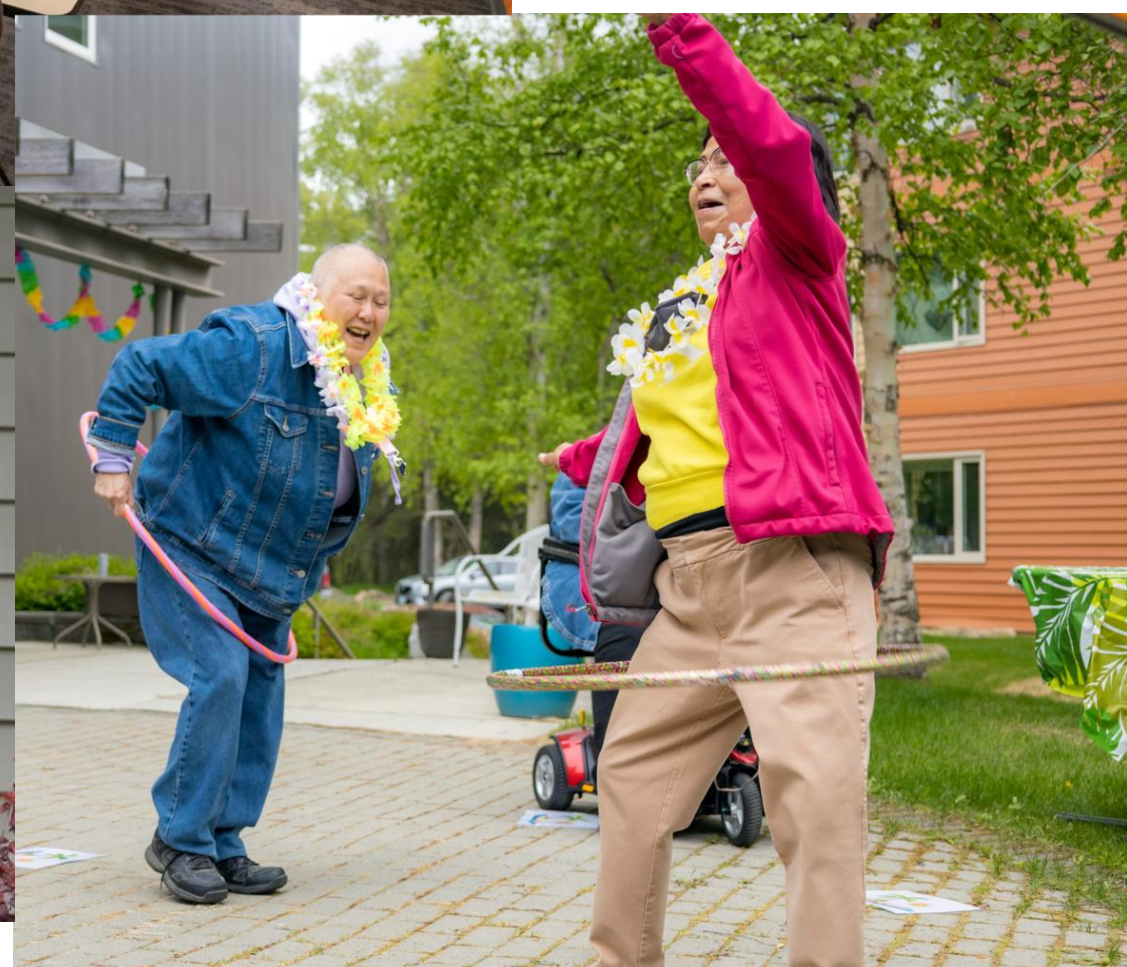




Create housing opportunities that empower our people and build our community.

