

# AVCP-RHA 2024 Strategic Plan and Housing Need Forecast

Prepared by:  
Agnew::Beck Consulting, Inc.

Prepared for: Association of Village Council  
Presidents (AVCP) – Regional Housing Authority

January 2024, updated Feb 2024



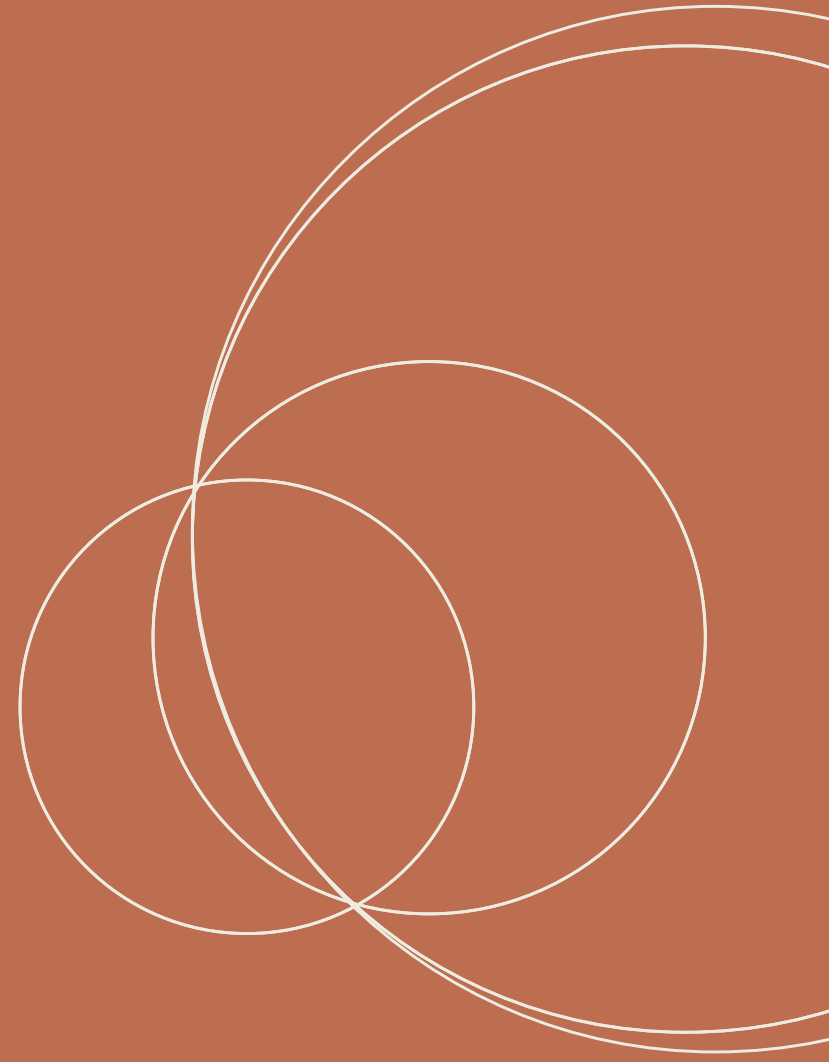
# Table of Contents

Section 1	AVCP RHA Strategic Plan
Section 2	Summary of Partner Conversation from December 2023
Section 3	Housing Need Forecast for AVCP RHA Communities



Section I

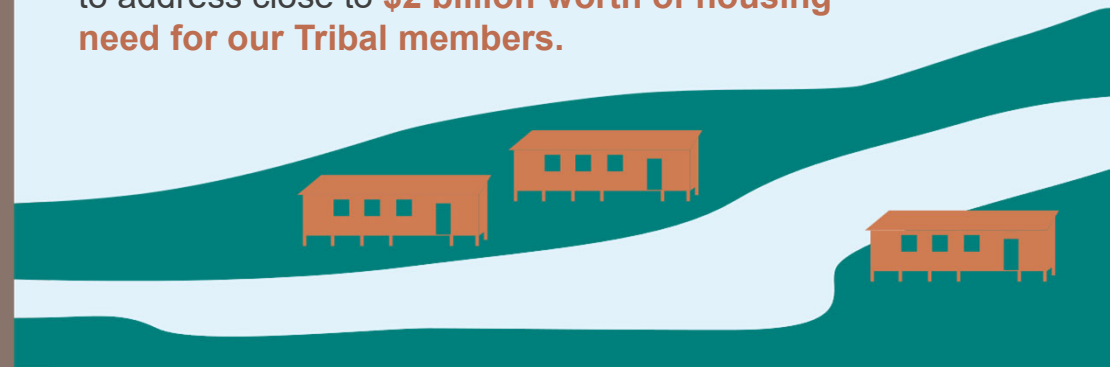
# AVCP RHA Strategic Plan



## TRANSFORM AND IMPROVE OUR LIVING CONDITION.

Our region has an immediate need for at least 2,000 new homes for families living in a region with one of the highest rates of overcrowding in the nation.

Through this plan, AVCP RHA seeks to transform and improve our living conditions by working with partners to address close to **\$2 billion worth of housing need for our Tribal members.**



CAPACITY  
BUILDING



FINANCIAL  
SUSTAINABILITY



BUILD QUALITY  
HOUSING



STRENGTHEN  
PARTNERSHIPS

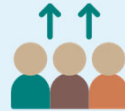


IMPROVE  
PUBLIC HEALTH

OUR VISION IS SUPPORTED BY 5 FOCUS AREAS

## 1. Capacity Building

Grow local development capacity and lead the way for more housing



- Improve home ownership and maintenance resources
- Optimize existing apprenticeships and introduce more opportunities
- Place an RHA housing representative in each community
- Expand programming and increase capacity to implement
- Attract young talent, especially in trades and leadership
- Maintain force account labor

## 2. Financial Sustainability

Diversify funding sources and increase reach



- Negotiate a broader compact with the federal government to fully fund housing, including Housing Improvement Program funds.
- Increase IHBG allocated funds for rehab, new construction, modernization
- Identify efficiencies in building, rehab to decrease development costs
- Explore new funding sources and relationships
- Increase leverage 5-10 times
- Evaluate and improve staff pay

## 3. Build Quality Housing

Increase access to quality housing through smart, efficient growth

- Develop and maintain database of shovel-ready projects
- Prioritize rehab projects
- Increase availability of affordable, safe, future-ready housing units



## 4. Strengthen Partnerships

Speak with one voice, one message



- Work with partners to solidify core messaging
- Identify policy change that can maximize services to Tribes, develop action plan
- Prioritize improvements in workforce, infrastructure, education/resources, housing conditions data to align collective messaging around evidence

## 5. Improve Public Health

Reduce overcrowding and improve housing infrastructure



- Provide water and sewer to all homes
- Adopt new building standards for climate-resilient and efficient housing
- Maintain and grow partnerships that expand access to healthy home solutions (air purifiers, mold remediation)

