

Kodiak Island Housing Authority Tribal Housing Summit

Stacy Barnes
Director, Governmental Relations & Public Affairs

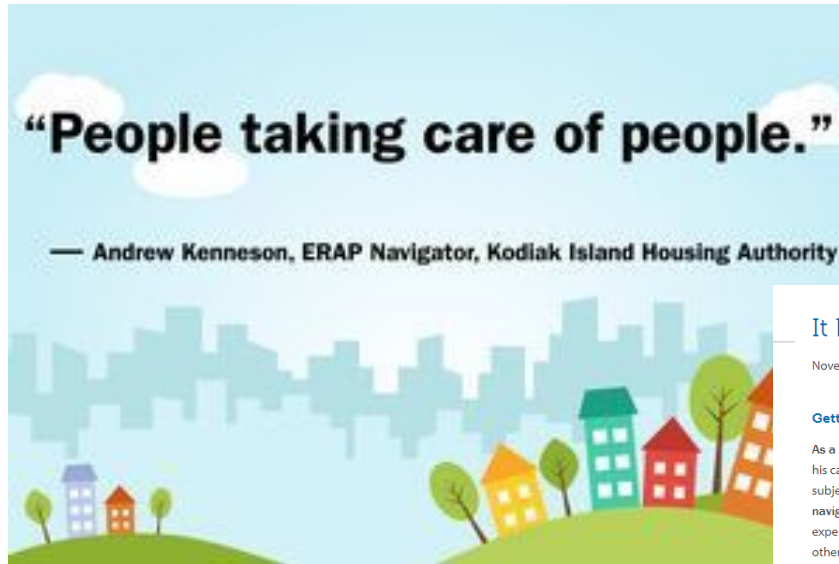


Introduction



- Focus on Kodiak Partnerships
- Affordable Housing
- Last Frontier Housing Initiative
- Energy programs
- Q&A

Partnerships: KIHA



It Feels Good To Make A Difference

November 21, 2021 at 2:00pm in [Community](#), [Our Stories](#), [COVID-19](#), [Renting](#)

Getting On The Front Lines of Rent Relief

As a former journalist, Andrew Kenneson spent the early part of his career painting a story for others to experience a particular subject. Now an Emergency Rental Assistance Program (ERAP) navigator for Kodiak Island Housing Authority, he is living an experience that is directly and positively impacting the lives of others — and it feels good.

Long interested in housing as a social narrative, Kenneson made the move from journalist to ERAP navigator because he really wanted to be on the front lines of a broad, important issue.

Like many small communities in Alaska, housing in Kodiak is expensive — the average rental is \$1,500 per month. It is a big issue in the community made even more challenging because of COVID-19; the difficulties that many were experiencing quickly became startlingly real.

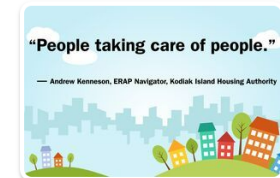
"It feels good knowing your efforts are making a difference in someone's life — it is cool. People taking care of people."

— Andrew Kenneson, ERAP Navigator, Kodiak Island Housing Authority

Working Hand In Hand With The Community

Kodiak Island Housing Authority is one of the many statewide partners of housing experts brought together by Alaska Housing Finance Corporation (AHFC). As ERAP navigator, Kenneson works hand-in-hand with people in his community who are directly benefiting from AHFC's Alaska Housing Rent Relief efforts.

"Housing costs are generally the biggest bill people pay each month so our ability to help alleviate the stress of that



Partnerships

Supplemental Program (2019-2024):

Kodiak Island Housing Authority

- “No findings or concerns” – AHFC’s Audit Department, 2023
- 121 units to be rehabbed/modernized
- Upgrades to meter bases, heating systems, hot water heaters, ventilation, and lighting

