

# Housing Projects & Funding Strategies

Infrastructure Symposium

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DENALI COMMISSION

*Erik Obrien, Program Manager*

*[eobrien@denali.gov](mailto:eobrien@denali.gov); 907-342-2493*



# Denali Commission's Rural Strategy

## Commission is a Key to Unlock Funding

- **Mission**
  - Deliver services of Federal Government cost-effectively to promote economic development with a focus on rural infrastructure development
- **Broad Authority**
  - Allows flexibility to fill *Market Gap* for *Social Good*
- **Commission Special Tools :**
  1. Section 311 transfer authority
  2. Non-federal cost share
  3. No-year funds

**This means Partnerships!**



# Strategic Development

- **Important to consider total community needs**
- **Benefit of bundling, pairing funding and programs for increased efficiency, success**
- **Project Planning**
  - Utilities and housing
  - Energy and housing
  - Workforce and housing
  - Continued...





# Denali Commission Work Plan

- **Energy**
- **Bulk Fuel**
- **Village Infrastructure Protection**
- **Transportation**
- **Water and Sanitation**
- **Health Facilities**
- **Housing, EcoDev, WorkDev, Broadband**



# Consider the Capital Stack

- **Financing**
  - Private or Public
- **Federal grant funding**
  - HUD, AHFC/State, BIA, USDA, Other
- **Other financing**
  - City, trust, foundation, sweat equity, IRT
- **Phased approach to project development**



# Examples - FFY22 Grant (Housing)

- **Rural CAP Hooper Bay TA**
  - Ensuring homeowners access existing programs
- **Ketchikan Housing Strategy**
  - Affordable housing, implementation, funding
- **Bethel Community Services Supportive Housing**
  - 20-unit Housing First Supportive Housing, homelessness
- **Inupiat Community of Arctic Slope**
  - Arctic housing methodology for affordable, resilient housing
- **TNHA (North Slope Housing Authority)**
  - Point Lay affordable housing, three duplexes
- **Village of Solomon, Nome Housing Development**
  - Fill, utilities, and plot development



# Examples - FFY23 Grant (Housing)

- **Village of Solomon, Nome Housing Development**
  - Vertical construction on new development
- **Rural CAP Sweat Equity Program**
  - Incorporates homeowner participation in construction
- **Sitka Community Land Trust**
  - Site development for Apartment, feeder to home ownership
- **Kijik Corporation**
  - Nondalton Community Infrastructure Plan
- **TKC Fish Wheel**
  - Sawmill factory, developing integrated rural home kits
  - Utilizing local timber, factory-built trusses
  - Champion to drive complex project



# Materials Science for Construction

## 3D Printed Housing

- Utilizing local materials to print home
- Feasibility determined integrity of printed material
- Leverage - HUD, City, University, IRT, NREL, AHFC
  
- University of Maine and Penn State
- U of Alaska receiving robot, exploring programming
  - Future Arctic Materials Science Center?





# Merbok Housing Project Plan

- **Coordinate statewide, local implementation**
  - AHFC, AAHA, CCHRC/NREL, RurAL CAP, HAPPP, HUD
  - Alaska Lumber Mills
  - Regional HAs, Native Nonprofits, Tribes, CDQ
- **Plan accordingly, then implement**
  - Housing Depot Best Practices, AHFC
  - All Alaska Supply Chain, Partners
  - Local Use Provisions, NREL/CCHRC
  - Leverage, RurAL CAP



# Overarching Housing Objective

- **Problem is cost and availability of housing**
- **Strive to address structural challenges**
  - Continue looking for cost savings
  - Continue partnering, leveraging existing programs



# Champions Unlock Opportunity

- **Find and pursue funding**
  - Capital stacking, phased project approach
- **Coordination with project partners**
  - Technical providers must be included
- **Coordination with community partners**
- **Consider regional and local needs**
- **Manage uncertainty and change**



# Responding to Uncertainty, Change

- **No project deploys as planned**
  - Good projects are close
  - Good project outcomes can include change
    - Project bundling
- **Managed risks, planning, strong partners**
  - *It's not the strongest or most intelligent that survives; it's the one most adaptable to change.*





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# Thank You!

Erik OBrien

[eobrien@denali.gov](mailto:eobrien@denali.gov)

