



# Alaska Corporation for Affordable Housing

(A component unit of Alaska Housing Finance Corporation)

## Financial Statement

And Independent Auditor's Report

June 30, 2017

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## Independent Auditor's Report

To the Board of Directors  
Alaska Corporation for Affordable Housing  
Anchorage, Alaska

### Report on the Financial Statements

We have audited the accompanying financial statements of Alaska Corporation for Affordable Housing (the Corporation), a component unit of Alaska Housing Finance Corporation, as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

#### *Management's Responsibility for the Financial Statements.*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

#### *Auditor's Responsibility*

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Corporation, as of June 30, 2017, and the changes in its financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Other Matters***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 5 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*BDO USA, LLP*

November 7, 2017  
Anchorage, Alaska

MANAGEMENT'S DISCUSSION AND ANALYSIS

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The financial statements of Alaska Corporation for Affordable Housing (the Corporation) have been prepared in accordance with generally accepted accounting principles and contain the Independent Auditor's Report, the Management's Discussion and Analysis and the basic financial statements. All amounts within the financial statements, unless otherwise indicated, are rounded to the dollar.

The management's discussion and analysis is an overview and analysis of the financial activities of the Corporation for the twelve months ended June 30, 2017. This information should be read in conjunction with the Independent Auditor's Report, and basic financial statements immediately following this section.

The basic financial statements include the Statement of Net Position (Exhibit A), the Statement of Revenues, Expenses and Changes in Net Position (Exhibit B), the Statement of Cash Flows (Exhibit C), and Notes to Financial Statements. These statements provide both long-term and short-term information about the Corporation's overall financial condition with the notes providing more detailed information. These statements are prepared using the accrual basis of accounting; revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

The Statement of Net Position presents the assets, liabilities and net position of the Corporation, giving the financial statement reader a snapshot of the fiscal condition of the Corporation at the end of the fiscal year.

The Statement of Revenues, Expenses and Changes in Net Position measures the operations over the past operating period.

The Statement of Cash Flows provides information about the sources and uses of the Corporation's cash.

**FINANCIAL HIGHLIGHTS**

- At the end of fiscal year 2017, the Corporation had total assets of \$25,939,178 and total liabilities of \$1,843,366.
- For the twelve months ended June 30, 2017, the Corporation had an operating income of \$449,559.
- In December 2016, the Corporation received payment in full for its \$4.6 million loan to ANC MV Phase I Limited Partnership for bridge financing on the Ridgeline Terrace project.
- Also in December 2016, the Corporation sold property located at 1015 Evergreen in Fairbanks, Alaska, for \$298,255. With a book value of \$309,284, a loss on sale was incurred for \$11,029.
- During the fiscal year 2017, the Corporation received \$359,522 of deferred developer fees to be held in escrow and paid to the developers of the Ridgeline Terrace and Susitna Square projects over the next fifteen years as cash flow allows.

**CONDENSED STATEMENT OF NET POSITION**

The following table presents information about the financial position of the Corporation as of June 30, 2017 and 2016, and changes in the balances thereof during the fiscal year ended June 30, 2017.

MANAGEMENT'S DISCUSSION AND ANALYSIS

	2017	2016	Increase (Decrease)
Cash	\$ 7,203,631	\$ 7,270,290	\$ (66,659)
Construction notes receivable	12,538,417	17,185,042	(4,646,625)
Capital assets	5,988,049	6,026,828	(38,779)
Other assets	209,081	438,387	(229,306)
<b>Total assets</b>	<b>25,939,178</b>	<b>30,920,547</b>	<b>(4,981,369)</b>
Accounts Payable	462	1,720	(1,258)
Due to AHFC	53,203	5,858,566	(5,805,363)
Note Payable to AHFC	1,424,914	1,424,914	-
Other liabilities	364,787	-	364,787
<b>Total liabilities</b>	<b>1,843,366</b>	<b>7,285,200</b>	<b>(5,441,834)</b>
<b>Total net position</b>	<b>\$ 24,095,812</b>	<b>\$ 23,635,347</b>	<b>\$ 460,465</b>

**CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**

The following table presents a comparison of condensed information for the fiscal years ended June 30, 2017 and 2016 and the change between those fiscal years.

