

Housing Alaskans: A Public-Private Partnership

Helping Address Alaska's Housing Crisis

Alaska Infrastructure Symposium
Housing Summit

April 2, 2024

Challenges Housing Developers Confront to Produce Housing Affordable for Alaskans

- High and rising hard costs
- Access to capital
- Restrictive and cumbersome grant processes
- Multiple grant applications
- Lack of coordination among local, state, and federal projects and infrastructure dollars

How Housing Alaskans Adds Value to Address Developers' Challenges

- Funding accelerator to top off stalled capital stack acquisition
- Blends and leverages public and private funds
- Minimal funding restrictions
- Complements and coordinates with other housing entities and funders
- Simple application process and quick turnaround

Proof of Concept

Housing Alaskans 2023 “top off” grants

- Nome Community Center
- Interior Regional Housing Authority
- RurAL CAP
- Wasilla Area Seniors, Inc.
- Sitka Homeless Coalition
- AWARE



Nikolai: “Nikolai Home Construction”

- Developer: Interior Regional Housing Authority
- Funding sources: 3
- Housing Alaskans top-off grant: \$100,000
- One 3-bedroom home

We are very thankful for the grant to assist with the cost of freight to get the materials to the remote project site.

~Vanessa Cruger, IRHA.



Sitka: “Hitx'i Sáani” (Little Houses)

- Developer: Sitka Homeless Coalition
- Funding sources: 19
- Housing Alaskans top-off grant: \$150,000
- 12 apartments, incl. a caretaker cabin & community room

This development will provide such a needed service to our neighbors experiencing homelessness, and we truly can't thank you enough for this generous expression of support.

~Andrew Hinton
Sitka Homeless Coalition



Soldotna: “Tatum Mutual ‘Self-Help’ Project”



- Developer: RurAL CAP
- Funding sources: 7
- Housing Alaskans top-off grant: \$100,000
- 9 homes
- Owners chip in sweat equity to help build their home.

Nome: “HomePlate Nome”

- Developer: Nome Community Center
- Funding sources: 17
- Housing Alaskans top-off grant: \$150,000
- 15 apartments



Housing Alaskans made up for those differences between what Nome Community Center applied for and what they actually got. It relieved a ton of anxiety. The simplicity of the application process was a cost-saving that isn't usually factored in. Grant applications take a tremendous amount of time. Funders don't realize how much time it takes to pull together the information for applications.

~ Rhonda Schneider, Nome Community Center

Wasilla: “Aspen House”



- Developer: Wasilla Area Seniors, Inc.
- Funding sources: 8
- Housing Alaskans top-off grant: \$150,000
- 40 homes

Your grant made it possible for us to close on this project and get the building started, which broke ground in early July 2023.

~ Marlene Munsell, Wasilla Area Seniors

Juneau: “Cordova Street Apartments”

- Developer: AWARE
- Funding sources: 10
- Housing Alaskans top-off grant: \$100,000
- 7 apartments



Housing Alaskans' Grants Impacts

- People housed
- Developers' challenges reduced
- Insights into housing needs
- Leveraged funding ensures public-funded projects get built



Thank you.
Questions?

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