



Representative Andi Story

Alaska State Legislature

Sponsor Statement House Bill 184 Version A (34-LS0855\A) April 17, 2025

***“An Act relating to the Alaska Industrial Development and Export Authority;
and relating to workforce housing development projects.”***

In most of Alaska, there is a severe housing shortage. This holds true in our communities in Southeast Alaska. This shortage is causing outmigration of our younger residents, who are so important in filling our employment needs and keeping our longtime families here. Adding more housing units is critical to our communities. Alaska cannot keep our residents nor attract key public employees such as police, teachers and health workers if they cannot find housing.

More rental units are needed. In my home community of Juneau, the 2023 Alaska Housing Finance Corporation (AHFC) rental market survey of 1,115 units sees a rental vacancy rate of four percent. Recent data from the American Community Survey (ACS), indicates a similar rental vacancy rate at 3.6 percent. Anything lower than a five percent vacancy rate indicates that the housing supply is tight, and demand is outpacing available units. This indicates that meeting demand for new housing will require additional housing construction since there is no extra supply within the existing housing market to take on this demand.

HB 184 is important because it expands AIDEA’s mission statement, allowing the corporation to use their loan program for the desperately needed construction of new workforce housing facilities containing five or more dwelling units. The bill provides a legal definition of “workforce housing” based on the Department of Housing and Urban Development’s working definition, which calculates affordability based on the average median income of an area.

This bill moves us closer to addressing our housing demands. It is imperative that we create stronger communities through more housing options. I urge your support for HB 184.

Contact
Alaska State Capitol
120 4th St Juneau, AK 99801

907-465-3744
rep.andi.story@akleg.gov