



HomePlate Nome Apartments Update



Nome Community Center's Permanent Supportive Housing (PSH) Project

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Project History: Nome Community Center has operated the Nome Emergency Shelter Team (NEST) since 2017. A wet shelter during the coldest months of the winter, guests consist of men and women who have no place to lay their head. Among those who frequent the shelter are chronic homeless, substance abusers, mental health challenged, re-entrants from the Department of Corrections and those who simply have no housing. We have heard their stories, their repeated traumas and the struggles that have cycled many into homelessness. Recognizing that the only way to eliminate homelessness in Nome was to embark on an intense effort to build permanent supportive housing, the idea began to unfold in 2018. A housing unit, that would offer the supports needed to ensure success and sustainability to those who fail to thrive in traditional housing settings, was developed. Exploration began with a search for a suitable building already in existence or the pursuit of land for new construction. An estimate of the cost of such a project and search for potential sources of funding took nearly a year. By 2019, we had a concept and by 2020 we approached Senator Murkowski for appropriations to fund the project that at the time was estimated to cost nearly five million for a sixteen (16) unit structure. Along comes the pandemic with the increase in the cost of building related labor and materials doubling the cost of the project. But, we did not give up!



Today: We have a funding portfolio that includes 17 partners and a couple that we are still developing relationships with to satisfy the financial requirements of the project.

Our funders include:

Alaska Housing Finance Corporation
Rasmuson Foundation
Premera Health Blue Cross Blue Shield
Sitnasuak Native Corporation
Norton Sound Economic Development Corporation
Nome Eskimo Community
Denali Commission
United Women in Faith
Harry & Jeanette Weinberg Foundation

Federal Senate Appropriations
Norton Sound Health Corporation
Bering Straits Native Corporation
Alaska Mental Health Trust
City of Nome
Kawerak, Inc.
Dean Weidner Apartment Homes
Massie Foundation

Ground Breaking took place on August 30, 2022 with some of the significant players in the development of the project. It was a rainy, cold day in Nome with a handful of borrowed shovels to turn over the first few bits of soil to give an official start to the project.



A celebration ceremony followed the ground breaking at the Nome Senior Center that allowed many of our local partners to meet some of the funders and project participants in a warm setting.

Pictured here is (left to right), Kelda Barstad from The Alaska Mental Health Trust; David McDowell, the property owner that offered us his lots; Margaret Thomas, NCC Board President; Rhonda Schneider, Executive Director of NCC and Scott Niblack, Project Developer.





Project location:
502 Nathan Barron Alley, Nome

Pilings were shipped from Seattle to Nome via barge and set by the construction company in October.

All of the framing materials arrived on the last barge of the 2022 season and have been stored in Nome over the winter.

What's Next: Representatives from M. J. Murdock Charitable Trust is working with us to learn more about how their foundation align with our project which we hope will finalize the funds needed for the project.

Construction on the frame of the building will begin in May. Orion Construction has shipped in modular units to house the skilled workers that will be in Nome during the construction period.

Local hire labor and an apprenticeship program will offer opportunities for residents of Nome to be a part of the project.

Our current timeline for completion of the project is December 2023... just in time for the severe winter season.

Budget Basics:

Hard Costs	\$7,498,916
Soft Costs & Other	\$1,046,886
Developer Fees	<u>\$1,255,000</u>
	\$9,800,802
In-kind Admin	\$ 71,176

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