



PREPARED FOR
THE ASSOCIATION OF
ALASKA HOUSING
AUTHORITIES

JANUARY 2010

The Economic Impact of Alaska's Regional Housing Authorities

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We express grateful appreciation to the Association of Alaska Housing Authorities (AAHA) and its member Regional Housing Authorities (RHA)

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Executive Summary

Alaska's Regional Housing Authorities (RHA) play a key role in increasing the supply of quality affordable housing in Alaska. They provide housing, assistance in purchasing a home, renter and home buyer education, infrastructure for housing development, community facilities and employment opportunities to benefit Alaska Natives as well as non-Alaska Natives.

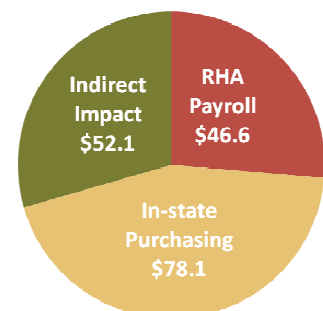
In rural communities, these organizations provide the vast majority of new housing units for local residents and they are a key player in increasing the supply of affordable housing in urban communities. The impacts to the lives of the people who receive housing are easy to understand, but housing authorities also provide benefits to all Alaskans in less direct ways. In addition to providing housing and other benefits to clients in substantial numbers, they also employ Alaskans throughout the state and contribute to the whole state by stimulating economic activity. RHAs have a nearly 100 percent resident hire rate.

The Association of Alaska Housing Authorities (AAHA) contracted with Information Insights to identify the statewide economic impacts of Alaska regional housing authorities, including the direct benefits to urban and rural Alaska as well as indirect economic benefits to the state as a whole. The study also highlights the work housing authorities are doing to provide safe, affordable and energy efficient housing stock in the state and the non-housing projects that improve the lives of Alaskans and benefit their communities. Finally, it provides regional details on housing authority economic activity.

Key Findings

TOTAL ECONOMIC IMPACT

The total economic impact of Alaska's regional housing authorities on the state's economy includes both direct and indirect benefits. Direct impacts include wages and benefits paid to employees of the regional housing authorities as well as purchases made by the housing authorities from vendors and contractors in Alaska. Indirect impacts include the additional revenue, employment and earnings created by the companies from which RHAs purchase goods and services, as well as the economic activity generated throughout the economy when employees of all impacted companies or organizations spend their paychecks.



Executive Summary

Total impacts of housing authority activity from all sources

The total (direct + indirect) economic impact of RHA activity in the state in 2008 was significant:

- \$177 million in economic activity statewide
- 2,831 jobs statewide

Of the jobs generated by RHAs in 2008, approximately 51.5 percent (1,457) were full-time jobs, 47.5 percent (1,345) were seasonal and temporary jobs, and the remainder (29) were part-time jobs.

Direct economic impacts statewide

In 2008, direct impacts statewide totaled:

- 1,757 people employed with housing authorities
- \$46.6 million in direct payroll
- \$78.1 million in spending with Alaska-based vendors and contractors

Nearly one third of the 1,757 direct jobs were full-time year round positions. The proportion of full time year round workers is lower in the direct jobs count than in the jobs generated by RHA vendor spending owing to the highly seasonal nature of construction in Alaska.

Indirect impacts

In 2008, indirect impacts of RHA activity statewide included:

- 495 jobs primarily in Alaska's construction, freight, government and professional services as a result of RHA purchases from Alaska-based vendors and contractors
- 579 additional jobs primarily in the service sector created when employees of both housing authorities and vendors spent their paychecks on Alaska goods and services
- \$45.5 million in additional economic activity resulting from RHA purchasing and payroll spending

BUILDING AND RETROFITTING ALASKA'S LOW-INCOME HOUSING STOCK

Direct benefits also include all the new housing units constructed in the state as well as renovations to existing housing by Alaska regional housing authorities. In 2008, these totaled:

- 200 new housing units built at a cost of just under \$48.1 million dollars
 - 137 new urban housing units built at a total cost of more than \$26.7 million dollars
 - 63 new rural housing units built at total cost of nearly \$21.4 million dollars

- Approximately 1,000 housing units rehabilitated and renovated at a total cost of more than \$18.2 million dollars
- 260 housing units - valued at more than \$23.6 million - were “conveyed” to individual owners through a variety of housing authority programs designed to make home ownership possible for the people they serve.

The 200 new units built in 2008 represent all types of homes, both single and multi-family units, including units that are designed to serve special populations like the elderly and people with disabilities. It is also important to note that site remediation and infrastructure development becomes part of total costs for many projects in both urban and rural communities. Examples include extending utilities or road systems to un-served areas in rural communities and providing demolition and environmental remediation in challenging urban neighborhoods.

In addition to building, renovating and transferring ownership of homes to individuals, regional housing authorities reported having nearly 4,500 housing units currently under management and conservatively estimate serving more than 10,000 people.

BRINGING MONEY AND JOBS TO RURAL AND URBAN ALASKA

In the four years from 2005 to 2007, RHAs contributed to the economies of 125 Alaska communities. In 2008 alone, the direct economic impact of RHA projects in the state’s rural and urban communities were as follows:

Direct impacts on rural Alaska, 2008

- More than 1,250 people employed
- \$26.5 million in payroll
- \$13.9 million spent with vendors and contractors located in rural Alaska

RHAs are creating work across the state, including some of the most remote communities where unemployment rates are extremely high. The impact of job creation in these small communities, with few employment opportunities, has far reaching positive implications beyond just local spending of disposable income.

Direct impacts on urban Alaska, 2008

- More than 500 people employed and \$20.2 million in payroll in 2008
- \$64.1 million spent with vendors and contractors located in urban Alaska¹

A KEY ROLE IN EXPANDING WEATHERIZATION SERVICES

For the past 30 years there have been five active weatherization entities in the state; now the Alaska Housing Finance Corporation has signed agreements with the

¹ The total purchasing by RHAs of \$78.1 million includes six percent that cannot be allocated as either urban or rural.

Executive Summary

housing authorities to do this important work as well. Alaska's regional housing authorities will play a key role in meeting the state's goal of weatherizing 13,000 housing units over the next five years. Regional housing authorities have the infrastructure and relationships throughout the state that will be invaluable in achieving rapid expansion in weatherization services.

NON-HOUSING IMPACTS

The flexibility of Native American Housing and Self Determination Act (NAHASDA) funds has made it possible for RHAs to invest in the infrastructure needed to support new quality housing units, even when the infrastructure goes beyond the buildings themselves. Examples include projects to extend utilities (water, electric, gas), extending access into new neighborhoods, building community facilities and providing financial support.

Introduction

Access to safe, affordable and adequate housing is a foundation for building and maintaining healthy and productive individuals, families and economically viable communities. Regional housing authorities are key players in developing this housing in both rural and urban Alaska.

In rural communities where families may have very low-incomes and the housing market is limited, it is easy for housing stock to fall into serious disrepair, creating unsafe and unhealthy living conditions. According to the *2009 Alaska Housing Assessment* (Information Insights, 2009) very small and remote communities in Alaska suffer from substandard housing and overcrowded conditions at a significantly higher rate than larger and road-connected communities. Intuitively this makes sense: it is more difficult and more expensive to build in remote locations so fewer and smaller homes are constructed.

There are fifteen regional housing authorities in Alaska. All of these housing authorities receive federal funds to provide housing and benefits as authorized by the Native American Housing Assistance and Self Determination Act (NAHASDA). Congress passed NAHASDA in 1996, empowering Tribes and Tribally Designated Housing Entities (TDHEs) by giving them direct access to money intended to improve housing for low income Alaska Native/American Indian (AN/AI) people. Prior to 1996, funds for such housing were directed by the Department of Housing and Urban Development (HUD). Since passage, recipients of NAHASDA funds have built the majority of new housing in rural Alaska. In addition to building new housing units, housing authorities are responsible for the older HUD-financed housing still in use in many parts of the state.

