



NORTH SLOPE BOROUGH HOUSING SUMMIT

Empowering North Slope residents to make homeownership a reality

JANUARY 22-24, 2025



HOUSING SUMMIT 2025 REPORT

North Slope Borough Housing Department

North Slope Borough Housing Summit | January 22-24, 2025
Anchorage, Alaska | Marriott Anchorage Downtown



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Executive Summary

The North Slope Borough Housing Summit, held from January 22–24, 2025, in Anchorage, Alaska, convened more than 150 key stakeholders to address the pressing housing challenges facing North Slope communities. Over three days, government officials, industry experts, contractors, and community leaders engaged in discussions focused on Finance and Funding, Contractors & Skilled Labor, including Training, and Supplies, Materials, & Equipment, including Logistics – critical pillars in tackling the region’s housing crisis.

As you will read in the report below, our NSB Housing team has walked away from the Summit with renewed focus as a result of what we have learned and we are inspired to work with all entities to follow through with shared practices to address the housing needs described for the eight North Slope Borough Communities.

The summit highlighted major barriers such as rising construction costs, a limited skilled labor workforce, and complex logistics for materials and supplies. However, through collaboration and shared expertise, innovative solutions emerged during this three-day event, including:

- **Finance and Funding:** Expanding public-private partnerships, exploring layered financing models, and addressing appraisal bottlenecks to improve homeownership opportunities.
- **Contractors & Skilled Labor, including Training:** Partnering for local training programs to build a skilled workforce, providing better support for local contractors, and creating career pathways for youth and adults.
- **Materials & Equipment, including Logistics:** Exploring a cooperative model for materials to reduce costs through economies of scale, exploring local manufacturing, and improving material procurement and transportation efficiencies.

The NSB Housing Department will follow through in the coming months with action items from commitments given and bring all resources to the table for NSB residents who are looking forward to be able to begin building in the near future.

Quyanaqpak, to all who participated in the NSB Housing Summit 2025. Thank you for sharing what you know and also for listening to our challenges and discussing solutions for these three days. I look forward to what comes next.

Jack Frantz, NSB Housing Director





A Call to Action

The challenges are urgent, but the summit laid the foundation for transformative change. As Carolyn Thompson of the NSB Housing Development Division stated, “We need to teach the younger generation to take charge of their future, to find a new way again.”

The solutions are within reach. The time to act is now. Together, we can build not just houses, but homes—and with them, a stronger, more resilient future for the North Slope. This report is more than a summary—it is a strategic blueprint for progress.

“The summit was a really productive and collaborative event and you and the team really did a great job in fostering connections and energizing the stakeholders with vision and purpose!”

Glenn Brady, P.E., Partner, PanAlaska, LLC

“The team came away from the event with a deeper understanding of the unique challenges the villages in the region are facing. Northrim Bank is committed to working with the communities in our state to address the unique challenges we face with providing housing for Alaskans.”

Jason A. Criqui, EVP, Chief Banking Officer, Northrim Bank

“We would like to thank everyone for the opportunity to attend the NSB Housing Summit. We heard your message and are excited about the future.”

Casey Perkins, Perkins Enterprise, LLC

“I wanted to wish you congratulations on a successful Housing Summit. The program was insightful and illustrated the unique challenges impeding sustainable growth for the North Slope housing market. I hope we can continue our conversation and want to express our interest in working with you to encourage housing market growth responsibly.”

Jonathan A. Wilson, Vice President, Mortgage Lending Director, First National Bank Alaska

“Great job hosting the NSB Housing Summit. I thought that was a very productive event.”

Clark Hill, Director of Marine Services, Bowhead Transport, LLC



Summit Overview

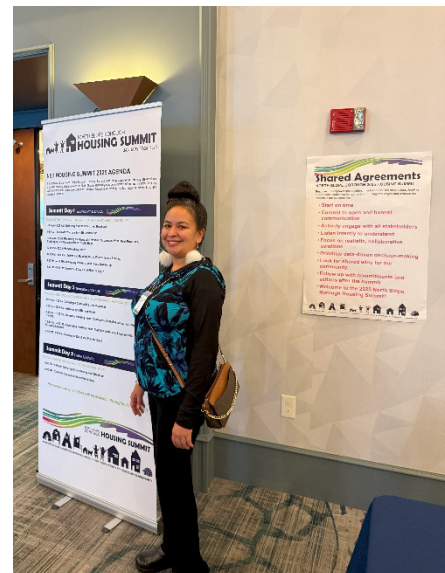
The purpose of the North Slope Borough Housing Summit is to bring together all housing stakeholders to address housing challenges on the North Slope, especially new construction of homes, including defining local solutions and actionable plans to improve financing & funding, skilled labor & contractors, and supplies & materials.

Desired Outcomes:

- Provide opportunities for local communities to have more say in their housing decisions as well as engagement with local economies for housing resources, ideally, this will include:
 - Lumber yards in each village
 - Services residents can tap into to build a home
 - Contractors to build and maintain homes
 - Loan options for short-term (construction) and long-term financing
 - Home building and maintenance skills training
- Share a plan to have residents build their own homes on their own land
- Provide and enhance a list of comprehensive resources and services available to support housing needs
- Discussion notes, plans/actions, and ideas for future solutions to address issues in housing
 - Resources/services are not available (what are the barriers to overcome)
- Task list and commitment for follow-up communication, plans, and future events, especially those geared for residents

Critical Themes:

- Centralized lumber supplies and materials are both essential for homeowners/builders and financially feasible. Stakeholders are currently collecting and have plans to collect the current needs for lumber and materials in all villages.
- Layered financing and new construction loans are available for home buyers on the North Slope.
- More education and training opportunities for residents of the North Slope will be available soon, including home-buying classes and sharing available resources from this Housing Summit.
- Housing resources and services available to home buyers and homeowners are gathered for all North Slope communities. Continuing efforts will include:
 - All the programs available for financing and funding (i.e. RurAL CAP, BIA, GOAL, etc.)



- Shipping rates, methods, seasons, capacity, capabilities, and what shipping providers are good at shipping
- Updates for vendors, contractors, and service providers.
- Ensuring an available appraiser to support home ownership and financing for residents.
- Creating economies of scale with an effort to cut costs in purchasing materials and shipping expenses is a priority, including:
 - Posting a board in all villages to collect homeowner's needs to share with contractors and service providers.
 - Creating a standardized design to build on the North Slope.
 - Communicating, coordinating, and consolidating shipments to minimize the cost of freight, including back-filling to get materials out of the North Slope.
- Opportunities to partner with contractors to connect with a local workforce, to share existing resources, and to provide training opportunities for existing and upcoming projects.



This report serves as a comprehensive summary of the discussions, activities, and key takeaways from the North Slope Borough Housing Summit 2025. It was developed with the support of Theo M. Hunt Consulting to ensure a thorough and accurate account of the summit's proceedings. All presentation materials and additional essential content from the summit are included in an additional Report Addendum document for ease of reference.

 THEO M. HUNT CONSULTING



Summit Participant Commitments

Throughout the housing summit, key decision makers in attendance made commitments to empower North Slope residents to make homeownership a reality.

To support Finance and Funding...

Name	Commitment to . . .
Patrick Wolgemuth, Wolgemuth Realty	Explain everything he knows about every process he knows. He will be a direct conduit to buyers.
Frederick Brower, NVB	Make more affordable rental units.
Dr. Pearl Brower, UIC	Completing a Local Lumber and Building Supplies Survey (ending 3/31/25)
Dr. Pearl Brower, UIC	Continue surplus lumber giveaways and reduced-rate gravel sales to benefit community members, with potential increases in available materials based on survey outcomes.
Director Jack Frantz, NSB Housing Department	Commitment to continuing discussion to bring lumber yards to every North Slope village
Christina Chisholm, PrimeLending	Will provide home buying classes (how to buy a home) and home ownership classes (how to maintain your home)
Christina Chisholm, PrimeLending	Will partner with Alaska Housing Finance Corporation to provide the Home Choice Classes
Christina Chisholm, PrimeLending	Will provide one-time new construction loans based on a schedule of 12 months to build a home (if it is longer, you will have to get an extension)
Margaret Nelson, Denali Real Estate	Will partner with Alaska Housing Finance Corporation to research the GOAL program for affordable housing development and building on the NSB.
Mayor Josiah Patkotak	Subsidize the availability of an appraiser in a department (not the Assessment dept) to assess the borough owned assets to allow for developed local appraisal expertise and to make the appraiser reliably available to residents for private contracts.
Mayor Josiah Patkotak	Revisit the borough's banking relationship(s) to incentivize mortgage opportunities within the Borough.
Mayor Josiah Patkotak	Explore tax abatement options for housing development.



Director Jack Frantz, NSB Housing Department	Update the Housing information for the census report and/or complete a housing community needs assessment for more current and comprehensive information for leaders to understand housing.
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To support Contractors & Skilled Labor, including Training...

Name	Commitment to . . .
President Justina Wilhelm, Iļisaġvik College	Serve our community - be a partner and a host to expand construction trades technology programs and short-term workforce development trainings.
Director Jack Frantz, NSB Housing	Create at least one standard layout/design of a house build to maximize opportunities, while still working with the arctic conditions.
Sarah Stone, Tikigaq Corporation at Point Hope	Provide equipment, vehicles, and tools for Contractors to use going to Point Hope. Possibly housing, too!
Director Jack Frantz, NSB Housing	NSB will work with other entities to see if there is available housing - when someone is trying to build and can't find space to house the contractors. NSB Housing Department will be the communication resource to help contractors find housing
Superintendent, David Vadivelloo, NSB School District	Extended the window by 20 days for the bid that is out for building housing for the School District on the North Slope.
Margaret Nelson, Denali Real Estate	Find out about the 40-person Man Camp for sale in Prudhoe Bay and look to find a buyer for this property
Director Jack Frantz, NSB Housing	Create a summary report and send to all the village communities
Jason Underhill, Finished Works	Bring tiny homes to the NS
Jason Underhill, Finished Works	Organize a group of educators to provide on-site training for construction trades.
Jason Underhill, Finished Works	Set up satellite campuses in remote locations
Harry Aiken, North Slope Borough Training Center	Implement modular home building programs at the Harry K Brower Training Center.
Superintendent, David Vadivelloo, NSB School District	Explore options for incorporating construction trades education in school shops.



