



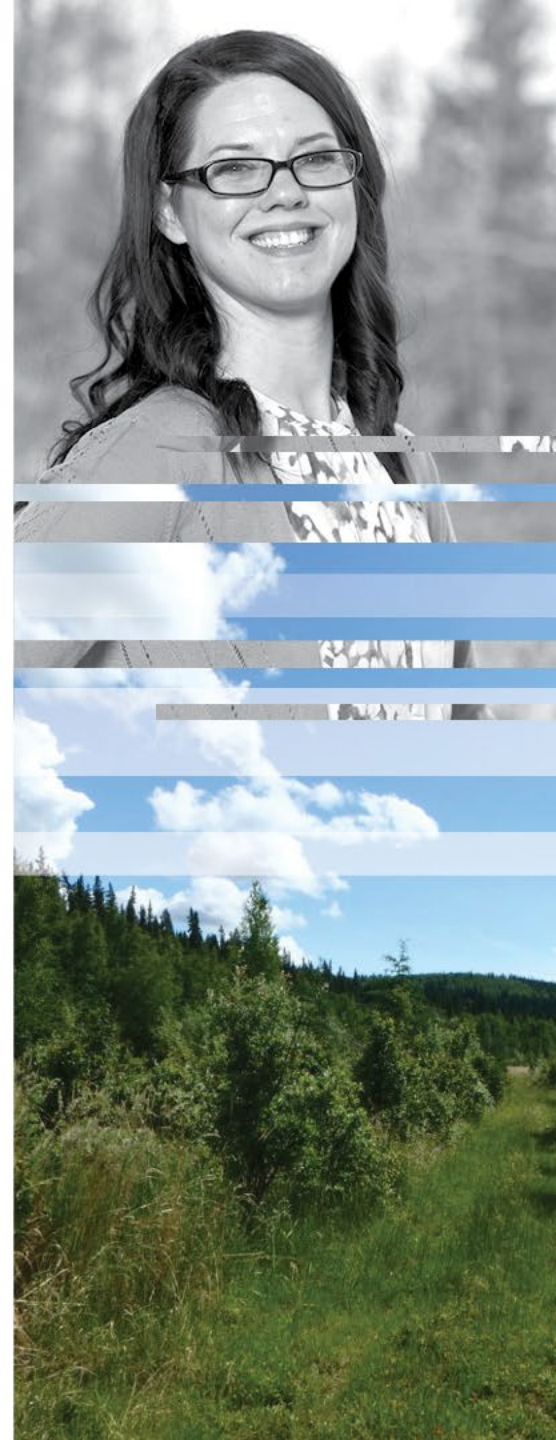
Housing Focus Area

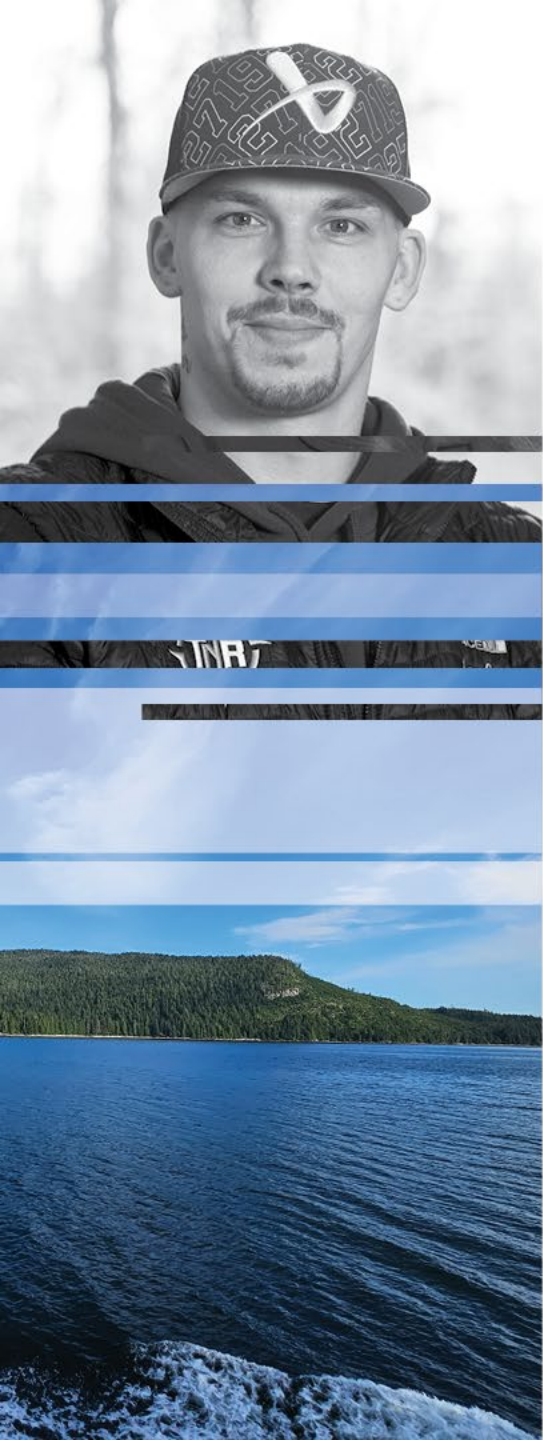
Trust
Alaska Mental Health
Trust Authority



Housing Focus Area Priorities

- Policy coordination and capacity development
- Beneficiaries have safe, stable housing with tenancy supports
- Supportive services are accessible





Comp Plan Area of Focus: Economic and Social Well-Being

Trust beneficiaries have strong economic and social well-being.

Objective 3.1: Alaskans have stable, safe housing with appropriate, community-based social supports to maintain tenancy.

- a. **Strategy:** Strengthen and enhance supportive services to maintain tenancy and address health-related social needs in rural and remote Alaska.
- b. **Strategy:** Create interoperability between the Homeless Management Information System (HMIS), health care, and social service data systems to help support stable housing.
- c. **Strategy:** Expand transition programs and tenancy supports to enable individuals to live in the least restrictive housing option of their choosing.
- d. **Strategy:** Develop a toolkit for local areas to use to implement year-round low-barrier shelters.
- e. **Strategy:** Leverage state and federal funding for sufficient supportive housing.
- f. **Strategy:** Implement homeless prevention services across DOH and DFCS programs.