Section 2

# Summary of Partner Conversations



# YKHC Partner Meeting: Key Themes

- **Housing is critical for improving public health**; overcrowding is an impediment to public health.
- **Top 8 “counties”** for overcrowding are predominantly AI/AN and 7 of the those are in Alaska. The 9th highest county for overcrowding is only 25% of the top 8. Alaska experiences 4 times the rate of overcrowding.
- YKHC estimates that we need **\$2 to \$2.5 billion** in the YK Delta to build enough houses for people.
- YKHC tracks current public health data related to the connection between **housing and health**.
- YKHC provides air purifiers, mattress covers, moisture meters, to households referred to the program, to try to **reduce respiratory issues that happen in crowded homes**.
- YKHC uses Census; **doesn't create new** housing data. Annually they call water/sewer operators to estimate the number of households on piped, hauled water/sewer.
- Use IHS SDS (Sanitation Deficiency System) and HITS (housing inventory tracking system) for data collection
- Focus on a **common changes to federal programs** for housing. Brian shared a story about working with other regions to align requests for water/sewer

Brian Lefferts, Director of Public Health, YKHC

# ANTHC & DEC Partner Meeting: Key Themes

- ANTHC has federal funds for water/sewer connections; can't go to HUD built/funded homes. **This is double dipping.** Defer to State capital funds to support HUD homes in rural Alaska. infrastructure that supports housing, amongst other land uses.
- State DEC Village Safe Water has access to USDA and EPA through the State **capital funds for water/sewer improvements.**
- Village Safe Water supports engineering needs for **22 communities** in the YK region and ANTHC supports **another 29 communities** in the YK for engineering support.
- **Climate initiatives program** embarking on a landscape assessment to understand how climate impacting YK communities (opportunity to partner on data gathering?). They also have interest in looking at housing design that supports seasonal lifestyle, build housing for the future climate impacted world sourced from local materials

Brent Hove, ANTHC Regional Project Management lead for the YK area for sanitation projects; Liz Wulbrecht ANTHC Project Manager; Jackie Schaeffer ANTHC Director of Climate Initiatives Program; Andrew Willman, ANTHC Program Manager for Healthy Homes; Carrie Bohan, Facilities Programs Manager, State DEC



# RurAL CAP Partner Meeting: Key Themes

RurAL CAP Board has identified three priority actions related to rural housing.

- **Help direct large amounts of federal funds** to the off-road system. This funding is too good to miss out on for Alaska.
- Say **yes to local capacity building**. RurAL CAP doesn't need to see their logo on projects; wants to be a resource.
- Infrastructure dollars are substantial but currently don't allow communities and Tribes **to actually build the housing**.

- RurAL CAP has a long history in Alaska. **“We are not going anywhere. We are here to help and provide the role that is needed.”**
- Ideas discussed: **share information** related to weatherization and rehab. Work together to **build housing**.
- RurAL CAP has \$10 million to help support housing with partners.
- Concerns: there is **federal money that is not going to Tribes** that should be. Some of those funds are set asides for Tribes.

Tiel Smith, Chief Executive Officer, Jasmine Boyle, Chief Development Officer,  
Bob Marquez, Rural Housing Planning Manager

# CIHA Partner Meeting: Key Themes

- The **largest shareholder population that CIHA serves are Calista shareholders**, second to CIRI shareholders. CIHA housing open to all.
- CIHA's approach is evolving. Leveraging IHBG as 10-20% of the cost is still the approach but the **cost to build housing and address the regulatory issues are increasingly challenging**.
- CIHA is a **resource for advocacy and technical assistance** including sharing policies and procedures and being a thought partner.
- CIHA might consider supporting a tax credit project/helping attract an investor in Bethel but shared **the realities of using debt/other sources, including the ongoing compliance and debt obligations**.
- Tribal HUD funding **hasn't kept pace with inflation**, while **non-Native HUD funding is 25% better than inflation**. There was talk of **aligning advocacy** amongst all Tribes in the US to substantially increase funding for Tribal housing.

Gabe Layman, President/CEO;  
Chris Kolerok, Director of Public Policy and Government Affairs

Section 3

# Housing Need Forecast



# What can the data tell us?



What is the current housing condition in a region?  
How much housing is needed in the future?



What programs should we implement?  
What path should we take?

# Steps for a Complete Housing Needs Assessment

We are at this first step to help with Strategic Planning



## 2: DATA

Develop a community level forecast of housing need using existing data. Quantify the cost.



## 3: SURVEY + INTERVIEWS

Compile qualitative data to understand housing perceptions and needs from community members



## 4: SITE VISITS

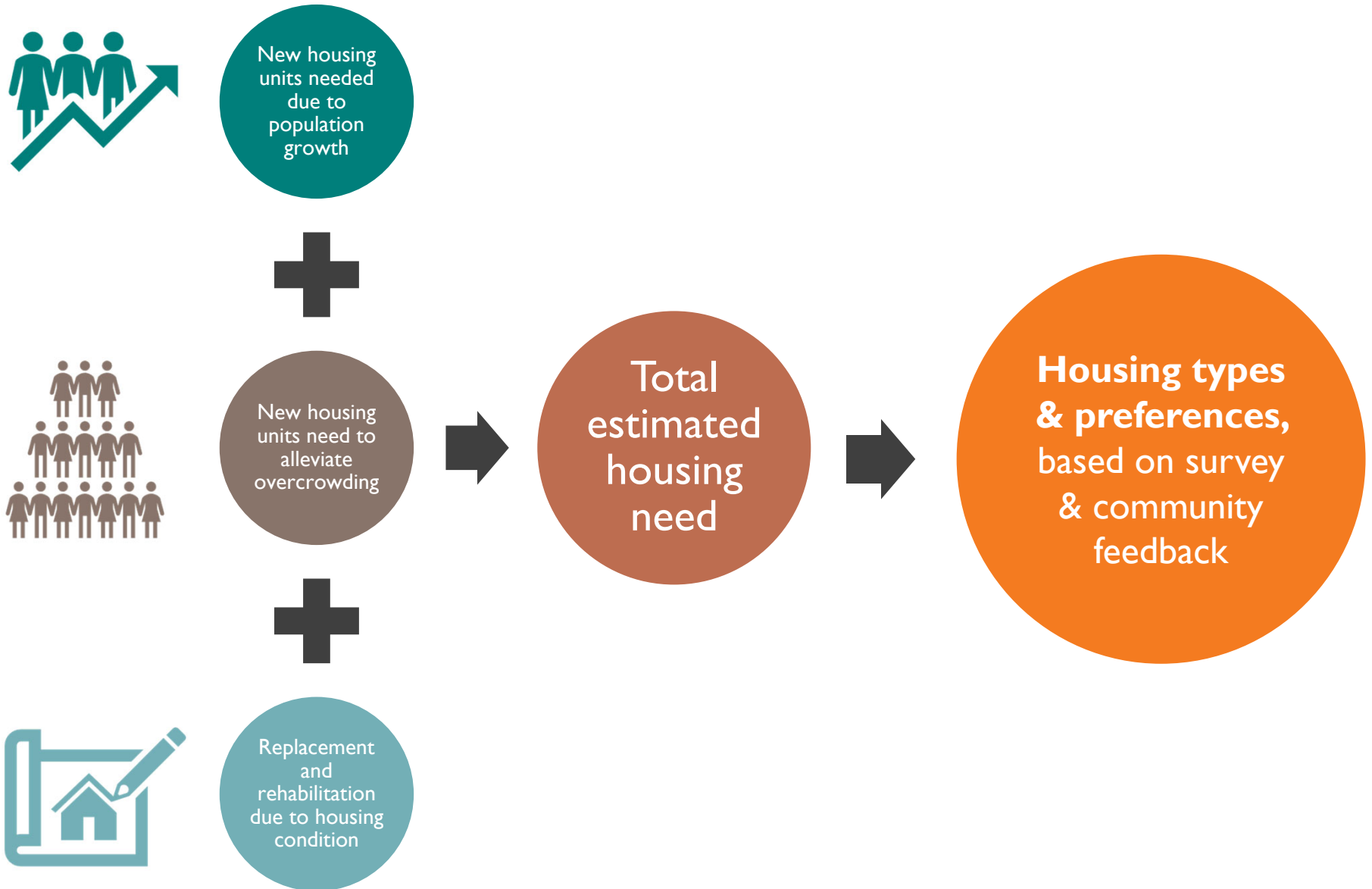
Visit communities to engage + review physical conditions



## 5: SHARE FINDINGS

Combine findings into final report and present to key stakeholders

# Forecasting Housing Need



# Methodology: Housing Need Forecast

This model has been purpose-built to forecast housing demand in Alaska communities, including rural Alaska, over a specific period. The model uses Census and State DOL data to estimate the need for new units, based on population growth and overcrowding, and the need for rehab or replacement of existing units based on three proxies for housing condition.