The goals of NAHASDA are to provide affordable housing, develop private housing financing mechanisms, and promote economic self-sufficiency. Housing conditions experienced by American Indians and Alaska Native people nationwide are disproportionately substandard. Conditions of overcrowding are more common in homes occupied by Alaska Native people, as is living in a home that is falling into disrepair.

Alaska's Regional Housing Authorities (RHA) play a key role in providing quality housing to low-income Native people in all parts of the state. In rural communities, these organizations provide the vast majority of new housing units for local residents. The impacts to the lives of the people who receive housing are easy to

Introduction

understand, but housing authorities also provide benefits to all Alaskans in less direct ways.

RHAs build, renovate, maintain and weatherize homes and employ Alaskans throughout the state. Although they primarily serve Alaska Native and American Indian people, by savvy leveraging of funds from multiple sources they not only are able to provide *more* housing to Native people, they are also housing and providing direct benefit to low-income, non-Native people in substantial numbers. In addition, regional housing authorities stimulate economic activity throughout the state, directly and indirectly.

Purpose of Study

The purpose of this study is to identify the statewide economic impact of Alaska Regional Housing Authorities. To that end, the project team collected data directly from the housing authorities along with information gathered from government offices and other stakeholders. Twelve of the 15 regional housing authorities, including all the larger RHAs, submitted information for the study, which included vendor and contractor spending, payroll data, and planning and financial documents. From this information the project team created a picture of statewide and urban/rural direct impacts for all housing authorities.

Statewide secondary or *indirect* impacts have been estimated using IMPLAN economic analysis software.² Indirect impacts are estimated only at a statewide level. To estimate indirect impacts at a borough or census area level would require more reliable regional input-output modeling data for rural Alaska. Rather than present regional information accompanied by a strong caveat, the project team chose to confine the analysis of indirect effects to statewide impacts that could be reported with more confidence.

This report:

- details the direct impacts,
- shows total statewide impact including indirect and induced impacts,
- highlights the work housing authorities are doing to create a more energy efficient housing stock,
- discusses non-housing projects that improve the lives of low-income Alaska Native people and provide benefit to the communities in which they live,
- and provides regional details on housing authority economic activity.

² Secondary impacts are also known as indirect and induced impacts, or sometimes simply as indirect impacts.

Methodology

Data Sources

The project team solicited information on spending and revenue from the 14 members of the Association of Alaska Housing Authorities through an electronic survey. Specific information about payroll and purchasing make up the majority of direct spending information used to estimate impact. Payroll was reported by the zip code of the employee. Vendor and contractor spending is broken out into seven general categories with further breakdown within each category.

The seven general categories are:

- construction services
- utilities
- freight
- government payments
- professional services
- office supplies and information technology
- training

Housing authority data was cleaned and verified to ensure that the project team understood correctly how and where funds were spent.

In addition to information provided directly by the housing authorities, the project team collected information from the HUD Office of Native American Programs, U.S. Census, *2009 Alaska Housing Assessment*, housing assessments conducted in 1991 and 2005, the Denali Commission, and other sources. Together, these sources allowed us to form a clear picture of the work and impacts of Alaska's Regional Housing Authorities.

Economic Impact Model

Direct impacts can be seen at a statewide and regional level and secondary impacts are reported at the statewide level only. Information provided by the housing authorities was used in developing a model to look at indirect and induced impacts of housing authority activity on the state as a whole. One of the challenges in estimating impacts in Alaska is that there are no reliable economic models for rural Alaska. At a statewide level we have a much higher level of confidence in modeling how money moves through the economy.

Methodology

Regional economic impact analysis is a form of input-output modeling that measures the impacts of a change in one industry or economic sector on all other industries or sectors in a region to determine the total economic impact from a change. The relationship between an initial change or input and the total economic impact is the economic multiplier. Multipliers vary by industry and region depending on the rate of leakage from the local economy. Leakage results when wages are spent or supplies are purchased from outside the local or regional economy. Taxes and savings also result in leakages. Separate multipliers can be determined for both employment and spending impacts, but there must exist sufficient economic data related to specific economic sectors or industries.

Large amounts of data are required to construct an economic model of a region. We used the nationally recognized input-output model developed by the Minnesota IMPLAN Group (MIG, Inc.) along with regional data sets developed by IMPLAN to construct a multiplier model for Alaska. IMPLAN (Implan Analysis for Planning) was originally developed by the USDA Forest Service in cooperation with the Federal Emergency Management Agency and USDI Bureau of Land Management to help with land resource planning issues. The IMPLAN system has been in use since 1979 and has a good reputation among economists throughout the U.S. Current clients include federal, state, and local government, academia and the private sector.

We applied the economic multiplier model and input-output data developed by MIG, Inc. to analyze the effects of operations by AAHA members on employment and spending in Alaska. We examined the impact of aggregated spending by members of the AAHA through purchasing data they shared and the impact of their employees' spending through their payroll.

A more detailed analysis would be necessary to develop a model that could speak with confidence about economic impacts to rural Alaska communities. It was not within the scope of this project to do this work.

Non-economic Benefits

This report focuses on the economic impacts of the work of housing authorities but notes the importance on non-economic benefits felt by the people and communities that are beneficiaries of their programs. Access to safe and affordable housing can have life changing impacts on individuals and families.

Direct Impacts

Regional housing authorities positively impact the lives of the people they serve, the people they employ, the communities in which they operate, and the Alaska companies with which they do business.

The direct economic impact of regional housing authority activity in the state includes wages and benefits paid to employees of the housing authorities and purchases from companies within Alaska. Direct impacts also include the new housing stock constructed in the state by the housing authorities as well as renovations of existing housing units.

Housing and Infrastructure Improvements

In addition to the direct economic benefits provided by the activity of RHAs in the state, the housing authorities create other direct benefits to Alaskans through the improvements made to Alaska's housing stock and infrastructure.

The primary function of regional housing authorities is to provide housing for low income Alaska Native families and individuals. To that end, the housing authorities who participated in this study constructed nearly 700 new housing units in the four years between 2005 and 2008. New construction spending amounted to roughly \$200 million, contributing to the economies of more than 125 communities statewide. (See map on page 17.)

The *2009 Alaska Housing Assessment* estimated a need for 12,980 new housing units to meet demand created by overcrowded conditions and houses that are severely substandard and in need of replacement. Almost half (47.1 percent) of new housing is needed in smaller and more remote rural communities.

Regional housing authorities will be part of the solution in replacing housing that is falling apart and in building new units to alleviate overcrowding in both urban and rural Alaska.

Table 1: New construction by Alaska housing authorities, 2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	79	\$21.5
Duplex	3	\$1.0
Multi-family apartment	88	\$20.4
Townhouse or condominium	30	\$5.2
Total	200	\$48.1

Direct Impacts

Source: Survey of 12 Alaska Regional Housing Authorities, 2008
Note: Numbers may not total due to rounding.

More than 700 homes were constructed in the four years 2005 to 2008; the large majority which were single family homes. Multi-family projects were built in both urban and rural Alaska often to serve a specific population such as elders or people with disabilities.

New construction is an important piece of the work of regional housing authorities, but rehabilitation of older units is equally important. According to the *2009 Alaska Housing Assessment* there are nearly 23,500 housing units statewide that are in need of major repair. Without intervention these housing units will fall into the category of needing replacement. Because the condition of a home can be impacted by its inhabitants' ability to pay for repairs, it is more likely that homes in need of repair will become homes that need to be replaced if they are occupied by people with low income. Between 2005 and 2008 regional housing authorities provided rehabilitation services to approximately 5,000 homes in Alaska at a cost of more than \$64 million. Alaska's regional housing authorities are preserving existing housing stock and building new and better housing for the future.