Future Trends and Areas to Explore

- Affordable housing targeting beneficiaries
- Recovery housing
- Health Related Social Needs Waiver
- Value-based care - housing stability measurement
- Landlord liaisons
- Home-based services
- Rapid response economic assistance
- Homeless services for older adults
- Shelters as emergency response

Partnerships are Critical for Success

Building and operating affordable housing and supporting the housing stability of beneficiaries requires robust partnerships to succeed.

Alaska Housing Finance Corporation has been a long-time partner of the Trust and has had the largest impact on beneficiary housing in the State of Alaska.



Questions?

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Alaska Mental Health Trust Authority

Program and Planning Committee

Housing Update

January 8, 2025



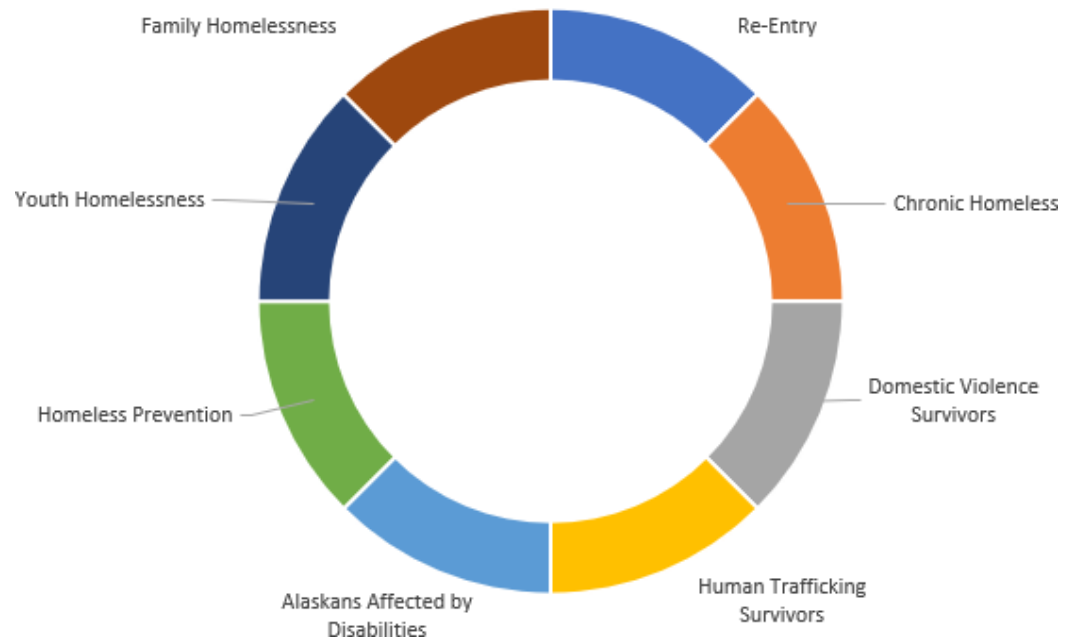
Homeless Programs Focus Areas & Funded Services



Services Funded

- Prevention
- Rapid Re-Housing
- Supportive Housing
- Emergency Shelter
- Street Outreach

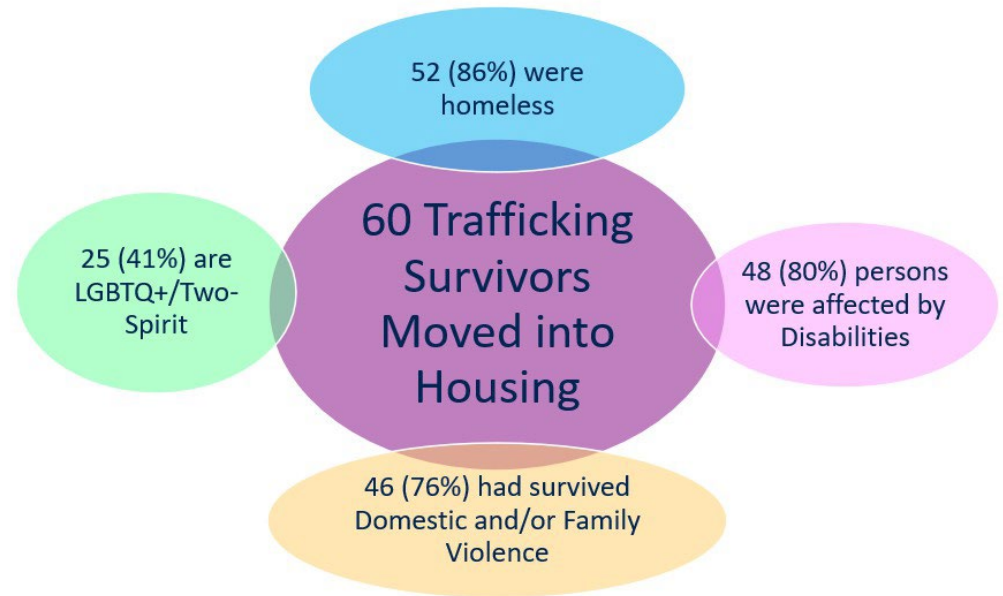
Program Focus Areas



Program Partners

- 19 Communities
- 60 Grantees / Contractors
- 4 Public Agencies

Programs and People – Insights on Overlap from Trafficking Survivor Data



Program labels often cloud the range of needs being served for the underlying person through an imprecise funding mechanism

