tim Bactad, Viejas
Vice Chair: Jennifer Garcia, Pauma
Secretary: Joseph Mirelez, *Torres Martinez*
Treasurer: Leonella Leash, Cahuilla

Board of Commissioners

La Jolla: Summer Nelson-Morales
Santa Rosa: Veronica Espinoza
Santa Ynez: Vince Gomez
Soboba: Antonia Venegas

AMIHA Staff Directory

Debbie Skallerud, Executive Director	dskallerud@amiha.org
Abriana Soto, Housing Management Manager	asoto@amiha.org
Greg Stellman, Construction Manager	gstellman@amiha.org
Yvette Yazzie, Director of Operations	yyazzie@amiha.org
Susan Subish, Grants Management Director	ssubish@amiha.org
Soni Lal, Senior Accounting Manager	slal@amiha.org
Mariha Aguilar, Accounting Specialist	maguilar@amiha.org

Announcement

It is with great sadness that we announce the passing of AMIHA's long time Executive Director, Dave Shaffer. David (Dave) Russell Shaffer, 69, of Wilkesboro, NC passed away on June 15, 2024.

Dave was born in Ohio to parents Russ and Ruby Shaffer and was a lifelong Buckeyes fan. He spent his career building thousands of homes for low income and Native American communities across the country. He served as AMIHA's Executive Director from 2007 until his retirement in 2021. He was passionate about using quality, made in America building materials and working with small businesses. Dave took great pleasure in guiding staff and helping them excel in all areas of their jobs and ended every staff meeting with "Go Forth and Prosper".



Dave is preceded in death by his parents and brothers John and Ken. He is survived by his devoted wife Ginger, sister Tricia, daughters Kendra and Holly, son-in-law Brian, and granddaughters Talle and Claire. He will be deeply missed. No services are planned. In lieu of flowers, memorials may be made to Humane Society of Wilkes, PO Box 306, North Wilkesboro, NC 28659. Online condolences may be made to www.reinssturdivant.com. To plant a tree in memory of David (Dave) Russell Shaffer, please visit www.reinssturdivant.com.



All Mission Indian Housing Authority

27368 Via Industria, Suite 113
Temecula, CA 92590
951-760-7390 Office
951-760-7394 Fax
www.amiha.org

AMIHA is the Tribally Designated Housing Entity (TDHE) for the following fourteen (14) Southern California Indian Tribes:

Agua Caliente	Pechanga
Cabazon	Santa Rosa
Cahuilla	Santa Ynez
Jamul	Soboba
La Jolla	Torres-Martinez
Morongo	Twenty-Nine Palms
Pauma	Viejas

AMIHA provides different types of services to these tribes based on their housing needs and direction from tribal leaderships. AMIHA was founded in 1970 with the purpose of providing affordable, low-income housing to tribal members. AMIHA serves fourteen reservations in three counties. With over 50 years of experience working with multiple Indian Tribes on construction and rehabilitation of low-income housing. AMIHA is one of only three Indian Housing Authorities in the State of California that represents multiple Tribes. To date, AMIHA has built more than 1,000 housing units in San Diego, Riverside, and Santa Barbara counties.

Mission Statement

To provide safe, affordable, and decent housing for Indian people residing on the reservations that incorporates traditional concepts and values. To seek out and effectively administer innovative programs to maintain the existing housing stock and to create new housing opportunities for the residents we serve.

Tips for a Cooler Summer

DISCOVER ENERGY-SAVING TIPS FOR A COOLER SUMMER

As the sun's rays intensify, so does our reliance on air conditioning. Let's explore ways to keep your home cool while trimming energy bills, plus other energy-saving tips.

1. Save with Golden State rebates: Receive rebates toward the purchase of energy-efficient products like smart thermostats, heat pump water heaters and room air conditioners. Get details at sdge.com/rebates and for the product list, visit GoldenStateRebates.com.
2. Cool down with a fan. Use ceiling and tabletop fans to cool off and leave the thermostat at a higher temperature. Turn fans off when you leave a room as fans cool people, not rooms.
3. Fire up the grill. Take the heat out of your kitchen by cooking outside. It's also a good excuse to get your family outside and away from electronics.
4. Delay chores. Shift some chores like laundry and running the dishwasher outside of the on peak hours of 4 p.m. to 9 p.m. Save even more if you do laundry on the weekends before 2 p.m.
5. Give your dryer time off. Consider outdoor line-drying on sunny, breezy days to save on natural gas costs.
6. Use less hot water. Water heating accounts for 30% of your home's total energy use. The longer you run hot water, the higher your energy use and bills. To save, reduce how much hot water you use and turn the temperature on your water heater down a little.
7. Block the sun. During the heat of the day, cover windows to block the sun's heat. If you can, open windows at night and in the early morning to let in cool air.
8. Charge while you sleep. Before going to bed, plug your devices in so they can recharge during super off-peak hours which are less expensive.
9. Pre-cool your home before 4 p.m. Take advantage of lower-priced energy by setting your A/C between 68° and 74° F before 4 p.m. During on-peak hours of 4 p.m. to 9 p.m., adjust your thermostat to 78°, health permitting.
10. For more ideas on how to save energy, visit sdge.com/MyEnergy.