**New units** needed  
over the next 10 years

New units needed due to expected  
population growth

New units needed due to overcrowding  
in existing housing

**Rehab or  
replacement units**  
needed

Aging housing stock  
(% of housing stock built before 1970)

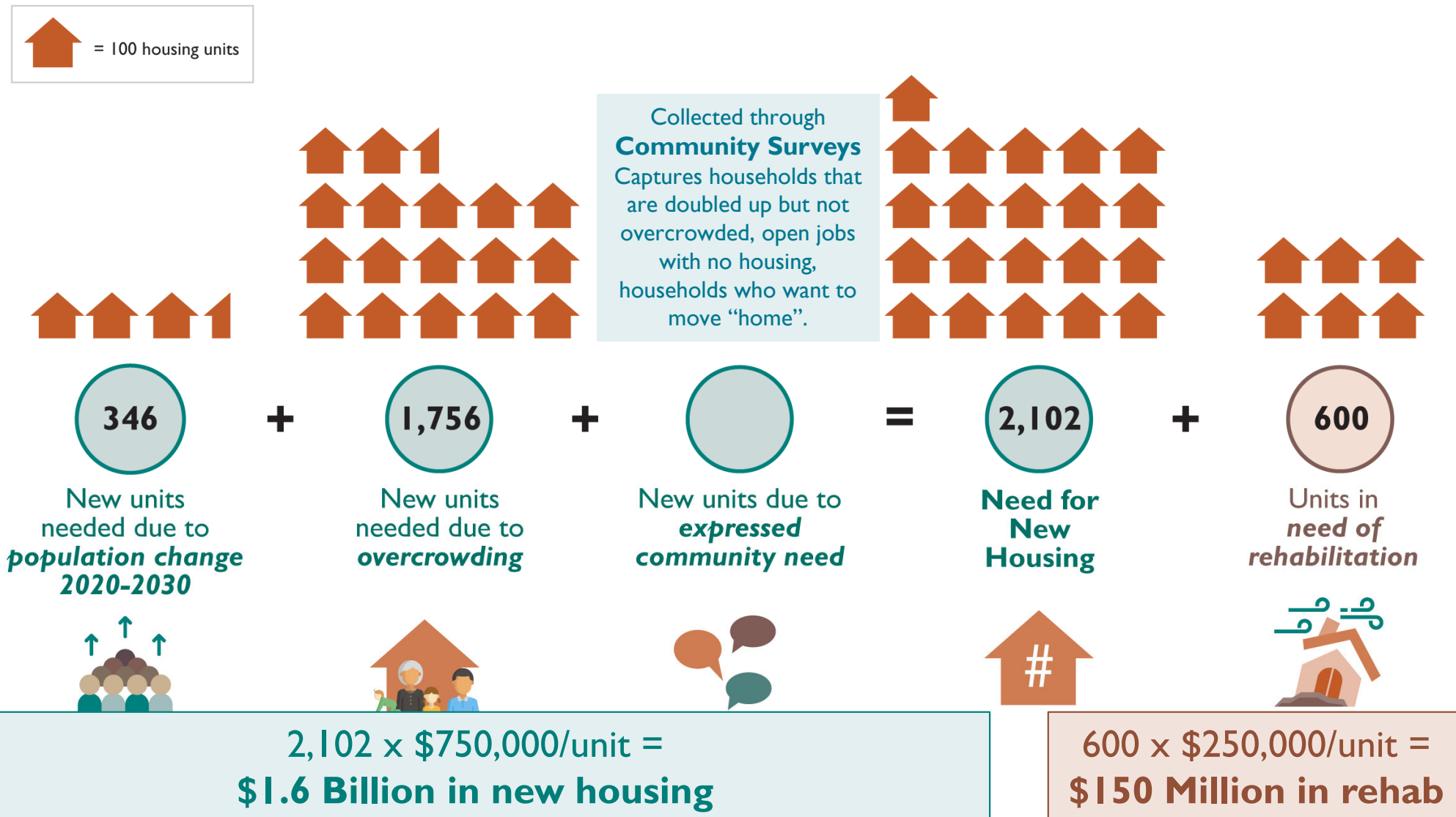
Housing units without plumbing (% of occupied  
units without plumbing + kitchen facilities)

Mobile home units that need replacement sooner  
than other unit types (% of total housing stock  
that are mobile home units)

# Housing Need Forecast: AVCP-RHA Regionwide

Need for least **\$1.6 billion** in new housing  
and **\$150 million** in rehab

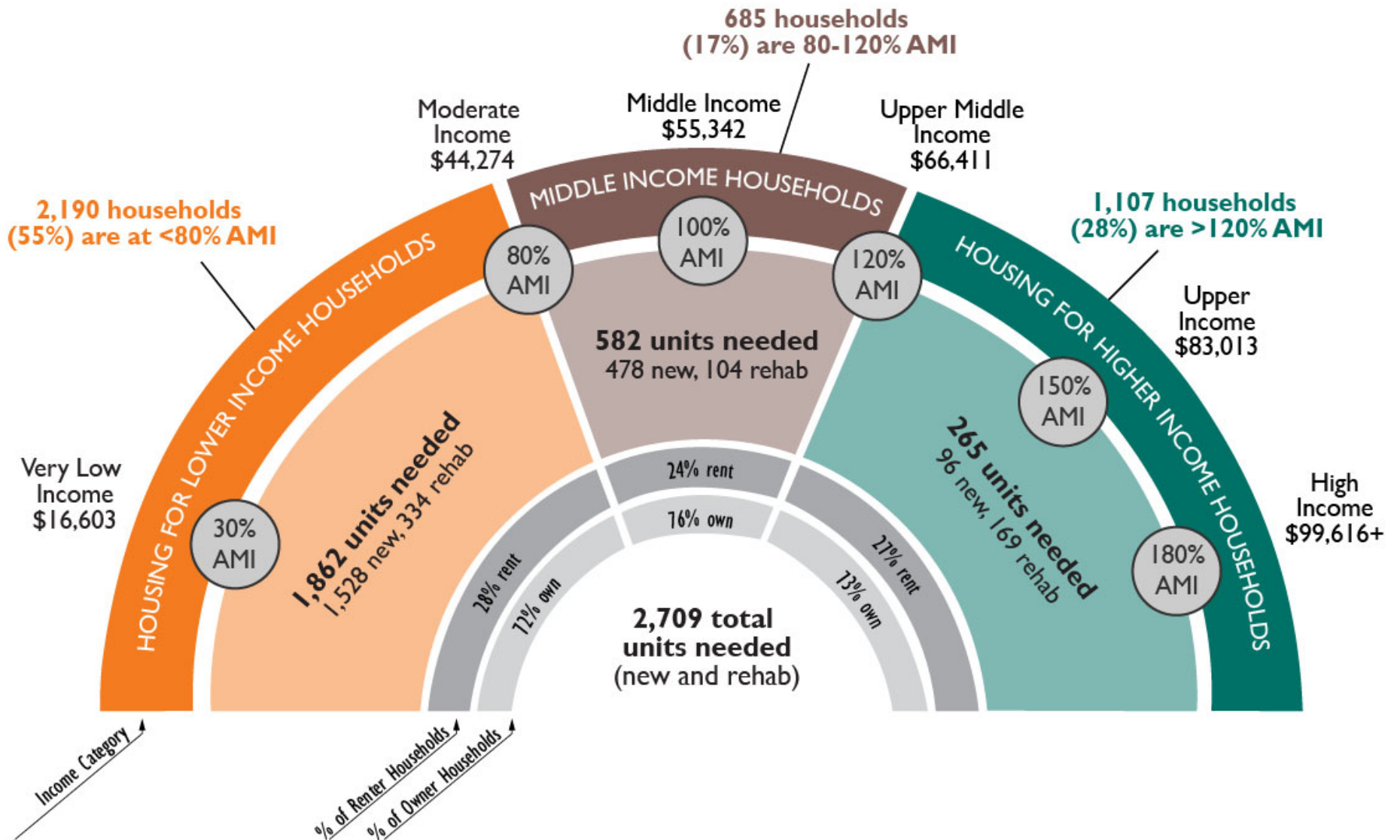
Housing need for **all communities** in the AVCP RHA region



