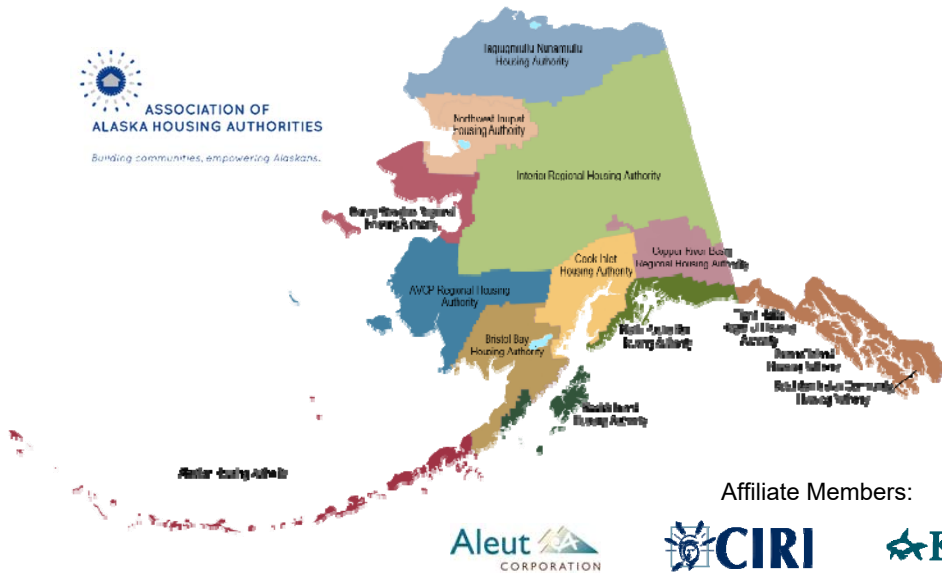




# ASSOCIATION OF ALASKA HOUSING AUTHORITIES

*Building communities, empowering Alaskans.*



### Partners:



### Affiliate Members:



### Disclaimer: Views Expressed

The views expressed in this communication are solely those of the author and do not necessarily represent the views, opinions, or positions of the partners or affiliate members of AAHA.

## REGIONAL HOUSING AUTHORITIES

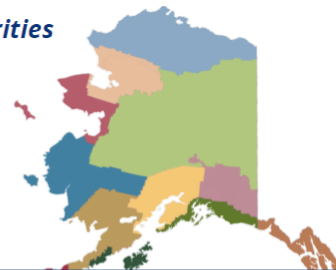
- Consortium model to achieve economies of scale
- Develop affordable housing
- Preserve affordable housing
- Provide housing services
- Reduce overcrowding
- Help address homelessness
- Rehabilitate homes for families to be healthy







## ECONOMIC & WORKFORCE

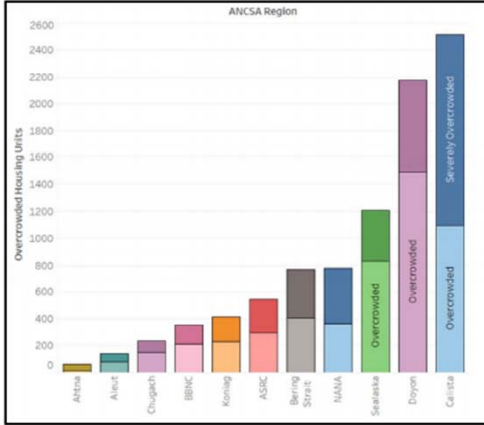
### *Economic Impact of the Regional Housing Authorities* An AAHA Study conducted by McKinley Research Group

**Our Impact** The total economic impact of the Rural Housing Authorities (RHAs) in Alaska in 2019 was **\$153 million**, including direct, indirect, and induced impacts of Alaska wages and business spending



<p><b>Economic Impact Snapshot</b></p> <p>RHAs, working with many partners, are one of the largest employers in rural Alaska and play a critical role in sustaining many local economies</p>	 <p>Approximately 11,600 Alaskans live in 4,800 housing units built, improved, or managed by RHAs</p>	 <p><b>670 jobs</b> created by RHAs, supporting 1,120 jobs in Alaska</p>	 <p><b>\$51 million</b> in direct payroll. Supporting a total of <b>\$82 million</b> in Alaska</p>	 <p><b>\$153 million</b> spent in wages and purchases of goods and services in Alaska</p>
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# OVERCROWDING IN RURAL ALASKAN COMMUNITIES



