

Ex Officio

Mayor Kristin Smith

Committee Members

Sheldon Barnes

Shae Bowman

Barb Jewell

Ken Jones

Sheridan Joyce

Diana Riedel

Nicole Songer

Committee Staff

Susan Bourgeois

Colette Gilmour

Housing Supply Accelerator Committee Meeting

July 28, 2026 @ 7:00 pm

Cordova Center Mayor's Conference Room

AGENDA

A. Call to Order and Roll Call

Mayor Kristin Smith, Committee Members Sheldon Barnes, Shae Bowman, Barb Jewell, Ken Jones, Sheridan Joyce, Diana Riedel, Nicole Songer

B. Discussion Items

1. AHFC Rural Professional Housing Grant Program..... (page 1)
2. BIA Housing Improvement Program..... (page 3)
3. Draft of a letter to be sent to unoccupied property owners..... (page 4)

C. Adjournment

if you have a disability that makes it difficult to attend city-sponsored functions, you may contact
424-6200 for assistance

full city committee agendas and packets available online at www.cityofcordova.net

From: Shae Bowman <sbowman@ruralcap.org>

Sent: Tuesday, July 14, 2026 4:26 PM

To: Susan Bourgeois <cityclerk@cityofcordova.net>; Kristin Smith <mayor@cityofcordova.net>; Barbara Jewell <cdvjewell@gmail.com>; Ken Jones <jonespropertiesak@gmail.com>; Diana Riedel <dianariedel@hotmail.com>; Nicole Songer <nicole.songer@gmail.com>; Sheldon Barnes <sheldon.barnes@eyak-nsn.gov>; Sheridan Joyce <sheridanjoyce@yahoo.com>; Colette Gilmour <cgilmour@cityofcordova.net>

Subject: Re: send to Housing Supply Accelerator Committee

Hi everyone,

Rural Cap will be coordinating with several communities to put together applications for this grant. Currently we are coordinating projects in Toksook Bay and Emmonak where we provide project management and construction oversight. We are doing a single unit log cabin in Toksook Bay and a duplex in Emmonak.

If this is something that you all think would be worth pursuing, I can talk to my supervisors about also coordinating a project for Cordova. For project management, we'd include a fee in the grant application budget as a Community Based Development Organization to oversee the project. But as part of that, we can also help pull together other funding sources.

The main things that need to be figured out are:

1. A parcel of land to build on?
2. A group of Rural Professionals that the home would be for?
 - a. Teachers, Healthcare workers, police, and emergency workers?
3. Who would own the project? Eligible entities include school districts, local governments, regional health corporations, housing authorities, and nonprofits.

The project needs to be specifically rented to Rural professionals for at least 10 years. If there are no rural professionals in need of housing, then there can be an exception to rent to someone else. After 10 years the project can be rented to anyone and is owned by the grantee. At that point, it can also be sold to anyone.



Shae Bowman | Development Coordinator

Pronouns | she, her, hers

Cell: 907.720.0955 | www.ruralcap.org

Rural Alaska Community Action Program, Inc. (RurAL CAP)

731 East 8th Avenue | Anchorage, AK 99501

I live and work on the land of dAXunhyuu, the Eyak People.



NOTICE OF PROGRAM REGISTRATION

SFY 2027 RURAL PROFESSIONAL HOUSING (RPH) GRANT PROGRAM

A Public Workforce Housing Development Program for Small Communities

July 10, 2026

Alaska Housing Finance Corporation is opening registration for its Rural Professional Housing Grant Program. Non-profits, state or local government entities, tribal entities, health corporations, school districts, and public safety entities are eligible to apply for competitive funding that may be available for new construction, rehabilitation, or acquisition of public service professional rental housing in small communities. The program aims to provide grant funding to fill the gap between a project's capacity to carry debt and the total development cost of the project, given reasonable expenses for the project.

Up to \$4,200,000 in funding will be awarded during this application round. Additional funding for the SFY 2026 RPH cycle will be available following the development of a robust allocation plan in consultation with partners and stakeholders across the state.

Application for RPH funds is a two-step process:

Step 1: Interested parties will need to submit a registration form to AHFC for access to the online application. Registrations must be submitted to AHFC no later than 5:00 PM AKST Friday August 14, 2026. Registration forms are available for download from the RPH information webpage at: <https://www.ahfc.us/pros/homelessness/development-grants/thhp>. Email completed registration to rmattingly@ahfc.us.

Step 2: The application for the RPH competitive process opens August 17, 2026 and ends November 6, 2026 at 5:00 PM AKST. Information regarding the application process, funding amounts and scheduled training(s) is available online at: <https://www.ahfc.us/pros/homelessness/development-grants/thhp>; however, only applications submitted through AHFC's online application system will be accepted for review.

Submissions after stated deadlines will NOT be considered for SFY 2027 RPH funding.

Program funding and applicant maximum request limitations are subject to change based on availability of funds.

All entities wishing to submit an application must submit registration requests no later than 5:00 p.m. on **August 14, 2026**.