Please Note: this housing need estimate **does not include** Bethel, Akiachak, Mountain Village and Sleetmute



# Housing Need by Income: AVCP-RHA Region



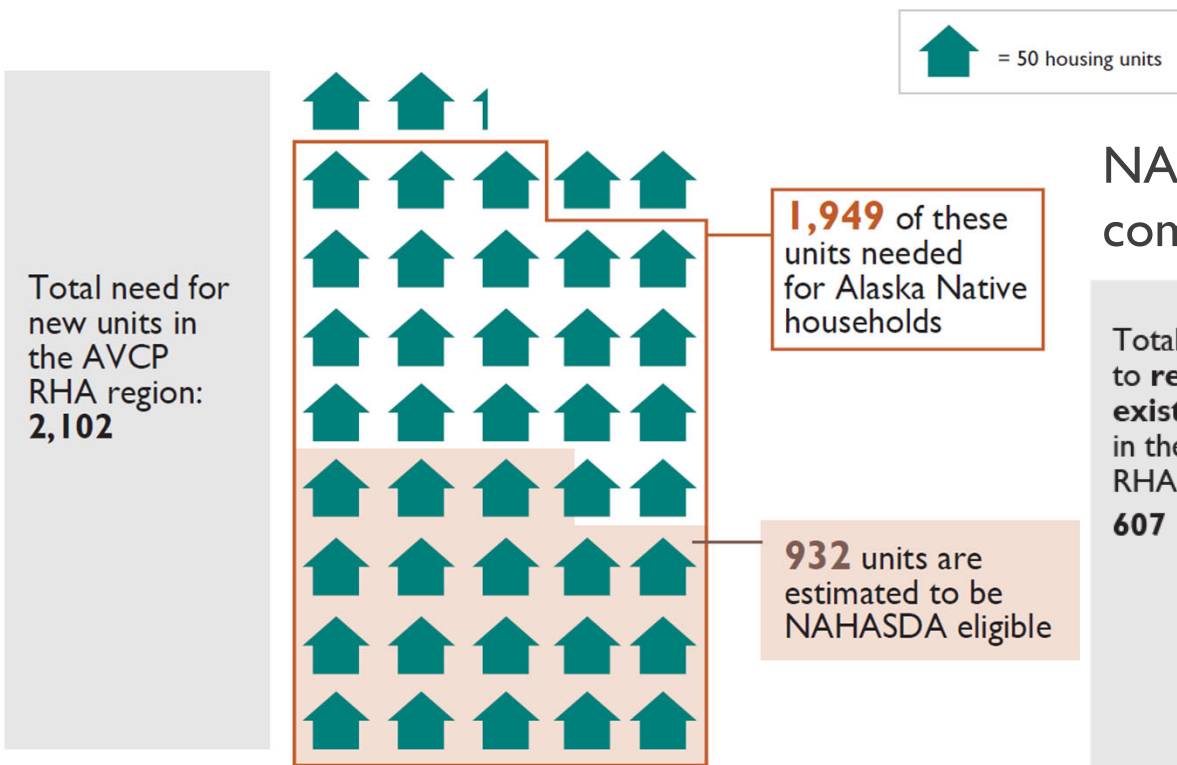
Please Note: this housing need estimate **does not include** Bethel, Akiachak, Mountain Village and Sleetmute

# AVCP-RHA Region

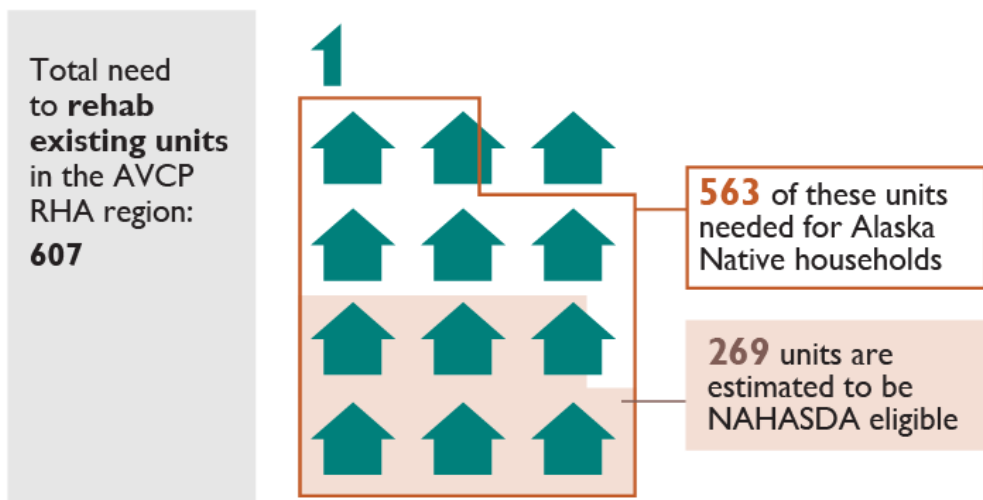
## Housing Needs For Alaska Native Households

NAHASDA Eligibility across all AVCP RHA communities:

### ***New Units***



### NAHASDA Eligibility across all AVCP RHA communities: ***Rehab Units***



# AVCP RHA Communities/Tribes by Sub-Region

## Middle Coastal Sub-Region Unit 3

- Mekoryuk
- Newtok
- Nightmute
- Toksook Bay
- Tununak
- Umkumiut
- Chevak
- Hooper Bay**
- Scammon Bay
- Paimiut

## Lower Yukon Sub-Region Unit 4

- Alakanuk
- Emmonak
- Kotlik
- Marshall
- Nunam Iqua
- Pilot Station
- Pitkas Point
- Russian Mission
- St. Mary's**
- Andreafsky
- Bill Moore's
- Chulloonawick
- Hamilton
- Ohogamiut