Source: 2018 Alaska Housing Assessment: Alaska Housing Finance Corporation

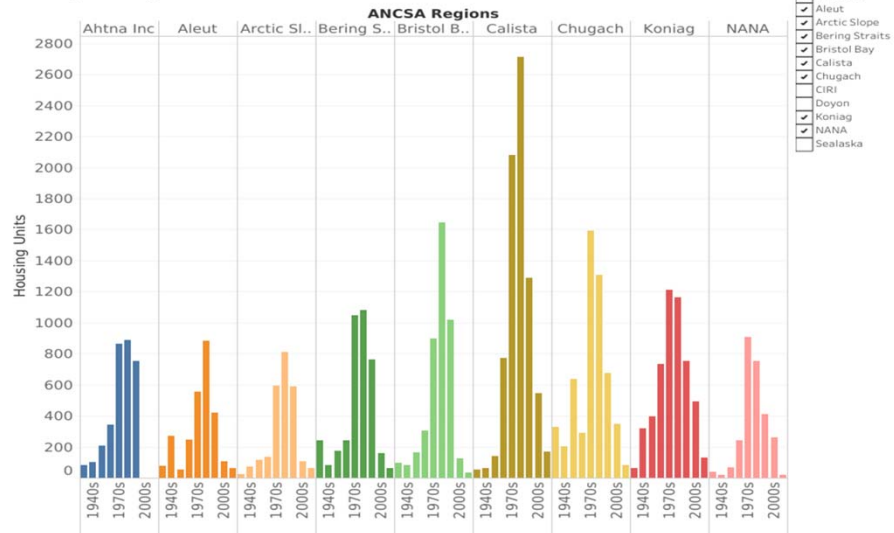
- Many regions in Alaska are extremely overcrowded with rates in some areas reaching approximately 12 times the national average.
- Overcrowding is generally the manifestation of a homelessness population in Tribal communities.

