



ASSOCIATION OF  
ALASKA HOUSING AUTHORITIES

*Building communities, empowering Alaskans.*

# AHFC SUPPLEMENTAL HOUSING DEVELOPMENT GRANT (SHDG) PROGRAM

## *Leveraging to Fill Financing Gaps*

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

*“Making housing projects happen requires layering piece after piece into a capital stack that works. If you remove any of the pieces, it creates a development gap and the project can’t happen. State funds – like the 20% “match” that comes through **AHFC’s Supplemental Grant Program** – are key to creating the foundation needed to keep moving forward and adding pieces to the stack.” (Senior RHA Manager)*

### SMALL PROGRAM - LARGE IMPACT

For more than 25 years, the SHDG Program has been **the a critical source of housing development gap funding**, providing Alaska’s Regional Housing Authorities (RHA’s) the ability to **directly leverage federal and other non-state resources** to develop and rehabilitate more than 12,000 homes in over 250 rural and urban Alaska communities. **Many RHA projects simply would not be done without this critical funding source.**



### ADDITIONAL STATEWIDE BENEFITS

- \* Ensures compliance with Alaska Building Energy Efficiency Standards (BEES) and national building code standards in the absence of a statewide building code, thereby improving the quality of housing stock throughout the state and improving the marketability of housing stock.
- \* Preserving and extending the life of existing housing stock.
- \* Significant health and safety improvements thereby reducing health care and other social service costs.
- \* Jobs: RHA’s employ 820 Alaskans directly and an additional 580 indirectly. They are also a significant contributor to local, cash starved, economies in rural Alaska.

### A POWERFUL TOOL FOR SUPPLEMENTING EXISTING RHA FUNDS & LEVERAGING NEW NON-STATE RESOURCES

#### SHDG Funds:

- \* Provide a 20% match to all federal Indian Housing Block Grant (IHBG) HUD funds administered by RHA’s in Alaska to supplement energy efficient design costs and features as well as eligible project infrastructure;
- \* Directly leverage several million dollars annually in Indian Community Development Block Grant funds;
- \* Directly leverage other federal programs, private loans and equity investments, foundation grants and AHFC loan products that contribute to AHFC’s profitability.





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# AHFC WEATHERIZATION PROGRAM

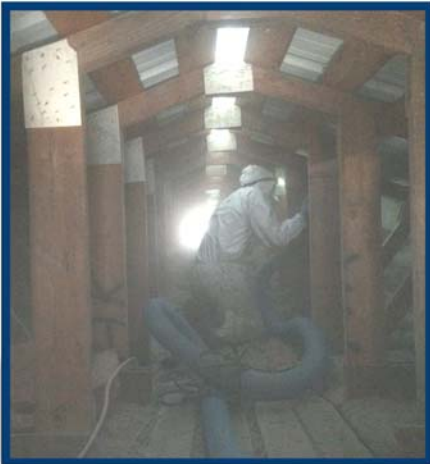
The Weatherization Program provides cost-effective energy improvements to homes of low-income families. Weatherization reduces household operating costs of the resident, improves resident health and safety, improves durability and longevity of housing stock, replaces unsafe heating systems, installs smoke detectors and/or carbon monoxide detectors in homes.

## ECONOMIC IMPACTS ON FAMILIES & COMMUNITIES

- \* 30% annual savings Statewide- average of \$1,300.
- \* 40% annual savings in Rural Communities- average of \$2,330.
- \* 66% of households include a senior citizen or person with a disability.
- \* 37% of households include children under the age of six.
- \* Reduce dependence on fossil fuels.
- \* Stimulate job creation & workforce development.

## ADVANCING SEVERAL ALASKA LEGISLATURE OBJECTIVES:

- \* Cut wasteful energy consumption in rural and urban Alaska;
- \* Reduce dependence on fossil fuels;
- \* Stimulate job creation & workforce development.



***"My fuel cost was cut nearly in half. When you pay upwards of 8 dollars a gallon, this is significant. Prior to weatherization I would use roughly 800-900 gallons of fuel a year."***

***~ Sara Golodoff,  
Atka***



## RETURN ON STATE INVESTMENT

**ISER Data, Findings & Recommendations (Commissioned by the Legislature):**

- \* Energy Efficiency appears to be the most effective, dependable path to lowering energy costs for all segments of energy consumers. ISER found that significant potential savings to Alaska Businesses and Government remain to be realized. These savings were estimated at more than \$325 million per year for public and commercial buildings.
- \* "[Weatherized homes] save energy, save money, create both short-term and permanent jobs, and yield a timely and low-risk return on invested state dollars."
- \* "Few other programs have demonstrated the capacity to reduce costs for Alaskans and create jobs to this degree. Retrofits would create more than 7500 jobs in addition to about 1,300 permanent jobs gained through the recirculation of savings. These programs have statewide impacts and have saved Alaskans millions of dollars."

The Governor's budget does not have a direct allocation for this program.