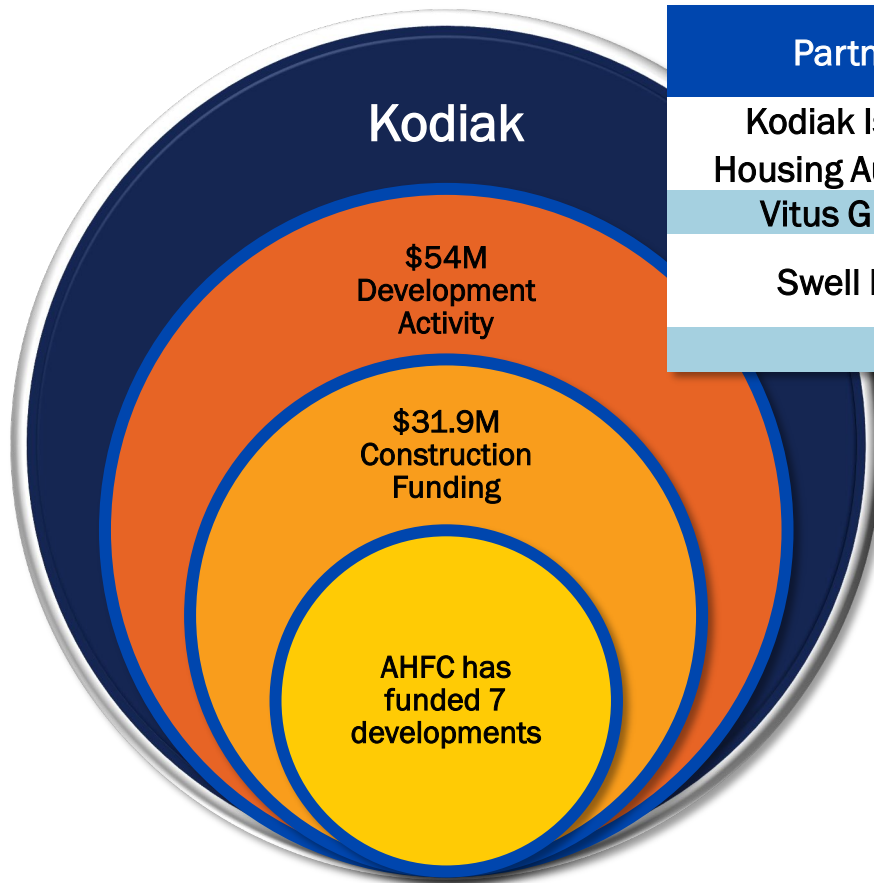
Weatherization:

Alaska Community Development Corporation

- Air sealing, insulation, installing smoke and carbon monoxide detectors, and mechanical ventilation



Partnerships



Partner	Year(s) Active	Total Units	Properties
Kodiak Island Housing Authority	1996, 2014	47	Heritage Heights, Emerald Heights
Vitus Group	2010	60	Fir Terrace I & II
Swell LLC	2018, 2020	70	Mill Bay Townhomes, Spruce Cape I & II
Total		177	7

Partnerships

Homeless and Supportive Housing

AHFC has partnered with Kodiak Brother Francis Shelter for over a decade through our Homeless Assistance Program (jointly funded by AHFC and the Alaska Mental Health Trust Authority). AHFC's annual funding level for the shelter includes \$269,000 from the Homeless Assistance Program and \$25,000 through the federal Emergency Solutions Grant.

As a Stabilization program partner, Kodiak Brother Francis was one of the first agencies in 2022 to bring a homeless Alaskan into the program.

- KBF has enrolled 77 households (116 people, including 34 kids) through the stabilization program with more than 45 households successfully completing the 15 month program.

Partnerships: Mortgage



Carrie Morton 

RESIDENTIAL MORTGAGE, LLC — KODIAK, ALASKA

Lending in Kodiak since 1991 and with Residential Mortgage since 1998, I continually strive to assist my clients in reaching their goals of purchasing a home. Witnessing the smile on my clients' faces once their loan has closed is a gratifying feeling. I am fortunate to be able to provide local assistance to our community for the last 31 years, and I am happy to know my previous clients trust me to help their adult children with their first-time home purchase.

Why AHFC?

Because of Alaska Housing Finance Corporation, applying for an AHFC loan is a smooth and positive process for my clients. As promised, AHFC continually provides my clients access to safe, quality, affordable housing. The steps Kodiak takes to become more energy efficient walk hand in hand with the energy efficiency programs offered by AHFC. I love the personal relationship I have with AHFC and their open communication and assistance. I can count on AHFC because they understand Alaska and Alaskans.