	2017	2016	Increase (Decrease)
Grant proceeds	\$ -	\$ 10,818,649	\$ (10,818,649)
Lease income	259,308	215,973	43,335
Developer fees	391,630	-	391,630
Interest	126,664	48,073	78,591
Other revenue	75	53,326	(53,251)
<b>Total revenue</b>	<b>777,677</b>	<b>11,136,021</b>	<b>(10,358,344)</b>
Operations and administration	319,468	53,002	266,466
Rental expenses	2,232	14,514	(12,282)
Loss on sale of capital asset	11,029	-	11,029
Provision for loan loss	(4,611)	469,678	(474,289)
<b>Total expenses</b>	<b>328,118</b>	<b>537,194</b>	<b>(209,076)</b>
Operating income (loss)	449,559	10,598,827	(10,149,268)
Capital contributions	10,906	93,341	(82,435)
<b>Change in net position</b>	<b>\$ 460,465</b>	<b>\$ 10,692,168</b>	<b>\$ (10,231,703)</b>

**CAPITAL ASSETS**

The property at 1015 Evergreen Street in Fairbanks, Alaska was sold in December 2016 for \$298,255. A loss of \$11,029 on the sale of the property was incurred.

MANAGEMENT'S DISCUSSION AND ANALYSIS

**ECONOMIC FACTORS**

There has been a decline in federal public housing operational dollars as result of congressional focus on national debt reduction along with the tightening of state capital and operating budgets. The challenge facing all public housing authorities is to serve as many people as possible facing the decline in funding. The Corporation will be able to access tax-exempt bonds, low income housing tax credits, foundation funding and other sources previously unavailable to AHFC.

The public housing stock, largely in Anchorage, is aging and its renovation and replacement needs are part of the future considerations for the Corporation.

In the coming years, the Corporation will be looking at additional opportunities to partner with AHFC on the conversion of portions of the public housing stock under a new HUD program called the Rental Assistance Demonstration program (RAD). Other projects similar to Ridgeline Terrace and Susitna Square will be considered based on funding and land availability in other communities that have housing needs.

**CONTACTING ACAH'S FINANCIAL MANAGEMENT**

For inquiries about this report or additional financial information, call (907) 330-8322 or email [finance@ahfc.us](mailto:finance@ahfc.us).

**ALASKA CORPORATION FOR AFFORDABLE HOUSING**  
**(A Component Unit of Alaska Housing Finance Corporation)**  
**STATEMENT OF NET POSITION**  
**As of June 30, 2017**  
*(in dollars)*

Exhibit A

<b>ASSETS</b>		
Cash		\$ 7,203,631
Accounts receivable		141,851
Accrued interest receivable		66,207
Construction notes receivable		12,538,416
Capital assets - non-depreciable		5,125,223
Capital assets - depreciable		862,826
Investment in LLC		1,024
<b>Total Assets</b>		<u>25,939,178</u>
<b>LIABILITIES</b>		
Accounts payable		462
Due to AHFC		53,203
Unearned Rent Revenue		5,000
Developer Fee Payable		359,787
Note payable to AHFC		1,424,914
<b>Total Liabilities</b>		<u>1,843,366</u>
<b>NET POSITION</b>		
Investment in capital assets, net of related debt		5,988,049
Unrestricted		18,107,763
<b>Total Net Position</b>		<u>\$ 24,095,812</u>

*See accompanying notes to the financial statements.*

**ALASKA CORPORATION FOR AFFORDABLE HOUSING**  
**(A Component Unit of Alaska Housing Finance Corporation)**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**For the Year Ended June 30, 2017**  
*(in dollars)*

**Exhibit B**

**OPERATING REVENUES**

Lease income	\$	259,308
Developer Fees		391,630
Interest		126,664
Other		75
Total Operating Revenue		<u>777,677</u>

**OPERATING EXPENSES**

Operations and administration	319,468
Rental expenses	2,232
Loss on sale of capital asset	11,029
Provision for loan loss	(4,611)
Total Operating Expense	<u>328,118</u>

**Operating Income (Loss)** 449,559

Capital contribution - CASH 10,906

Change in Net Position 460,465

Net position at beginning of year 23,635,347

**Net Position at End of Period** \$ 24,095,812

*See accompanying notes to the financial statements.*

**ALASKA CORPORATION FOR AFFORDABLE HOUSING**  
**(A Component Unit of Alaska Housing Finance Corporation)**  
**STATEMENT OF CASH FLOWS**  
**For the Year Ended June 30, 2017**  
*(in dollars)*