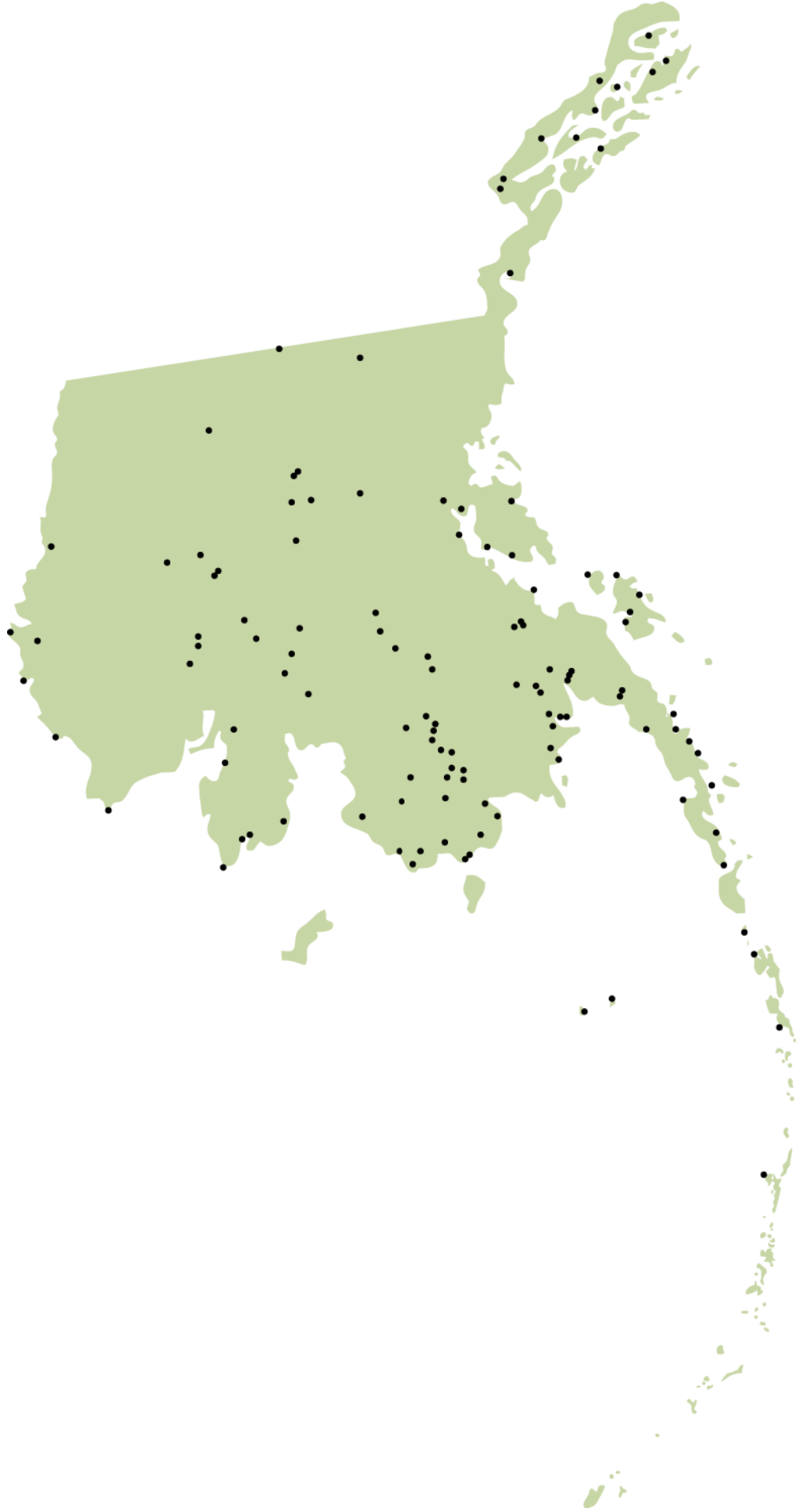


Figure 1: Map of Alaska Regional Housing Authority projects by community, 2005-2007

Direct Impacts

Non-housing Impacts

The flexibility of NAHASDA funds combined with the use of AHFC's Supplemental Grant Fund has made it possible for RHAs to invest in the infrastructure needed to support new quality housing units, even when the infrastructure goes beyond the buildings themselves. Examples include projects to extend utilities (water, electric, gas), extending access into new neighborhoods, community buildings and financial support to programs that provide benefit to low-income Alaska Native people.

Direct Economic Impacts

EMPLOYMENT AND EARNINGS IMPACTS

In addition to building, maintaining, and rehabilitating homes all over the state, the 12 regional housing authorities that participated in this study play a significant role in the economies of both urban and rural Alaska. In 2008, they collectively employed 1,757 people. These employees earned almost \$46.6 million in pay and benefits.

- More than half of the payroll paid out by housing authorities was paid to residents of rural Alaska.
- Approximately 18 percent of payroll comes to residents of the Anchorage area.
- The remaining payroll goes to residents of Fairbanks, Juneau and other urban parts of the state including Kodiak, Sitka and communities on the Kenai Peninsula road system.

Fewer than one percent of regional housing authority employees reside outside the state, giving RHAs a nearly 100 percent resident hire rate. Vendors and contractors of the housing authorities are assumed to operate more like the bulk of the residential and commercial construction firms, hiring non-residents at a rate consistent with statewide industry averages.

It is apparent in looking at Table 2 that the largest number of housing authority jobs are seasonal or temporary in nature, reflecting the seasonal nature of construction work in Alaska, although work on specific building projects may last multiple building seasons. The location of employment shown in the following tables was derived from employee home zip codes.



RHAs are creating jobs in rural Communities with projects like this one in Chevak, Alaska

Table 2 : Rural and urban employment by RHAs, 2005-2008

Employment	Full Time – 2005	Part Time - 2005	Seasonal/Temp - 2005
Urban	304	7	327
Rural	330	201	1,424
Total	637	208	1758

Employment	Full Time -2006	Part Time - 2006	Seasonal/Temp- 2006
Urban	310	6	324
Rural	342	15	1,282
Total	652	22	1616
Employment	Full Time -2007	Part Time - 2007	Seasonal/Temp - 2007
Urban	295	8	319
Rural	309	31	1,050
Total	605	39	1374
Employment	Full Time -2008	Part Time – 2008	Seasonal/Temp – 2008
Urban	183	1	250
Rural	200	28	1,095
Total	383	29	1,345

Source: Survey of 12 Alaska Regional Housing Authorities, 2009

Note: Urban communities include Anchorage, Fairbanks, Juneau, Sitka, Kenai/Soldotna area, Wasilla/Palmer area and Kodiak. All other communities are considered rural.

Table 3 shows RHA wages and benefits for urban and rural Alaska from 2005 to 2008.

Table 3: Rural and urban wages and benefits provided by RHAs, 2005-2008

Wages and Benefits	2005 (\$ millions)	2006 (\$ millions)	2007 (\$ millions)	2008 (\$ millions)
Urban	\$17.6	\$18.9	\$19.0	\$ 20.2
Rural	\$26.3	\$25.9	\$25.0	\$ 26.5
Total	\$44.1	\$45.1	\$43.9	\$ 46.6

Source: Survey of 12 Alaska Regional Housing Authorities, 2009.

Note: Numbers may not appear to total correctly due to rounding.

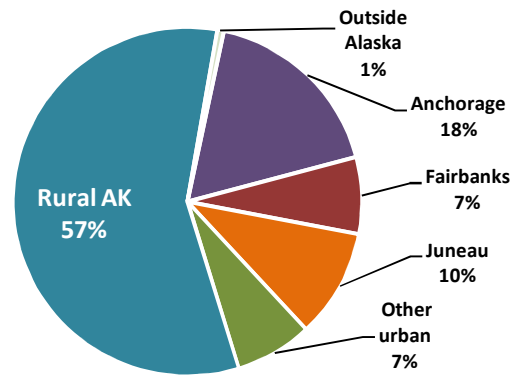
Resident hire

Regional housing authorities have a nearly 100 percent resident hire rate. In addition, they spend millions of dollars on formal training and provide hundreds of hours of on-the-job training to increase skills of their current employees and to train more local people for jobs in rural areas.

Taken as a whole, the construction industry had a non-resident hire rate of 15.7 in 2008, down from 19 percent in 2007 and 19.6 percent in 2006 due in large part to a dramatic reduction in building activity (Alaska Trends, January 2009). In contrast, housing authority employment had a one percent non-resident hire rate on their \$46.6 million in payroll in 2008.