To support Supplies, Materials, & Equipment, including Logistics...

Name	Commitment to . . .
Director Jack Frantz, NSB Housing Department	Explore establishing a cooperative or consortium to achieve cost savings on materials and shipping, and continue the discussion on Lumberyards and supplies with local residents. Potentially identifying people across the north slope to organize a large shipment (economies of scale).
Glenn Brady, Pan Alaska LLC	Bring Manufacturing to North Slope with financial backing and partnership
Colleen Akpik-Lemen and Lorenzo Chu, ICAS	Creating a chat bot to support administrative efficiencies in coordinating and consolidating shipping, referenced from NSB Housing Resources and Services Guide.
Carl Lothrop, Lynden Oilfield Services	Sharing best practices regarding administrative efficiencies, especially coordination and consolidation
Stacey Fritz, Alaska Adaptable Housing Cold Client Research Center	Continue to work on flat pack kits of parts for home building solutions to support housing
Colleen Akpik-Lemen ICAS	Researching ANICA co-op for subsidized rate
Harry Aiken, NSB, Harry K. Brower Training Center, Prudhoe Bay Regional Supervisor	Facilitate the transportation of materials through Deadhorse and assist with staging.
Director Jack Frantz, NSB Housing Department (maybe with Lorenzo Chu with ICAS)	Creating a matrix of shipping options, capacity, and strengths of all the suppliers
Director Jack Frantz, NSB Housing Department	Posting a board in all villages to collect homeowner's needs to share with contractors and service providers.



Next Steps and Follow up

- Finalize the Summary Report for the NSB Housing Summit 2025 (Theo M. Hunt by 2/10/2025)
- Share resources and report out to homeowners in a workshop during Kivgiq (Director Frantz and the Housing Department Team on 2/13/2025) and share on the Housing Summit Webpage (<https://www.north-slope.org/housing-summit-2025/>)
- Travel to the villages to collect needs and share resources from the Housing Summit (Director Frantz and the Housing Department Team during April and May 2025)
- Hold a leadership decision-makers meeting with housing stakeholders to follow up on Commitments (Director Frantz and the Housing Department Team in March or April 2025)
- Update the Housing Resources and Services Guide (Deputy Director Benson by January 2026)



“NO MONEY TO DO ANYTHING TWICE AND NO MONEY TO BE SITTING AROUND”

- Richard Baker -



“TRAINING AND EMPOWERING LOCALS TO RESPOND TO THEIR OWN EMERGENCIES WOULD BE BEST CASE SCENARIO”

- Dep. Director Benson -

Additional Information Shared and Discussed

DAY 1 HIGHLIGHTS: SETTING THE STAGE AND EXPLORING CRITICAL ISSUES IN FINANCING/FUNDING

General Setting the Stage Session

Speaker Presentations (10 min. each)

- Patrick Wolgemuth, Wolgemuth Realty - Owner
- Scott Danner, NSB Public Works - Director
- Nagruk Harcharek, Voice of the Arctic Inupiat - President
- Martha Monnin, ASNA - President & Chief Executive Officer
- Alicia Lynch, TNHA - Acting Chief Executive Officer
- Bernie Vannoy, AK Insulated Panels - General Manager
- Griffin Hagle-Forster, Assoc. AK Housing Authorities - Executive Director
- Dr. Pearl Brower, Ukpeagvik Inupiat Corporation - President
- Jack Frantz, North Slope Borough - Housing Department, Director

Q&A Panel Discussion (20 min.)

Questions and Answers to panelists from summit attendees

- Question: Levi Nilsson with Spartan Contracting: Financing question - when we encourage people to consider using their owned 'outright' home as equity to pursue gaining capital to either renovate/improve their home, or to use the equity to build a new home, it seems like there's a lot of logistical challenges and risk - hard to get the wheels in motion to get the equity formalized, and also concerning that their owned home is now 'at risk' if something
 - Answer: Education - Give people the opportunity and they will do it, the more they know, the more actively engaged they are, Real Estate acts as a savings account
- Question: Richard Baker, Baker construction: Nuts and Bolts – if houses are \$600/sf (he's building at \$300/sf) and if we're building at that expense, how are we going to get any bank to finance these funding requests? If a 1,200-sf house is selling for \$720,000, it seems like no one is going to finance that! How is home ownership going to happen for people who don't have equipment/knowledge to build their home themselves a little bit at a time? LOTS of questions, but no answers (yet) - like how do we get sheetrock cheaper? It's currently \$246/plank without any markup (northern air cargo is the only



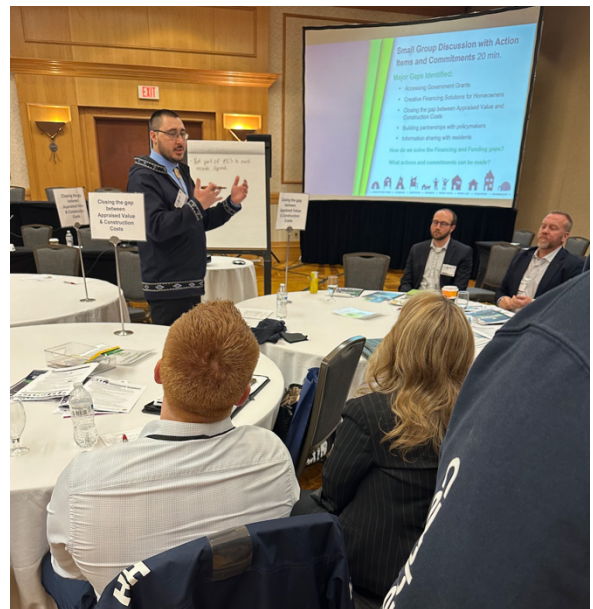
one who can fly up sheetrock); costs are prohibitive (e.g. \$17k for cost of pilings) - question is HOW are we going to make it work?

- Answer: Mayor - this is a valid concern; this is something where homeowners need to be creative

- Question: Dora Levitt: I am concerned with TNHA income limits - what if we don't qualify for programs? Kids work at oil field and are seasonal workers - aren't qualified for housing for any TNHA housing (over income limits) - who's going to help them? Need to fix that. Also - school district housing has a lot of space, but only one teacher living in it - need to ensure that right housing is matched with the right needs (five-bedroom home with only 1 teacher living there as example). Feels that four-plexes should have been given to residents/families. Also Kuukpik – was given shareholder land, but don't feel like we're seeing all of the results we would expect. Also – houses are molding, electrical and plumbing issues as they age. Also want to educate our young people who want to buy homes - when they're turned down from TNHA they aren't told who else to go to - they wind up staying living with their parents. Need people to come to villages to educate on different programs to help kids understand the details on what's available to them (e.g. HUD options). Don't want to live with kids forever even though love them to pieces – overcrowding is an issue we need to speak to.
 - Answer: TNHA: aware of restrictive pilot programs, we know this limits and causes the properties we can make available to be limited to certain income levels - this is due to federal funder restrictions. Can't change limitations on these properties because of the original funding sources but want to continue to evaluate other options for future flexibility.
 - Answer: Mayor: This summit is an important area to have these conversations; the resource guide is an important start. The people that we are serving now are part of a shift in mindset; a change in mentality. This is the Mayor's job and the NSB's job to help people see that homeownership is a new lens - the NSB isn't going to be the only solution for building a home. If you are a family of multiple youth we want to think about solutions and what's possible to reduce overcrowding in a new type of discussion. We want to create programs to work with the population's needs.

- Question: Morrie Lemen Executive Director of ICAS: we've gotten our authority back on housing and still working with TNHA to try to figure out how to work more closely together (waiting on a response from them) - we came here to find solutions and know we're going to disagree; let's be okay with knowing we disagree, let's work together to figure things out. There's money out there if someone wants to work with us to try to secure funding - especially for drill rigs/equipment.

- Question for Scott Danner (who isn't here); what's up with the platted lands without utilities - someone needs to recognize contractors won't jump in to building in an area without water or



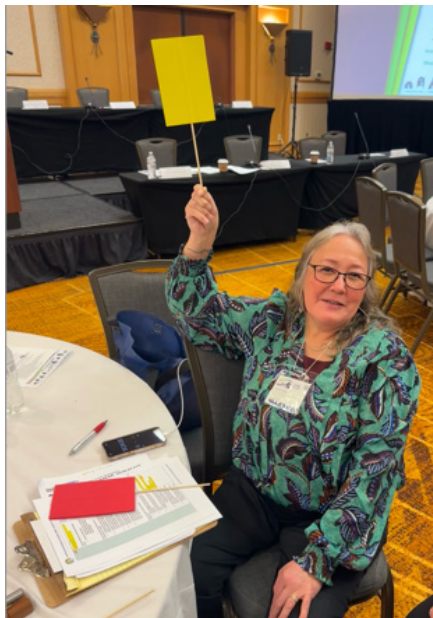
electricity - not realistic to build without having water and electricity to build

- Answer: Mayor: Scott was generalizing and we could look into how to figure out the details - aren't going to build a water/sewer structure to a vacant lot that we don't know if it will be occupied, but electricity is easier to put in versus water/sewer
- Question: From Jimmie Kagak - When homes were planned, the fire dept. wasn't included in the planning process - issues with homes placement made it so that we were not able to fight fire(s) to save homes because fire hydrants aren't readily close enough for hose length - also homes are close together and fire spreads easily. Request that you include the fire department in planning processes to make sure that these things are considered in the future.
- Question: Ross Wilhelm from UIC: Want to reiterate Dr. Pearl's QR code for survey! We know about issues with pilings - we have quotes for many pounds of raw lumber! We need to have responses to be able to explore how to get bulk pricing!

