

HB 226 Written Testimony

Rec'd 4-7-26

Stuart Relay

From:
Sent: Tuesday, April 7, 2026 11:48 AM
To: Stuart Relay
Subject: HB 226 – Increase Housing Loan Cap (AS 18.56.420)

Good afternoon Neil, this is Sandi Keller and I'm a real estate agent with Nome Sweet Homes.

I want to state my support of HB 226. Based on what we're seeing locally, the estimated construction costs of \$300 to \$350 per square foot are lower than actual costs in our community. Over the past year, we're seeing costs range roughly from \$300 to over \$400 per square foot—and rising due to fuel, shipping, and inflation.

In Nome, we face unique challenges—materials must be shipped in, labor is limited, and our construction season is very short. These factors significantly increase the cost of building.

Because of this, the current loan cap of \$250,000 is not sufficient to support new construction or multifamily housing development. Raising the cap to \$400,000 would better align with real conditions and help make projects feasible. It is also imperative to maintain the reduced interest rate for these loans, as affordability remains a major barrier for many families in our community.

Increasing access to realistic financing options is critical for addressing our housing shortage and supporting Nome's long-term stability.

Thank you for your time and consideration.



Sandi Keller

Sales Associate | Nome Sweet Homes