5

## Community and Demographics - ANCSA Regions

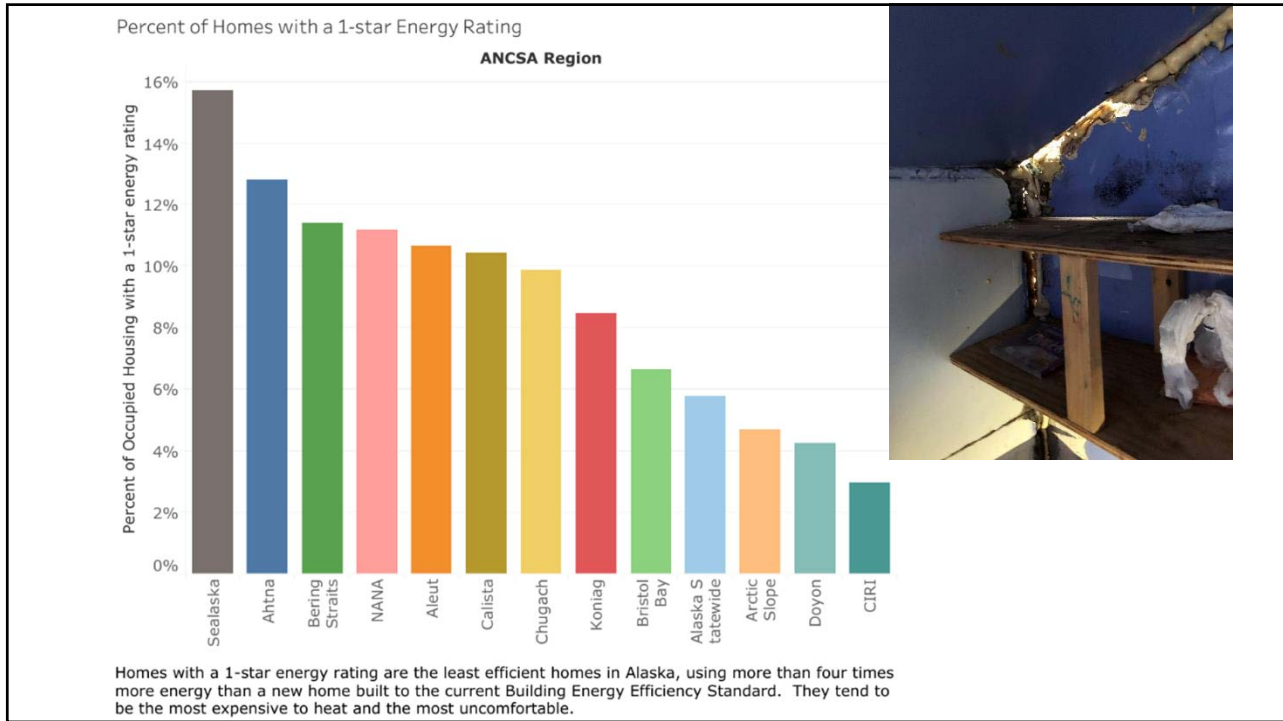
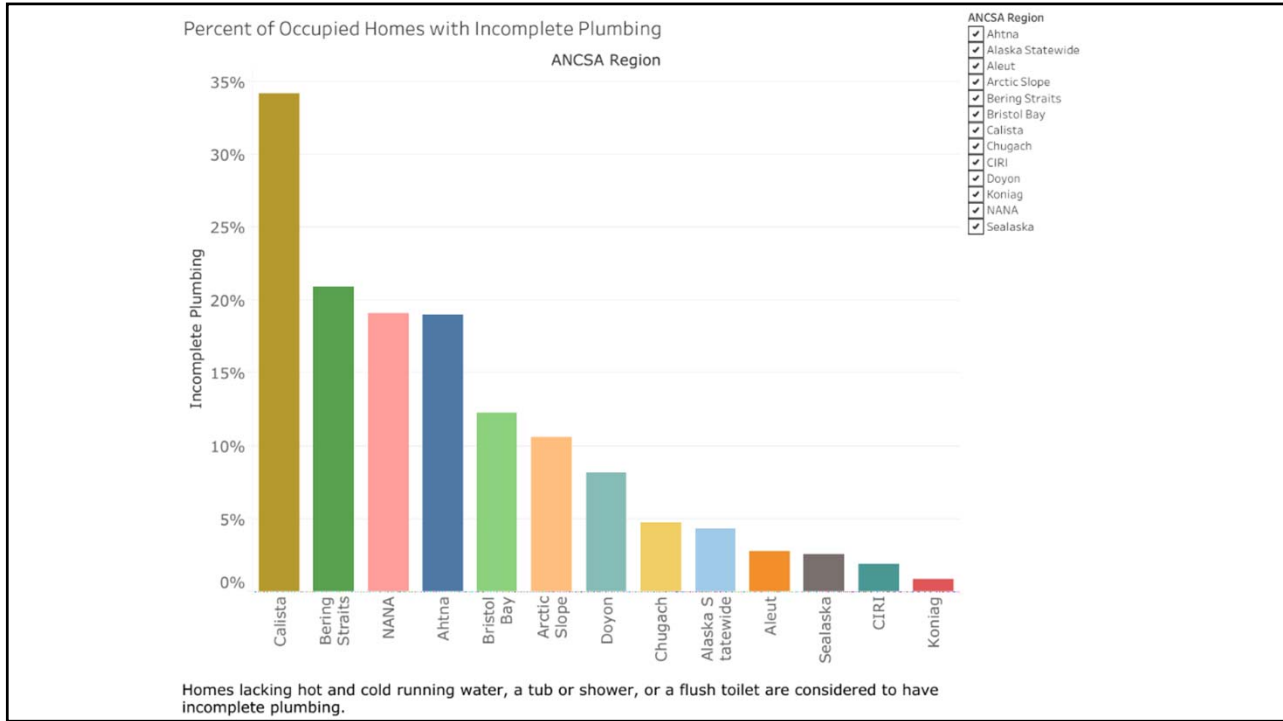
Housing Units by Decade Built    
  Recent New Construction    
  Housing Occupancy    
  Future Population Projections    
  Current Senior Population and Future Projection

### Housing Units by Decade Built



The majority of the housing units in Alaska were built in the 1970s and 80s.