As an additional part of setting the stage, NSB Housing Director Jack Frantz shared a short video about the creation of a 10-plex housing unit for Anaktuvuk Pass (link: <https://vimeo.com/997009002>)



Addressing Housing Issue: Financing & Funding



Panel Presentations (5 min. each)

- Andy Petroni, Alaska Housing Finance Corporation (AHFC), Manager of Housing Development
- Patrick Wolgemuth, Wolgemuth Realty, LLC, Owner
- Christina Chisholm, PrimeLending, Production Manager
- Jonathan Wilson, FNBA, VP of Mortgage Lending Director
- Jonathan Tibbs, Northrim Bank, VP Commercial Loan Officer
- Colleen Akpik-Lemen, Inupiat Community of the Arctic Slope (ICAS), Realty and Housing Manager
- Frederick Brower, Native Village of Barrow (NVB), Housing Director
- Jasmine Boyle, RurAL CAP, Chief Development Officer
- Jeff Tickle, Cook Inlet Lending, President/CEO
- Jack Frantz, North Slope Borough, Housing Department, Director

“BE ANGRY ABOUT IT, HAPPY ABOUT IT, OR JUST DEAL WITH IT”

- Clifford Benson -





“If not you, then who?”
- Summit Participant -

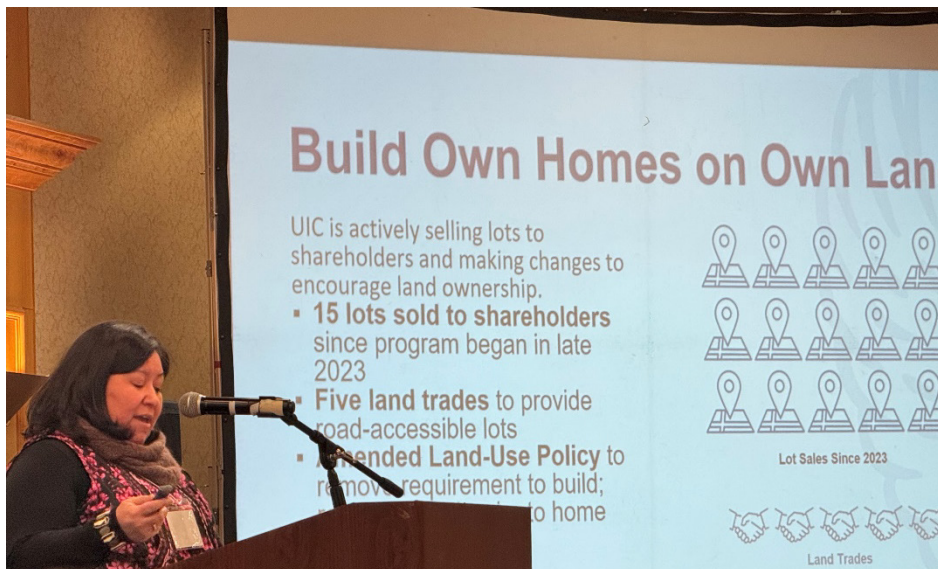


Q&A Panel Discussion (20 min.)

Questions and Answers to panelists from summit attendees

- Question: Deputy Director Benson: Gap Funding - Is there a max amount per project or unit? AHFC rebate funding?
 - Answer: Max funding depends on home ownership - most limited resources, directly HUD funded program - capped at 30K per homeowner and is typically low income, competitive basis, who can give the best deal, limits within the program, combining the knowledge in the room and leveraging costs we can get there somehow. AHFC rebate 10K for new construction 2025 - emergency efficiency requirement 5*+ home you can get 10K once home is completed.
- Question: Morrie Lemen, Executive Director of ICAS: What Treasury reference are you talking about - the Federal treasury?
 - Answer: Treasury as a Native CDFI - allowed to apply for grant funding directly from treasury - allowed to lend money to a homeowner or micro businesses and can be layered/paired in with other funding sources and GAP funding such as home start NAHI (Native American Housing Initiative) (AK Native) 25K - (through home bank in De Moines able to utilize an FHLB) - Can administer two different typical of grants together. Able to do home start for up to 15k - able to do this in conjunction with NAHI
- Follow up Question: Morrie Lemen, Executive Director of ICAS: Is this the SSCBI that you're talking about or a different pot of funds.
 - Answer: Jeff Tickle, Cook Inlet Lending: It's different pot of funds. Questions about SSCBI should go to the SSBD. CILC is currently learning more about how to collaborate with small business loan program - currently pairing with a variety of diversified funding sources.
- Question: Levi Nilsson with Spartan Contracting: Most banks want to see incremental progress (portion done, then portion of proceeds provided) - this is tricky for contractors, because this isn't always able to support their commitments/investments. How can contractors get confidence that they'll actually get paid - don't want to get stuck without getting paid.
 - Answer: CILC: Don't want to make promises, and super curious to hear from others too; when folks close on primary mortgage, transaction closes with both traditional mortgage and other types; CILC does not do up-front construction financing.

- Answer: Christina Chisholm: based on appraisal, specs, and other important factors, they may be able to do a Zoom call to walk property with you - approve based on walk with owner.
- Question: Staff from Northrim Bank: Conflict between the actual cost to build and the appraisal - how was this resolved?
 - Answer: Partners had to come together and build a solution - grant funding and donations, group interest in building a market to provide a gap to go beyond the Loan-to-Value.
- Question: Eta Edwardsen, Finance Director for City of Utqiagvik: Do you provide manual underwriting for anyone who does not have a good enough credit score?
 - Answer: AHFC, HUD 184 and other programs do provide manual underwriting, but there are some parameters (alternative credit). Most lenders provide the same programs (PrimeLending, Northrim Bank, FNBA, etc.).
- Question: Carolyn Thompson, NSB Housing Department: How are single family homes defined? Fourplex and under?
 - Answer: Andy Petroni, AHFC: Yes, a 4-plex and under is defined as a single-family home
- Question: Roxanne Brower, ASRC: There are risks and one bank in Barrow. The process for the family was to pay half now to the bank and family helped with the rest. It would be good if banks could help with purchasing the land and material.
 - Answer: Jasmine Boyle, RurAL CAP: BIA has the HIP Program - Category D, that provides this financing (\$75,000?). Dewayne Cooper with BIA is interested in bringing this program to the North Slope
- Question: Mayor Patkotak: Understanding the takedowns and values and paid portions of the contracts and contractors not having to float the products and the general understanding that you might have a construction loan start to complete. Would like to have a conversation about a more lax construction schedule on the NSB at least in Barrow. The only bank in Barrow does not offer home loans, do we need another bank in Barrow?



“DON'T BUILD UP CHILDREN'S EXPECTATIONS AND THEN LEAVE THEM HANGING”

- David Vadiveloo -

Small Group Discussions: Ideas, Solutions, Action Items, and Commitments (30 min)

Best ideas and solutions for the future. What will YOU do to fix housing issues and help residents with Financing and Funding?

Group: Accessing Government Grants

- Concentrate on financials and transactions and passing audits
- Eligible for opportunities
- Low-income programs in the 1980s - several families hanging out in the low income basket and people move up to other positions and risk being moved out of homes
- When income elevates families can be kicked out of homes
- Create programs for moderate income families
- Use rental income that is not a grant that is unrestricted income that is not tied to grant restrictions and use that funding to create a program to support moderate to high income families
- Rental income from NAHASDA programs becomes unrestricted funding
- Homes in 1980s were turned over to TNHA and turned over to low-income families
- Use other income programs to support other families

“WITH EACH HOME WE LOSE TO THE ELEMENTS IT ADDS TO THE HOUSING CRISIS”
- Dep. Director Benson -

Group: Creative Financing Solutions for Homeowners (new construction loans, home buying (traditional mortgage), and home improvements)

- No listed comps data - cost approach to an appraisal
- UIC - plans and specs - not enough comps to get to value - Cost approach to build (this could work again just need to make sure there are no overruns) put it out to bid
- Tribes or corporations becoming more directly involved in down payment assistance
- IDA - Individual Development Accounts - Incentive to have homeowners involved (4-1 match)
- Government orgs to fill gaps for infrastructure
- Down payment assistance - 20k - drives up value of homes - rather than putting money directly into buyers' hands - put the money into acquiring land and infrastructure
- Renovation Loans

Group: Filling the gap between Appraised Value and Construction Costs

- 10-15% difference in Fairbanks & 100% difference in North Slope
- Appraised value - only way to change that is to create comparable sales that hits MLS
- Find a way to get home listed to be public sales rather than private
- Cost of construction
- Prefabbed homes
- AJC or state home builders associate to help support this or getting a committee together



Group: Building partnerships with policymakers (Federal, State, and Local Governments)

- Key stakeholders
- Taking title to land and eliminating barriers
- What government programs are already available
- Some boroughs and municipalities that have initiated tax incentives for new construction - Juneau possibly?
- Adjustment to the percentage of AMI to qualify for different programs such as HUD funding such as 120% if AMI
- A couple of states have been using Medicaid funding with doctors prescribing housing and using Medicaid funding to help support that cost
- Each funding source has their own verifications and funding sources
- Centralized blanket approvals between programs
- How do we engage policy makers in making changes
- Have a blank template email and put name in it to support whatever is being supported and send to elected individuals in order to show the support being sent to policy makers
- We do not all come across problems at the same time - ensure to reference how to solve the problem with central database and consistent messaging

Group: Information sharing with residents (what information do our residents need to know on the value in their homes and the financing options they have)

- What can buyers afford
- What do funds look like
- Overview for buyers and sellers - appraisers are brought in and money is wasted
- Buyers side - creating credit
- Building - timelines between lenders and builders and what those draw schedules look like and general outlook to be shared with public
- Passive and real life - Phase 1, 2, 3 can things be financed portionally
- Make sure that the resources that we have here do not end here and that we are interconnected



“WE NEED TO EDUCATE AND EMPOWER AS MANY OF OUR RESIDENTS AS POSSIBLE”

