



# **HOUSING ALASKANS**

**A PUBLIC PRIVATE PARTNERSHIP**

**Housing Alaskans Report  
2023-2025**



# HOUSING ALASKANS

A PUBLIC PRIVATE PARTNERSHIP

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\*Ex officio

Alaska's future depends on the homes we build today.

From my home in Kodiak to Bethel, from the North Slope to the Southeast, housing is out of reach for working families. Our businesses and community services workforce is leaving jobs or turning down job offers because they can't find a place to live. Young Alaskans are leaving because they can't put down roots. Elders struggle to remain in the communities they helped build. Previously robust in-migration numbers have dropped to a trickle. Families are doubling up, sleeping in shifts. When housing lags, everything else slows down.

I eagerly joined the Housing Alaskans Board of Directors because I have experienced the housing crisis personally and professionally. I learned that my experiences were shared by so many across Alaska. I also learned that numerous studies validated those experiences and found that Alaska needs tens of thousands of new and renovated homes to meet current and near future needs for our workforce. I firmly believe that our housing shortage must be a today priority and a collective responsibility if we are to overcome the current drag on our economy and the threat to our communities' well-being.

Communities are stepping up – aligning planning, public funding, land acquisition, private investment, and local leadership – to turn the tide. Housing Alaskans assists communities and housing developers by serving as an engine that pulls together public, private, and philanthropic funding into one flexible pot, creating a single powerful tool to finance homes that otherwise wouldn't get built.

My fellow Board members and I are pleased to share this report. When we match, multiply, and coordinate our funds, and share the drive to produce more homes that more Alaskans can afford, we unlock the capacity of every partner to help solve the housing crisis together.

With appreciation and gratitude,

Shauna Hegna  
Chair, Board of Directors  
Housing Alaskans Public Private Partnership

## HOUSING ALASKANS HEADLINES

145 new units

9 communities

11 housing developments

\$1,364,000



# ABOUT HOUSING ALASKANS

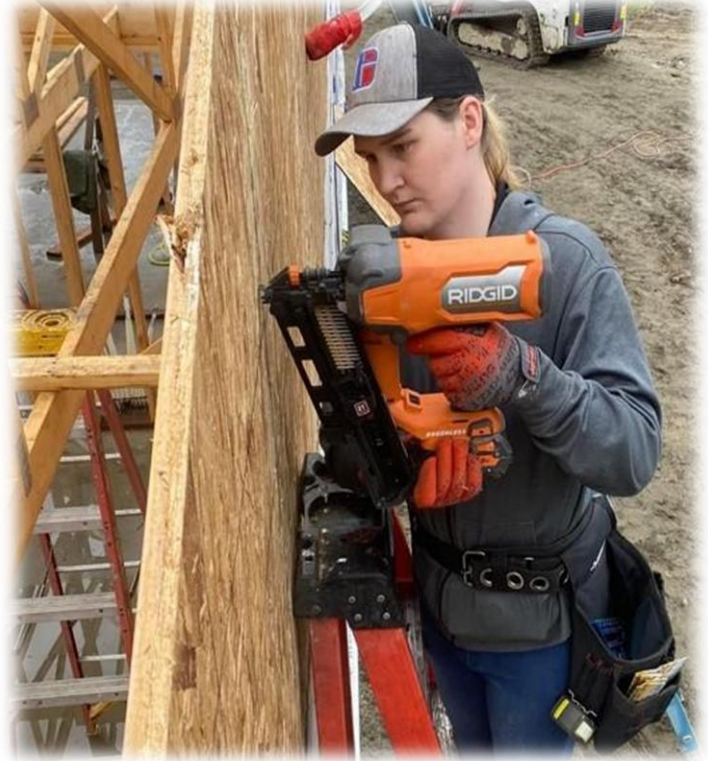
Housing Alaskans Public Private Partnership was created in 2022 as a housing trust to tackle the housing crisis through partnerships, advocacy, and creative funding solutions that accelerate development. Housing resources are spread broadly across multiple agencies and public and private funding programs, creating a maze of cumbersome, unaligned, and lengthy application processes and restrictions. Homebuilding in this financing puzzle is not for the faint of heart. Housing trusts are a proven practice to blend fragmented resources into coordinated action that produce more homes faster.

Across Alaska, many housing developments are ready to go – with land, plans, funding, permits, and partners – but they stall out with final funding shortfalls, especially as prices continue to rise. With a \$1 million state grant, matched by private dollars, Housing Alaskans chose to test the hypothesis that leveraging and coordinating funding sources could break that logjam, reduce the burden on developers, and get Alaskans into homes quicker.

The results are described in this report. Housing Alaskans' investments made housing dollars go further and faster by:

- Aggregating capital from public, private, and philanthropic sources into a shared investment platform that produces scale, efficiency, and risk sharing that no single funder could achieve alone.
- Aligning and amplifying the funds others had invested already in the projects, turning those scattered, partial project funds into completed homes.
- Offering developers more flexibility to use Housing Alaskans funds to cover the project aspects not included in the project's prior funders specific use restrictions.

In short, Housing Alaskans assisted developers to knit together a whole from disparate parts, accelerating projects from concept to construction. Please read on to see how multiplying and coordinating dollars generated more homes for Alaskans.