## Middle Kuskokwim Sub-Region Unit 5

- Aniak**
- Chuathbaluk
- Crooked Creek
- Lime Village
- Lower Kalskag
- Red Devil
- Stony River
- Upper Kalskag
- Georgetown
- Napaimute

## Lower Coastal Sub-Region Unit 2

- Chefornak
- Goodnews Bay
- Kipnuk
- Kongiganak
- Kwigillingok
- Platinum
- Quinhagak**

## Lower Kuskokwim Sub-Region Unit 1

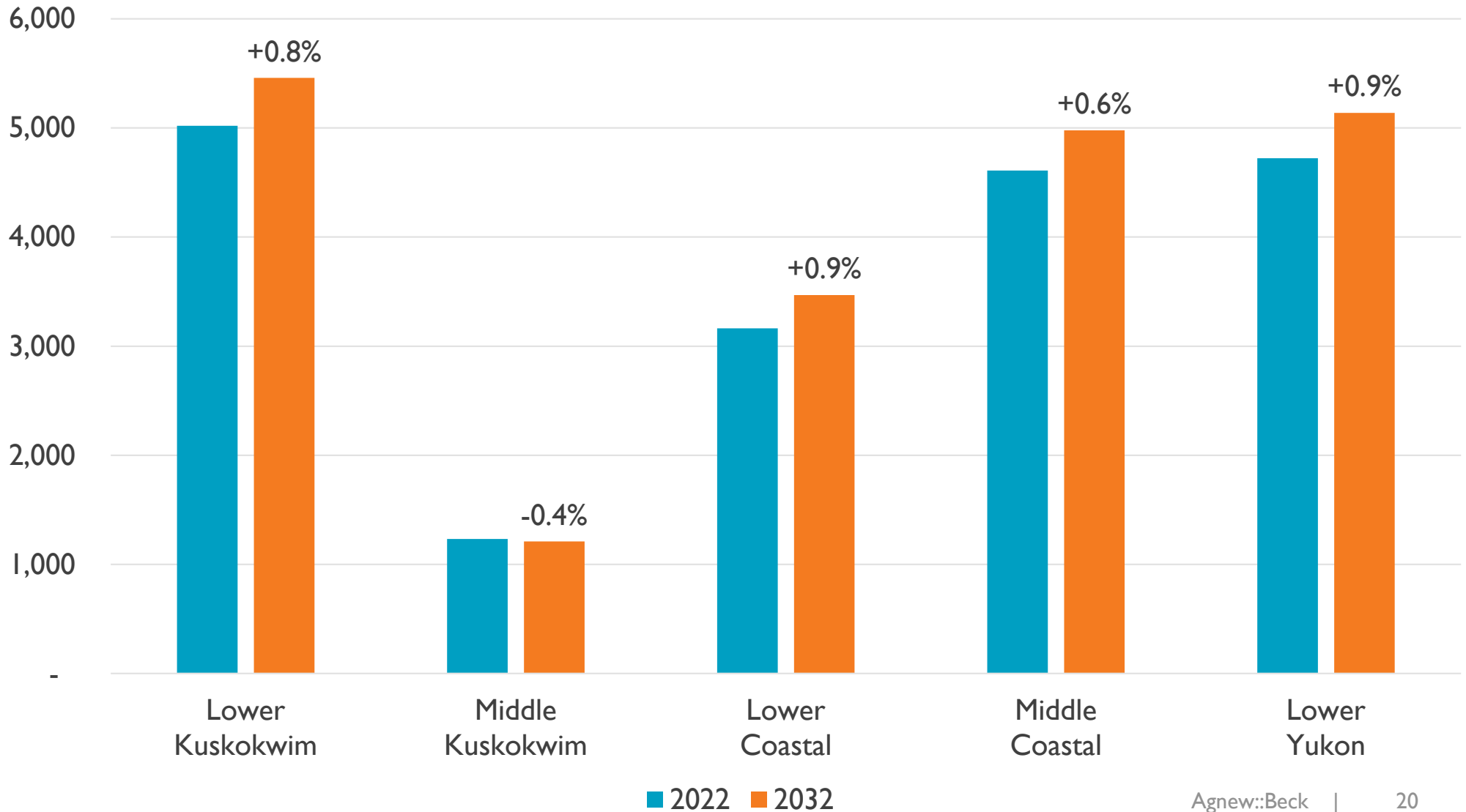
- Akiak
- Atmautluak
- (Bethel)**
- Eek
- Kasigluk
- Kwethluk
- Napakiak
- Napaskiak
- Nunapitchuk
- Oscarville
- Tuluksak
- Tuntutuliak

\* HUB villages listed in **bold**

# Forecasted Population Growth by Sub-Region

## AVCP RHA Region

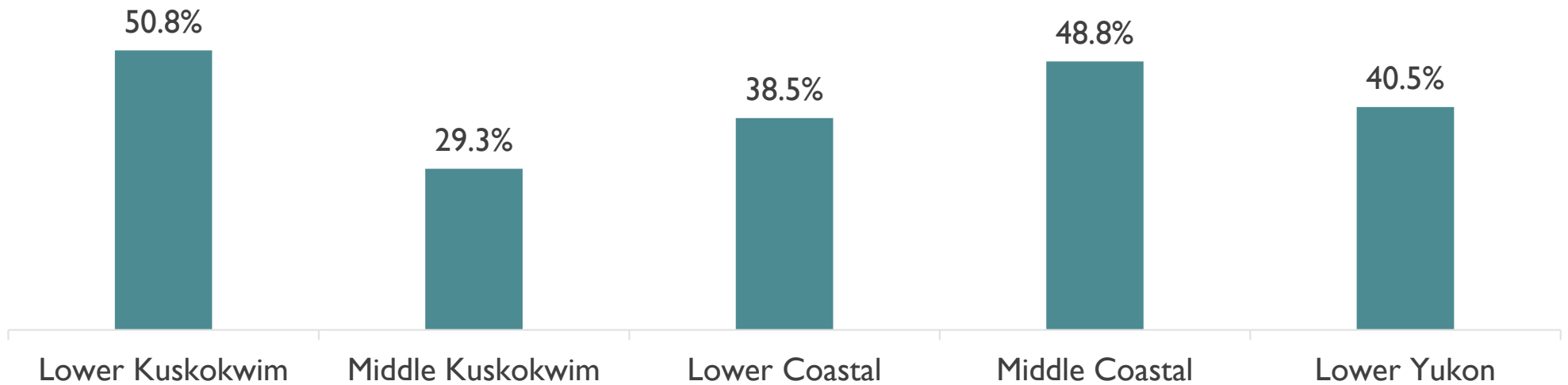
*Combined, the AVCP RHA Region is expected to grow at an average annual rate of 0.7% over the next 10 years, increasing from 18,749 to 20,253 people*



# Percent of Occupied Housing Units that are Overcrowded in AVCP RHA Regions

Includes Severely Overcrowded

*Nearly 44% of the occupied housing units, or roughly 1,750 households in the AVCP RHA Region meet the definition of overcrowded.*




**Occupants Per Room:** is calculated by dividing the number of people in each occupied housing unit by the number of rooms in the unit

- Includes bedrooms, kitchens, living rooms
- Excludes bathrooms, porches, balconies, foyers, halls, and unfinished basements.