Questions? Contact the Program Manager:

Regan Mattingly
Alaska Housing Finance Corporation
P.O. Box 101020
Anchorage, Alaska 99510
907-330-8235
rmattingly@ahfc.us

Shae Bowman <sbowman@ruralcap.org>

Susan Bourgeois; Kristin Smith; Barbara Jewell <cdvjewell@gmail.com>; Ken Jones <jonespropertiesak@gmail.com>;

Hi everyone,

Just sending a note that I think it would be worth finding out some information on the BIA HIP program for Cordova if there is one. The Chugachmiut website says to contact NVE for Cordova's HIP program. I have not heard of this program for Cordova before, and it's not listed in the Housing Resource guide. <https://www.chugachmiut.org/capacity-building/land-use-planning/>

Maybe Sheldon can provide some information on it?

Rural Cap currently partners with Cook Inlet Tribal Council to facilitate their BIA-HIP program in the Anchorage Area. The program provides down-payment assistance for tribal members looking to purchase a home.



Shae Bowman | Development Coordinator

Pronouns | she, her, hers

Cell: 907.720.0955 | www.ruralcap.org

Rural Alaska Community Action Program, Inc. (RurAL CAP)

731 East 8th Avenue | Anchorage, AK 99501

I live and work on the land of dAXunhyuu, the Eyak People.

LAND & TRUST

Forestry Management

Land Use & Planning

Technical Assistance

Village Public Safety Officers
(VPSO)

Wildland Firefighting

LAND USE & PLANNING

Assist Native allotment and townsite lot owners to protect and manage trust lands and to offer property management, counseling, and land-use planning. The program also offers these services by contract to other organizations and communities. **The deadline for this year's application will be November 3, 2026;** submit your application as soon as you can.

[Download the application.](#)

Applications are open for the Chugachmiut Housing Improvement Program (HIP), funded by the Bureau of Indian Affairs (BIA). The HIP is a need-based program that can help repair or renovate your current house or assist in purchasing a new home. The Chugachmiut HIP is operational in the communities of Chenega, Nanwalek, Port Graham, Seward and Tatitlek. For the communities of Cordova and Valdez, please reach out to the Native Village of Eyak or Valdez Native Tribe.

To qualify, you will need an application, a copy of your tribal ID, proof of household income, proof of land ownership or lease, proof of disability if claiming it on the application, and live in the Chugach region.

Please get in touch with Georgina Sumstad, Executive Assistant, at georgina@Chugachmiut.org for more information.



July 30, 2026

Tom Baughn
P.O. Box XXX
Cordova, AK 99574

Dear Mr. Baughn,

As a long-time property owner in Cordova, we know you have a strong connection to this tight-knit, hard-working community of families. The Cordova you know is still that town today: a community whose beating heart is its schools and its harbor, where people help their neighbors when they fall ill, welcome new faces in town, and work to make repairs with what we have on hand.

What has changed in the past ten years is families' ability to find good homes. There are fewer homes available now than there were thirty years ago, builders just haven't been able to keep up with demand. Cordova has many young families now looking to get a toehold in town, wanting to own a home in which their kids can grow up, but because the supply has dwindled, home purchase prices have risen dramatically. Young, single people and couples are also looking for more modest sized homes, and these too are in short supply.

"Home" means so many things to us: it meets the most basic need of shelter, it's the place where we celebrate family, nest and rest, a sanctuary where we take refuge, and maybe it's a place of work too. We understand fully that you have an attachment to your home, and we deeply respect that attachment and your love for your home.

We are a Committee of Cordova residents that is so concerned about this issue that we've volunteered to serve on an ad hoc committee to look for ways to increase Cordova's housing supply. Certainly building new housing is part of the solution, and we believe that making use of existing, buildable lots and renovating unoccupied properties is another part of filling the gaps.

We've noticed that your property has been unoccupied for several years, and are wondering what your plans for this property might be? Would you consider selling your property, or renting it? Are you interested in help with getting some renovations made so that it could be rented or sold?

We can also help with property owners getting a clear title to their property, if that's holding up your ability to sell or occupy a home. Or maybe you need help with disposing of belongings inside the home, as a community we could help with that too.

Because of the high level of interest in finding homes, we would love to see your property be useable. Maybe that would help you too in generating revenue from the property?

We offer our assistance in considering options for your property, if you are willing to consider making it available for rent or for sale. Please consider contacting the City Clerk if you're interested in a conversation about how we can help, we welcome the opportunity for a phone call with _____ (Mayor or clerk? Mayor and a Committee member? Other?) to talk through what might be some options for you.

We certainly hope this finds you well. We know that young people in Cordova still talk about the extra-large Hershey bars they received from you at Halloween!

Sincerely,

Kristin Smith
Mayor

Housing Supply Accelerator Committee Members:

Sheldon Barnes
Shae Bowman
Barb Jewell
Kenneth Jones

Sheridan Joyce
Diana Reidel
Nicole Songer