Direct Impacts

Figure 2: Wages and benefits of RHA employees by location, 2005-2008



Source: Survey of 12 Alaska Regional Housing Authorities, 2009

DIRECT PURCHASING IMPACTS

Regional housing authorities all do similar work but they do not all operate in the same way. Some RHAs have in-house construction staff that hire crews, buy materials, and build and rehabilitate homes. Other RHAs rely on private-sector contractors to do this work. Still another set of RHAs complete their jobs through a combination of contracting and in-house expertise. Regional housing authorities spent more than \$78 million on contracting services and supplies in Alaska in 2008.

- Approximately 77 percent of this spending occurred in urban Alaska, with just under half of goods and services purchased in Anchorage
- The remaining 23 percent of purchases occurred in rural Alaska and is dominated by spending on utilities, fuel and other transportation costs.

Table 4: Total RHA spending on Alaska goods and services by industry, 2008

Industry	2008 Spending (\$ millions)	2008 Spending (percent)
Construction services (includes materials)	\$41.0	52.5%
Freight	\$2.1	2.7%
Government	\$11.0	14.1%
Professional services	\$15.5	19.9%
Utilities & Fuel	\$2.7	3.5%
Training	\$4.9	6.3%
Total	\$78.1	100.0%

Source: Survey of 12 Alaska Regional Housing Authorities, 2009.

Note: Numbers may not appear to total correctly due to rounding.

Table 4 summarizes housing authority spending on goods and services in Alaska by industry type. The largest purchases in 2008 (more than \$41 million) were for construction materials and services. Other sectors that receive significant spending from housing authorities are government and professional services.

Summary of Direct Economic Impacts

Statewide

In 2008, direct impacts statewide totaled:

- 1,757 people employed with housing authorities
- \$46.6 million in direct payroll
- \$78.1 million in spending with Alaska-based vendors and contractors

Nearly 30 percent of the 1,757 direct jobs were year-round full-time year round positions. This proportion is lower in the direct jobs category than in the category of jobs generated by RHA vendor spending owing to the highly seasonal nature of construction in Alaska.

Rural Alaska

In 2008, direct impacts of RHA activity in rural Alaska resulted in:

- More than 1,250 people employed and \$26.5 million in payroll in 2008
- \$13.9 million spent with vendors and contractors located in rural Alaska
- 63 new housing units built in 2008 at total cost of more than \$21.4 million dollars

Over 70 percent of all RHA jobs were in rural Alaska, while less than 18 percent of the purchasing occurred there. The large majority of new homes built in rural Alaska in 2008 were single family homes.

Urban Alaska

In 2008, direct impacts on urban areas of Alaska accounted for:

- More than 505 people employed and \$20.2 million in payroll
- \$64.1 million spent with vendors and contractors located in urban Alaska³
- 137 new housing units built at a total cost of more than \$26.7 million dollars

It is important to note that housing authorities have project costs that are usually outside the scope of regular residential building costs. These additional costs include demolition and site remediation in some of urban Alaska's most challenging communities, building for special needs populations and other federal and funder regulations and requirements.

³ The total purchasing by RHAs of \$78.1 million includes six percent in the balance of the state, which cannot be allocated as either urban or rural.

Total Economic Impact

Understanding the direct impact of housing authority spending is important, but direct spending fails to capture the full impact of any particular activity on an economy. To measure the total impact of housing authority activity on the Alaska economy, the study team used IMPLAN economic modeling software together with Alaska economic data from the Minnesota IMPLAN Group to create a model of the flow of money and jobs through the state's economy as a result of RHA spending. The study team input 2008 spending data provided by 12 of the state's 15 housing authorities, including payroll data for RHA employees who reside in Alaska and purchasing data for Alaska-based vendors and contractors.

Total impacts include both direct impacts and the indirect and induced impacts from RHA spending:

- Direct impacts represent the direct spending by the housing authorities, including wages and benefits paid to or on behalf of their employees and the purchases of goods and services from contractors and other vendors.
- Indirect impacts are the secondary economic effects that occur after housing authorities purchase goods and services from the other businesses and individuals in the state.⁴ This spending creates income and jobs in related industries, which in the case of housing authorities include contractors, transportation services, professional services, government services, utilities, and others.
- Induced impacts consist of the additional jobs and income created when employees of both the housing authorities and their vendors spend their personal income on consumer goods, property, services and taxes. These impacts reach throughout the economy but are weighted more heavily toward the service sector. (Induced impacts are sometimes reported together with indirect impacts for simplicity sake, and the two are referred to collectively as indirect impacts.)

Indirect and induced impacts are often called “ripple” effects, since they ripple out to the whole economy in successive waves of spending by employees and vendors further and further removed from the original economic activity. The total economic

⁴ In an economic impact model, goods and services purchased from firms outside the region or state being studied are said to result in “leakages,” which limit the total economic impact from the industry. Leakages from some industries are larger than others.

impact is the sum of all these waves of spending and is therefore larger than direct spending by the housing authorities.

Total Economic Impact

In 2008, Alaska's housing authorities generated more than \$177 million dollars in economic activity throughout the state and created or supported 2,831 jobs. These direct and indirect jobs included approximately 1,457 full-time jobs, 1,345 seasonal and temporary jobs, and 29 part-time jobs.

Jobs were located in both urban and rural communities across the state. While housing authority payroll spending is weighted more heavily toward rural Alaska, payments to vendors and contractors are significantly higher in urban areas and represent a larger total dollar figure than spending on payroll.

Purchasing Impacts

Purchasing impacts result from the housing authorities' purchase of goods and services from Alaska-based vendors and contractors. There are two components of the effect. The first is the jobs created within companies the RHAs do business with. The second wave is generated when the people employed at those companies spend their disposable income on goods and services in their local communities or elsewhere in the state.

Alaska housing authorities purchased goods and services directly from hundreds of small and large businesses in Alaska in 2008. The study team separated the vendors listed in housing authority purchasing records into seven general economic sectors or industries with additional subcategories. This categorization allowed us to allocate spending by industry for input into the IMPLAN model. (See Table 4, page 20, for a breakdown of spending by industry.) The team then ran the IMPLAN analysis to demonstrate how RHA purchasing impacts the state economy.

RHAs spent more than \$78 million with Alaska-based vendors and contractors in 2008. The majority of purchases were made in urban areas of the state, primarily Anchorage but also Fairbanks, Juneau, Sitka and the Kenai Peninsula. (Only 18 percent were made from vendors and contractors in rural Alaska.)

This in-state purchasing by Alaska's regional housing authorities created or sustained an estimated 846 jobs statewide. These purchasing impacts included:

- 495 jobs with RHA vendors and contractors largely in the construction, freight transportation, professional services and government service sectors
- 351 additional jobs created primarily in the service sector
- \$45.5 million in additional economic activity from the purchasing and payroll effects created in turn from spending by vendors and contractors

Total Economic Impact

A greater proportion of these indirect jobs are full-time year round positions, and more are in urban areas than is the case with direct employment with the housing authorities.

Employment and Earnings Impacts

The gross or pre-tax disposable income generated from the direct RHA 2008 payroll of \$46.6 million is estimated at just over \$33.3 million, as shown in Table 5. The disposable income estimate assumes that employees saved some of their 2008 pay (using different assumptions for savings rates by part-time, seasonal and full-time employees).

Table 5: Disposable income from RHA direct payroll spending, 2008

	Direct jobs	Gross income (\$ millions)	Estimated gross disposable income (\$ millions)
Full Time	383	\$28.7	\$19.6
Part Time	29	\$1.0	\$0.8
Seasonal/temporary	1,345	\$16.8	\$13.0
Total	1,757	\$46.6	\$33.3

The indirect impact from RHA employees spending \$33.3 million in disposable income adds up to:

- 228 additional jobs
- \$6.7 million in additional payroll earnings

The unemployment rate is extremely high in some rural parts of the state where regional housing authorities are creating work. In Western Alaska, average monthly unemployment rates ranges from just below 16 percent in the Bethel census area to 21 percent in the Wade Hampton census area, according to the Alaska Department of Labor and Workforce Development. The impact of job creation in small and remote communities with few employment opportunities has far reaching positive implications beyond just local spending of disposable income.