Housing Management Program News

AMIHA Homeowners:

AMIHA is required to do a Re-Certification of every participant that occupies an AMIHA home every three years. When your Re-Certification is due, you will be mailed a Continued Occupancy Application. You are required to complete the forms and return them to AMIHA within 30 days, even if there are no changes in your income or family composition. The purpose of the Re-Certification is to determine whether there needs to be an adjustment, increase, or decrease, of the participant's monthly payment.

In addition, to the three year Re-Certification, each participant will be provided a "Change of Income Check

List" annually. This is for each participant to identify and submit any changes to the annual income. This form is required, and it must be returned to AMIHA within 30 days, even if there have not been any changes in the family income.

Waiting List Applicants:

It is the responsibility of each applicant to update their application on an annual basis. To remain on the waiting list, an applicant must continue to update his/her application annually. Applicants who fail to update annually will be placed in an inactive file and will lose their original spot on the waiting list.

Home Inspections- What's Inspected?

1. Common Areas-Living Room, Kitchen, Bedrooms, Bathrooms
2. Heating, Plumbing, Electrical
3. Windows, Hardware
4. Exterior/Interior Walls, Paint
5. Flooring
6. Working Smoke Detectors
7. Yard, Trash & Solid Waste
8. Please report any concerns with your Roof, and Septic



Be sure your home is safe by picking up all trash & discarding it. Keep brush and weeds cleared out away from the exterior of your home.

If you have any questions, please contact Abriana Soto, Housing Management Manager at ASoto@amiha.org.

Eligibility for New Housing

To be eligible for AMIHA housing programs you must meet the following criteria:

- An applicant must be a member of a Tribe that is served by AMIHA.
- The applicant's "TOTAL FAMILY INCOME" as defined under Chapter 2, Section 2-35, does not exceed 80% of the applicable income limit.
- An applicant must be 18 years of age or older.
- Applicants must apply annually to remain on the Waiting list.
- All applicants selected for participation in a home ownership program must successfully complete two classes of home ownership coursework before occupancy can occur. These courses are available at the AMIHA offices and presented by AMIHA staff.

How to Apply for AMIHA Housing

House Payments Due on the first of each month

1. Complete a housing application and provide the required documentation. Visit www.amiha.org to download an application or contact AMIHA to request an application.
2. Your application will be reviewed by Abriana Soto, Housing Management Manager. You will be notified by mail if your application is approved or denied based on your current income and family composition.
(Please note: If an applicant is denied based on income eligibility, they will still be placed on the waiting list, and have the opportunity to become income eligible in the future.)
3. Applicants are placed on the housing waiting list in order of original application date.
4. Applicants are required to update their application every year. If you neglect to update your application on time, you will be removed from the waiting list and lose your position on the list.

For more information contact Abriana Soto, Housing Management Manager at ASoto@amiha.org or 951-395-5669.



Construction Corner

Here are the latest new housing construction projects.

IHBG Comp La Jolla- Homes in Progress



IHBG Viejas- Move-in Ready!



Need to Make a Payment?

Payments are due on the 1st of the month. Payments received after the 10th are subject to late fees. To assist you to stay on track, AMIHA has the following options to make your monthly payment:

- To make your payment online, please visit the AMIHA website, click on "Make a Payment," enter the amount and press continue, enter your credit card information and press "pay now"
- Enroll in autopay (Call Mariha to set up)
- Call Mariha to make a payment over the phone
- Mail your check or money order to 27368 Via Industria, Suite 113, Temecula, CA 92590
- Come to the office and make a payment in person
- If you are having difficulty making payments, you may contact Mariha to set up a payment plan and get on track

If you have any questions or need to make a payment, please call Mariha Aguilar, Accounting Specialist at 951-760-7390. We are open Monday through Friday, 8:00am to 4:30pm.