- Harry Aiken -

Other/General Solutions and Best Practices

- Charles Lampe: When there was a contractor onsite, UIC was able/willing to fix up houses not being occupied that needed work to fix up – homeowners were willing to allow contractors already onsite to stay there and fix up to give a nice remodeled house to a family. Great way to provide jobs, save costs for community members – perhaps an on the job learning/training opportunity too for future? Thank you to UIC for this approach. Let’s look to scale this.
- Colleen Akpik-Leman: A lot more resources locally on landowners that want to share - e/g Tikigaq corporation has a lot of land that is READY for building on - e.g. utilities ready etc. Smart to start by building small, and building in a way that can be expanded on in the future. “get your foot in the door’ and build some equity and build on it in the future
- Lars Nelson: financing individual homes and shipment of individual homes is expensive; becomes unaffordable (e.g. \$600/sf) if doing as singles - can we do a bulk loan through collab with tribes, municipalities, etc. e.g. \$1B - to be able to cut through costs by gaining economies of scale through doing multiple homes at once - gov. sector working with land owners etc. to make a public housing push to build mass housing and engage contractors to do it all at once - we should be talking about this (‘the loans are out there’) - ‘people out there willing to pay the rent’
- Vision Wall: Having home appraisers on the north slope, so you are not waiting weeks for one
- Vision Wall: The major payroll providers in our community to support banks that offer mortgages in our community (2-5 years)
- Vision Wall: Medicaid Waiver 1115 - demonstration program for 6 months of rent / temporary housing with utilities. 4 states have done this (AZ, NY, OR and WA). (2-5 years) a waiver for health-related social needs/social determinants of health - see KFF section 1115 waiver tracker - this would require a state level policy change.
- Vision Wall: Have NSB or Banks have pre-approved design i.e. “consumer cost of \$15K+” (2-5 years)
- Vision Wall: Hosting HomeChoice classes provided by AHFC in the NSB (2-5 years)



- Comment: Colleen Akpik-Lemen partners with BIA and can provide reports from BIA within her region at no cost
 - NVB has a realty department and can provide those types of details and support with getting accurate information -- other tribes might have this too.
- Comment: Mabel Kaleak NSB Housing Department: Practice self-determination and ensure that those restrictive properties are secured for families within your communities.
- Mayor Patkotak: From a statewide perspective, backlog in probate judges (18 mos. - 24 mos. backlog in recent time) - is this still the case? Do we need to bring this up as part of the quarterly advocacy visit/conversion to DC? (thinking about new federal administration)
 - Answer: Morrie Lemen, ICAS: We've been trying to address this, and aren't seeing progress. Still taking just as long.
 - Answer: Bobbie Hamilton, Stewart Title: Confirming this is also her experience - probate delays are a major timing pain point.
- Question: Lars Nelson, TRIBN: Have you seen eminent domain being exercised by a municipality on a derelict structure?
 - Answer: Bobbie Hamilton, Stewart Title: Yes, I've seen this in Fairbanks, but not specifically on north slope.
 - Lars Nelson: clarification: it's a tough topic because a lot of families just don't have the means to keep things up. Can we make it so that they (families) get a reasonable amount of time to be able to bring things up to a good condition, or otherwise would get an offer for compensation if they aren't able to bring property up to condition. Want to feel like families are getting fair treatment.
- Question: Jack Frantz, NSB Housing Department: If a property is willed to a family member what is the length of time to be passed onto family?
 - Answer: Bobbie Hamilton, Stewart Title: If BIA property still need to go through probate process to include a will, and paperwork and then if there is a will it will be followed. If the estate was not probated then it will need to be taken to court. This could take a few months, but it a lot fast than a restricted property through BIA.
- Question: Ryan Tinsley: Alaska Adaptable Housing – in the case where a home goes vacant, and isn't maintained and heated, house can get destroyed. Is there a way that the NSB can step in and make sure that a property is preserved to keep things from going downhill and prevent homes from needing to be torn down? (e.g. while the probate issues are being sorted)
 - Answer: Mabel Kaleak, NSB Housing Department: This is a public service program with only specific eligibility items (such as elder, child under 6), it's the emergency assistance program; "Not everybody can get assistance, but everybody needs that assistance' need to look into this more



to figure out what else might be an option to address this.

- Colleen Akpik-Lemen, ICAS: Specifically with probate needs on tribal lands, it follows BIA process and with a probate hearing taking so long, family members are still able to occupy homes until probate is complete, but once probate is complete then the new owner owns property. Especially to ensure that it does not become a dilapidated structure. As long as the majority of family owners agree who occupies the home until probate is done (e.g. often children or grandchildren are already living in the home when the legal owner passes away)
- Comment: Mabel Kaleak, NSB Housing Department: Probate Process
 - Answer: Bobbie Hamilton, Stewart Title: Restricted properties (up to 17 years for probate!) versus unrestricted properties (probate within 3 months) - BIG differences between the different types of properties.
- Question: Deputy Director Barbara Benson, NSB Housing Department: Is there a way to set up transferring deeds upon death to avoid the probate issue?
 - Answer: Deputy Director Barbara Benson: Yes, transfer on death deed - this is only good if the person is planning on living in the property- if the individual who is inheriting that property plans to live there it is ok, but if they plan to sell it within a year of the transfer on death, then the probate process still needs to happen. If they sell after a year of transfer, then probate doesn't need to happen.
- Comment: Jennifer Nachtrieb, Stewart Title: There are resources out there to avoid probate, but individuals should speak to an attorney
- Comment: Beverly Eliason-Shontz, NSB Finance Department: Educate landowners on probate process and add to resource guide
- Vision Wall: NSB Housing & NSB Capital Improvement Program Management are in the process of acquiring land in Wainwright and Kaktovik to construct new multiplexes in those communities.
- Vision Wall: Developing at Nunavaaq (rezone)



DAY 2 HIGHLIGHTS: EXPLORING CRITICAL ISSUES IN ADDRESSING CONTRACTORS/SKILLED LABOR AND SUPPLIES/LOGISTICS

Addressing Housing Issue: Contractors & Skilled Labor, Including Training

Panel Presentations (5 min. each)

- Josiah A. Patkotak, NSB Mayor and Homeowner
- Robbie Lynn, UIC Construction, LLC, General Manager
- Alicia Lynch, Taġiuġmiullu Nunamiullu Housing Authority (TNHA), Acting Chief Executive Officer
- Joey Crum, Northern Industrial Training, LLC, President
- Steve Mattila and Nayne Runkel (General Manager), Spenard Builders Supply (SBS), Rural Sales Manager
- Richard Baker, Baker Construction Inc., Owner
- Jason Underhill, Finished Works, LLC, Owner
- Justina Wilhelm, Ilisaġvik College, President
- Harry Aiken, NSB, Harry K. Brower Training Center, Prudhoe Bay Regional Supervisor
- Barbara Benson, NSB Housing Department, Deputy Director



Q&A Panel Discussion (20 min.)

Questions and Answers to panelists from summit attendees

- Question: Casey Perkins, Perkins Enterprise: What about the programs in the high school setting. Does the NSB and Barrow have those shop classes? - appreciate the post-secondary offerings, but want us to start younger to ignite the passion.
 - Answer: Mayor Patkotak: "Super Dave" has a lot going on (NSBSD Superintendent), and will speak to this
 - Answer: David Vadiveloo, NSBSD Superintendent: The district experienced a difficult period (organizational coherence) - this administration has invested a significant amount of gen fund AND contribution from grants facilitated through the Mayor's office to make these programs possible. The building was created to be a training facility for young people to move to and work in Prudhoe Bay - equivalent of a boarding school though, versus a training program. Is the program where it needs to be? NO - but we inherited a system where too many children are unprepared for the workplace (e.g. literacy, etc.) and this is where the District is currently invested - they are asking for stakeholder congruence and commitment, want help and support in transitioning young people from the school district into additional post-secondary opportunities. Emphasized Crum's comment that this is not a short track answer. They will be reaching out to many of the training partners who spoke today.
 - Answer: Joey Crum: The biggest school district is Matsu central and it is a trend. In the past we were able to set down with the school district and get these training opportunities integrated with credits.



- Question: Dora Leavitt directed to Harry Aiken – How many students are we training? Nuiqsut corporation is buying these \$11k kits from Spenard to help with the housing crisis - they are relatively near the training center, and if their corporation is willing, could students come to Nuiqsut to learn by developing these kits into built structures - their corporation would be willing to supply the materials.
 - Answer: Harry Aiken - getting the materials and getting them shipped up is a huge help and greatly increases the opportunities for their people - very interested in working together on modular home building during more friendly weather. Maybe a hunting cabin etc. - great opportunity for learners to learn with hands on opportunities to frame, wire, etc.
- Question: Andy Petroni, AHFC for Robbie Lynn: The federal funds that are received through the buy America build America act. How are you following this?
 - Answer: Robbie Lynn: It increases the materials and cost for everything. The greatest materials are structural steel and electrical. There is no way around it.
- Question: Megan Holten, Anchorage Neigh Network: Design & Design Education - Bringing different housing types up to the NS and they don't work. When we think about housing and multi-housing: Where are you getting your designs from? Is there an opportunity to get design education on the NS?
 - Answer: Robbie Lynn: I am not a designer. Hire a qualified designer - UAF has a conceptual engineering program. As far as I know UAF/UAA does not have a design department. We have trouble finding designers - they can't hire enough people to keep up with the demand.
 - Answer: Nate with SBS - As a supplier, we have our own house designs. So 10-12 designs we adjust. We partner with local and regional engineers for structural confirmation on that. Have an external design source. In-house designers and engineers that can provide from the ground up.