Leveraging Funds

The primary source of funds for Alaska's regional housing authorities is federal NAHASDA grants. These funds are allocated to RHAs throughout the nation that serve low-income Native American/Alaska Native people, with close to \$96.6 million coming to Alaska in 2008.

However, housing authorities also leverage substantial amounts of money from traditional lending agencies and granting entities for both individual home mortgages and development of larger projects. Funding sources beyond NAHASDA include revenue from operations and investment, traditional lenders, Alaska Native regional corporations, and federal, state and local government grants.

As housing authorities have matured they have diversified their sources of revenue, expanded programs and capacity. Some of the larger housing authorities in Alaska have been so successful in leveraging funds that they have increased the number of low-income Native families they serve while at the same time providing housing for low-income, non-Native Alaskans.

For example, for the three years 2005 to 2007 the Tlingit-Haida Housing Authority leveraged nearly \$5 million in mortgages from traditional lenders with \$2.5 million in housing authority money and an additional \$1.5 million in AHFC supplemental grants to create funding packages for 73 housing units.

Table 6 provides examples of two developments that together cost more than \$37.5 million. One of the projects is a development recently completed in Anchorage by the Cook Inlet Housing Authority called Grass Creek. Grass Creek is a development of 1, 2, 3, and 4 bedroom townhouse style 5-Star plus energy rated homes. This \$25.4 million project used \$3.47 million in NAHASDA funds. The other project is an AVCP Regional Housing Authority project and is located in Hooper Bay.

The housing authorities were able to use their own funds and NAHASDA funds to leverage traditional lenders like Wells Fargo, and state agencies like AHFC, along with other federal funding mechanisms to put together large projects that any one of these organizations would have struggled with alone.

Leveraging Funds

Table 6 Leveraging Funding for Project Development

Funding Source	Grass Creek percent of total	Hooper Bay rental percent of total
AHFC - Supplemental Housing Development Grant	9.8%	20.0%
HUD - HOME Funds	-	7.0%
HUD - Rural Housing Economic Development Grant	-	2.5%
Interest Earned on Construction Loans	0.2%	-
Loans - NAHASDA Funds	13.7%	13.1%
Loans - AHFC (1st and 2nd)	24.5%	-
Loans - Deferred Developer Fee	1.4%	-
Loans - Housing Authority Funds	6.8%	-
Loans - Wells Fargo Bank	2.1%	-
Low Income Housing Tax Credit (LIHTC)/Sec 1602	41.5%	57.5%
Total	100.0%	100.0%

The Alaska Housing Finance Corporation distributed \$7.5 million in FY09 to housing authorities around the state through their Supplemental Housing Development (SHD) program. These funds are used to leverage federal funds in building and renovation projects and are aimed at increasing energy efficiency, on-site water and sewer systems, access roads and electrical distribution. SHD funds are limited to 20 percent of total project costs and were used to supplement federal funds in the construction and rehabilitation of nearly 300 housing units in FY09.

The Denali Commission has been a source of revenue for a smaller number of housing authorities. While it has provided limited direct funding to housing authorities, it is more often one of several entities (including a housing authority) coming together to fund a project such as a community center or teacher housing. Denali Commission has made direct contributions to assist RHAs with construction of teacher housing and infrastructure development.

Funding sources for Alaska's regional housing authorities include:

- U.S. Housing and Urban Development Office of Native American Programs
- Alaska Housing Finance Corporation
- Denali Commission
- USDA Rural and Community Development
- Federal Home Loan Bank of Seattle/Affordable Housing Grant Program
- Rural Community Assistance Corporation
- Housing Assistance Council
- Revenue from operations

Addressing Energy Issues

Alaska has more heating degree days and higher energy costs than any other state in the country. Alaskans live in an extreme cold climate, with higher energy costs than any other state in the country.

Because of their unique relationship to the people who will live in the homes they build, regional housing authorities have long seen the value in building homes that hold up in extreme conditions, providing real savings to their inhabitants in the form of lower utility bills and maintenance costs.

Regional housing authorities are helping address energy issues in Alaska in three important ways: through weatherization services, by providing rehabilitation/renovation that increases the energy efficiency of existing housing stock, and by building new energy-efficient housing stock.

Weatherization

The Alaska Housing Finance Corporation, through contracts with five weatherization providers, has been providing weatherization services to low income households for nearly 30 years.

Recent high fuel prices brought an increased awareness about energy-efficient building. Particular focus went to residential buildings because of the hardship and fear felt by Alaska residents when faced with a sharp jump in home heating costs. In response to high fuel costs and with the luxury of full state coffers (due ironically to the same high energy costs) the state legislature appropriated \$360 million for residential energy programs, \$200 million for weatherization, and \$160 million for the home energy rebate program, which has no income restrictions. Prior to this, annual state funding for the weatherization program had been around \$4 million to \$6 million for many years.

Before and After
Weatherization project in
Wrangell



Addressing Energy Issues

This dramatic increase in weatherization funding created both an opportunity and a challenge. The challenge included expending the money in a timely manner. For this reason, AHFC has created agreements with regional housing authorities to provide weatherization services in areas they serve. Low-income, elderly and disabled individuals are still given priority on the weatherization waitlist.

Regional housing authorities have been addressing issues of weatherization for many years through both efficient new construction and modernization and rehabilitation programs, which provide for upgrades or renovations of existing housing units. This has made RHAs natural partners in the expansion of weatherization programs in a timely manner.

According to the *2009 Alaska Housing Assessment*, there are more than 27,700 housing units statewide that would benefit from weatherization services. This determination was based on a survey of Alaska households in which residents were asked whether they were able to maintain a comfortable temperature in their homes during winter months.

Recognizing that ability to maintain temperature is both a function of housing condition and socioeconomic status, it is reasonable to assume that this number represents a conservative estimate of homes in need of weatherization based solely on the condition of the home. Small remote communities – small villages off the road system – contain the highest proportion of homes in need of weatherization, with one in five respondents indicating they were unable to maintain a comfortable room temperature during the coldest parts of winter.

AHFC has a goal of weatherizing more than 13,000 units in five years. Regional housing authorities will play a big role in helping the state achieve this goal. Distribution of units to be weatherized is broken out in the table below.

Table 7: Housing units to receive weatherization over 5 years, by borough

Region	Housing units to receive weatherization
Municipality of Anchorage	3,300
Fairbanks North Star Borough	2,900
Southcentral region (excluding Anchorage)	2,400
Southeast region (not Juneau)	1,400
City and Borough of Juneau	1,200
Western region	660
Northern region	580
Southwest region	390
Interior region (excluding Fairbanks)	390
Total	13,220

Source: personal communication with AHFC management

Rehabilitation and Renovations

As noted previously, regional housing authorities expend significant resources rehabilitating housing that is falling into disrepair. Rehabilitation includes energy improvements to existing housing stock. The rehabilitation work that regional housing authorities do creates significant energy conservation in the state. Dramatic changes in energy consumption can be made in large part because the housing stock RHAs work on tends to be old and often lacks proper upkeep. Older housing stock generally uses more energy per square foot for home heating than newer housing, so it offers bigger energy savings from renovation.

The Alaska Housing Finance Corporation Supplemental Housing Development grants can be used to supplement housing authority funds by paying for energy improvement measures up to 20 percent of total project cost. This means that if a housing authority is planning a \$10,000 rehab on a single family unit which includes energy improvement measures, \$2,000 of those costs can be covered by the Supplemental Grant funds, thereby allowing the housing authority to provide a significantly expanded level of unit rehabilitation.

Building Energy Efficient New Housing

Regional housing authorities build the majority of new housing units in very remote rural communities in Alaska. Building new housing units in remote locations is cost prohibitive for most individuals and families, and it presents a challenge for regional housing authorities as well. Rural housing stock overall is in poor condition relative to urban parts of the state. Nearly all new homes constructed by Alaska regional housing authorities are built to 5-Star energy standards, making them more efficient and less expensive to operate than the overall housing stock in the state.