Comparative Service Delivery Cost



Housing Service

Rental Assistance

Stabilization Program

Prevention

Re-Entry Services

Supportive Housing

\$500

\$2,400

\$10,200

\$10,400*

\$24,200**

Household Service Cost per Year

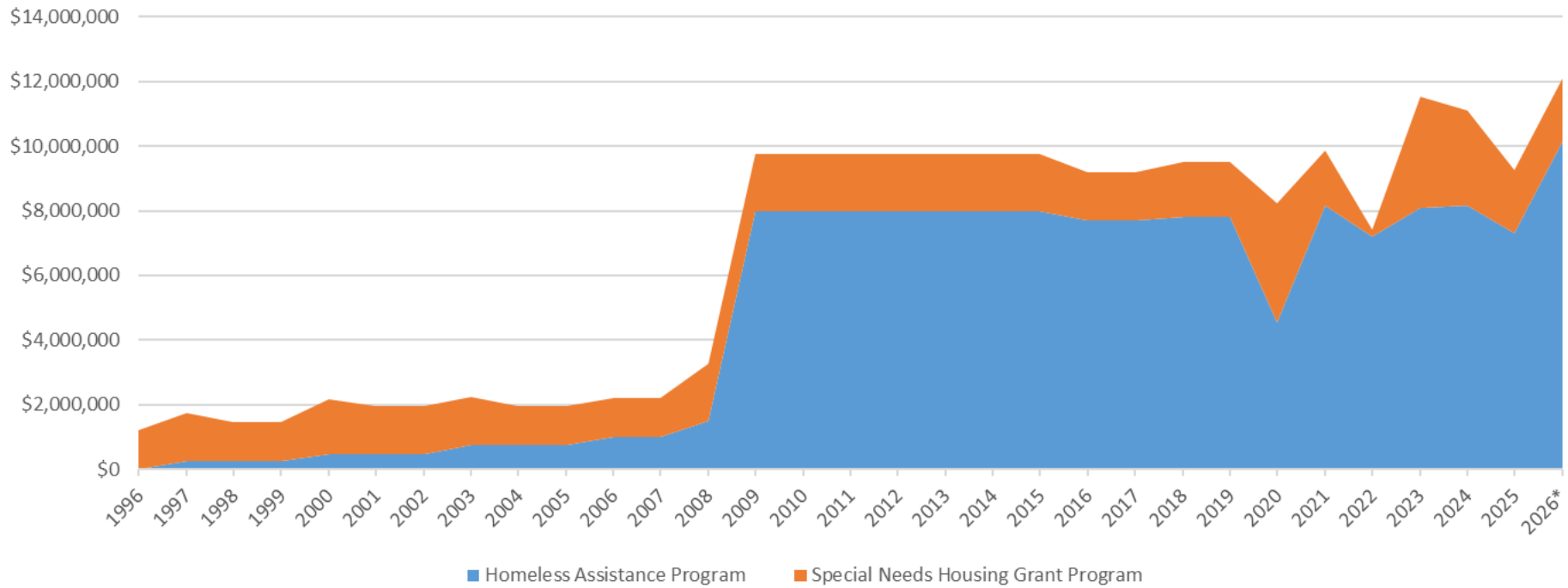
*Represents support program cost. Rental assistance is excluded from this figure.

**Includes comprehensive support service, move-in and rental assistance costs.

Joint Funding Initiatives: AHFC and the Trust



Program Funding over Time



*2026 numbers based on the proposed budget

The Stabilization and Recovery Program: COVID Funding



Provides short term stabilization resources, ongoing support and rental assistance for up to 15 months to

- Persons who are currently living in shelters
- Persons who are currently sleeping outside
- Persons who are victims of domestic violence, human trafficking or refugees

Launched in February of 2022, this funding provided through the Emergency Rental Assistance program. COVID-19 Program funds sunset on 9/30/2025

The Stabilization and Recovery Program: how it works



The program can move fast

Deliver help first, then deal with paperwork

- Navigators can assess program eligibility in minutes
- Navigators explain available resources with client
- Client is immediately moved into stable housing
- Schedules for support services delivery are set
- Client record is created & program clock starts

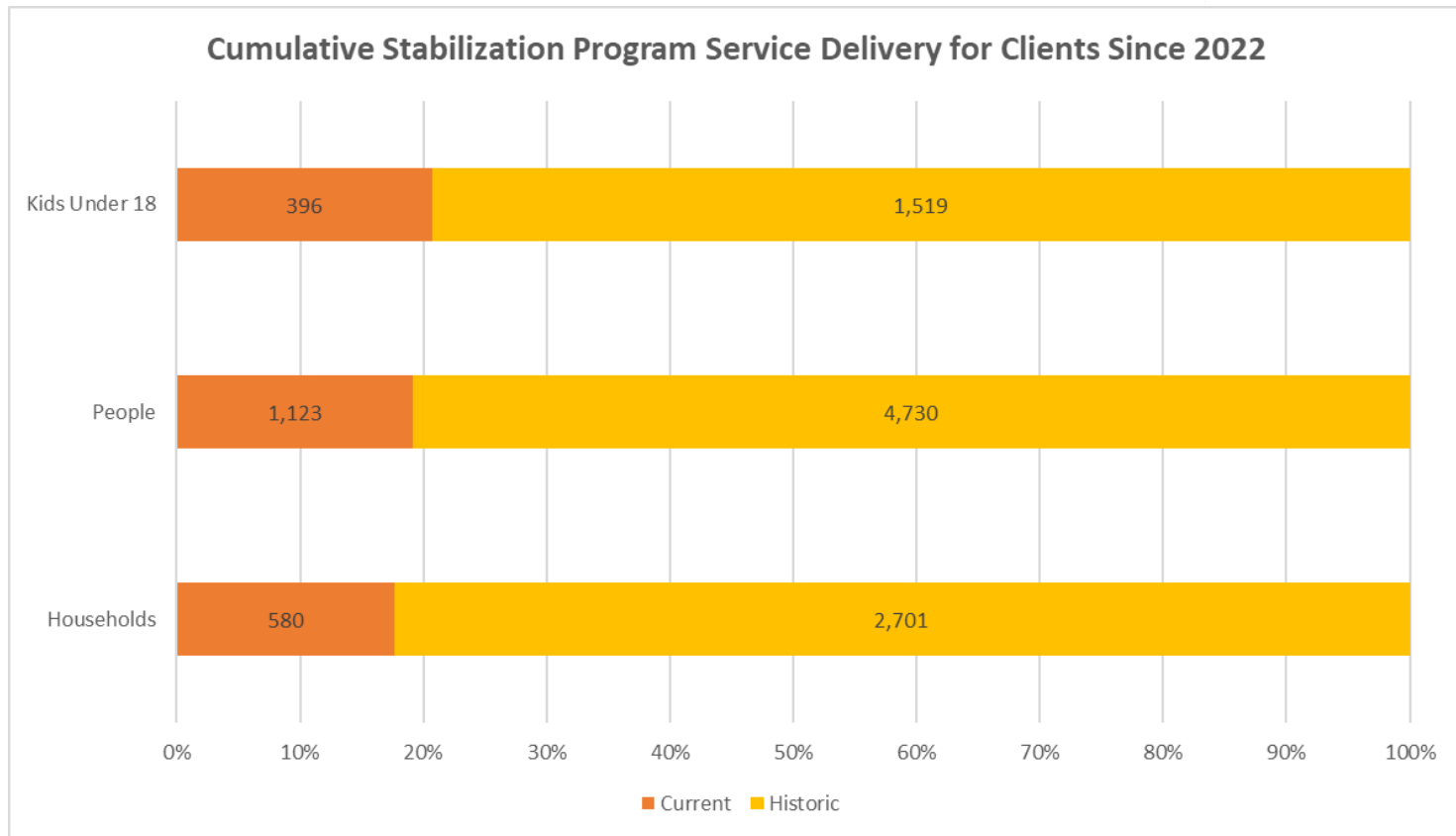


Stabilization begins



Program limit
is 15 months

Stabilization Program: Current and Completed Clients



Total households: 3,281

Total people: 5,853

Total children under 18 years of age: 1,915 (32%)