Get in Touch

Carrie Morton
Mortgage Loan Originator
NMLS #196016

Cell: (907) 539-1235

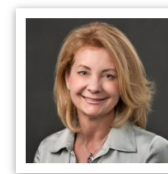
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Affordable Housing



2023 compliance review:
**“No issues of noncompliance with
SCHDF program.”**

Affordable Housing

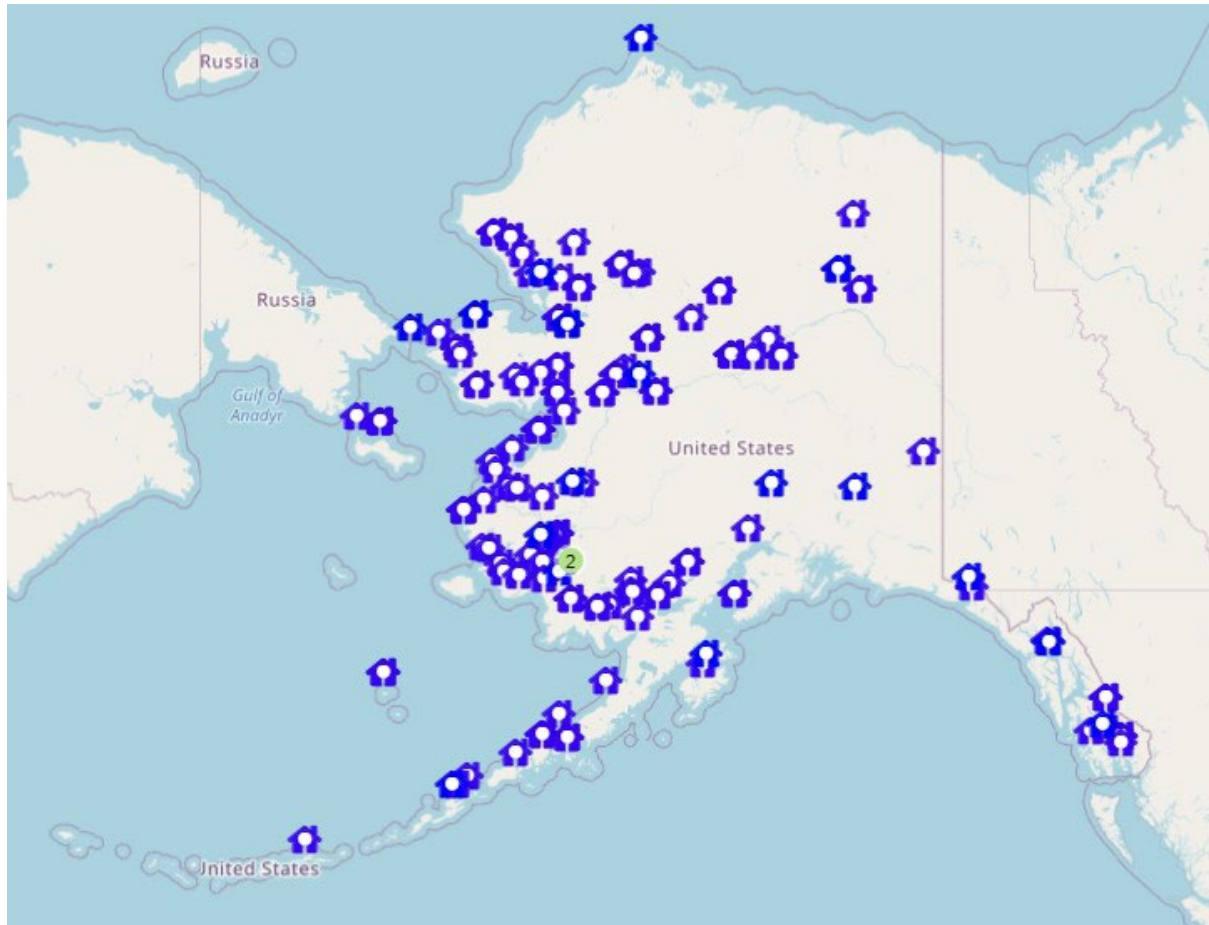


The view of Sitka from Pillar Mountain Road.
(Photo: Google Maps/Anthony White, 2023)

Alaska Corporation for Affordable Housing currently has land listed for sale for AHFC on Pillar Mountain Road.

It is 1.44 acres.

Last Frontier Housing Initiative Support



Allocation Plan: Summary



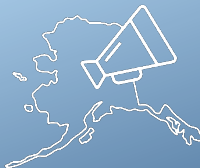
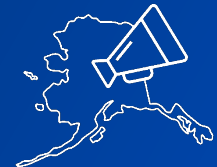
Boost 2023 Rural Professional Housing

Increase funds available for the current Rural Professional Housing round to facilitate seven (7) statewide developments.