New Rural Housing

Far left: New single-family home in Buckland, Alaska. *Left:* One of 25 new 5-plex units being built by TNHA in northern Alaska.



Low-Income Factor

Regional housing authority programs are targeted to low-income individuals and families, and this population is more likely to live in homes that are in poor condition. This is as true in rural Alaska as it is in urban Alaska. There are significant numbers of individuals and families living in homes that are falling apart and in conditions of overcrowding in all parts of Alaska.

Addressing Energy Issues

Table 8 reports results of the *2009 Alaska Housing Assessment* survey by income level. The variables listed (draftiness, ice build up inside the house, and mold/mildew around windows) are indications that a home is not properly sealed and would benefit from energy improvement measures. There is a clear relationship between income and need for weatherization. More than three-quarters of the homes surveyed with household incomes of less than \$20,000 per year reported that their home was drafty; half reported ice build-up inside their homes; and nearly 40 percent reported mold or mildew around their windows.

Table 8: Housing quality variables by household income, 2008

	Under \$20,000	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$69,999	\$70,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more
Draftiness (1)	76.2%	58.9%	49.8%	37.5%	37.8%	38.7%	27.6%
Ice buildup inside house (2)	50.0%	45.7%	31.9%	31.3%	22.7%	29.3%	9.5%
Mold/mildew around windows (3)	38.2%	26.8%	18.6%	18.9%	15.9%	21.0%	8.6%

Source: *2009 Alaska Housing Assessment* (Information Insights, 2009)

Regional Summaries



Regional Housing Authority Projects from Across the State

ALEUTIAN



AHA Projects From left: Four-plex low rent housing in Akutan, elder housing rehab in Unalaska (before and after)

The Aleutian Housing Authority (AHA) employed 94 people in 2008 and spent more than \$4.5 million to Alaska based contractors and vendors. The vendors where Aleutian Housing Authority spent the most money in 2008 were:

- Pinnacle Construction Inc. – \$1,632,366
- Baranof Island Enterprises – \$359,300
- City of Saint Paul – \$183,420⁵

Building homes in the AHA region can be very costly, mobilizing equipment and workers add significant cost to any project. The Aleutian Housing Authority average cost for a single family housing unit in the region in 2008 was roughly \$360,000. The tables below show AHA activity in residential housing for the four years 2005 to 2008.

Table 9: Aleutian HA new housing units built, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	9	\$3.3
Multi-family apartment	12	\$4.0
Total	21	\$7.3

Source: Survey of Alaska regional housing authorities 2009

⁵ This top three list does not include employee benefits, if it did the State of Alaska would be number three.

Table 10: Aleutian HA rehab units, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	386	\$5.5
Multi Family	140	\$0.6
Townhouse or condominium	20	\$0.7
Total	546	\$6.2

Source: Survey of Alaska regional housing authorities 2009

In addition to building and renovating housing units in the Aleut region, the Aleutian Housing Authority has plans to weatherize 284 homes by 2012. It has also invested in infrastructure in the region and built an office building in Anchorage in 2007.

The Aleutian Housing Authority covers the Aleutian Chain and Pribilof Islands. Major industries include commercial fishing and service and tourism-based industries. In 2006, the population of the region was 7,453 people, an 8.7 percent decline from 2000. The Alaska Department of Labor and Workforce Development (ADOLWD) estimates that 25 percent of the population was all or part Native American (of which Alaska Natives make up the majority), down from 27 percent in 2000.

Table 11: Aleutian Pribilof region population, 2000-2006

2006 (ADOLWD est.)	2000 U.S. Census	Population change 2000-06	% Population change 2000-06	% Native American (Alone or in combination)
7,453	8,162	709	8.7%	25%

Sources: U.S. Census Bureau and Alaska Department of Labor and Workforce Development

ASSOCIATION OF VILLAGE COUNCIL PRESIDENTS



AVCP Projects From left: Chefornak teacher housing, new construction in Chevak, AVCP projects in Alakanuk

The Association of Village Council Presidents (AVCP) housing authority employed 564 people in 2008 and spent more than \$6 million to Alaska based contractors and vendors. The vendors where AVCP spent the most money in 2008 were:

- Specialty Supply – \$4,172,782
- American Express – \$431,129
- Amerind – \$421,474

Table 12 shows new housing units built in the four years between 2005 and 2008. Table 13 shows the number of housing units that received rehabilitation services during this same time.

Table 12: AVCP new housing units built, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	101	\$27.4
Total	101	\$27.4

Source: Survey of Alaska regional housing authorities 2009

Table 13: AVCP rehab units, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	940	\$11.6
Total	940	\$11.6

Source: Survey of Alaska regional housing authorities 2009

In addition to building and rehabilitating housing in the region, AVCP plans to provide weatherization services to 168 housing units by 2012.

The Association of Village Council Presidents (AVCP) serves the Calista region of Alaska. The region lies in southwest Alaska, encompassing the Yukon-Kuskokwim River Delta and the Kuskokwim Mountains. The main industry is commercial fishing. Many people rely on subsistence, and there are a limited number of year round, full time positions in government and transportation services.

This area often stands out when comparing regions in the state. The region is amongst the poorest areas in the nation, it has a growing and very young rural population. Economic activity is extremely limited in many villages and residents must rely on subsistence and outside help. AVCP employed 564 people in 2008 and spent more than \$6 million dollars to Alaska contractors and vendors.

In 2006, the population of the AVCP region was 24,584, a 76.3% increase from 2000. ADOLWD estimates that 86 percent of the population is all or part Native American (of which Alaska Natives make up the majority), up just slightly from 85 percent in 2000.

Table 14: AVCP region population, 2000-2006

2006 (ADOLWD est.)	2000 U.S. Census	Population change 2000-2006	% Population change 2000-06	% Native American (Alone or in combination)
24,584	13,943	10,641	76.3%	86%

Sources: U.S. Census Bureau and Alaska Department of Labor and Workforce Development

BARANOF ISLAND

Baranof Housing Authority (BHA) employed 11 people in 2008 and spent more than \$2.7 million to Alaska contractors and vendors. The vendors where Tlingit Haida spent the most money in 2008 were:

- McGraw Custom Construction - \$960,600
- City and Borough of Sitka - \$239,700
- Alaska Communications Inc. - \$98,600

The following tables show the residential housing work that Baranof housing authority has completed in the four years from 2005 to 2008, spending \$4 million on new housing in Sitka and more than \$300,000 on rehabilitation of existing housing stock.

Table 15: BHA new housing units built, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	6	\$4.0
Total	6	\$4.0

Source: Survey of Alaska regional housing authorities 2009

Table 16: BHA rehab units, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	2	\$0.01
Total	2	\$0.01

Source: Survey of Alaska regional housing authorities 2009

Baranof housing authority also has plans to weatherize 35 homes in Sitka by 2012 and has invested in access and utility infrastructure on the island. The Baranof housing authority serves the community of Sitka, Alaska.

The 2008 Alaska Division of Community and Economic Development (DCED) certified population of Sitka is 8,615, a 2.5 percent decline from 2000. ADOLWD estimates that 25 percent of the population is all or part Native American (of which Alaska Natives make up the majority).

Table 17: Sitka population, 2000-2006

2008 (AKDCED est.)	2000 U.S. Census	Population change 2000-08	% Population change 2000-06	% Native American (Alone or in combination)
8,615	8,835	-220	-2.5%	25%

Sources: U.S. Census Bureau and Alaska Department of Labor and Workforce Development

BERING STRAITS

Bering Straits Regional Housing Authority (BSRHA) employed 72 people in 2008 and spent more than \$1.9 million to Alaska based contractors and vendors. The vendors where Bering Straits HA spent the most money in 2008 were:

- Baranof Island Building Supply - \$441,705
- Ferguson Enterprises Inc. – \$254,992
- Bonanza Fuel - \$158,604

Table 18 shows home building and rehabilitation that the Bering Straits regional housing authority has done in the four years from 2005 to 2008.