Housing units with **1.01 to 1.50** occupants per room are considered **overcrowded** and housing units with **1.51 or more** occupants per room are considered **severely overcrowded**.

# Housing need for Lower Kuskokwim

 = 20 housing units



Community surveys could help with this

90

+

515

+

=

605

+

182

New units needed due to population change 2020-2030

New units needed due to overcrowding

New units due to expressed community need

Need for New Housing

Units in need of rehabilitation

Sub-Region Unit I

At least \$489 million in housing need (new and rehab)

Rehab = \$250,000 per unit  
New construction = \$750,000 per unit



Please Note: this housing need estimate does not include Bethel or Akiachak

Tribe/Community	Current Housing Units	New Units Due to Population Growth	New Units Due to Overcrowding	Total New Units	Units Needing Rehab or Replacement	Cost of Total Housing Need	2024 Estimated IHBG Allocation	# of Years to Meet Housing Need Using IHBG
Akiak	63	17	29	46	2	\$35.1 million	\$270,000	130 yrs
Atmautluak	41	10	15	25	10	\$21.1 million	\$230,000	92 yrs
Eek	154	14	49	63	14	\$50.0 million	\$450,000	111 yrs
Kasigluk	95	11	41	52	5	\$39.7 million	\$380,000	104 yrs
Kwethluk	140	10	38	48	8	\$37.3 million	\$490,000	76 yrs
Napakiak	170	0	55	55	26	\$46.4 million	\$470,000	99 yrs
Napaskiak	149	9	67	76	20	\$61.2 million	\$370,000	165 yrs
Nunapitchuk	160	1	103	104	25	\$83.1 million	\$550,000	151 yrs
Oscarville	24	1	13	14	6	\$11.3 million	\$70,000	162 yrs
Tuluksak	87	3	33	36	22	\$31.4 million	\$320,000	98 yrs
Tuntutuliak	177	14	72	86	45	\$73.3 million	\$640,000	115 yrs
<b>Lower Kuskokwim Total</b>	<b>1,260</b>	<b>90</b>	<b>515</b>	<b>605</b>	<b>182</b>	<b>\$489.9 million</b>	<b>\$4.2 million</b>	<b>116 years</b>

Excludes \$3.6 million annual allocation of Calista Corporation Indian Housing Block Grant allocated to AVCP RHA.

# Housing need for Middle Kuskokwim

## Sub-Region Unit 5

 = 20 housing units

Community surveys could help with this

**At least \$83.8 million in housing need (new and rehab)**



Rehab = \$250,000 per unit  
New construction = \$750,000 per unit

*Please Note: this housing need estimate does not include Sleetmute*

Tribe/Community	Current Housing Units	New Units Due to Population Growth	New Units Due to Overcrowding	Total New Units	Units Needing Rehab or Replacement	Cost of Total Housing Need	2024 Estimated IHBG Allocation	# of Years to Meet Need Using IHBG
Aniak	244	0	28	28	6	\$22.2 million	\$330,000	67 yrs
Chuathbaluk	43	0	7	7	2	\$5.7 million	\$80,000	71 yrs
Crooked Creek	29	0	6	6	4	\$5.4 million	\$90,000	60 yrs
Lime Village	32	0	0	0	1	\$0.2 million	\$60,000	3 yrs
Lower Kalskag	76	0	35	35	10	\$28.2 million	\$250,000	113 yrs
Red Devil	23	1	0	1	0	\$0.5 million	\$60,000	9 yrs
Stony River	17	3	5	8	1	\$6.1 million	\$60,000	101 yrs
Upper Kalskag	77	0	18	18	9	\$15.3 million	\$210,000	73 yrs
Georgetown	8	0	0	0	0	\$0.0 million	\$60,000	1 yrs
Napaimute	18	0	0	0	1	\$0.1 million	\$60,000	2 yrs
<b>Middle Kuskokwim Total</b>	<b>567</b>	<b>4</b>	<b>99</b>	<b>103</b>	<b>34</b>	<b>\$83.8 million</b>	<b>\$1.3 million</b>	<b>66 years</b>

Excludes \$3.6 million annual allocation of Calista Corporation Indian Housing Block Grant allocated to AVCP RHA.

# Sub-Region Unit 2

## Housing need for Lower Coastal

= 20 housing units



**At least \$245 million in housing need (new and rehab)**

Rehab = \$250,000 per unit  
New construction = \$750,000 per unit

Tribe/Community	Current Housing Units	New Units Due to Population Growth	New Units Due to Overcrowding	Total New Units	Units Needing Rehab or Replacement	Cost of Total Housing Need	2024 Estimated IHBG Allocation	# of Years to Meet Need Using IHBG
Chefornak	74	11	32	43	24	\$37.3 million	\$370,000	101 yrs
Goodnews Bay	27	0	2	2	3	\$2.3 million	\$120,000	19 yrs
Kipnuk	134	17	34	51	36	\$45.3 million	\$620,000	73 yrs
Kongiganak	98	12	47	59	20	\$48.7 million	\$390,000	125 yrs
Kwigillingok	114	7	33	40	12	\$32.2 million	\$290,000	111 yrs
Platinum	20	0	0	0	0	\$0.1 million	\$60,000	2 yrs
Quinhagak	229	18	83	101	19	\$79.9 million	\$580,000	138 yrs
<b>Lower Coastal Total</b>	<b>696</b>	<b>66</b>	<b>231</b>	<b>297</b>	<b>115</b>	<b>\$245.7 million</b>	<b>\$2.4 million</b>	<b>101 yrs</b>

Excludes \$3.6 million annual allocation of Calista Corporation Indian Housing Block Grant allocated to AVCP RHA.