6



## Mechanism to increase safe, sanitary and affordable housing

### AHFC Supplemental Housing Development Grant Program

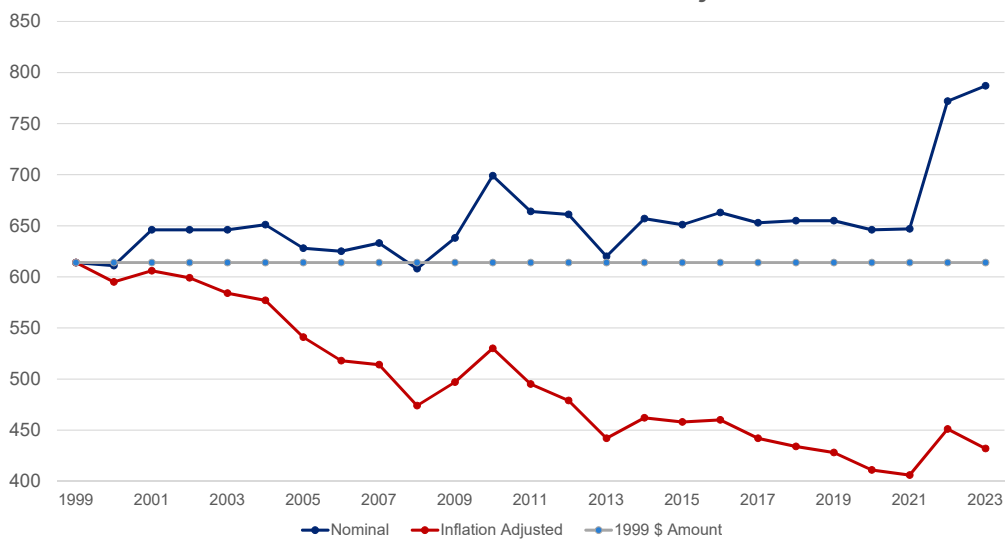
- FY 2025 Capital Budget- \$3MM
- In 2014 Supplemental- \$10MM

### AHFC Weatherization Program

- FY 2025 Weatherization Program Budget- \$2MM (State)
  - \$15.5MM (Fed)
- In 2014 Weatherization Program Budget- \$30 MM

9

## IHBG Nominal vs Inflation Adjusted



## Home Construction Costs in Alaska

### What can we do to reduce the cost of building homes in Rural Alaska?

Alaska's Regional Housing Authorities (RHAs) are the number one builders of affordable housing across the state and often the ONLY developers in rural communities. RHAs are often leveraging various funding sources to achieve economies of scale (and make homes more affordable) while abiding by numerous regulations.

*"Why is it so expensive for a Housing Authority to build a home in Rural Alaska when I can order a home kit for a fraction of the cost?"*



Building a home is not as simple as purchasing a kit from a supplier. Housing development must include:

- Shipping
- Water and Sewer Connection
- Roads
- Foundation
- Electrical distribution
- Labor

13

For more information visit [www.aahk.org](http://www.aahk.org)

## How Communities Can Contribute to Housing Supply



**Total Cost for Modest Home: \*\$600,000-\$700,000**

\*Total range is based on conservative estimate that varies per region.

14

## Three biggest cost drivers get bigger every year

- Labor
- Logistics
- Construction material
  - Lumber and wood products
    - December 2019- June 2021= 241% increase
    - <https://fred.stlouisfed.org/series/WPU083>
    - Nationwide, prices have dropped but across Alaska, especially in small communities, the price adjustments downward has been slower than the rest of the US.
  - January 2020-2023 Overall Construction increased by 93%



15

## How do we increase housing in our Communities

- What innovative solutions are communities implementing to provide land?
- What can Cities, Boroughs, Communities, Tribes, Village and Regional Corporations, Health Corporations and Regional non-profits do to increase affordable housing....?

17





**TH**  
Regional Housing Authority

## Overall Collaborations

  
WELLS  
FARGO

  
Alaska  
Housing  
FINANCE CORPORATION

  
CATHOLIC COMMUNITY SERVICES  
SERVING PEOPLE OF ALL BELIEFS

  
Spruce Root  
COMMUNITY DEVELOPMENT

  
CITY AND BOROUGH OF  
JUNEAU

  
HUD-VASH  
Supportive  
Housing

  
SEALASKA


  
Central Council  
Tlingit and Haida  
Indian Tribes of Alaska

  
HAA YAKA AWU  
FINANCIAL CORPORATION

  
OWEESTA

**Community Tribes/Tribal Government • Juneau Housing First • Local Banks + MORE!**

## Q&A



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[www.aahaak.org](http://www.aahaak.org)

19