Table 18: BSRHA new housing units built, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	23	\$8.9
Total	23	\$8.9

Source: Survey of Alaska regional housing authorities 2009

Table 19: BSRHA rehab units, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	585	\$6.3
Total	585	\$6.3

Source: Survey of Alaska regional housing authorities 2009

The Bering Straits housing authority region lies on the west coast of Alaska, encompassing the Seward Peninsula and the eastern part of Norton Sound. There is little in terms of industry in the Bering Straits region, and full time, year round jobs are scarce; the economy is based on subsistence. The Bering Straits housing authority employed 72 people in 2008 and spent nearly \$2 million to Alaska contractors and vendors.

In 2006, the population of the Bering Straits region was 9,535 people, a 3.9 percent decline from 2000. ADOLWD estimates that 77 percent of the population is all or part Native American (of which Alaska Natives make up the majority), up from 74 percent in 2000.

Table 20: Bering Straits region population, 2000-2006

2006 (ADOLWD est.)	2000 U.S. Census	Population change 2000-06	% Population change 2000-06	% Native American (Alone or in combination)
9,535	9,196	339	-3.9%	77%

Sources: U.S. Census Bureau and Alaska Department of Labor and Workforce Development

BRISTOL BAY



BBHA Projects From left: New housing projects in Igiugig, Levelock, and Clarks Point

Bristol Bay Housing Authority (BBHA) employed 169 people in 2008 and spent more than \$6.8 million to Alaska based contractors and vendors. The vendors where BBHA spent the most money in 2008 were:

- Specialty Supply -\$964,372
- Alaska USA - \$639,947
- Premera Blue Cross - \$484,803

Table 21 and Table 22 shows the new home building and rehabilitation services provided by Bristol Bay housing authority between 2005 and 2008.

Table 21: BBHA region new housing units built, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	24	\$5.5
Multi-family apartment	39	\$11.5
Total	63	\$17.0

Source: Survey of Alaska regional housing authorities 2009

Table 22: BBHA region rehab units, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	1,010	\$3.4
Multi Family	90	\$0.04
Total	1,100	\$3.4

Source: Survey of Alaska regional housing authorities 2009

In addition to building and rehabilitating homes in the region, the Bristol Bay housing authority plans to weatherize 280 homes by 2010.

The Bristol Bay housing authority region is located 150 miles southwest of Anchorage and east of the Aleut region. Commercial fishing is the main industry in the area; government and transportation services also help comprise the economy.

The Bristol Bay housing authority employed 169 people in 2008 and spent more than \$6.8 million to Alaska contractors and vendors.

In 2006, the population of the Bristol Bay region was 7,293 people, a 1.8 percent increase from 2000. ADOLWD estimates that 70 percent of the population is all or part Native American (of which Alaska Natives make up the majority), down from 70 percent in 2000.

Table 23: BBHA region population, 2000-2006

2006 (ADOLWD est.)	2000 U.S. Census	Population change 2000-06	% Population change 2000-06	% Native American (Alone or in combination)
7,293	7,875	-582	-1.8%	67%

Sources: U.S. Census Bureau and Alaska Department of Labor and Workforce Development

COOK INLET



CIHA Projects From left: Kenaitze Pointe, Grass Creek Village rental housing, Brother Francis Shelter in Anchorage

Cook Inlet Housing Authority (CIHA) employed 107 people in 2008 and spent more than \$19.5 million to Alaska based contractors and vendors. The vendors where CIHA spent the most money in 2008 were:

- Neeser Construction – \$736,014
- GMC Contracting – \$513,027
- Chugach Sewer & Drain - \$483,021

The tables below show the residential building and rehabilitation work undergone by CIHA in the four years from 2005 to 2008. CIHA has invested more than \$95 million in construction of new housing units and more than \$7.7 million in rehabilitation.

Table 24: CIHA new housing units built, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	105	\$32.9
Duplex	26	\$6.1
Multi-family apartment	178	\$45.1
Townhouse or condominium	50	\$10.8
Total	359	\$95.0

Source: Survey of Alaska regional housing authorities 2009

Table 25: CIHA rehab units, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	166	\$2.1
Multi Family	71	\$5.8
Mobil home	2	\$0.02
Total	239	\$7.9

Source: Survey of Alaska regional housing authorities 2009

The Cook Inlet Housing Authority has the same basic boundaries as the Cook Inlet Regional Corporation (CIRI) with some communities excluded. The region includes

much of south-central Alaska, with its southern boundaries near Iliamna Lake and Seldovia, extending north past Anchorage. Within these boundaries there are roughly 70 villages that are not served by the Cook Inlet housing authority as they choose to manage their own housing dollars. Spending by and for these roughly 70 communities is not represented in this report. Industry in the Cook Inlet region is diverse, ranging from the state’s commerce center in Anchorage to commercial fishing, tourism, mining and oil activity. The Cook Inlet region housing authority employed 107 people in 2008 and spent more than \$19.5 million to Alaska contractors and vendors.

In 2006, the population of the Cook Inlet region was 405,750 people, an 11.4 percent increase from 2000. ADOLWD estimates that 12 percent of the population is all or part Native American (of which Alaska Natives make up the majority), up from seven percent in 2000.

Table 26: CIHA region population, 2000-2006

2006 (ADOLWD est.)	2000 U.S. Census	Population change 2000-06	% Population change 2000-06	% Native American (Alone or in combination)
405,750	364,225	41,525	11.4%	12%

Sources: U.S. Census Bureau and Alaska Department of Labor and Workforce Development

COPPER RIVER

Copper River Housing Authority (CRHA) employed 44 people in 2008 and spent more than \$3 million to Alaska based contractors and vendors. The vendors where Copper River spent the most money in 2008 were:

- Alaska Wilderness - \$290,605
- Holum Construction - \$259,200
- Crowley -\$228,046

No new housing units were reported by Ahtna for the four years from 2005 to 2008. The table below shows rehabilitation to housing units in the region by the Copper River Basin regional housing authority over the period.

Table 27: CRHA rehab units, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	40	\$0.5
Total	40	\$0.5

Source: Survey of Alaska regional housing authorities 2009

The Copper River housing authority region is located in South-central Alaska includes the Copper River Basin and the Wrangell Mountains. The region’s economy boomed during the building of the Trans-Alaska Pipeline, but has had little substantial economic activity since the decline of oil prices in the mid 1980s. The Copper River housing authority employed 44 people in 2008 and spent more than \$3 million to Alaska contractors and vendors.

In 2006, the population of the Ahtna region was 3,888 people, a 5.8 percent increase from 2000. ADOLWD estimates that 25 percent of the population is all or part Native American (of which Alaska Natives makes up the majority), up from 17 percent in 2000.

Table 28: Copper River region population: 2000-2006

2006 (ADOLWD est.)	2000 U.S. Census	Population change 2000-06	% Population change 2000-06	% Native American (Alone or in combination)
3,888	3,674	214	5.8%	25%

Sources: U.S. Census Bureau and Alaska Department of Labor and Workforce Development

IRHA Project
New construction
in Grayling



INTERIOR REGION

Interior Region Housing Authority (IRHA) employed 152 people in 2008 and spent more than \$10 million to Alaska based contractors and vendors.

The tables below show new construction and rehabilitation of residential housing stock undergone by IRHA in the four years from 2005 to 2008.

Table 29: IRHA new housing units built, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	42	\$13.8
Total	42	\$13.8

Source: Survey of Alaska regional housing authorities 2009

Table 30: IRHA rehab units, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	350	\$3.8
Total	350	\$3.8

Source: Survey of Alaska regional housing authorities 2009

Interior Region housing authority has the same geographic boundaries as the Doyon region. The region stretches from the Brooks Range to the Alaska Range and from the Alaska/Canada border to Norton Sound on Alaska's west coast, with headquarters in Fairbanks. Major industries in this region include tourism and mining. The Interior Region housing authority employed 152 people in 2008 and spent more than \$10 million to Alaska contractors and vendors.

In 2006, the population of the Interior region was 101,935 people, a 5.8 percent increase from 2000. ADOLWD estimates that 15 percent of the population is all or part Native American (of which Alaska Natives make up the majority), up from 11 percent in 2000.