Office Updates

AMIHA Office Hours: Monday to Friday 8:00 am to 4:30 pm

To make an appointment or speak with staff please call 951-760-7390.

Holiday Office Closures:

September 2, 2024- Labor Day

September 27, 2024- Indian Day

October 14, 2024- Indigenous Peoples Day

November 28 & 29, 2024- Thanksgiving Day and Day After

AMIHA at Soboba Wellness Event

AMIHA staff Susan Subish, Grants Management Director and Abriana Soto, Housing Manager attended the Soboba Wellness event to provide information on housing resources.



AMIHA staff at La Jolla Earth Day

AMIHA staff participated in the La Jolla Earth Day event in April 2024. It was an awesome event with lots of helpful resources. Pictured is Rozee Blanco, Housing Specialist and Smokey the Bear.



For information about fire safety visit:

<https://smokeybear.com/en/prevention-how-tos/campfire-safety>



Update Your Information

Remember to update AMIHA with any changes to your:

- Home number
- Cell phone number
- Email Address
- Mailing Address
- Physical Address

This information is needed to contact you or mail you important information. Please report this information to Abriana Soto, Housing Manager at 951-760-7390 or email Asoto@amiha.org.

Fire Safety and Home Preventive Maintenance

SAFETY FEATURE

Wildfires: Preparing for and Protecting Against Losses

AMERIND's Risk Control team is dedicated to sharing knowledge, identifying risks and removing hazards in Tribal Communities. Our comprehensive safety services include wildfire safety training and defensible space risk consultation. We are committed to helping you keep your family, home, community and organization safe.

For more information, email the AMERIND Risk Control team at RiskControlTeam@amerind.com or call 800.352.3496. To protect yourself from wildfires, please review these important fire safety tips:

Before a Wildfire Threatens

SAFEGUARD YOUR HOME

- Clear leaves and other debris from gutters, eaves, porches and decks to prevent embers from igniting your home.
- Remove dead vegetation and other items from under your deck or porch and from within 10 ft. of the home.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Remove flammable materials (firewood stacks, propane tanks) within 30 ft. of the foundation of your home and outbuildings, including garages and sheds. Don't let anything that can catch fire touch your house, deck or porch.
- Prune trees so the lowest branches are 6 to 10 ft. from the ground. Wildfire can spread to treetops.
- Keep your lawn hydrated and maintained. If it is brown, cut it down to reduce fire intensity. Dry grass and shrubs are fuel for wildfire.
- Don't let debris and lawn cuttings linger. Dispose of these items quickly to reduce fuel for fire.
- Inspect shingles or roof tiles. Replace or repair those that are loose or missing to prevent ember penetration.
- Cover exterior attic vents with metal wire mesh no larger than 1/8 inch to prevent sparks from entering the home.
- Enclose under-eave and soffit vents or screens with metal mesh to prevent ember entry.



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



California Native American Day- Historical Facts:

Native American Day began in California in 1939, when Governor Culbert Olson dedicated October 1st as "Indian Day."

In 1968, California Tribal Leaders and Governor Ronald Reagan declared the fourth Friday of September as "California Indian Day."

The "Native American Day" celebration on September 25, 2015, is an official State holiday, pursuant to Assembly Bill 1953 (Baca) and signed into law by Governor Pete Wilson on September 21, 1998. Governor Edmund G. Brown Jr., in 2011 wrote a Governor's Proclamation highlighting this momentous and important day.

The Native American Day Celebration has become a time honored tradition in the Native American community.

URL: <https://californianativeamericanday.com/news-releases/>

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Homeowner Insurance Resources

When your home is paid off and conveyed, your home is removed from the AMIHA company homeowner insurance policy. Homeowners insurance pays for losses and damage to your property if something unexpected happens, like a fire or other events that may damage your home. Here are some websites that you may research when looking for homeowners' insurance:

- AMERIND Homeowners Insurance Information: <https://amerind.com/services/homeowners-renters/>
- California Fair Plan: <https://www.cfpnet.com/>
- Tribal First: <https://tribalfirst.insureonepremier.com/>

Research insurance companies to make an informed decision about your insurance needs and compare rates.

Emergency Maintenance

An emergency maintenance request applies when any condition is present that may constitute an immediate threat to health, safety, or property. Examples: loss of heating or air conditioner, serious water leaks, and electrical hazards.

Contact: Greg Stellman, Construction Manager, at 951-401-9523 for emergency maintenance concerns.
