



4300 Boniface Parkway | Anchorage, AK 99504  
907-338-3980 | [www.aahaak.org](http://www.aahaak.org)

## ASSOCIATION OF ALASKA HOUSING AUTHORITIES

*Building communities, empowering Alaskans.*








The Association of Alaska Housing Authorities' (AAHA) membership includes 14 regional housing authorities (RHAs) and the Alaska Housing Finance Corporation (AHFC). AAHA provides unified state and federal legislative advocacy, affordable housing development and funding information, and training and technical assistance, all in an effort to increase the supply of safe, sanitary and affordable housing and community development in the state of Alaska.

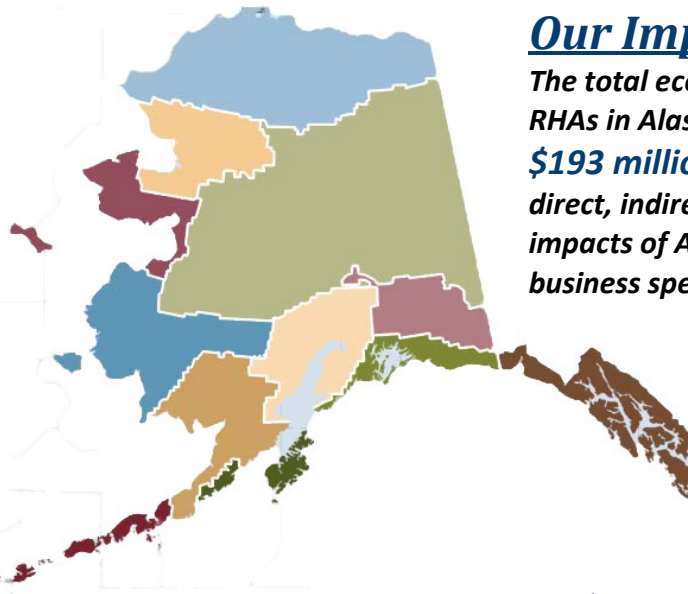
# Alaska's Regional Housing Authorities

2018

### What We Do





Alaska's regional housing authorities (RHAs) create and upgrade affordable housing in communities statewide, including homeownership and rental opportunities. RHAs...

-  Are a **primary source** of new and renovated/weatherized housing in urban and rural Alaska.
-  Produce **100%** of housing to Alaska Building **Energy Efficiency Standards (BEES)**.
-  Develop **project financing** and arrange loans and assistance for low-income families to obtain safe, sanitary, and affordable housing.
-  **Manage 3,900 units** of rental housing for seniors and families who are not in a position to own their own homes.
-  **Hire and train Alaskan workers** to perform construction, maintenance, mechanical, and administrative skills.
-  Create **year-round employment** and business activity in Alaska communities.
-  Provide a **path to homeownership** by coaching aspiring homeowners about financing, financial management and home maintenance.



### What We Produce






Tens of thousands of Alaskans live in housing built, improved, or managed by RHAs. In 2016, RHAs...

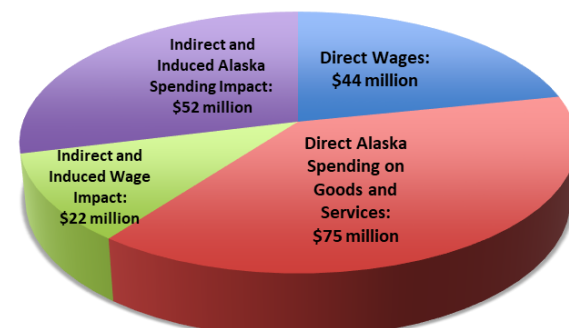
-  **Rehabilitated or modernized 500** deficient or unsafe homes.
-  Weatherized **another 100 homes** for a statewide average energy **savings of 30%** per home, or up to **\$4,000** in some of our **coldest regions**.
-  Completed approximately **125 new**, energy-efficient Alaska homes.
-  Managed 3,900 rental units **housing more than 11,200 Alaskans**.