# Housing need for Middle Coastal

# Sub-Region Unit 3

 = 20 housing units



**At least \$405 million in in housing need (new and rehab)**

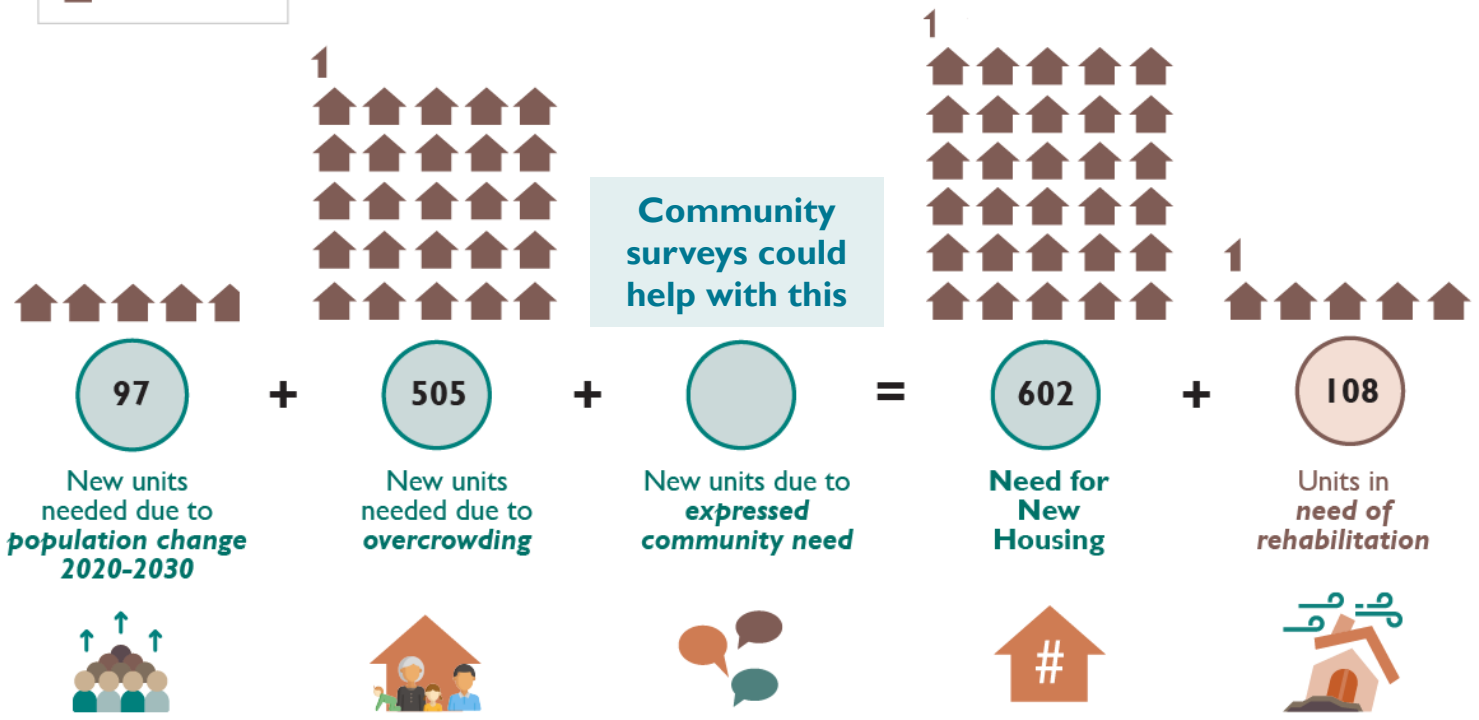
Rehab = \$250,000 per unit  
New construction = \$750,000 per unit

Tribe/Community	Current Housing Units	New Units Due to Population Growth	New Units Due to Overcrowding	Total New Units	Units Needing Rehab or Replacement	Cost of Total Housing Need	2024 Estimated IHBG Allocation	# of Years to Meet Need Using IHBG
Mekoryuk	126	0	20	20	15	\$18.0 million	\$220,000	82 yrs
Newtok/Mertarvik	60	0	16	16	19	\$15.8 million	\$270,000	59 yrs
Nightmute/Umkumiut	34	4	15	19	12	\$16.5 million	\$230,000	72 yrs
Toksook Bay/Nunakauyarmiut	190	7	99	106	37	\$87.0 million	\$470,000	185 yrs
Tununak	59	6	39	45	15	\$36.9 million	\$330,000	112 yrs
Chevak	207	9	59	68	10	\$52.9 million	\$710,000	74 yrs
Hooper Bay/Paimiut	185	44	99	143	40	\$115.2 million	\$870,000	132 yrs
Scammon Bay	123	20	59	79	20	\$63.6 million	\$520,000	122 yrs
<b>Middle Coastal Total</b>	<b>984</b>	<b>90</b>	<b>406</b>	<b>496</b>	<b>169</b>	<b>\$405.9 million</b>	<b>\$4.2 million</b>	<b>98 years</b>

Excludes \$3.6 million annual allocation of Calista Corporation Indian Housing Block Grant allocated to AVCP RHA.

# Housing need for Lower Yukon

= 20 housing units



Sub-Region  
Unit 4

**At least \$472 million in housing need (new and rehab)**

Rehab = \$250,000 per unit  
New construction = \$750,000 per unit

Please Note: this housing need estimate does not include Mountain Village

Tribe/Community	Current Housing Units	New Units Due to Population Growth from	New Units Due to Overcrowding	Total New Units	Units Needing Rehab or Replacement	Cost of Total Housing Need	2024 Estimated IHBG Allocation	# of Years to Meet Need Using IHBG
Alakanuk	260	10	113	123	18	\$95.7 million	\$550,000	174 yrs
Emmonak	312	26	86	112	28	\$89.7 million	\$620,000	145 yrs
Kotlik/Ohogamiut/Hamilton/Bill Moore	265	2	98	100	27	\$80.5 million	\$850,000	95 yrs
Marshall	66	13	27	40	2	\$30.3 million	\$250,000	121 yrs
Nunam Iqua	40	6	16	22	3	\$16.9 million	\$130,000	130 yrs
Pilot Station	112	11	44	55	5	\$42.2 million	\$450,000	94 yrs
Pitkas Point	46	3	22	25	4	\$19.6 million	\$130,000	151 yrs
Russian Mission	23	11	16	27	1	\$20.7 million	\$80,000	259 yrs
St. Mary's	260	14	67	81	19	\$64.4 million	\$420,000	153 yrs
Andreafsky	61	1	16	17	1	\$12.8 million	\$110,000	116 yrs
Chulloonawick	10	0	0	0	0	\$0.0 million	\$60,000	0 yrs
<b>Lower Yukon Total</b>	<b>1,455</b>	<b>97</b>	<b>505</b>	<b>602</b>	<b>108</b>	<b>\$472.8 million</b>	<b>\$3.7 million</b>	<b>130 years</b>

Excludes \$3.6 million annual allocation of Calista Corporation Indian Housing Block Grant allocated to AVCP RHA.

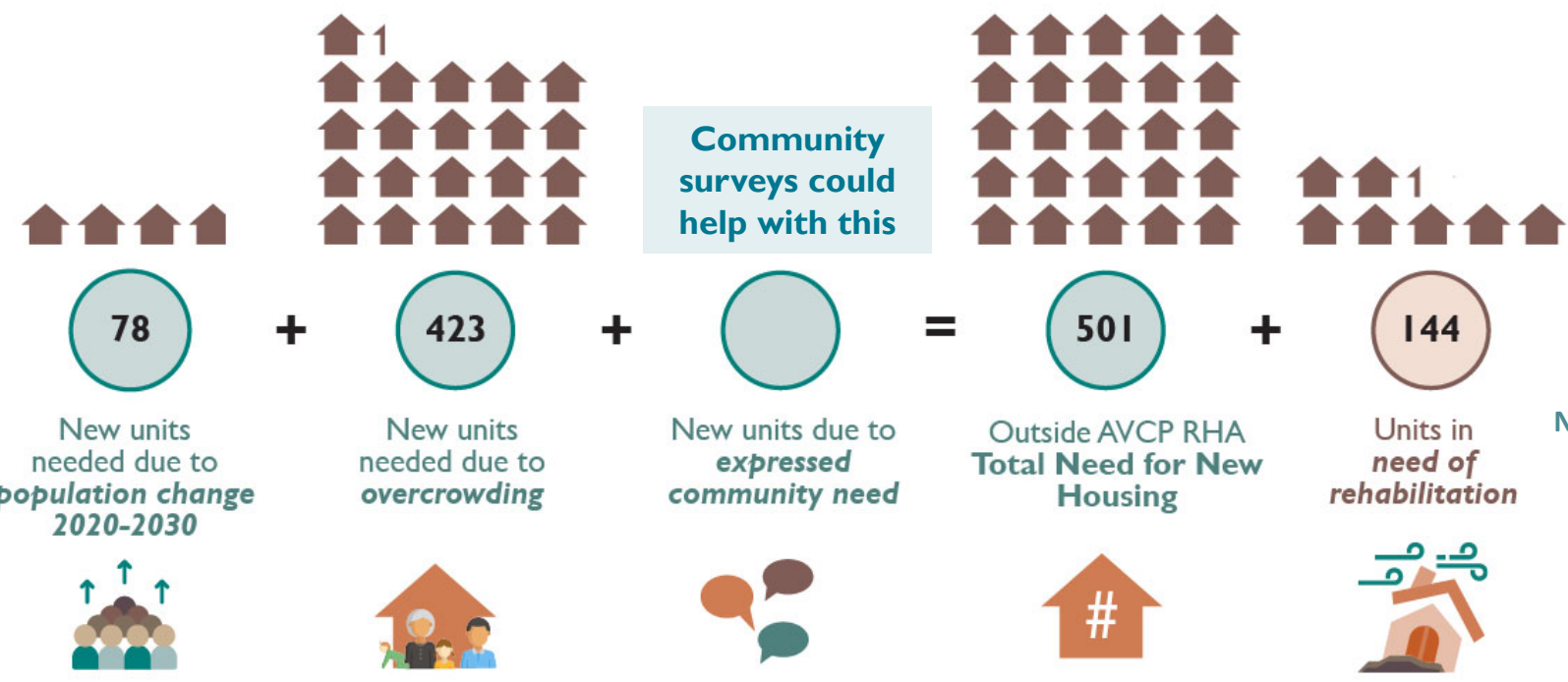
# AVCP-RHA Region 10-Year Housing Need- Reference Slide