Covid Programs - Transformative Systems



HOME CLIENTS PAYMENTS

ADD A NEW CLIENT UPDATE CLIENT DETAILS ADJUST BUDGET

**TIMOTHEE
CHALAMET**

RE-7017648913

ALASKA HOUSING FINANCE
CORPORATION
ANCHORAGE, AK

NAVIGATOR: DONALD GOTCHAL

PROGRAM STATUS:

ACTIVE

04/03/24

START DATE

UPDATE CLIENT STATUS

BUDGET PROGRESS OVERVIEW

OBLIGATED FUNDS: **\$3,000.00**

TOTAL PAID: **\$1,000.00 (33%)**

FUNDS REMAINING: **\$2,000.00 (67%)**

ADJUST CLIENT BUDGET

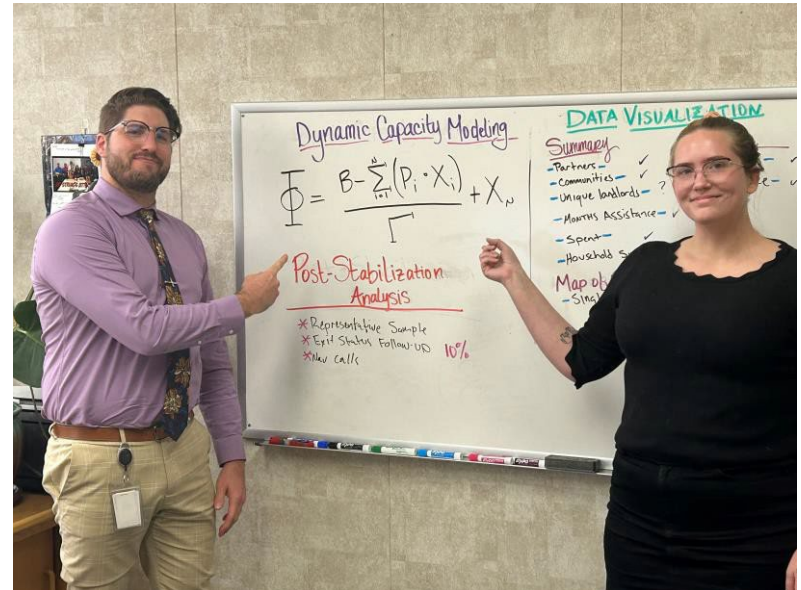
BUDGET ALLOCATION BY CATEGORY

TOTAL PAID: **\$1,000.00**

DEPOSITS: **\$0.00 (0%)**

RENT: **\$1,000.00 (100%)**

STABILIZATION: **\$0.00 (0%)**



AHFC awarded 3,000 stabilization slots throughout Alaska. The dynamic capacity modeling has increased that number by over 600 (20%+)

Beyond the Stabilization Program



The stabilization funds and the program itself are time limited... The systems and network of partners is not.

- Over 1,000 households have completed the program.
- Data integration efforts underway across state partners
- Data systems leveraged to support new program applications
- Surveys sent to providers for a sample of past clients who graduated
 - 64% of respondents remained housed
 - 47% of respondents remained in contact afterwards

Statewide Housing Development (since 90s)