Table 31: Interior region population, 2000-2006

2006 (ADOLWD est.)	2000 U.S. Census	Population change 2000-06	% Population change 2000-06	% Native American (Alone or in combination)
101,935	97,169	4,766	4.9%	15%

Sources: U.S. Census Bureau and Alaska Department of Labor and Workforce Development



KODIAK ISLAND

Kodiak Island Housing Authority (KIHA) employed 91 people in 2008 and spent more than \$3.9 million to Alaska based contractors and vendors. The vendors where KIHA spent the most money in 2008 were:

- Kodiak Island Native Supply - \$246,513
- Thompson Transfer - \$209,032
- City of Kodiak - \$182,730

No new housing units were reported by KIHA for the period. The table below shows the work that the Kodiak Island regional housing authority has done to improve the condition of existing housing stock in the region over the four years from 2005 to 2008.

Table 32: KIHA region rehab units, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	54	\$1.7
Multi Family	74	\$0.4
Mobile Home	13	\$0.6
Other type of housing	5	\$0.5
Total	146	\$3.1

Source: Survey of Alaska regional housing authorities 2009

Kodiak Island Regional housing authority has the same geographic boundaries as Koniag, Inc. Native region which is composed of Kodiak Island and a small portion of land on the eastern coast of the Alaska Peninsula. The main industry in the area is commercial fishing. KIHA employed 91 people in 2008 and spent more than \$3.9 million to Alaska contractors and vendors.

In 2006, the population of the KIHA region was 13,506 people, a 2.9 decrease from 2000. ADOLWD estimates that 18 percent of the population is all or part Native American (of which Alaska Natives make up the majority), up from 14 percent in 2000.

Table 33: KIHA region population, 2000-2006

2006 (ADOLWD est.)	2000 U.S. Census	Population change 200-06	% Population change 2000-06	% Native American (Alone or in combination)
13,506	13,913	407	-2.9	18%

Sources: U.S. Census Bureau and Alaska Department of Labor and Workforce Development

Northwest Inupiat Project
Single-family home, Buckland



NORTHWEST INUPIAT

Northwest Inupiat Housing Authority (NIHA) employed 180 people in 2008 and spent more than \$4.4 million to Alaska based contractors and vendors. The vendors where NW Inupiat spent the most money in 2008 were:

- Drake Construction - \$321,041
- Wells Fargo - \$265,000
- Crowley Petroleum - \$250,311

The tables below describe the work that Northwest Inupiat regional housing authority is doing to build new housing units and improve the condition of existing housing stock in the NANA region.

Table 34: NIHA new housing units built, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	20	\$10.4
Total	20	\$10.4

Source: Survey of Alaska regional housing authorities 2009

Table 35: NIHA rehab units, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	666	\$4.1
Total	666	\$4.1

Source: Survey of Alaska regional housing authorities 2009

The Northwest Inupiat housing authority follows the same geographic boundaries as the NANA region. The region is located in northwest Alaska, just west of the Kotzebue Sound. Most of the land is above the Arctic Circle. Northwest Inupiat housing authority employed 180 people in 2008 and spent nearly \$4.5 million to Alaska contractors and vendors.

In 2006, the population of the Northwest Inupiat region was 7,334 people, a 1.7 percent increase from 2000. ADOLWD estimates that 82 percent of the population is all or part Native American (of which Alaska Natives make up the majority), which is the same percentage as in 2000.

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Table 36: Northwest Inupiat region population, 2000-2006

2006 (ADOLWD est.)	2000 U.S. Census	Population change 2000-06	% Population change 2000-06	% Native American (Alone or in combination)
7,334	7,208	126	1.7%	82%

Sources: U.S. Census Bureau and Alaska Department of Labor and Workforce Development

TLINGIT-HAIDA



Tlingit Haida Projects From left: Family housing, Sunset View Senior Housing, and senior housing in Juneau

Tlingit-Haida Regional Housing Authority (TRHA) employed 174 people in 2008 and spent more than \$13 million to Alaska based contractors and vendors. The vendors where Tlingit Haida spent the most money in 2008 were:

- Channel Electric Inc. - \$416,732
- Ketchikan Mechanical Inc. - \$388,022
- Inside Passage Electric Cooper - \$365,626

The tables below show the work that the Tlingit Haida regional housing authority has done to build new housing units in the region and to improve the condition of existing housing stock through rehabilitation. Tlingit Haida spent more than \$25 million on these two activities in the four years from 2005 to 2008.

Table 37: TRHA new housing units built, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	36	\$10.4
Townhouse of condominium	24	\$1.6
Duplex	4	\$1.5
Multi-family apartment	6	\$5.4
Another type of home	3	\$4.4
Total	73	\$19.4

Source: Survey of Alaska regional housing authorities 2009

Table 38: TRHA rehab units, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	439	\$5.7
Total	439	\$5.7

Source: Survey of Alaska regional housing authorities 2009

In addition to building and rehabilitating housing, Tlingit Haida plans to weatherize homes in Southeast Alaska and invests annually in on the job training for young

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Alaskans in the field of construction. Tlingit Haida has also been very successful in leveraging their funds to make home loans from traditional lenders affordable to low income Alaska Native people.

There are two regional housing authorities that participated in this study that serve southeast Alaska. Tlingit Haida is the larger of the two regional housing authorities and includes Juneau as well as most remote southeast communities; Baranof housing authority serves the city and borough of Sitka. All of the demographic information provided covers the Native Corporation Sealaska region which includes both of these regions.

The region encompasses the southeast portion of Alaska including the urban areas of Juneau and Sitka. The main industries in the region are tourism, government and fishing. Tlingit Haida housing authority employed 174 people in 2008 and spent more than \$13 million to Alaska contractors and vendors.

In 2006, the population was 68,651 people, a four percent decline from 2000. ADOLWD estimates that 21 percent of the population is all or part Native American (of which Alaska Natives make up the majority), up from 16 percent in 2000.

Table 39: Sealaska region population, 2000-2006

2006 (ADOLWD est.)	2000 U.S. Census	Population change 2000-06	% Population change 2000-06	% Native American (Alone or in combination)
68,651	71,510	2,859	4%	21%

Sources: U.S. Census Bureau and Alaska Department of Labor and Workforce Development

TAGIUGMIULLU NUNAMIULLU



TNHA Projects
From left: Five-plex and Northern Shelter in Anaktuvuk Pass

Tagiugmiullu Nunamiullu Housing Authority (TNHA) employed 99 people in 2008 and spent more than \$1.8 million to Alaska based contractors and vendors. The vendors where TNHA spent the most money in 2008 were:

- Premera Blue Cross Blue Shield of Alaska - \$301,742
- Amerind Risk - \$279,624
- BLUECI - \$259,240

No new housing units were reported by TNHA for the four years from 2005 to 2008. The table below shows the work the housing authority has done over the period to improve the condition of existing housing stock in the region.

Table 40: TNHA region rehab units, 2005-2008

Type of unit	Total units	Total cost (\$ millions)
Single Family	226	\$6.9
Multi Family	45	\$4.6
Total	271	\$11.5

Source: Survey of Alaska regional housing authorities 2009

Tagiugmiullu Nunamiullu is the regional housing authority that serves the Arctic Slope region. TNHA region lands lie north of the Brooks Range to the Arctic Ocean, with headquarters in Barrow. The primary industry within the region is oil exploration and development and the primary employer is the North Slope Borough. TNHA employed 99 people in 2008 and spent more than \$1.8 million to Alaska contractors and vendors.

In 2006, the population of the TNHA region was 6,807 people, a 7.8 percent decline from 2000. ADOLWD estimates that 73 percent of the population is all or part Native American (of which the large majority are Alaska Native), up from 69 percent in 2000.

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Table 41: TNHA region population, 2000-2006

2006(ADOLWD estimate)	2000 U.S. Census	Population change 2000-06	% Population change 2000-06	% Native American (Alone or in combination)
6,807	7,385	578	-7.8%	73%

Sources: U.S. Census Bureau and Alaska Department of Labor and Workforce Development