Item	AVCP RHA Total	Lower Kuskokwim	Middle Kuskokwim	Lower Coastal	Middle Coastal	Lower Yukon	Notes
Current estimate of Housing Units	4,962	1,260	567	696	984	1,455	U.S. Census Bureau 2020 Decennial Redistricting Data
New Units Needed Due to Population Change 2020-2030	346	90	4	66	90	97	Alaska Department of Labor and Workforce Development 2022-2050 Population Projections published in 2023.
New Units Needed Due to Overcrowding	1,756	515	99	231	406	505	Overcrowding is defined by Census and HUD as homes with more than 1.0 occupant per room. Rooms are defined as the total number of rooms, not just the bedrooms. American Community Survey (ACS) 2017-2021 5-Year Estimate
<b>Total New Units Needed</b>	<b>2,102</b>	<b>605</b>	<b>103</b>	<b>297</b>	<b>496</b>	<b>602</b>	
Housing need for Alaska Native households	1,949	576	81	283	469	553	Estimated by the average of the percent of households identifying as Alaska Native alone and two or more races multiplied by the housing estimate at the community level. Alaska Native "Alone or in Combination" is not available at the household level. The household level is the most appropriate unit of analysis, to avoid confounding with the population housed in group quarters associated with the seafood industry.
NAHASDA Eligible New Housing Units	932	300	38	124	227	256	Applied the percent of Alaska Native households making less than 80% MFI based on HUD income limits, applied to housing need, by community.
Estimated annual absorption	210	60	10	30	50	60	Calculated over a 10 year period
<b>Rehab Needed Due to Housing Condition</b>	<b>607</b>	<b>182</b>	<b>34</b>	<b>115</b>	<b>169</b>	<b>108</b>	American Community Survey (ACS) 2017-2021 5-Year Estimate. Replacement rate based on age of housing stock (built before 1970), units without kitchen and plumbing and mobile home units
<b>Total Need</b>	<b>2,709</b>	<b>787</b>	<b>137</b>	<b>412</b>	<b>665</b>	<b>709</b>	

# Housing need for communities not in AVCP RHA region:

Bethel, Sleetmute, Mountain Village, Akiachak

 = 20 housing units



**At least \$404 million in housing need (new and rehab)**


Rehab = \$250,000 per unit  
New construction = \$750,000 per unit

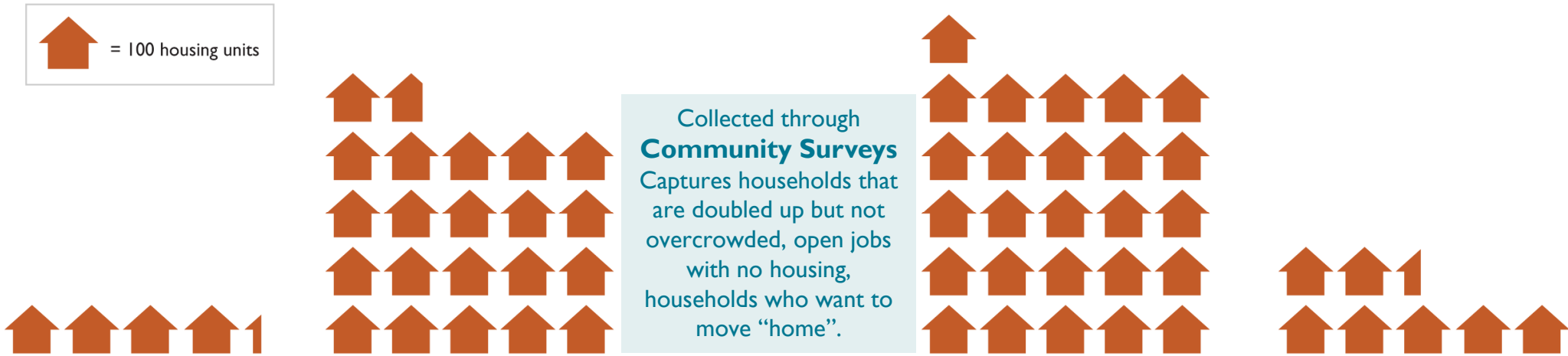
Community	Current Housing Units	New Units Due to Population Growth from	New Units Due to Overcrowding	Total New Units	Units Needing Rehab or Replacement	Cost of Total Housing Need	2024 Estimated IHBG Allocation	# of Years to Meet Need Using IHBG
Bethel/ONC	2,476	71	305	376	102	\$302.6 million	\$2,620,000	115 yrs
Sleetmute	48	0	9	9	5	\$7.7 million	\$110,000	70 yrs
Akiachak	125	6	52	58	24	\$48.7 million	\$560,000	87 yrs
Mountain Village	230	0	57	57	13	\$45.3 million	\$600,000	75 yrs
<b>Outside AVCP RHA Total</b>	<b>2,879</b>	<b>78</b>	<b>423</b>	<b>501</b>	<b>144</b>	<b>\$404.2 million</b>	<b>\$3.9 million</b>	<b>104 yrs</b>

# Housing Need Forecast: Regionwide

Need for least **\$1.95 billion** in new housing  
and **\$186 million** in rehab

Housing need for **all communities** in the Yukon Kuskokwim region

 = 100 housing units



Collected through  
**Community Surveys**  
Captures households that are doubled up but not overcrowded, open jobs with no housing, households who want to move "home".



$2,603 \times \$750,000/\text{unit} =$   
**\$1.95 Billion in new housing**

$744 \times \$250,000/\text{unit} =$   
**\$186 Million in rehab**

# Sources

- # of Housing Units: *Census Bureau 2020 Decennial Redistricting Data*
- Population Growth: *Alaska Department of Labor and Workforce Development 2022-2050 Population Projections published in 2023*
- Overcrowding + Rehab: *American Community Survey (ACS) 2017-2021 5-Year Estimate*
- NAHASDA Eligibility: *HUD income limits*
- Housing Unit Cost: *AVCP-RHA Data*
- IHBG Allocation: *HUD*