Awarded funding (11/21) to build/renovate 17 rural professional housing units in Hoonah, Napakiak, Talkeetna, Thorne Bay, Togiak, Venetie and Yakutat.

Western Alaska Focus

Announce targeted rural professional and affordable housing funds to governments in Bethel, Nome and Kotzebue.



Southeast Alaska Focus

Announce targeted affordable housing funds to governments in Ketchikan and Sitka.

Solar For All

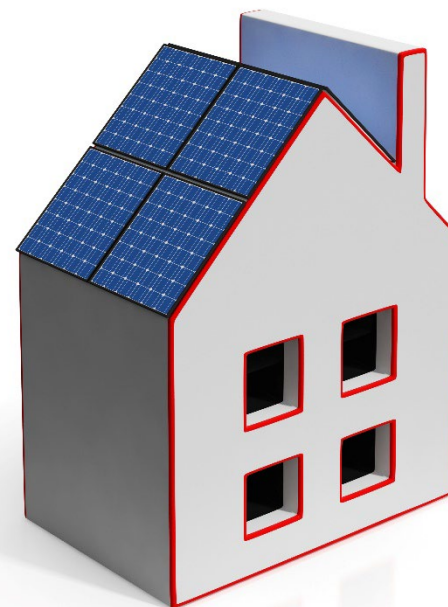


AEA/AHFC joint application awarded on April 22, 2024

Residential rooftop and multi-family focus

Federal focus on disadvantaged communities and low-income Americans

\$15 million	Single-Family Residential rooftop solar to AHFC
\$7.5 million	Single-Family Residential rooftop solar to TCC
\$6.25 million	Multi-family rooftop solar
\$6.25 million	Training, Outreach & Administration
\$3.1 million	Financing opportunity



Federal Energy Rebates



AHFC preparing \$75 million application for U.S. Department of Energy in 2024.

- Stakeholder discussion
Wednesday, Sept. 27 at
1:30 p.m. in Easter Island
Room.

Home Efficiency Rebate Program



Energy Savings	Rebate Amounts			
	Single Family	Single Family LMI	Multifamily	Multifamily LMI
20-35% modeled savings	Lesser of \$2,000 or 50% of project costs	Lesser of \$4,000 or 80% of project costs	\$2,000 per dwelling unit, maximum \$200,000 per building	Lesser of \$4,000 per dwelling unit or 80% of project costs
35% or more modeled savings	Lesser of \$4,000 or 50% of project costs	Lesser of \$8,000 or 80% of project costs	\$4,000 per dwelling unit, maximum \$400,000 per building	Lesser of \$8,000 per dwelling unit or 80% of project costs

- Reduction in home energy use incentivized with rebates for whole-home retrofits. Homeowners must begin with an energy assessment to identify options for a improvements and model savings.
- Lower Median Income (LMI) = 80% of Area Median Income as determined by HUD.

Home Electrification and Appliance Rebates



	Up to 80% AMI	81-150% AMI
Electric Load Service Center upgrades/Breaker Box	\$4,000	\$2,000
Electric Stove, Cooktop, Range and/or Oven	\$840	\$420
Electric Wiring	\$2,500	\$1,750
Heat Pump Clothes Dryers	\$840	\$420
Heat Pump Heating/Cooling	\$8,000	\$4,000
Heat Pump Water Heaters	\$1,750	\$875
Weatherization (Insulation, Air Sealing, Ventilation)	\$1,600	\$800

- \$14,000 maximum benefit per household.
- Households above 150% of AMI as determined by HUD are not eligible.

Resources





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Tax Saving Opportunities for Energy Efficiency Improvements


February 24, 2023 at 11:00am in [Headlines](#), [Energy](#), [Homeownership](#)

Alaskans who are considering improvements to increase their home's energy efficiency may have **new financial incentives** to do so.

Recent changes to tax laws will allow homeowners to receive **more tax credits for qualified energy efficiency improvements**. Ultimately, this can help reduce homeowners' tax bills each year.

There are two tax credit changes that can benefit homeowners (and in some cases, renters may also be able to take advantage): the Energy Efficient Home Improvement Credit and the Residential Clean Energy Property Credit.

"Alaskans who are looking to improve efficiency in their homes have an opportunity to save money through reduced energy usage and by taking advantage of these new tax credits," said Ethan Stoops, Program Information Manager for AHFC's Research and Rural Development Department. "That includes Alaska residents such as heat pumps, rooftop solar panels, and doors and windows."



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