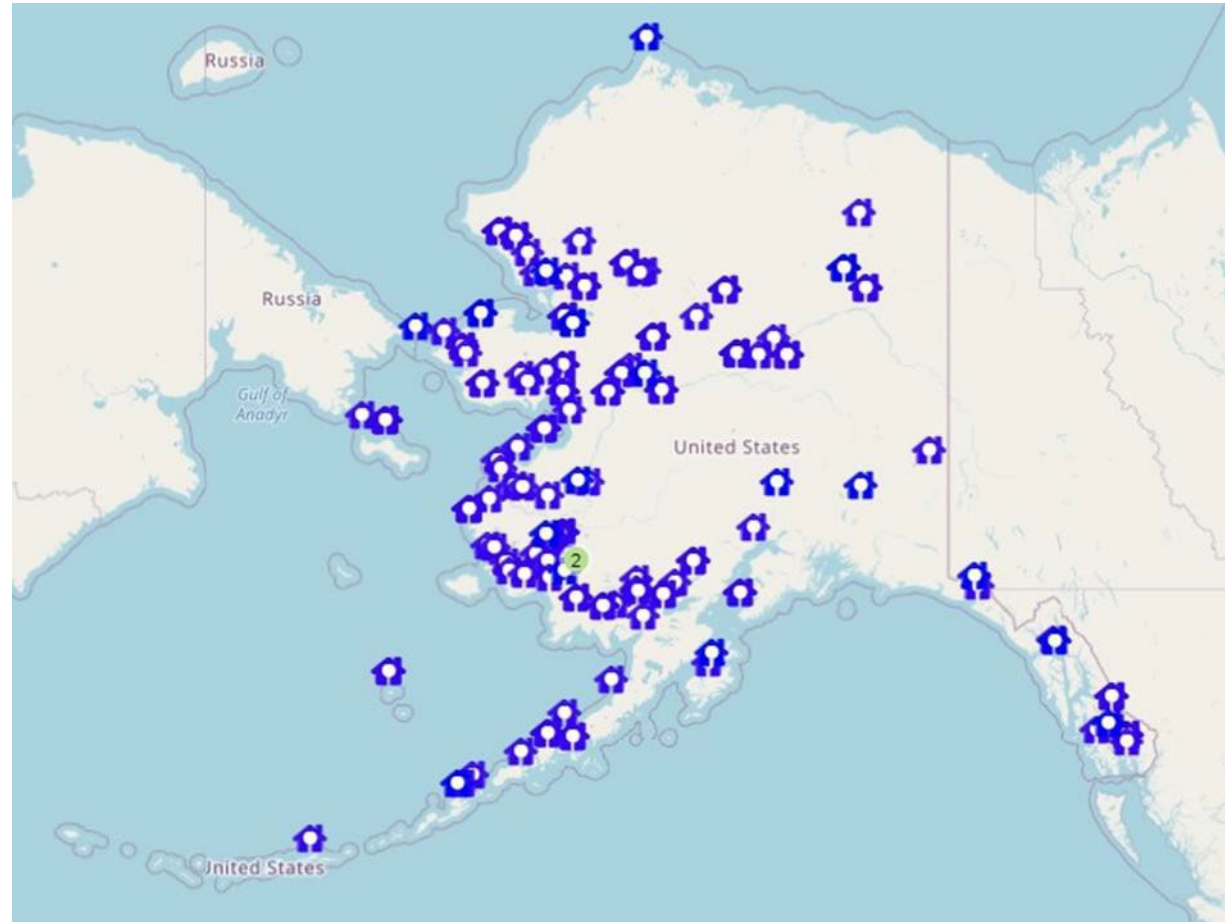


AHFC Funded Housing Production

- 398 developments
- 7,936 units

12-15 developments funded each year

300+ units of supportive housing funded in partnership with the Trust



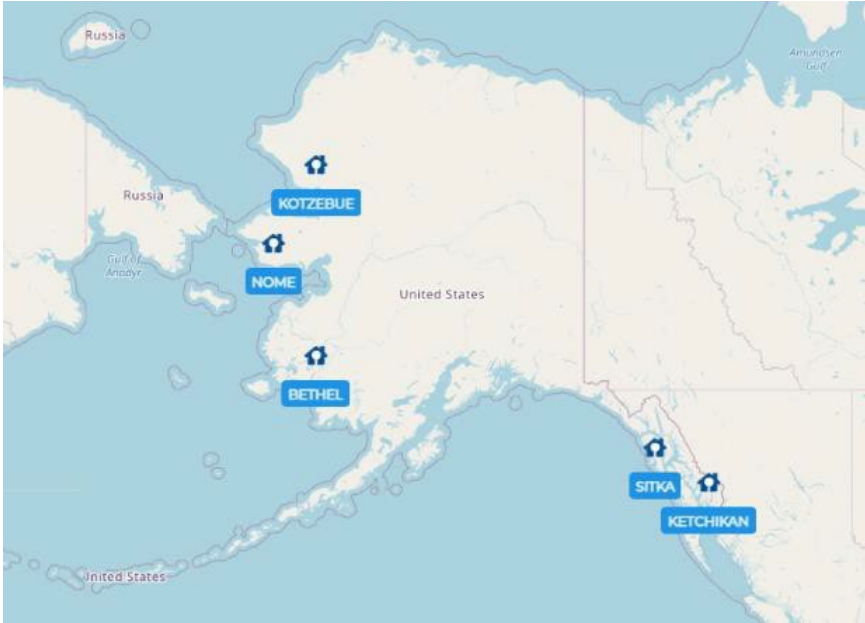
Employee Housing Challenges

Priority Communities from Commissioners



Critical services are in jeopardy from persistent vacancies in

Community	Population
Bethel	6,152
Kotzebue	2,953
Nome	3,506
Sitka	8,231
Ketchikan	7,803



Existing development channels were not being utilized at an equitable pace

Last Frontier Housing Initiative

We Went to Communities as partners w/ \$4.5-\$5M



Several meetings are in Anchorage

And other meetings are on-site



Wed, Dec 6 at 08:34

Stacy Schubert

GM! I put Kotzebue in at 8:30 as a placeholder. They didn't confirm but they can be ready to meet at 9.

SS

Daniel, can you be here by then?

No promises: getting in car now, but 25 minutes is tight

Stacy Schubert

I can get them started with meet and greet

SS

I have my laptop too and am setting that up. You can send me your slide deck and I'll have it loaded.



Earlier today representatives from the Ketchikan Gateway Borough, City of Ketchikan, and City of Saxman, met in Anchorage with Alaska Housing Finance Corporation (AHFC) to discuss a unique opportunity for housing development. AHFC is offering \$4.5 million in federal funds for the construction of at least eight new affordable housing units in our Borough as the "last frontier housing initiative." Borough staff and officials will pursue the feasibility of this project as part of a comprehensive housing initiative.

Pictured from left to right: Borough Mayor Rodney Dial, Borough Attorney Glenn Brown, Borough Assembly Member Jeremy Bynum, Borough Manager Ruben Duran, Alaska Housing Director of Governmental Affairs Stacy Barnes, Saxman Mayor Frank Seludo, Borough Assembly Member Sharli Arntzen, Saxman Vice Mayor Billy Joe Thomas, Alaska Housing Deputy Director Akis Gialopos. (Not pictured but also present at the meeting Ketchikan City Manager Delilah Walsh and City Council Member Janalee Gage.)



facebook.com



The Last Frontier Initiative Adaptability & Tailored Solutions



Community meetings with AHFC were followed by support calibrated to what our partners told us they needed

- 1 – Money
- 2 – Systems
- 3 – Technical Assistance
- 4 – Staff

Each partnership is uniquely structured



The Housing Market Backdrop

10 Years Ago



Now



Housing Affordability: Typical Perspective



Private Sector
Rental Units

Fair Market Rents

Income Restricted
Rents



\$
IV



\$
V



Housing Affordability: Counter-Intuitive Developments in Recent Years



Anchorage

Monthly Rent	1-bdrm	2-bdrm
Rental Market Survey (AHFC)	\$1,352	
Fair Market Rent (Federal)	\$1,107	\$1,454
60% Income Rent Limit	\$1,362	\$1,635
30% Income Rent Limit	\$681	\$817

Notes:

- 1) These relationships vary by community
- 2) Development programs focus on serving price points below the private market