### Our Impact:

**The total economic impact of RHAs in Alaska in 2016 was \$193 million, including direct, indirect, and induced impacts of Alaska wages and business spending.**

*RHAs, working with many partners, are one of the largest employers in rural Alaska and play a critical role in sustaining many local economies.*

-  **\$44 million** in direct wages to Alaska residents.
-  **\$75 million** in direct spending with Alaska suppliers and service companies.
-  **820** direct, full-time-equivalent Alaska jobs provided by RHAs.
-  **Another 580 jobs** from spending by RHAs and their employees in Alaska.
-  A total of **1,400 full-time** Alaska jobs.



# Alaska Housing Needs- Key Facts

2018 Alaska Housing Assessment, Alaska Housing Finance Corporation

- By **2030**, Alaska's Senior Citizen population is projected to double.
- 78,959** households in Alaska are housing cost-burdened, spending over 30% of their income on housing costs.
- 16,107** units are needed to alleviate overcrowding in Alaska.
- 12,635** homes in Alaska lack complete kitchens and/or plumbing.
- 15,972** estimated shortage of affordable and available housing units affecting extremely low-income households.
- 14,600** homes have a 1-star energy rating, burdening households with high energy costs.
- 2066 additional** units per year are needed to meet the housing demand from population growth and alleviate overcrowding by 2025.

## Alaska Regional Housing Authorities Sources of Funds, 2015 and 2016

Source	2015 Amount	2016 Amount	2016% of total
<b>Public- State Funds</b>	<b>\$27,740,000</b>	<b>\$19,528,000</b>	<b>11%</b>
Alaska Housing Finance Corporation	\$21,271,000	\$18,464,000	10%
Other State Funds	\$6,469,000	\$1,118,000	1%
<b>Public- Federal Funds</b>	<b>\$101,500,000</b>	<b>\$98,763,000</b>	<b>55%</b>
U.S. Department of Housing and Urban Development (HUD)	\$97,671,000	\$94,714,000	52%
Other Federal Funds	\$3,829,000	\$4,049,000	2%
<b>Private Funds</b>	<b>\$62,400,000</b>	<b>\$62,304,000</b>	<b>34%</b>
Financial Institutions	\$17,049,000	\$26,917,000	15%
Other Private Sources	\$27,465,000	\$35,387,000	20%
<b>Total Funds</b>	<b>\$173,753,000</b>	<b>\$180,649,000</b>	<b>100%</b>

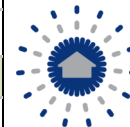
**RHAs combine state, federal and private funds to meet a range of funder conditions and income requirements while making projects economically feasible.**

- RHAs leveraged **\$20 million** in state funds with an additional **\$99 million** in federal housing funds and **\$62 million** in private investment in 2016.
- Federal funding has remained flat over time, even though costs have increased.
- If state funding continues to decline, there will be a negative impact on overall activities of the RHAs.



## Why We Do It

- The percentage of homes that are overcrowded is two times greater than the national rate.
- Many Alaskans struggle to access affordable, high-quality housing.
- Increasing access to housing strengthens Alaska communities, families and economies.
- Placing Alaskans in quality housing that is built to last benefits everyone.
- As state and federal funding declines, there is increasing pressure on our remaining housing programs to fund housing developments in Alaska.



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**In addition** to new construction, weatherization, rehabilitation, and modernization of housing, RHAs operate a wide range of programs to support safe, sanitary, and affordable housing for Alaskans. Some programs include:

- Family Self-Sufficiency and Financial Literacy*
- Project-based Rental Assistance*
- Tax Assistance*
- Second Mortgage Loan*
- Postsecondary Housing Assistance*
- Crime Prevention*
- Training and Apprenticeship*
- Emergency Utility Voucher*
- Home Maintenance Loan*