Exhibit C

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Rental income	\$ 202,464
Other operating receipts	272,712
Other operating disbursements	(25)
<b>Net cash provided by (used for) operating activities</b>	<u>475,151</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>	
Payments to AHFC	(6,140,252)
<b>Net cash provided by (used for) noncapital financing activities</b>	<u>(6,140,252)</u>
<b>CASH FLOWS FROM CAPITAL FINANCING ACTIVITIES</b>	
Loan payments received	4,600,000
Loan disbursements	(61,639)
Developer fees received	391,630
Deposits received for escrow accounts	359,522
Received from sale of capital asset	298,255
<b>Net cash provided by (used for) capital financing activities</b>	<u>5,587,768</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Investment interest	10,674
<b>Net cash provided by (used for) investing activities</b>	<u>10,674</u>
Net Increase (decrease) in cash	(66,659)
Cash at the beginning of year	7,270,290
<b>Cash at the end of period</b>	<u>\$ 7,203,631</u>
<b>Reconciliation of operating income (loss) to net cash provided by (used for) operating activities</b>	
Operating income (loss)	\$ 449,559
<i>Adjustments:</i>	
Depreciation expense	38,779
Bank interest received	(10,674)
Changes in assets and liabilities	(2,513)
<b>Net cash provided by (used for) operating activities</b>	<u>\$ 475,151</u>

See accompanying notes to the financial statements.

Note Disclosures to Financial Statements

**NOTE DISCLOSURES INDEX**

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Note Disclosures to Financial Statements

**FOR THE YEAR ENDED JUNE 30, 2017**

**1 ALASKA CORPORATION FOR AFFORDABLE HOUSING**

The Alaska Corporation for Affordable Housing (the "Corporation") is a non-profit corporation. It was incorporated on February 1, 2012, under the Alaska Nonprofit Corporation Act (AS 10.20) and provisions of the Alaska Statutes creating the Alaska Housing Finance Corporation (AS 18.56), as amended. The Corporation is a subsidiary of Alaska Housing Finance Corporation ("AHFC") in accordance with the Legislature's intent. The Corporation was formed to develop, manage and operate affordable housing and provide supportive and related services to support the mission of AHFC. AHFC's statutes do not provide AHFC with the power to undertake certain types of housing or to participate in some financing and ownership structures. The Corporation's mission is to undertake the types of affordable housing and services that are not open to AHFC directly, but which support AHFC's mission of providing affordable housing and services to individuals and groups in need.

The Corporation is legally independent and separate from AHFC, but there is financial accountability between the Corporation and AHFC. AHFC has operational responsibility of the Corporation and there is the potential for a financial benefit and/or burden between AHFC and the Corporation. The Corporation's purpose is to benefit and support AHFC in providing affordable housing to Alaskans. The Board of Directors of the Corporation and AHFC are one and the same.

The Corporation is presented as a blended component unit in AHFC's financial statements.

The Corporation is a government instrumentality of the State of Alaska (the "State") but has legal existence independent of and separate from the State.

ANC MV Limited Liability Company (the "LLC") was created and recorded with the State of Alaska on January 23, 2014. The LLC's purpose is to facilitate the financing and development of the Ridgeline Terrace and Susitna Square projects and provide security against lawsuits and other business related liabilities. The LLC is legally independent and separate from the Corporation. The Corporation owns 99.99% of the LLC's membership interest and has the ability to impose its will on the LLC.

The Corporation has financial accountability for the LLC. Accordingly, the LLC is considered a component unit of the Corporation. The LLC's first year of operation ended December 31, 2014. The Corporation does not consider the component unit's financial data material enough to disclose in its financial statements at this time. Additional financial information about the LLC can be obtained by contacting the Cook Inlet Housing Authority.

The LLC is the general partner in the ANC MV Phase 1 Limited Partnership with a .01% ownership interest.

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

***Basis of Presentation and Accounting***

The Corporation is engaged in business-type activities that utilize a proprietary enterprise fund.

The financial statements are reported using the *economic resources measurement focus* and *full accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

***Operating Revenue and Expenses***

The Corporation's operating revenues are generated by services associated with the construction, financing and management of affordable housing projects. The operating expenses of the Corporation are the direct costs of providing those services. All other transactions not meeting the definition of operating revenues and expenses are reported as non-operating or contributions of capital.

Note Disclosures to Financial Statements

**Net Position**

The Corporation's net position represents the difference between assets and liabilities. The restricted net position of the Corporation equals its net investment in capital assets. The unrestricted net position balance represents the Corporation's financial resources that are used for the specific purpose established when it was incorporated.