Private Sector Rental Market: 2024 Survey



Low vacancies in several communities with small statewide changes year-over-year

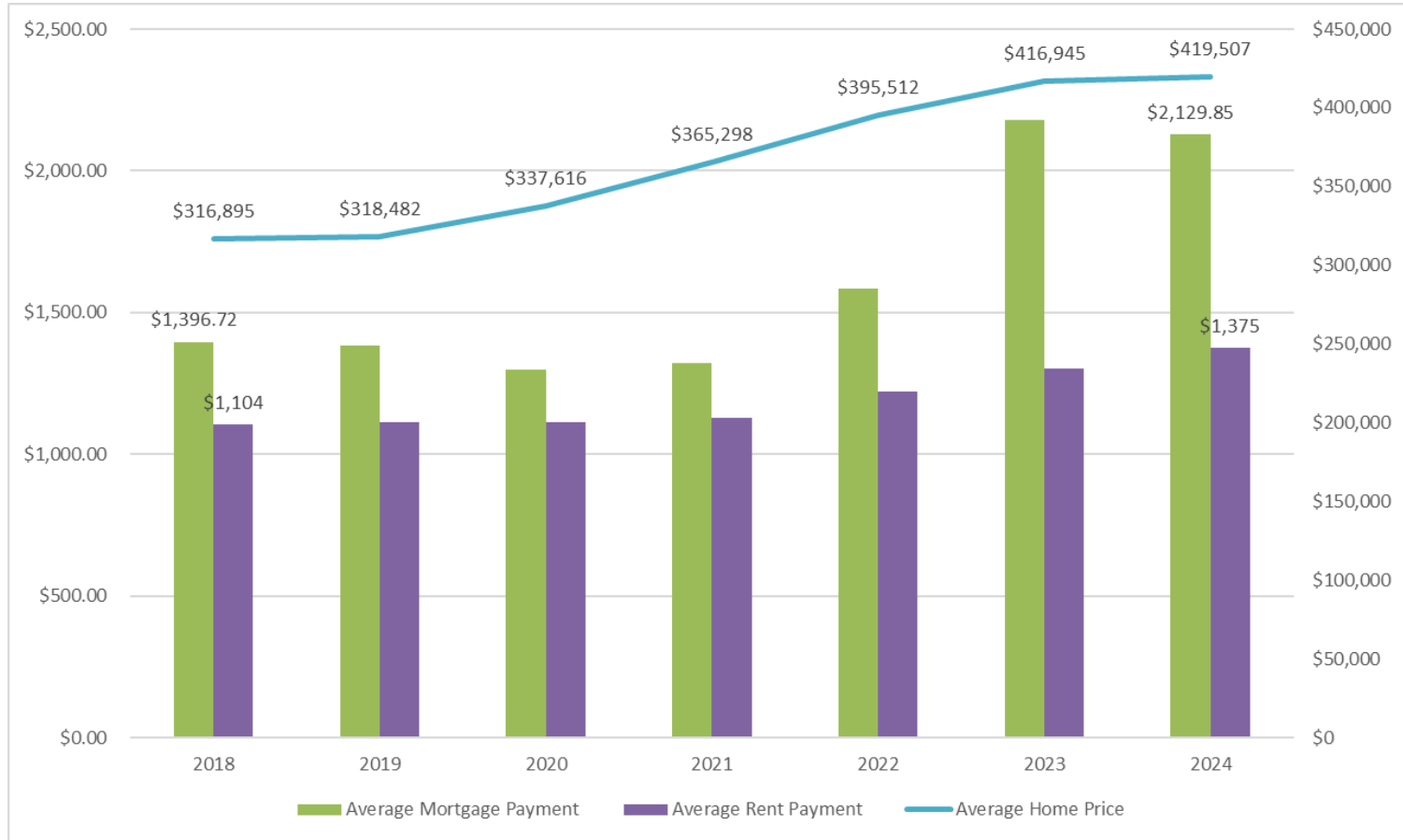
Community	Vacancy Rate		
	2023	2024	Change
Municipality of Anchorage	4.08%	4.56%	0.48%
Fairbanks North Star Borough	10.67%	11.95%	1.28%
Juneau	4.10%	3.96%	-0.14%
Kenai Peninsula Borough	4.27%	4.76%	0.49%
Ketchikan Gateway Borough	5.35%	10.15%	4.80%
Kodiak	5.21%	3.33%	-1.88%
Matanuska Susitna Borough	3.60%	3.55%	-0.05%
Statewide	5.87%	6.33%	0.46%

Community	Median Rent		
	2023	2024	Change
Municipality of Anchorage	\$1,275	\$1,375	7.84%
Fairbanks North Star Borough	\$1,296	\$1,350	4.17%
Juneau	\$1,300	\$1,350	3.85%
Kenai Peninsula Borough	\$955	\$1,000	4.71%
Ketchikan Gateway Borough	\$1,153	\$1,250	8.41%
Kodiak	\$1,200	\$1,450	20.83%
Matanuska Susitna Borough	\$1,175	\$1,250	6.38%
Statewide	\$1,250	\$1,325	6.00%

