



2024 Alaska Infrastructure Symposium

Leveraging State + Federal Funding Sources for Affordable Housing Development

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Leveraging = Finding Sources and Knitting Them Together



Ch'bala Corners Development



38 units
3 eight-plexes
3 four-plexes
1 duplex

PROMOTING INDEPENDENCE THROUGH HOUSING



Ch'bala Corners Capital \$tack

SOURCE	AMOUNT	%
Low Income Housing Tax Credits (via AHFC)	\$9,300,000	46%
MOA ARPA	3,000,000	15%
State of Alaska CDBG-DR	2,200,000	11%
CIHA IHBG Competitive	1,900,000	9%
Permanent Loan (lender bank)	1,300,000	6%
MOA HOME	1,000,000	5%
Federal Home Loan Bank AHP grant	750,000	4%
Deferred Developer Fee	300,000	1%
AHFC Supplemental Program grant	250,000	1%
TOTAL:	\$20,000,000	



Grant Requirements

- Procurement
- Construction
- Operating

Impacts who you serve

- Income levels
- Age restricted (senior)
- Special Needs

Disabled

Current housing situation

How Long?

- 15 years?
- 20 years?
- 30 years?

What Else?

- Compliance!
Requires Staff & Capacity = \$\$\$



Questions?



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