- Answer: Richard Baker, Baker Construction: we don't go out for design. We design it for the arctic conditions.
- Answer: Mayor Patkotak: tasked the housing department to standardize a floor plan for building on the NS. A build that works in the arctic! Knowing the need for pilings, the cost of the foundation, etc.
 - standardizing a 3x3 or 3x4 grid standardized plan
 - to maximize the cost of the foundation, it almost forces you to do 2 stories.
- Answer: Richard Baker, Baker Construction: If there is a standardized floor plan, in a series, there is a significant benefit. My guys can move from one house to the next.
- Question: Stacey Fritz, Alaska Adaptable Housing: Curious on standardization - I am a big proponent of this. What is affordable? How is this thought about? Housing stock is 30 years old and in bad shape. Other homes are failing in 40 years. We are re-stocking housing, how are we going to address the durability issue so homes last a lifetime?

- Answer: Richard Baker, Baker Construction: A house should last a lifetime. Houses that fail, weren't built right. If you build it right, you won't have those problems. Build quality houses done right for the arctic - they will last forever.
 - Install the windows to the frame (not to T-111).
 - You cannot put a cold roof on in Barrow
- Answer: Mayor Patkotak: I learned my lesson with spray foam. Many houses from the 80s were not built correctly then a program was implemented in the 90s to make repairs so lessons learned like that helps us make the correct building decisions.
 - Use spray foam to insulate
- Question: George Sielak, Kuukpik Corporation: I propose to the contractors, to come up with a design that will work on the North Slope. A structure in a healthy, sanitary stage costs a lot of money. Share this information with the villagers.
 - Answer: Mayor Patkotak: I get your point, the materials you have will drive how you build the home. We will be working on this designs
 - Answers: Director Jack Frantz, NSB Housing Department: There are a lot of contractors in the room that have designs ready to go and will be shared in next section of meeting.



Small Group Discussions: Ideas, Solutions, Action Items, and Commitments (30 min)

Best ideas and solutions for the future. What will YOU do to fix housing issues and help residents with Contractors & Skilled Labor, including Training?

Group: Home building and maintenance skills training (developing a local contractor workforce)

- Create additional staffing on the North Slope (finding trainers is a huge issue)
 - NSBSD has shops with equipment and tools, and has enough money to run these shops - they don't have teachers to run these shops.
 - Nationwide shortage of teachers and trainers
 - Trainers and skilled Trades People into the Schools (obtain their M-Certification so they can teach!).
 - NSB to put their employees on "time release" to work in the schools
 - Create a budget through the NSB to fund these positions - pay people over the allowable amount.
 - Get temporary positions and flexibility in these positions within the School Districts
 - Incentivize people to work for the NSBSD/Borough.
- Engage our students and make the training relevant to the North Slope
 - Make training relevant to our students and incorporate technology to engage children
 - Students want training and skills building on the North Slope - we have to provide local solutions.
 - Go to corporations for supplies and equipment to support our students. They will support it!
 - Make this training compulsory and get community support.
- Separate the training needs for (1) home building, and (2) maintenance. Home Building Skills and Maintenance Skills are two different things
 - Construction is muscle memory
 - Home building: creating an umiaq (sled)
 - Home maintenance: Toyo stove maintenance training
- Create more training opportunities, be sure to include temporary positions/status, workshops, and pathways for kids after they graduate high school.
 - Lots of OJT opportunities were brought up
- Tailor the training to North Slope culture and the North Slope needs: welding, carpentry, plumbing, heavy equipment, etc. with NCCER certification.
- Promote work/life balance and be involved in the community.



- Contractors adjusting training and work schedules to accommodate community commitments and subsistence on the North Slope.
- The workforce is hands-on learners, provide this opportunity
- Incentivize contractors to bring on trainees.
- Incentivize contractors to be in the classrooms to teach students.
- Qatqiññaġvit Program - word is getting out! The NSB SD took the “If you build it they will come” approach: 40 students came the first year; last year 85 to 90 students came; and this year we expect 300+ students to come.
- Standardize design (assembly, disassembly, access, etc.) and maintenance/fixes for homes, reducing barriers to home maintenance.
- Create Agreements and partnerships to support collaboration between the college, school district, and contractors.

Group: Available contractors and services to build and maintain homes. Strategies for attracting and retaining skilled contractors

- Early identification of problems
 - An automated alert and technology to support identification of problems
 - Education to help homeowners to proactively identify problems and help contractors understand the problem they are dealing with (so they bring the right equipment)
- Want to have housing and a vehicle available for contractors, and equipment on site.
 - Contractors to show up and get the work done!
- Having a local stock of common construction materials
 - Hex, connectors, tools onsite to do the repairs them selves
 - Continuously re-stocked that contractors have access, too



- Utilize technology to get the history and what is changing at the property owner time will help
 - Having a decent infrared camera to document a home and monitor the home over time
 - Show leaks, insulation fails, etc.
- Inspectors we need more across Alaska
 - find things contractors do wrong and learn new things!
- Education on what is realistic and what homeowners need
 - Our job as contractors is to help homeowners make decisions
 - Help people understand they don't need a huge house.
 - Build it for what you need today and easy to add to.
- Zoom to educate homeowners and trouble shoot.
 - get a contractor to see the problem on Zoom to minimize the number of times they go out to the site.
 - Identify the problem, identify the parts, get you on the list for when they come out
 - o come with the right tools & materials to repair the issue
- When contractors come out for multiple houses let other homeowners know to maximize the contractors' time.
 - Efficiencies - already have the tools and infrastructure in place to solve multiple jobs!
 - Pooling jobs - Identify the long-term goal
- Know what is in the house
 - What size are the pipes, what type of boiler, etc.
 - Help the contractor identify what tools, equipment, skills, and
- Tikigaq may have equipment available to take to NS



Group: Risks and concerns for Contractors (housing, managing staff when materials are late, etc.)

- Get costs down
 - How many homes can we build at the same time
 - Climate change and change of building supplies to adapt impacts cost
- Staffing is needed and housing for staffing
- What level a builder can afford to build to utilize economies of scale.
- Commitment - one time closing. guaranteed through 12 months to build home
- Look into grants for large scale

- One-time close programs for home buyers is a resource
- Man camp available in Prudhoe Bay for sale and relocate
 - use this for staffing so that contractors can come in and live
 - The Arctic Hotel would be a good place for contractors
- Finding a price point for these homes and where they can work
- Additional housing through the AHFC through GOAL program- rental based
 - just has to be feasible

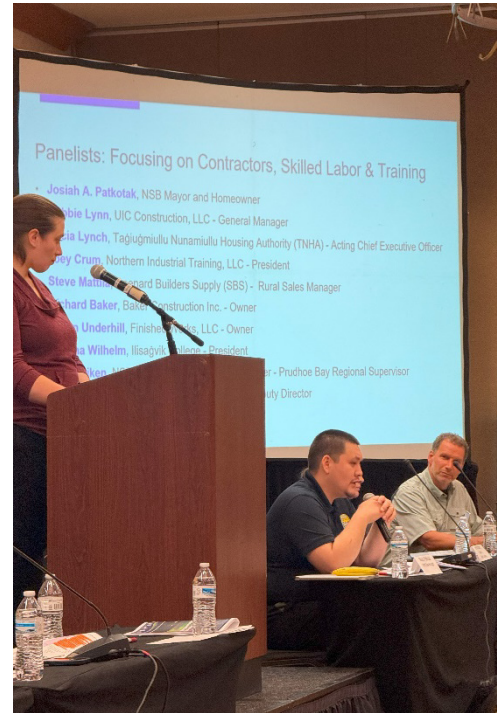
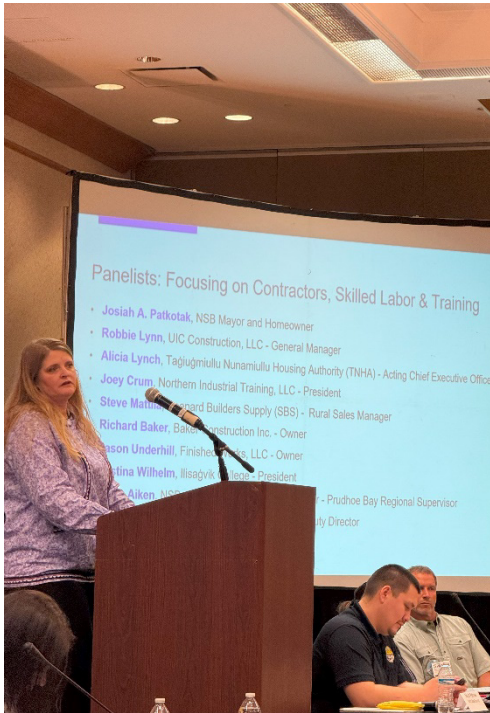


Other/General Solutions and Best Practices

- Taivaleoaana “Seven” Toleafoa, ASNA: (1) When ordering larger shipments of lumber – looking for a commitment to get high quality lumber for his team – had to fly down to make sure the product was quality. (2) Has had to relieve two workers for challenges to the quality of work expected and scope/timing expectations. Impacts costs, and want to know there is a commitment to ensuring quality in materials and workmanship. Also wants to see creativity in how to ship larger items. (No cat piss lumber)
- Mayor: Has seen people pay someone for their time to go look at the prepped load of lumber to be shipped to be sure that it’s a good quality product being sent. Want to see people in project manager roles who are able to support quality control, etc. Have a high level of experience in paying attention to the details.
- (Ryan AK Adaptable Housing) Good resource out of Tacoma – Uresco – good packaging, good follow through. Advice – make sure you have clear sense of what was agreed to (hardware, fasteners, lumber, etc.) and ensure those specifications are identified (opportunity to develop standard specifications to copy/paste) in writing to hold accountability.
- Mayor: Make sure that there is smart packaging – how can we recreate successes from the past where there is intentional packaging/order to allow for effective assembly of content in phases.