Rents continue to climb throughout the statewide market

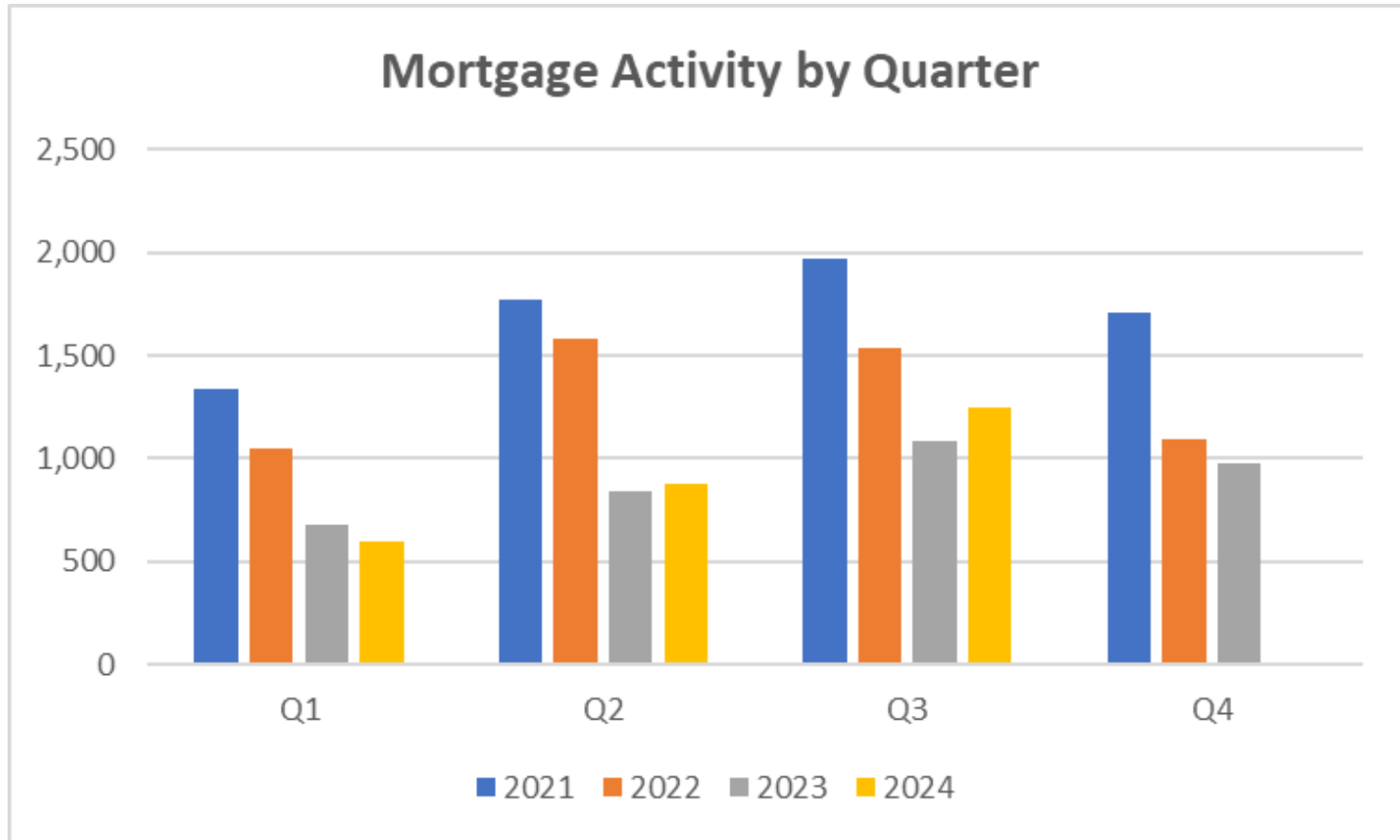
Relative Cost Trends: Homeownership and Rental

Statewide P&I vs Contract Rent



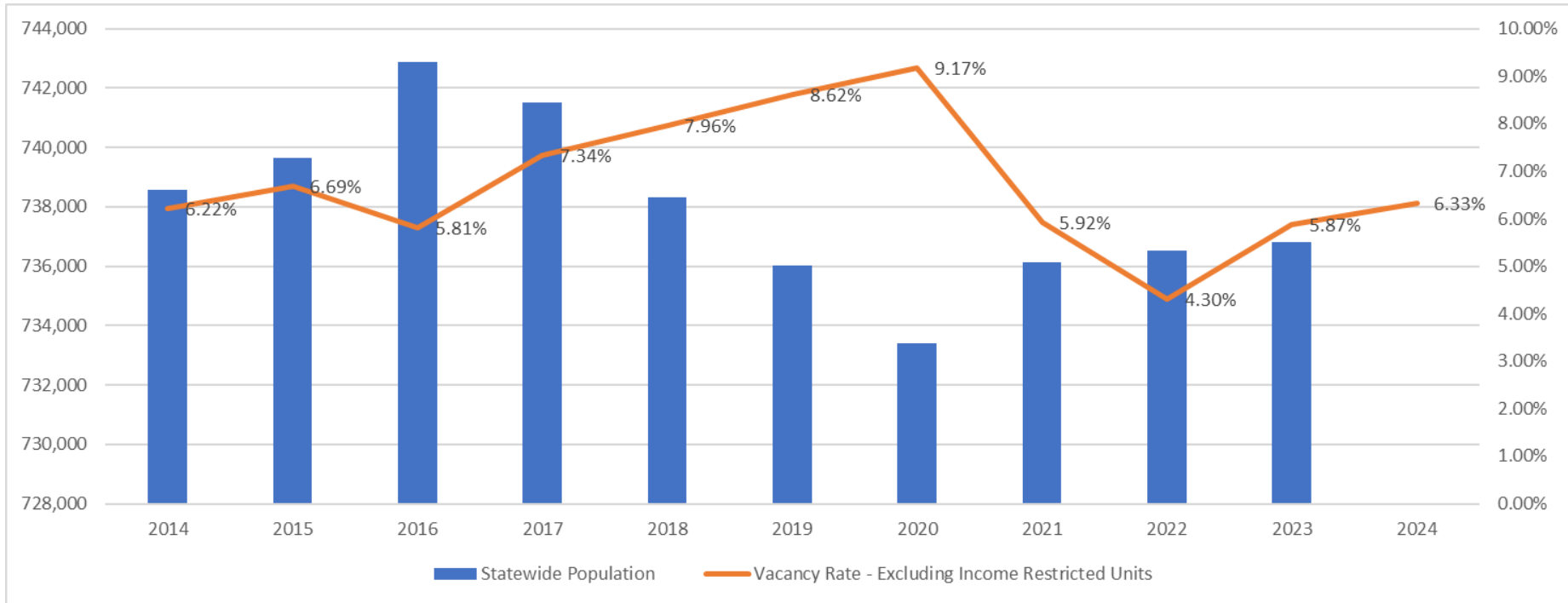
Since 2018, average rents have increased 24%. During the same period, the average principal and interest payment for homes purchased has increased by 52%

