
**ALASKA HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS**

REGULAR MEETING

July 25, 2018

10:00 a.m.

Anchorage/Juneau/Fairbanks

The Board of Directors of Alaska Housing Finance Corporation met July 25, 2018 in the AHFC boardroom, 4300 Boniface Parkway in Anchorage, AK at 10:00 a.m. Board members present were:

BRENT LEVALLEY
Anchorage

CHAIRMAN
Member of the Board

ALAN WILSON
Anchorage

VICE CHAIRMAN
Member of the Board

HAVEN HARRIS
Via teleconference

Member of the Board

OLEN HARRIS
Anchorage

Member of the Board

MIKE BARNHILL
Via teleconference

Designee for Commissioner
Department of Revenue
Member of the Board

RANDALL BURNS
Anchorage

Designee for Commissioner
Department of Health
& Social Services
Member of the Board

MIKE NAVARRE
Via teleconference

Commissioner
Department of Commerce,
Community & Economic
Development

I. **ROLL CALL.** A quorum was declared present and the meeting was duly and properly convened for the transaction of business.



II. **APPROVAL OF AGENDA.** CHAIR LEVALLEY proposed the agenda be approved as presented. Seeing and hearing no objections, the agenda was approved as presented.

III. **MINUTES OF JUNE 27, 2018.** CHAIR LEVALLEY asked for revisions or acceptance of the minutes. Seeing and hearing no objection, the minutes were approved as presented.

IV. **PUBLIC COMMENTS.** In Anchorage: no public were present. In Fairbanks: no public were present. In Juneau: no public were present.

V. **OLD BUSINESS.** No Old Business to discuss with the Board.

VI. A. **CONSIDERATION OF A TERM LOAN REQUEST IN THE AMOUNT OF \$868,500 FOR THE LONG TERM FINANCING OF A PROPOSED 30 UNIT AFFORDABLE MULTIFAMILY HOUSING PROJECT TO BE KNOWN AS "SPRUCE CAPE HOMES" AND LOCATED IN KODIAK, ALASKA.** BRYAN BUTCHER introduced the item and ERIC HAVELOCK presented. Mr. Havelock stated that Spruce Cape Homes, LLC has presented the corporation with an opportunity to assist in a unique multi-layered financed development for the purpose of providing safe and needed affordable housing in Kodiak. The request falls within the parameters of the Multi-Family Housing Lending Program; it is reasonable to expect that the loans will be repaid; and it is considered to be an acceptable risk; therefore, staff recommends approval of the request. Discussion followed. ALAN WILSON made a motion to approve Resolution 2018-19. OLEN HARRIS seconded the motion. The resolution was unanimously approved. (7-0)

RESOLUTION #2018-19

RESOLUTION APPROVING TERM FINANCING FOR A MULTI-FAMILY HOUSING PROJECT TO SPRUCE CAPE HOMES, LLC.

VI. B. **CONSIDERATION OF A LOAN REQUEST IN THE AMOUNT OF \$1,500,000 FROM NEIGHBORWORKS ALASKA HOMEOWNERSHIP CENTER UNDER THE LOANS TO SPONSORS PROGRAM.** BRYAN BUTCHER introduced the item and ERIC HAVELOCK presented. Mr. Havelock stated that The Loans-to-Sponsors Program was designed to provide housing or improve the quality of housing for persons of lower incomes who would not otherwise have these opportunities. ANHS is competently administering a comprehensive program that meets the definition and intent of the LTSP and has created a new entity NAHC to continue its mission. This request for funds allows ANHS and NAHC to continue a mutually beneficial program, which has been very



successful in facilitating home ownership and improving the quality of housing. Staff recommends approval of the \$1,500,000 loan, subject to the terms and conditions of the Loans-to-Sponsors guidelines. Discussion followed. RANDALL BURNS made a motion to approve Resolution 2018-20. OLEN HARRIS seconded the motion. The resolution was unanimously approved. (7-0)

RESOLUTION #2018-20

RESOLUTION APPROVIING A \$1,500,000 LOAN TO PROVIDE FUNDS UNDER THE LOANS-TO-SPONSORS PROGRAM TO NEIGHBORWORKS ALASKA HOMEOWNERSHIP CENTER.