- Bernice: Can the summit start a list of good contractors with their history? If shoddy work happens, but others don't know, they may continue to do poor work in multiple locations. REALLY wants to know who has done good work to allow her to be confident in the quality of the contractor(s) being hired. There has been a history of scenarios where there's poor quality work, then a charge for the fixes to address the poor work.
- Mayor: We are working on doing that (e.g. bathroom remodel on one of the shops that took two visits @ 3 weeks each, don't want to use them again) Don't want the resident to take the gamble on unknown contractors – NSB is willing to take that on as they need to complete NSB projects to be able to vet potential contractors. Need to understand (more) about how to appropriately and legally communicate information.
- Dir Frantz: We will commit to removing any services/resources from the NSB Housing Guide if it becomes known that they are not up to the expected standards of quality for the Borough's residents.
- Carlo/Spearpoint: Material quality issues have been VERY frustrating for him as well – this is an issue across the nation for both residential and commercial projects. To get a guarantee of quality supplies/materials has seen a markup of 3x, which isn't feasible. Would be happy to share more about some of the challenges that he's experienced as a contractor in north slope.
- Recommendation (Baker Construction) is very aware of the challenges associated with poor insulation, which results in condensation-related damages to homes. His suggestion: spray foam VERY thoroughly to insulate (mayor seconds this suggestion)
- Is the school willing to build an Apprenticeship program to support Journeymen in the NSB?
 - 10,000 hours to complete Journeyman program - this takes 4-5 years
 - This NSBSD administration is interested in aligning training practices with the community and subsistence calendar. It will take everyone! Trying to work out how to change the schedule to give children more time focused on their interest (construction for ½ a day). Interested in short term pathways, Need to partner with the college. Don't build up children's expectations, and not provide the opportunity.
- Vision Wall: Offer alternative HS classes based on trade (we can't all be office workers) (2-5 years)
- Comment: Corrine Danner: VERY important to engage youth in this area going forward – I want them to understand how much this matters and how it impacts them now and in the future.
- Comment: Jessica McKay, CCHR: Maintenance is ESSENTIAL as an area of focus as you'll be in your home a long time (hopefully) – makes a big difference if there is some standardization and recommended materials to ensure longevity of homes as they are built, renovated/upgraded and maintained





Addressing Housing Issue: Supplies, Materials, & Equipment, Including Logistics

The session began with a video titled B&W Presents: Trail to Barrow, A #TowingAdventure short film about Clifford Benson, a North Slope resident who regularly navigates materials transportation across the frozen tundra. (link: <https://youtu.be/FXUBOuIXpAg?si=CQND74CkiGtya3EE>)

Panel Presentations (5 min. each)

- Jack Frantz, North Slope Borough, Housing Department, Director
- Brad Bodfish, Ukpeagvik Inupiat Corporation (UIC), Sr. Project Manager
- Bernie Vannoy, Alaska Insulated Panels, General Manager
- Nayne Runkel (General Manager) & Steve Lusk (Housing Sales Coordinator), Spenard Builders Supply (SBS), Rural Sales Manager
- Anthony Esping, Builder's Choice Lumber, LLC, General Manager
- Clark Hill, Bowhead Transport, LLC, Director of Marine Services
- Glenn Brady, PanAlaska, Co-Founder/Managing Partner
- Shannon Stevens, Alaska Airlines, Strategic Account Manager
- Patricia Brower, MagTec, Consultant
- Carlo Del Rosario, Spearpoint Construction, Owner



Q&A Panel Discussion (20 min.)

Questions and Answers to panelists from summit attendees

- Question: Harry A. Aiken, Public Works NSB: Do you have any savings for homeowners to get materials on the North Slope?
 - Answer: Anthony Esping, Builder’s Choice Lumber: Savings - yes! Depends on the product for what is going on. Have a conversation about it!
- Question: Jonathan Tibbs, Northrim Bank: Please explain more on the design of your system.
 - Answer: Glenn Brady, PanAlaska: these are supposed to be for harsh environment. Building homes in the Arctic depends on a high level of skill and if you miss something you will have a structural problem later. PanAlaska homes are designed so that the home can’t or won’t fail. And you don’t need a Journeyman Carpenter to install.
- Question: Collen Akpik-Lemen ICAS: Panels are something that we were looking at for affordability and resilience with climate change. Two things that will help with private home building. Was electrical and heating included with building cost?
 - Answer: Glenn Brady, PanAlaska LLC: Electrical is not included (it is not integrated). Plumbing is going into interior walls - you don’t have to worry about it. You can hot-knife, cut /field-install electrical that doesn’t ruin the integrity of the system.
 - Working to create resilient systems that can function in harsh environments.
- Question: Taivaleoaana “Seven” Toleafoa, ASNA: Do you have the prices? Can you put shipping from multiple people together so that prices reduce, that helps people paying for the shipment to save money. How can you bring these together to make better prices for end users?
 - Answer: Steve Lusk, SBS: Logistically, if we are going to two different villages (up to Deadhorse and on the roll-again), that reduces the cost. At SBS houses are sold by the square foot. This number is set up in the Spring.
 - If everything went to one distribution center, this would save money.
 - SBS does their own loading, freighting, etc.
 - Answer: Shannon Stevens, Alaska Airlines - consolidation is a good idea. Alaska Air only flies to one location. Going beyond that designation incurs a cost from the carrier that covers that leg.
 - Answer: Bernie Vannoy, Alaska Insulated Panels: When dealing with multiple houses, there is a cost savings.
 - Answer: Anthony Esping, Builder’s Choice Lumber: We need to know as much as you know. If you tell us what you need, the worst thing we could say is “no”. Ask for what you need! Communicate everything you are doing and ask for help.
 - Materials Suppliers are logistics people.



- Question: Bernice Kaigelak (Nuiqsut): Looking to build a house. I have been shopping around and it is all over the place. How do I know who does a good job? There are no certified electricians, etc. We have cabins kits in the community sitting but no one is available to build there. They are trying to address the housing issues in their village. She would like a card for who does what.
 - Answer: Carlo Del Rosario, Spearpoint Construction: Have a class for community to build.
 - Answer: Director Frantz, NSB Housing: We can be a resource for our communities so if you need support with Electrical and Plumbing please reach out. We also have a Resources and Services guide to help with these logistics.
- Question: Patrick Wolgemuth, Wolgemuth Realty: How close are you to production
 - Answer: Glenn Brady, PanAlaska: We have foamed up and fabricated 1M board feet. That was our capacity this year. We are looking to scale up.
 - getting order to be on the barges this spring/summer.
 - looking to grow capacity and obtain more fabrication equipment.
 - Working to get financial resources and partnerships to scale up.



- Question: Deputy Director Barbara Benson, NSB Housing Department: To Shannon Stevens with Alaska Airlines: You mentioned a larger fleet, will that change the maximum limit of shipping? Right now we are limited to 10 feet.

- Answer: Shannon Stevens, Alaska Airlines: No it does not.

- Question: Director Frantz, NSB Housing Department: Clark for Bowhead, I heard you mention that going from 5,000lbs to 25,000 lbs. of material could cut cost as much as \$.30 per lb. Is there additional savings if a company or group of residents pooled to send 1,000,000 lbs.?

- Answer: Anthony Esping, Builder's Choice Lumber: Yes, the more volume, the more per pound savings.

- If there was opportunity for an environmental clean-up project, to barge out of the area. It would off set the cost of shipping.

- Question: Collen Akpik-Leman, ICAS: Regarding discounts, the majority of residents are ASRC shareholders. Corporation helps with hotels and discounts. We are already looking to purchase these expensive items and compounded by transportation as well. I want to know what can you do for us?



- Answer: Brad Bodfish, UIC: We are working to get competitive pricing - straight to Barrow. If you take extra hands off the product, the more you know where it is. Lots of communication issues. UIC directive to find out what it is going to take to get the quality product. Working within the UIC umbrella and the regional corporations.
 - We have a hand-full of mills in the Pacific Northwest and into Canada trying to get us better numbers than the other.
 - Looking at a minimum of 1M lbs. of lumber.
 - Take the survey!
- Answer: Glenn Brady, PanAlaska: What we propose is we developed a way to manufacture housing locally and would like to partner to manufacture it on the north slope. Flat pack supplies come in the size of the table. Save on space and costs.
 - Looking with ways to reduce the cost of freight
 - We will work with anyone that shares the vision, passion, and purpose. Anyone in this room!

Small Group Discussions: Ideas, Solutions, Action Items, and Commitments (30 min)

Best ideas and solutions for the future. What will YOU do to fix housing issues and help residents with Supplies, Materials, & Equipment, Including Logistics?

Group: Lumberyard(s) on the North Slope/Communities:

- Locate the lumberyard on Native Corporation Lands to all it to be untaxed
- Cost sharing - discounted rates for economies of scale
 - Offer the discount to residence and/or the Native Corporation(s) to add to the order
- Shipping subsidy - residents to utilize this opportunity.
 - Housing Shipping Assistance Program : \$5,000 per approved family for direct reimbursement for all NSB Communities.
 - CWAT Shipping Assistance Program: \$5,000 per approved family, 50% reimbursement of cost to ship. Available to PHO, PIZ, and KAK residents.
- Create a Lumberyard cooperative with ~20 different people or the native corporation(s)
 - There is a shelf life for lumber - risks involved with it sitting too long.
 - Do pre-planning large order with Co-op with everyone that wants to purchase
 - Once it hits the community, it goes directly to the resident
 - Many people will use their dividends at the lumber yard so if they were part of a coop they could save money and buy in bulk.



- UIC could work with other Native Corporations to support larger economies of scale
- Determine if other corporations or other entities are interested in addressing lumber shortages for their shareholders
- Explore/discover if co-op purchasing already exists and if so what are the successes/plans etc.

Group: Enhancing supply chain resilience and efficiencies with Land, Air, and Sea

- Alaska Airline has increased their aircraft size, do charter flights (including cargo charters!), and added an extra cargo flight to BRW.
 - They are still limited by 10 feet in length for individual materials due to how items are loaded and secured on plane.
- Coordination and consolidation is very important - and it takes communication! (freight forwarding)
- Order straight from Seattle (the point-to-point price is the same (Seattle-to-Barrow - one price)
- Utilize technology (AI) for all administrative work
- Pack supplies and materials unassembled to save on space
- Create a Shipping Matrix - a quick-guide for anyone to understand
 - Many carrier operate differently so knowing how they operate is important
 - strengths-based with the type of shipping they do well
 - maximize a carrier's capabilities
- Dedicated Service Agreements (commitments for shipping). So service providers will know how many trips they will do and look to minimize costs on those trips.



