

**NORTHWEST ARCTIC BOROUGH
RESOLUTION 23-68**

**A RESOLUTION OF THE NORTHWEST ARCTIC BOROUGH
ASSEMBLY APPROVING PARTICIPATION IN THE ALASKA HOUSING
FINANCE CORPORATION'S (AHFC) RURAL PROFESSIONAL HOUSING
LAST FRONTIER INITIATIVE, AND FOR RELATED PURPOSES.**

WHEREAS: AHFC has recognized the acute housing shortage in Western Alaskan hub communities like Kotzebue and the related need to place hard-to-fill, critical State worker positions; and

WHEREAS: AHFC operates the Rural Professional Housing Grant Program to fund the development of teacher, health professional and public safety housing through annual competitive awards for the rehabilitation, construction, or acquisition of rural housing projects for school districts, local governments, regional health corporations, housing authorities, and nonprofits; and

WHEREAS: in recognition of this critical State worker shortage and the related lack of housing in Kotzebue, AHFC established a Rural Professional Housing Last Frontier Initiative program for investment of up to \$5 million for Kotzebue upon commitment of a 15% community match; and

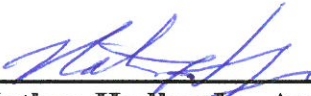
WHEREAS: the AHFC program will require six new professional housing units and three new affordable housing units with funds paid out by September 30, 2025; and

WHEREAS: the Borough recognizes that Kotzebue suffers from an ongoing housing shortage that stifles workforce development and frequently prevents well-qualified candidates from accepting employment in Kotzebue; and

WHEREAS: to help remedy this housing shortage, the Borough wishes to pursue AHFC's Rural Professional Housing Last Frontier Initiative in coordination with the City of Kotzebue and other community and regional partners.

NOW THEREFORE BE IT RESOLVED: the Northwest Arctic Borough Assembly hereby approves participation AHFC's Rural Professional Housing Last Frontier Initiative to secure \$5 million for professional housing in Kotzebue and authorizes the Mayor to submit a non-binding letter of intent to participate in coordination with community and regional partners.

PASSED AND ADOPTED THIS 19th DAY OF DECEMBER 2023.



Nathan Hadley Jr., Assembly President

PASSED AND APPROVED THIS 19th DAY OF DECEMBER 2023.



Dickie Moto, Sr., Mayor

SIGNED AND ATTESTED TO THIS 19th DAY OF DECEMBER 2023.



Stella Atoruk, Borough Clerk

ATTEST:



INVESTING IN WESTERN ALASKA

FILLING CRITICAL STATE POSITIONS, BUILDING STRONGER COMMUNITIES

New housing development funds to local governments in Bethel, Kotzebue and Nome

Commissioners from the State of Alaska identified hard-to-fill, critical positions in communities across the state. Western Alaska was identified as a region most in need and likely to benefit from state workers in hub communities.

With a minimum 15% match, AHFC is prepared to respond to this need with a capital investment up to **\$5 million** to be spent over an aggressive timeline to spur new housing construction in targeted communities. The housing project will be designed, developed and owned by the local government (or its designee).

Funding comes from a combination of state and federal sources and targets two objectives: **\$3 million in state General Funds** made available through the Rural Professional Housing program to support construction of no fewer than six housing units for state professionals. **\$2 million in expiring federal funds** is targeted to support the affordable housing needs of each community by constructing three new units for families meeting the federal definition of low income.

Communities are encouraged to leverage AHFC's contribution with local, philanthropic or other funds to the greatest maximum extent.

New construction must meet AHFC's minimum criteria for financing, including energy efficiency standards of 5-star-plus or greater.

TIMELINE:

- Week of Dec. 4, 2023: Stakeholder meetings
- 30-days from today: AHFC receives signed, non-binding letter of intent from local government to participate in this housing initiative with key contacts identified

Funds rejected by communities not interested/unable to participate will be re-allocated to communities able to advance these development resources.

- Jan. 1, 2024: AHFC publicly announces local government participation in this Last Frontiers Housing Initiative
- March 1, 2024: Local Government Team Identified; Materials Ordered
- September 1, 2025: Deadline for expenditure of use-it or lose-it federal funds

RESOURCES:

AHFC's Planning & Program Development Department is leading this effort and positioned to offer technical assistance to support an enhanced development project.

CONTACT: Daniel Delfino, Planning Director, ddelfino@ahfc.us



15% community match



At least 9 new housing units