VI. C. CONSIDERATION OF A RESOLUTION AUTHORIZING DISPOSITION AND TRANSFER OF URBAN RENEWAL PARCEL TO HIGHPORT, LLC. BRYAN BUTCHER introduced the item and GREG ROCHON presented. Mr. Rochon stated that immediately after the 1964 earthquake, the Alaska State Housing Authority (ASHA) recorded an Urban Renewal Plan for a northern section of downtown Anchorage to guide the redevelopment of residential and commercial property. The plan was revised in October 1964, August 1970 and March 1971. It terminated on February 25, 2005. As a result of the merger with ASHA in 1992, AHFC assumed ASHA's statutory powers for urban renewal projects. Under AS 18.55.700, AHFC has all the powers necessary to carry out urban renewal projects, including the power to acquire and dispose of property. As a result of the Urban Renewal Plan recorded in 1964, ASHA received ownership of a 10 foot strip of land approximately 100 feet in length along the northern portion of two lots between 3rd and 2nd avenues in downtown Anchorage (lots 5 and 6, Block 13). The purpose of the land transfer was to create a buffer for bank stabilization. Warranty deeds were executed with private landowners to secure the property. A private developer purchased the remaining portions of the lots several years ago with the intent of developing condominiums. The developer Highport, LLC has approached AHFC to obtain the parcel for purposes of installing infrastructure for a planned development in 2019. As there is no Urban Renewal Plan in affect, AHFC has no interest in developing the property itself, and it has limited use to another party due to its small size and steep slope. Disposal of the property would also relieve AHFC of any landowner liabilities. So AHFC would like to transfer the land to the current owner of the remaining portion of the parcels for an administrative fee to cover legal and titling expenses. AHFC posted public notices for 30 days as well as twice in the Anchorage Daily News requesting public comments on the proposed disposal to be submitted by June 23rd. No public comments were received. AHFC staff recommend approval of the resolution authorizing the CEO/Executive Director to dispose of the property described herein according to



AHFC regulations. Discussion followed. RANDALL BURNS made a motion to approve Resolution 2018-21. ALAN WILSON seconded the motion. The resolution was approved. (6-1) *Commissioner Navarre Voted No.

RESOLUTION #2018-21

RESOLUTION AUTHORIZING AHFC TO DISPOSE OF PROPERTY ACQUIRED THROUGH THE URBAN RENEWAL PROCESS TO THE CURRENT OWNER OF THE ADJACENT PROPERTY.

VII. **REPORT OF THE CHAIR.** CHAIR LEVALLEY stated that the next meeting will be the annual AHFC meeting on August 22nd in Nome, will include an Executive Session for Bryan Butcher's annual review.

VIII. **BOARD COMMITTEE REPORTS.** Audit Committee meeting was held today. Alan Wilson, Audit Committee Chair, gave an overview of the meeting.

IX. **REPORT OF THE EXECUTIVE DIRECTOR.** BRYAN BUTCHER reported on: 1.) Fairbanks Tiger Team update; 2.) Working with the Municipality of Anchorage and United Way on "Pay for Success" project to work on Anchorage homelessness; 3.) Successful \$163 million housing revenue bonds deal completed; 4.) Meeting with Standard and Poor's (Tue. 7/24); 5.) Respectful Workplace training, (Tues, July 24); 6.) AAHA Annual Board of Directors meeting in Sitka (Wed, 8/1 & Tues, 8/2); 7.) AHFC Retirements: Les Campbell and AHFC's Assistant A.G. Brian Bjoquist; 8.) Rasmusson Foundation reward from HUD, awards given in Washington D.C. attended by Mark Romick.

X. **OTHER MATTERS.** CHAIR LEVALLEY asked if there were any other matters to properly come before the board.

1. Monthly Loan Reports. Finance and Mortgage reports were presented for discussion and review.

2. Schedule of Board Meetings:

AHFC Annual BOD Meeting August 22, 2018 9:00 am Nome

XI. **EXECUTIVE SESSION: CORPORATION'S OPERATIONAL MATTERS THAT MAY HAVE AN IMPACT ON THE CORPORATION.** No Executive Session was required today.



XII. **OTHER MATTERS.** CHAIR LEVALLEY asked if there were any other matters to properly come before the board. ALAN WILSON made a motion to adjourn. Seeing and hearing no objections, the meeting was adjourned at 10:45 a.m.

ATTESTED:



Brent LeValley
Board Chair



Bryan Butcher
CEO/Executive Director