Homeownership – Statewide Lending Volume Trends



Source: AHFC + surveyed lender data

Vacancy Rates & State Population 10-year Trends



Evolving Market Boundaries and Relationships



Homeowner Units



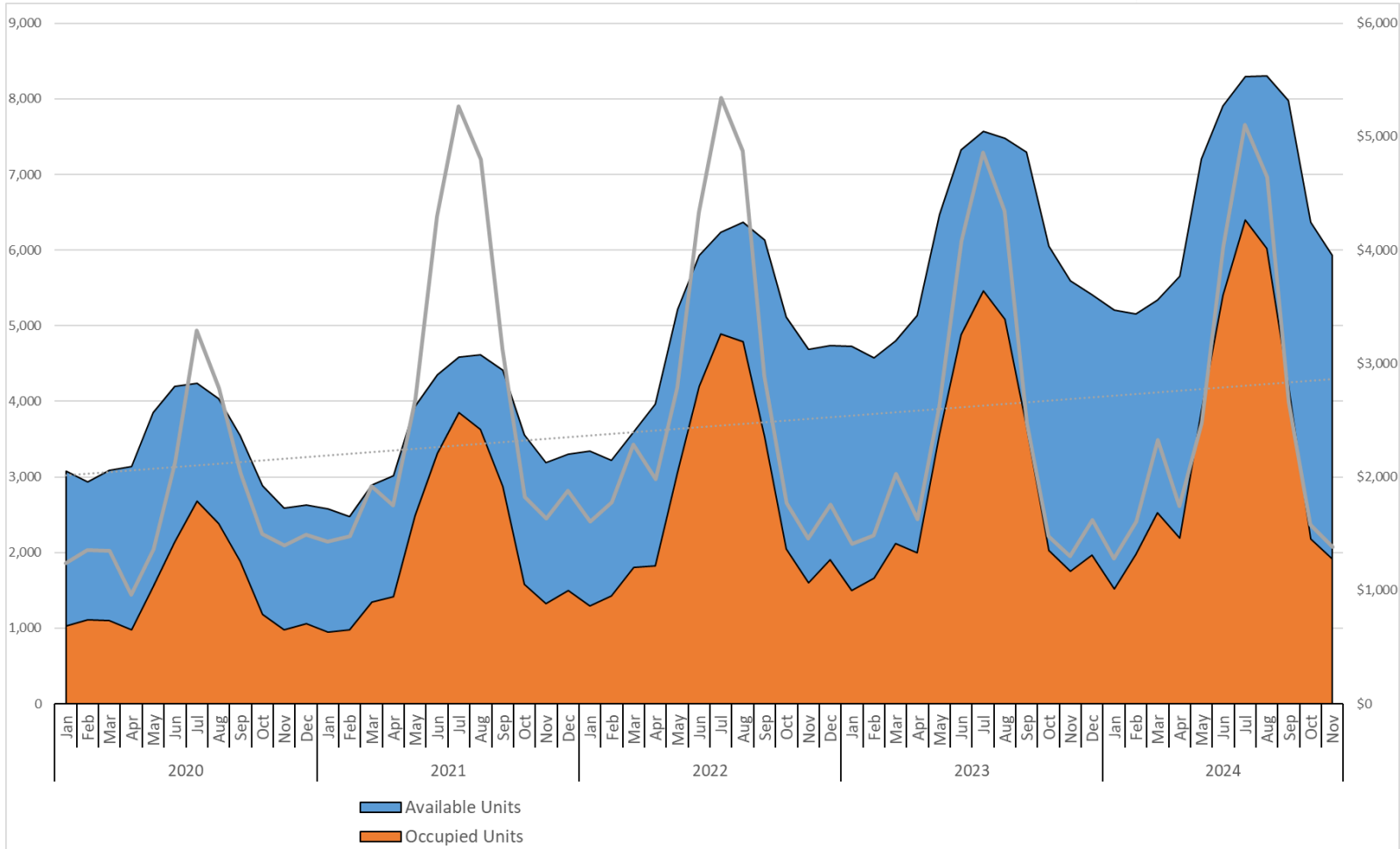
Rental Units



Vacation Stays



Vacation Rental Growth - Statewide



Vacation Rentals - Distribution



Trough - February

Community	Listings	Hosts	Share of Statewide Total	Average Listings per Host
Anchorage	1759	894	34.15%	1.97
Fairbanks	744	409	14.44%	1.82
Kenai Peninsula	1036	508	20.11%	2.04
Mat-Su	772	455	14.99%	1.70
Entire State	5151	2682		1.92

Peak - July

Community	Listings	Hosts	Share of Statewide Total	Average Listings per Host
Anchorage	2482	1219	29.94%	2.04
Fairbanks	810	443	9.77%	1.83
Kenai Peninsula	2324	974	28.03%	2.39
Mat-Su	1115	592	13.45%	1.88
Entire State	8290	3911		2.12

Sample Distribution of Properties by Host:

Kenai Peninsula Borough Data from July, 2023

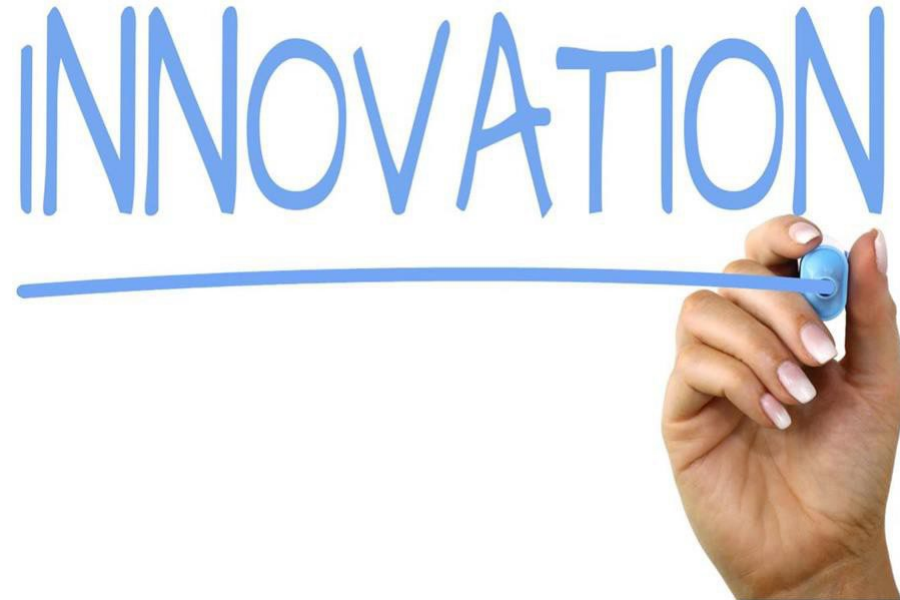


Range of Units Listed	Unique Hosts	Units Listed	Average Units per Host
1 Unit	643	643	1.00
2 to 4 Units	297	767	2.58
5 to 10 Units	72	434	6.03
11 to 20 Units	19	285	15.00
20+ Units	3	99	33.00
Total	1034	2228	2.15

Looking Forward



1. Statewide Housing Development
2. Leveraging COVID programs infrastructure to level-up legacy programs & expand coverage
3. Cross-partner data integration



Thank You

Questions?

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