- Standardize by volume, not product.
 - Different service providers will manage this different
- Communication with all to keep cost low.
 - Some airlines will call to ask on sharing the load
- Buy a plane (cargo & passenger), charter a plane (Alaska Airlines has more options now), charter a barge.
 - Use the military (national guard, Airforce, IRT, etc.)

Group: Importance of Economies of Scale:

- Uncertainty exists - need to get the labor to the projects.
- Cost per unit of construction for the size of building
- Modular, pre-fabricated construction, especially for Multiplexes.
 - Minimize really high labor rates
 - Common parts and common design helps reduce costs
 - Example: Barrow prefabricated stick building was successful with this approach
- How many units are needed to benefit from Economies of Scale? Look at this from a broader perspective
 - What defined a “unit”?
 - What defines scale? Is the “house” the scale unit vs. the components to the house
 - Scale for the workforce impact - flatten out the demand and more efficient utilization of labor resources
 - different approaches to building to allow human inputs to be utilized differently
- What is the need?
 - Want to complete a deep-dive in the need. The data needs refreshed.
- Technology to help level seasonal factor
- Follow up on flat rate for expertise
 - high skilled services: Mechanical, Plumbing, Electrical work
- ANTHC gathering survey info for sewer and water.
- Re-thinking how scaling can be used to reduce risks and reduce cost



- Closer the materials to the site the lower the risk
- Using scaling to add a small amount of materials

Other/General Solutions and Best Practices

- Comment: Shannon Stevens, Alaska Airlines: In the end of May of this year, we brought on two more converted aircraft. These are eight hundreds. These are much larger where we can sell the seven hundreds at 34,000 pounds. The 800 aircraft can carry 46,000 pounds. So we now have 40% more capacity within the state of Alaska to haul building supplies and everything else that we move through Alaska Air Cargo with the addition also, we have a much stronger schedule now we are able to fly to Barrow six days a week. We do share that plane on Monday, Wednesday and Friday. However, we have options now that we can offer charter service, we can provide better service, and we're doing it. We are definitely making a big difference. I look forward to hearing your questions.
- Comment: Patrick Wolgemuth, Wolgemuth Realty: Post a board in the villages to collect homeowners needs to share with contractors and service providers.
- Vision Wall: Have UIC plant all pilings they have available (2-5 years).
- Vision Wall: Collaboration with NSB & NVB & Iļisaġvik College on pre-formed Wall. Summer Workshop on Wall Assembly (2-5 years)
- Vision Wall: Create a predesign modular panel manufacturing plant in Barrow (2-5 years)
- Vision Wall: Build Alaska Buy Alaska (2-5 years)
- Vision Wall: Start a material repurpose program with home remnants that are from demos (2-5 years)
- Vision Wall: Rebuild! Reuse! Focus on vacant homes (level, paint, cabinets, flooring, appliances = pretty new for less) (2-5 years)
- Vision Wall: Is there a way to change Uniform Plumbing Code for construction to have new and old plumbing construction to have reverse grade? So that in a power outage, if leaving town, a homeowner can turn the water off and drain the water out to prevent freeze-ups or damages to water pipes (2-5 years)



- Vision Wall: Alaska Adaptable Housing has a complete flat pack shippable kit-of-parts home building system that can be:
 - assembled on site without specialized skills or tools
 - Expanded easily
 - Moved (transportable)
 - Uses local materials (85%)
 - Integrates with a kit above-ground foundation system
 - Easily understood, maintained, and upgraded
 - Heirloom quality (intergenerational asset)
 - Uses mycelium/cellulose insulation)

- Vision Wall: NSB Housing has two new shipping subsidies to offset the high cost of freight to the North Slope
- Comment: Ryan Tinsley, Alaska Adaptable Housing LLC: A couple of best practices:
 - Know the index for mold susceptibility on materials - drywall, Epilepsy, are incredibly susceptible to mold.
 - Having a small air-space (1/2 inch) between an object and the wall (behind the paneling).
- Comment: Glenn Brady, PanAlaska: At a cold climate symposium there was a presentation with ANTHC and public health about when a house will freeze up and how to design systems to address them ahead of time.
 - Loop ANTHC into the discussion



DAY 3 HIGHLIGHTS: CHARTING THE PATH FORWARD

The final morning of the North Slope Borough Housing Summit served as both a culmination of insights from the previous two days and a launchpad for concrete action. Discussions focused on real-world housing challenges, financial accessibility, contractor accountability, workforce development, and standardization efforts—all essential for improving homeownership opportunities across the North Slope.

Key speakers for the day included:

- Jack Frantz, Director of the NSB Housing Department, who introduced the Housing Resources and Services Guide and emphasized its role in supporting homeownership.
- Mayor Josiah A. Patkotak, who outlined and re-affirmed critical borough commitments, including exploring a solution to provide residents with easier access to a property appraisal service that is uniquely informed on the specifics of North Slope home valuation needs.
- Carolyn Thompson, the new Program Manager for the NSB Housing Development Division, who presented plans for expanded education, outreach, and community engagement.

Housing Resources and Services Guide: A Tool for Residents



Following the initial welcome for the day, NSB Housing Director Jack Frantz introduced the department's draft *Housing Resources and Services Guide*, a comprehensive resource designed to support housing services providers and North Slope residents in navigating the homeownership process in the North Slope Borough.

The guide includes:

- A homeownership checklist tailored to the North Slope environment.
- A vetted list of contractors and vendors, ensuring access to quality workmanship and materials.
- Shipping and logistics resources to help residents find cost-effective methods for transporting building materials.
- Financial and mortgage options, outlining loan programs, grants, and funding assistance resources for further exploration.

Jack emphasized that this guide is a living document that will be continuously updated based on community needs and input. It will be shared at KIVGIQ in February and distributed across villages to ensure maximum accessibility. Housing Deputy Director Barbara Benson is currently compiling the updates and feedback gathered through the introduction of the guide at the summit. The housing department has already identified several additional resources to add to the guide in its next revision.



Case Study Discussion: The Housing Crisis in Action

After review of the resources and services guide, a central moment of Day 3 was a real-life case study, where summit participants collaborated to troubleshoot the housing challenges of a current (de-identified) North Slope resident in Point Hope.

The resident, who had been approved for a \$230,000 mortgage, faced an appraisal gap of \$83,000 between the negotiated purchase price of the home (\$230,000) and the appraised value (\$147,000). This prevented him from proceeding with the purchase, as he would be accountable to fund the difference, despite having been approved for a loan for the full purchase price.

Seeking alternatives, he obtained quotes for modular home shipments, but costs were prohibitively high:

- Three-bedroom modular home: \$279,000 (plus labor costs for assembly and construction)
- Four-bedroom modular home: \$289,000 (plus labor costs for assembly and construction)
- Shipping plus markup: \$150,000-\$180,000

Total cost: Over \$400,000 before additional construction labor costs

The resident explored using a shareholder shipping company, which reduced shipping costs to \$114,000 for a 50,000-pound shipment, but the project remained financially out of reach.



This case study served as a powerful illustration of the systemic challenges discussed throughout the summit, reinforcing the urgency of key reforms in approaches to navigating appraisals, financing, logistics, and workforce development. Participants engaged in facilitated discussion to explore real-world solutions, mirroring the larger goals of the summit itself (Financing, Land Ownership, Labor, and Supplies/Logistics)

Key suggestions that emerged from this solutions brain-storming discussion included:

- Exploring co-op options for shipping to reduce costs by consolidating shipments with other residents.
- Investigating alternative financing options and gap financing programs.
- Utilizing the Alaska Housing Finance Corporation's \$10,000 rebate for first-time homebuyers.
- Leveraging the borough's shipping subsidy and CWAT shipping subsidy to reduce costs.
- Exploring the potential for a cost approach valuation instead of traditional appraisal methods.
- Investigating the BIA grant program offering up to \$75,000 in down payment assistance.
- Potentially seeking an alternate appraiser's services through Mayor Patkotak's commitment to improve on the availability of informed appraisers within the North Slope region.
- Ensuring that if choosing to move forward with building, that the resident chooses to align with standardized home designs and appliances, to optimize costs and improve efficiency related to maintenance and repair needs over time.
- Working with fellow residents to ensure any contractors selected for work are reputable, providing quality work and preventing costly repairs from substandard construction or installation of housing elements.

The discussion highlighted the complex nature of housing challenges in the North Slope region and emphasized the need for collaborative, multi-faceted approaches to address these issues effectively.



Reviewing the Draft Summit Report for Key Discussions and Commitments

As a final activity, Housing Summit participants engaged in a thorough review of the draft summit report, focusing on key discussions and commitments made over the previous days. The session began with an overview of the report's structure, highlighting sections on finance and funding, contractors and skilled labor, and logistics and supply chain management and also functioned as an opportunity to further explore housing related challenges and opportunities to decrease barriers.

This facilitated review process served as a foundation for the subsequent discussions and insights shared during the final day of the summit, ensuring that all key points and commitments were captured and validated by the participants. As participants reviewed these sections, they were encouraged to provide feedback, corrections, and additional commitments to ensure the final report accurately reflected the summit's outcomes and set a clear path forward for addressing the North Slope's housing challenges. Key topics that came up during this discussion included:

Appraisal Challenges and Financial Accessibility

Participants reiterated that one of the biggest barriers to homeownership is the appraisal process, which often undervalues properties, making it difficult for buyers to secure adequate loans. Mayor Patkotak announced a major commitment to supporting appraisal services, ensuring residents can access fair property valuations, by working to bring a dedicated appraisal professional to the North Slope to evaluate the Borough's holdings and establish a realistic methodology for the unique values of NSB properties, making them available for private contracting as needed with local property owners. Additional possible solutions discussed included:

- Technology-driven appraisal solutions to enable remote assessments in hard-to-reach villages.
- Expanded advocacy at the state and federal levels to push for regionally appropriate appraisal policies and optimized approaches to other challenging land ownership and probate issues.