PROMOTING INDEPENDENCE THROUGH HOUSING



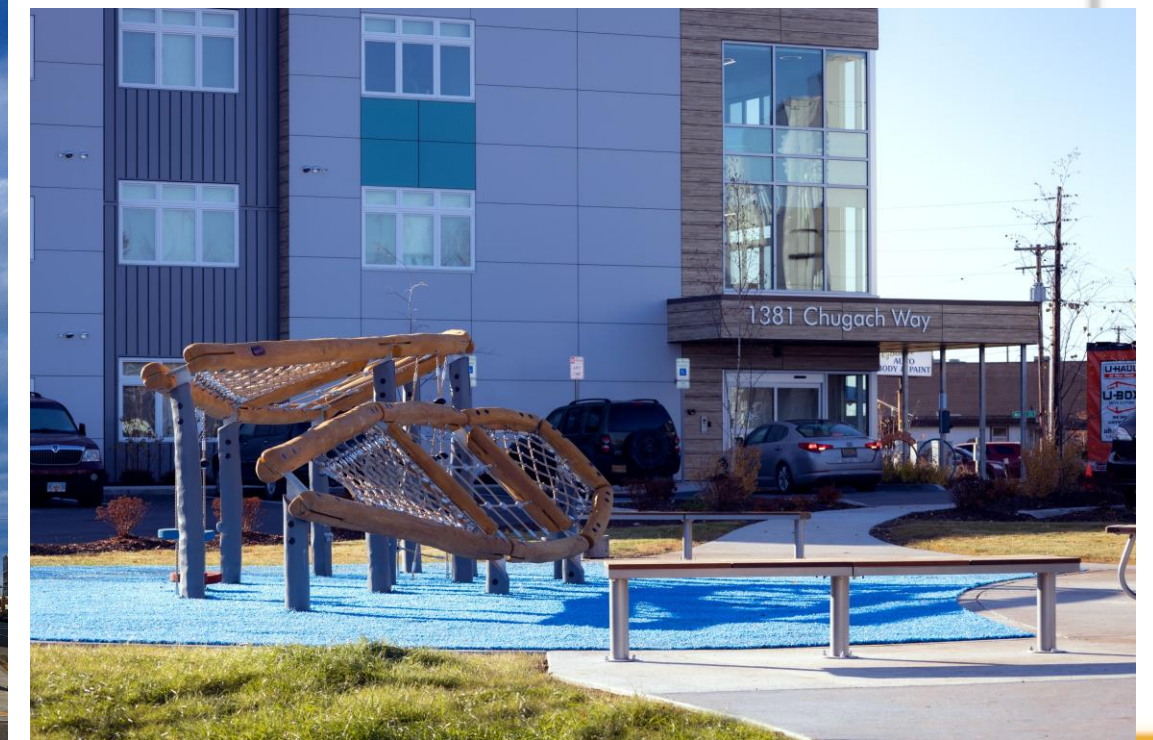


Nice to meet you...

- Develop, own, and operate a portfolio family and senior rental housing in the Cook Inlet region
Our ~1800 apartments are primarily located in Anchorage
- We are the tribally designated housing entity for Cook Inlet Region, Inc
- We serve all who meet our rental eligibility guidelines
- 52 years of building and operating in the region
- 40% of all multi-family units built since 2015 have been built by Cook Inlet Housing



WHAT DOES CIHA DO?



PROMOTING INDEPENDENCE THROUGH HOUSING



What's happening?

- 12 years ago, developments were commonly 50+ units...



2014 Coronado Park Senior Village, Eagle River – 56 apartments



2024 Brewster's Apartments, Anchorage – 21 apartments

- now, developments are ~20 units...

5 L's

- Land
- Labor
- Lumber
- Laws
- Loans



6 L's

- Land
- Labor
- Lumber
- Laws
- Loans
- *Les Operations*



What cost drivers are within our reach?

- Land
- Labor
- Lumber
- Laws
- Loans
- Les Operations



Land



Mayor Suzanne LaFrance
Municipality of Anchorage
-Real Estate Department-

May 1, 2026

Request for Proposals

DEVELOPMENT OF TRACT B COOK SUBDIVISION

Land (and infrastructure)



Providence Supportive Housing, Eagle Street
Improvements: **\$464,523**



Ch'bala Corners Phase 1, Chugach Way
Improvements: **\$339,227**

Laws

What's Required: Ch'bala Corners (apartment buildings)



- **Building permit**
- **Major site plan review**
- **Multiple variances**
- **Alternative equivalent compliance**
- **Residential design standards, including:**
 - Windows facing the street
- Building spacing
- Pedestrian access
- Building + site orientation menu
 - Site entry features
- Building articulation menu
- Northern climate weather protection and sunlight menu
- Entryway treatment
- Open space

Beyond Land and Laws

- Land
- Labor
- Lumber
- Laws
- Loans
- Les Operations



Chin'an Thank you

Tyler Robinson
Vice President
Community Development and Real Estate
Cook Inlet Housing Authority
trobinson@cookinlethousing.org