*Tatum Self-Help Project in Soldotna, AK*



*"Hitx'i Sáani" (Little Houses) in Sitka, AK*

*"This important funding opportunity provides the homeowners access to an affordable mortgage, which supports their success in owning their home."*

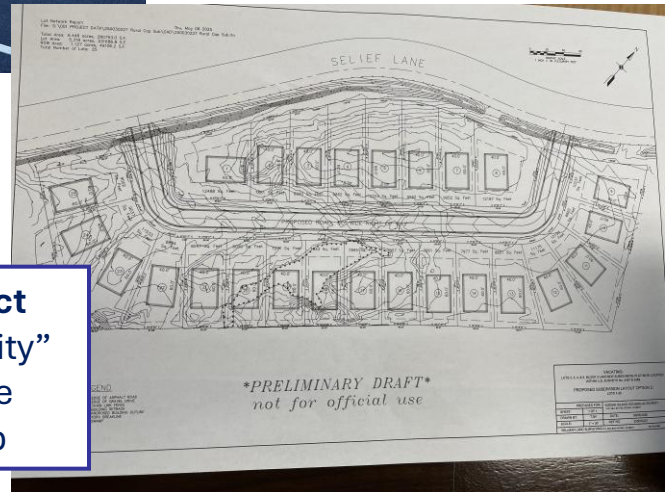
~Mindy Pruitt, Executive Director, Kodiak Island Housing Authority



# IMPACT | NEW UNITS



**Juneau ~ Cordova Apartments**  
7 rental apartments for  
low-income domestic violence  
survivors



**Kodiak ~ Self-Help Project**  
10 single family "sweat equity"  
homes for low and middle  
income family ownership



**Nikolai ~ Family Home  
Construction**  
1 3-bedroom single family rental  
home for low income

**Nome ~ Home Plate**  
15 permanent supportive  
housing rental units



## IMPACT | NEW UNITS

### **Nome ~ Last Frontier Housing Initiative**

3 apartment rentals for low-income households added to a State of Alaska Professional Housing



### **Palmer ~ Breezy Meadows III**

32 apartment rentals for low- and middle-income households



### **Palmer ~ Mat-Su Self Help Utopia**

6 single family “sweat equity” homes for low- and middle-income family ownership



### **Seward ~ Mutual Self-Help Housing**

10 single family “sweat equity” homes for low- and middle-income family ownership



## IMPACT | NEW UNITS

### **Sitka ~ Hítx'i Sáani**

10 tiny home rentals for those  
needing permanent supportive  
housing



### **Soldotna ~ Tatum Self-Help**

9 single family “sweat equity”  
homes for low- and middle-  
income family ownership

### **Wasilla ~ Wasilla Area Seniors**

40 apartment rentals for low-  
and middle-income seniors





## IMPACT | HOMES FOR ALASKANS

*"Securing this grant funding is a crucial step ... will directly benefit working families for decades ... and help us build a stronger, more resilient community."*

~Jolene Lyon, President/CEO, Bering Straits Regional Housing Authority

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

~Vanessa Cruger, IRHA

*"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



HomePlate Nome Project in Nome, AK

*"The grant is a huge boost to our workforce housing project in Palmer. With the changing environment of rising costs of materials, this funding will keep us on schedule in developing 32 units of housing in the Mat-Su Borough..."*

~John Weaver, President and CEO, Valley Residential Services

*"HAPPP closed a critical funding gap at the right time."*

~Andrew Hinton, Sitka Homeless Coalition



## IMPACT | EASE DEVELOPERS' BURDENS

*"The HAPPP process was so seamless and was so critical to bringing this community to fruition."*

*~Andrew Hinton, Sitka Homeless Coalition*



*Cordova Street Apartments in Juneau, AK*



*Aspen House in Wasilla, AK*



*New Home Construction in Nikolai, AK*

*"Applying for the HAPPP grant was a very easy and straightforward process.*

*The instructions were clear, the application was user-friendly, and we appreciated how efficiently everything was laid out. It made the experience smooth and stress-free from start to finish."*

*~Kodiak Island Housing Authority*

# LESSONS LEARNED

Housing development is an extraordinarily complicated process – from utilities and roads infrastructure, zoning, permitting requirements, financing, construction costs, materials, transportation, skilled workforce, and building to Alaska's harsh conditions. Each aspect is highly siloed due to the complexities and expertise needed, but all aspects need reliable funding. Yet, the many disparate funding and financing streams that need to be tapped for a complete project is daunting and highly challenging to navigate.

That's why a housing trust like Housing Alaskans can do more than write checks. Housing Alaskans initial investments prove up the beneficial impact of coordinated funding, simple application processes, and reduced funding restrictions. It proves up that helping developers put all the pieces together saves time and money and gets more housing built. Each project funded demonstrates that collaboration works – that state, local, tribal, and private partners can build quality homes efficiently and responsibly. This visible progress sparks hope that Alaska can solve our housing crisis. Through this modest beginning, we can collectively strengthen the housing ecosystem, coordinate more to reduce duplication, enable faster launches and completions of housing developments, reduce per-unit costs, and encourage innovation in construction, financing, and partnerships. The solutions exist. The resources are within reach. What's needed most is the resolve to act together and act now.



Tatum Self-Help Project in Soldotna, AK

*"We would not have made it through the finish line without HAPPP's generous top off funding for this project!"*

~Mi'shell French, RurAL CAP

**THANK YOU to our generous donors and supporters who champion housing to build Alaska's future**

## **MAJOR DONORS:**

### **Housing Accelerators**

Mat-Su Health Foundation

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### **Housing Champions**

Cathryn Rasmuson

### **Housing Builders**

Alaska Seaplanes

Dan Winkelman

Dana Fabe and Randy

Simpson

Jess Hall

John Rubini

Kent Craford

Koniag

Mike and Lora Huston

Preston and Jill Simmons

Shauna Hegna

Victoria Beard Fund

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