**3 CASH**

Cash consists of demand deposits and escrow accounts for developer fees to be paid pursuant to the Development Services Fee Escrow Agreement dated October 22, 2014. As of June 30, 2017, the Corporation's bank balance of \$7,203,631 included cash deposits in the amount of \$6,703,631 that were uninsured and collateralized with securities held by the pledging financial institution's trust department or agent, but not in the Corporation's name. A summary of the Corporation's cash is shown below.

Unrestricted cash	\$ 6,843,845
Developer fee escrow accounts	359,786
Carrying amount	<u>\$ 7,203,631</u>
Bank balance	<u>\$ 7,203,631</u>

**4 CAPITAL ASSETS**

Capital asset activity and a summary of balances for the year ended June 30, 2017, are shown below:

	<b>June 30, 2016</b>	<b>Additions</b>	<b>Reductions</b>	<b>June 30, 2017</b>
<b>Non-Depreciable Capital Assets:</b>				
Land	\$ 5,125,223	\$ -	\$ -	\$ 5,125,223
Construction in Progress	-	-	-	-
Total Non-Depreciable Capital Assets	<u>5,125,223</u>	-	-	<u>5,125,223</u>
<b>Depreciable Capital Assets:</b>				
Buildings	969,468	-	-	969,468
Less Accumulated Depreciation	(67,863)	-	(38,779)	(106,642)
Net Depreciable Assets	<u>901,605</u>	-	<u>(38,779)</u>	<u>862,826</u>
Total All Capital Assets, Net of Accumulated Depreciation	<u>\$ 6,026,828</u>	\$ -	\$ (38,779)	<u>\$ 5,988,049</u>

The cost of land includes demolition and survey costs incurred to prepare the land for the start of construction.

The depreciation charged by the Corporation was \$38,779 for the year ended June 30, 2017.

**5 NOTES RECEIVABLE**

As of June 30, 2017, the Corporation had two construction notes receivable outstanding. Funds were loaned to the ANC MV Phase 1 Limited Partnership for the construction of two Low Income Housing Tax Credit properties, Ridgeline Terrace and Susitna Square, both located in Anchorage, Alaska.

Both notes mature on October 22, 2044. Interest began accruing at 1.00% per annum on the completion

Note Disclosures to Financial Statements

date of each project which was February 1, 2016 for Ridgeline Terrace, and October 1, 2015 for Susitna Square. Interest and principal are due on both notes to the extent of available cash flow of both projects. The notes are secured by Leasehold Deeds of Trust and an Assignment of Leases and Rents of the projects. No principal is due on these notes within the next year. A summary of the balances is shown below.

	<b>Ridgeline Terrace</b>		<b>Susitna Square</b>		<b>Total</b>
Secondary Loan	\$ 11,139,618	\$	2,638,861	\$	13,778,479
Bridge loan	-		-		-
	11,139,618		2,638,861		13,778,479
Less:					
Allowance for loan loss	(1,002,566)		(237,497)		(1,240,063)
Net Construction loans receivable	\$ 10,137,052	\$	2,401,364	\$	12,538,416

## 6 LONG TERM LIABILITIES

The Corporation's note payable to AHFC is repayable over a thirty year period beginning after project operations have begun. The note has no required minimum payment and is non-interest bearing. The note was established through a reimbursable grant agreement with AHFC, whereby eligible expenses incurred by the Corporation were reimbursed by AHFC with federal funds. There was no change in the note's balance of \$1,424,914 during the year ended June 30, 2017.

Other liabilities include developer fees in the amount of \$359,787 to be paid to the various third parties involved in the development of the Ridgeline Terrace and Susitna Square housing developments, based on available cash flow as calculated in accordance with the Development Services Agreement dated October 22, 2014.

## 7 RELATED PARTY TRANSACTIONS

The Corporation is a subsidiary of AHFC and utilizes its administrative and support services under a shared services memorandum agreement. AHFC's Chief Executive Officer and Director of Public Housing serve as ACAH's President and Vice President, respectively. During the fiscal year ended June 30, 2017, the Corporation reimbursed AHFC \$278,521 for various expenses paid in prior years, and as of June 30, 2017, owed \$6,537 to AHFC for utility expenses and \$46,666 for payroll expenses paid by AHFC on the Corporation's behalf.