Contractor and Materials Reliability and Quality Control

A major discussion point was ensuring accountability among contractors and suppliers. Many residents shared experiences with poor workmanship, incomplete or delayed projects, and low quality construction materials delivered for high prices. Discussed solutions included:

- The Borough's commitment to remove resource and service providers from the Housing Resource and Services Guide if they fail to meet quality standards. This would allow residents to depend on the guide as a reliable resource for quality services.
- Standardized materials and systems, as recommended by several partners, including the Cold Climate Housing Research Center, to simplify maintenance and repair, while reducing long-term costs.
- Clear templates for specification writing for North Slope construction projects, minimizing cost overruns and unnecessary change orders, and ensuring a minimum standard of quality is identified for all supplies and materials.



Youth Engagement and Workforce Development

Attendees emphasized the importance of involving young people in the housing sector, both as future homeowners and as part of the skilled workforce needed to meet demand.

- Schools and training programs have been identified to integrate housing-related trades to prepare students for careers in construction, logistics, and homeownership education.
- Mentorship programs are being explored as an option to pair seasoned contractors with young apprentices, fostering local expertise.

Standardization of Housing Designs

To reduce costs and improve efficiency, the borough committed to:

- Developing a collection of standardized home designs suited for Arctic conditions, including Exploring modular and hybrid home solutions, ensuring that designs are both affordable and sustainable in the current climate of the North Slope.
- Partner on coordination of housing needs for temporary laborers needed for construction of a housing project.
- Further explore bulk purchasing of materials and prefabricated components to lower costs of certain types of construction, maintenance, and repairs.

Education, Outreach, and Community Empowerment

Carolyn Thompson outlined a comprehensive plan to expand education and outreach efforts across the North Slope based on the discoveries and next steps emerging from the Housing Summit.

- Community visits will provide direct outreach and homeownership education to residents in the coming months.
- Residents will be made aware of the Housing Resources and Services guide, with regular updates to resources via the Housing Summit website (<https://www.north-slope.org/housing-summit-2025/>)
- Additional educational resources will be explored to support residents' needs, including the potential for financial literacy programs will help residents navigate mortgage options, grant applications, and home financing strategies.



Conclusion

The North Slope Borough Housing Summit 2025 concluded with a clear action plan and a commitment to tangible improvements in housing access and affordability.

The inclusion of the case study as part of the completion of the summit served as a real-world reminder of the many areas for opportunity within the summit's four main areas of Finance and Funding, Contractors & Skilled Labor, including Training, and Supplies, Materials, & Equipment, including Logistics. These are not just general areas for additional exploration, but urgent realities affecting North Slope residents today. The Summit has also highlighted that the borough and its stakeholders are positioned to make real, lasting changes for North Slope residents through this continued work.

The road ahead demands immediate, sustained action from government entities, contractors, community organizations, and residents alike. With a unified vision and concrete steps forward, the momentum generated at this summit sets the stage for tangible improvements in housing conditions and opportunities both now, and well into the future of the NSB.



“HOW DO WE
CREATE THE NEXT
HOUSING BOOM
ON THE NORTH
SLOPE?”
- Mayor Patkotak -

Summary of Attendees and Participants

SUMMIT LEADERS AND ORGANIZERS

Josiah A. Patkotak, Mayor North Slope Borough
Vernon Edwardson, Chief Administrative Officer North Slope Borough
Jack Frantz, Director North Slope Borough Housing Department
Barbara Benson, Deputy Director North Slope Borough Housing Department
Miriam Aiken, NSB Housing Assistant to the Director
Mabel Kaleak, NSB Housing Upgrades Division Manager
Carolyn Thompson, NSB Housing Develop. Div. Program Mgr.
Annaqaq Brower, NSB Housing Develop. Div. Project Admin.
Theo Hunt, Facilitator, Theo M. Hunt Consulting
Charlene Miles, Facilitator, Charlene Miles Consulting
Shannon Savage, Facilitator, Shannon Savage Consulting
Brittany Suralta, Facilitator, Brittany Suralta Consulting

PRESENTERS AND PANELISTS

Harry Aiken, North Slope Borough, Prudhoe Bay Regional Supervisor
Colleen Akpik-Lemen, Inupiat Community of the Arctic Slope, Realty & Housing Manager
Richard Baker, Baker Construction, Inc., Owner
Barbara Benson, North Slope Borough Housing, Deputy Director
Brad Bodfish, Ukpeagvik Inupiat Corporation, Sr. Project Manager
Jasmine Boyle, RurAL CAP, Chief Development Officer
Glenn Brady, PanAlaska LLC, Co-Founder/Managing Partner
Frederick Brower, Native Village of Barrow
Pearl Brower, Ukpeagvik Inupiat Corporation, President/CEO
Patricia Brower, MagTec, Consultant
Christina Chisholm, PrimeLending, Production Manager
Joey Crum, Northern Industrial Training, LLC, President
Scott Danner, North Slope Borough Dept. of Public Works, Director
Carlo Delrosario, Spearpoint Construction, Founder and Principal Manager
Anthony Esping, Builders Choice Lumber, LLC, General Manager
Jack Frantz, North Slope Borough Housing, Director
Griffin Hagle-Forster, Association of Alaska Housing Authorities, Executive Director
Bobbi Hamilton, Stewart Title, Senior Title Officer
Nagruk Harcharek, Voice of the Arctic Inupiat, President
Clark Hill, UIC Bowhead Transport LLC, Director of Marine Services
Steve Lusk, Spenard Builders Supply, SBS Housing Sales Coordinator
Alicia Lynch, Tagiugmiullu Nunamiullu Housing Authority (TNHA), Acting CEO
Robbie Lynn, UIC Construction, General Manager
Steve Mattila, Spenard Builders Supply, Rural Sales Manager
Martha Monnin, Arctic Slope Native Association, President/CEO
Josiah A. Patkotak, North Slope Borough, Mayor
Andy Petroni, Alaska Housing Finance Corporation (AHFC), Manager of Housing Development
Nayne Runkel, Spenard Builders Supply, General Manager, Birchwood Panel Plant
Shannon Stevens, Alaska Airlines Cargo, Strategic Account Manager
Carolyn Thompson, North Slope Borough Housing, Program Manager Development Division
Jonathan Tibbs, Northrim Bank, Chair of Housing Task Force, Vice President, Commercial Loan Officer
Jeff Tickle, Cook Inlet Lending Center, President/CEO
Jason Underhill, Finished Works LLC, Owner
Bernie Vannoy, Alaska Insulated Panels, General Manager
Justina Wilhelm, Iłisaġvik College, President
Jonathan Wilson, First National Bank of Alaska, Vice President/ Mortgage Lending Director
Patrick Wolgemuth, Wolgemuth Realty, Owner



VENDOR FAIR ORGANIZATIONS

Alaska Adaptable Housing LLC
Alaska Housing Finance Corporation (AHFC)
Alaska Insulated Panels
Builders Choice Lumber, LLC
Cook Inlet Lending Center
Credit Union 1
Everts Air Cargo
Finished Works LLC
KeyBank
MagTec
Northrim Bank
Spenard Builders Supply
Tagiugmiullu Nunamiullu Housing Authority (TNHA)

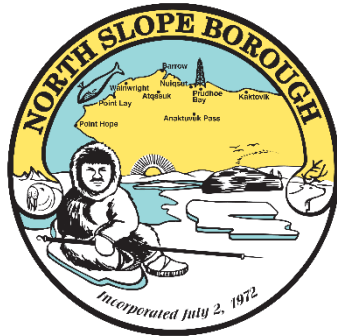
ADDITIONAL ORGANIZATIONS REPRESENTED

Agnew::Beck Consulting
Alaska Dept. of Natural Resources
Alaska Dept. of Revenue
Alaska National Guard
Alaska State Home Building Association
Aluuraq Services
Anchorage Home Builders Association
Arctic Slope Community Foundation
Arctic Slope Regional Corporation
Arctic Spark Electric, LLC
Arctic Transportation and Logistics
Atautchikun
Atqasuk Corporation
Bank of America Securities
Barrow Mechanical, Inc.
Blue Goose Hauling LLC
Broad Creek Capital
Carlile Transportation
Chena Construction
City of Kaktovik
City of Utqiagvik
City of Wainwright
Cold Climate Housing Research Center
ConocoPhillips
Continental Industries
Cornerstone General Contractors
Cully Corporation
Denali Commission
Denali Real Estate
Denali State Bank
Department of Interior BIA
Everts Air Cargo
Everywhere AK LLC.
First National Bank of Alaska
Geneva Financial
Global Credit Union
Goldman Sachs
Graham Construction Services
Greer Tank
Intella Homes LLC
Jade Contractors
Kaktovik Iñupiat corporation
KeyBank
Kuukpik Corporation
Lilley pads LLC
Lowery Electric LLC
Lynden Oilfield Services
Moss Construction, LLC
Mt. McKinley Bank
NANA Corporation
Native Village of Barrow
Native Village of Point Hope
North Slope Borough School District
Northern Outfit & Cargo
Northland Wood
Northrim Bank
Nunamuit Corporation
Olgoonik Corporation
Pacific Alaska Lumber
Paone Construction
Perkins Enterprise, LLC
Primary Residential Mortgage
Randall Moss Insurance
Rasmuson Foundation
Residential Mortgage, LLC
Ridge Construction
Rural Alaska Community Action Program, Inc.
Spirit of Alaska FCU
Superior Products Inc
Tikigaq Construction
Tikigaq Corporation
TRIBN, LLC
Umialik Insurance Company
University at Buffalo, Department of Urban and Regional Planning
University of Alaska Fairbanks
US Dept of Housing and Urban Development (HUD) Office of Native American Programs
US Dept. of Agriculture (USDA) Rural Development



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