

MEMORANDUM

TO: NWABSD Board of Education
Members

DATE: August 26, 2025

NUMBER: 26-027

FR: Office of the Superintendent

SUBJECT: Adoption of Resolution
26-001; Approval to
Apply for AHFC Rural
Professional Housing
Grants for Buckland,
Noatak, Kivalina

ABSTRACT:

The administration requests a resolution from the School Board supporting application for funding to renovate and modify teacher housing in Buckland, Noatak and Kivalina and committing funding for the District's share of required matching funds.

ISSUE:

AHFC has a program to fund teacher, health professional, and public safety housing in rural areas. A Board resolution authorizing the District to apply for funding is an application requirement.

BACKGROUND AND/OR PERTINENT INFORMATION:

The Alaska Housing Finance Corporation (AHFC) has a program available to encourage the development of housing for teachers, health professionals and public safety in rural areas. AHFC currently has approximately \$7 million in available funding. Applications are due October 17, 2025 for funding consideration.

The AHFC program provides funding for new construction, renovation of buildings into housing and upgrade of existing housing, by school districts. The grants currently reimburse up to 85 percent of the total cost of the renovation projects with a limit of \$700,000 in AHFC funding per application. There are additional points for creating or renovating multiple units at one time and energy efficiency upgrades.

The District has a need for renovation and addition work in three communities. Buckland has a 3-bedroom unit that needs energy efficiency upgrades and modernization in order to return to use by teachers. Noatak does not have a 3-bedroom unit but needs one to help retain a long-term teacher and to attract and retain future teachers with families. Kivalina does not have enough teacher housing units on the new campus. However, two modular classrooms are on site and can be converted to teacher housing. One building can become two, one-bedroom units, and the other building can become one unit with two bedrooms.

An application for \$330k for this project was submitted to Senator Murkowski's office in Spring 2025 for Congressional Directed Spending (CDS) funds. On 7-29-25, the district was told the funds were included in an appropriations bill and secured. Funds will not be available until sometime next year. Because we do not have additional information at this time, the Board has not been asked to accept this funding. However, in order to apply for AHFC funding, we need a match commitment. Administration requests Board approve \$330k in match to support the fall

AHFC application. When a formal grant agreement is provided for the \$330k CDS money, assumed to happen in spring or summer 2026, Administration will request Board to accept the CDS money, thus replacing the District match. Essentially, the District's match is a bridge match until the CDS funds are accepted by the board.

An estimate of \$1,025,000 has been created by Property Services and CIP Manager for the projects. AHFC's maximum grant is \$700,000. The minimum match is 15% or \$105,000. However, matches can come from grants such as the pending CDS funds through Senator Murkowski's office. By committing \$330k in match, \$1,030,000, assuming an AHFC grant award, will be available for this work.

The applications must include a letter of commitment for the local share of costs as recommended by the Board. The District match would be funded from capital reserves (or general funds) whichever are available for this purpose.

Applications also require Board resolutions supporting the applications for funding. The resolution must also name the person authorized to submit the application. The Administration recommends that Dena Strait, the District's Capital Projects Manager, be authorized to provide application information on behalf of the District.

ALTERNATIVES

1. Adopt Resolution 26-001 approving application to AHFC for funding for teacher housing renovations in Buckland, Noatak, and Kivalina; commit to a local share not to exceed \$330,000; and authorize Dena Strait to provide application information on behalf of the Board, as presented.
2. Do not adopt Resolution 26-001 as presented;
3. Take no action.

ADMINISTRATION'S RECOMMENDATION

The administration recommends the Board adopt Resolution 26-001 approving application to AHFC for funding for teacher housing renovations in Buckland, Noatak, and Kivalina; commit to a local share not to exceed \$330,000; and authorize Dena Strait to provide application information on behalf of the Board, as presented.

A RESOLUTION OF

Northwest Arctic Borough School District School Board

Resolution 26 - 001

A Resolution of the Northwest Arctic Borough School District supporting grant applications for teacher housing renovations in Buckland and Kivalina, and a bedroom addition in Noatak. Grant funds are available through the Alaska Housing Finance Corporation's SFY 26 Rural Professional Housing Grant Program.

WHEREAS, the Northwest Arctic Borough has successfully built teacher housing throughout the district utilizing these funds; and

WHEREAS, the three-bedroom unit in Buckland requires energy efficiency upgrades and modernization to transition back into use by our teachers; and

WHEREAS, Kivalina does not have enough teacher housing units at the new school site to accommodate all teachers; and

WHEREAS, two modular classroom units are available at the new Kivalina school site and can be remodeled into two, one-bedrooms units and one, two-bedroom unit so that more teachers can be on the school campus; and

WHEREAS, there are no three-bedroom units available in Noatak, and adding a bedroom to one unit will assist the district in retaining a long-term teacher, as well as attracting future teachers with families; and

WHEREAS, NWABSD's Property Services Department has in the past and continues to successfully build, renovate, and maintain teacher housing units throughout the district, utilizing funding in a cost-effective manner;

NOW THEREFORE BE IT RESOLVED: that the NWABSD School Board supports application to the Alaska Housing Finance Corporation's Rural Professional Housing Grant Program to renovate teacher housing in Buckland and Kivalina and add a bedroom to a Noatak duplex.

ADOPTED, August 26, 2025, at a duly convened meeting of the School Board at which a quorum was present and voting:

ATTEST:

Margaret Hanson, NWABSD School Board President