

ALASKA HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS
REGULAR BOD MEETING IN ANCHORAGE

November 17, 2021

Anchorage

10:00 a.m.

- I. ROLL CALL
- II. APPROVAL OF AGENDA
- III. MINUTES: October 20, 2021
Next Resolution: #21-18
- IV. PUBLIC COMMENTS
- V. OLD BUSINESS:
- VI. NEW BUSINESS:
 - A. Consideration of a term loan request in the amount of \$552,200 for the refinance of a state licensed assisted living home known as “Alaska Premium Care-Wesleyan House” located in Anchorage, Alaska. (21-18)
 - B. Consideration of a term loan request in the amount of \$687,850 for the refinance of a state licensed assisted living home known as “Cormorant Cove Assisted Living Home” located in Anchorage, Alaska. (21-19)
- VII. REPORT OF THE CHAIR
- VIII. BOARD COMMITTEE REPORTS: NONE
- IX. REPORT OF THE EXECUTIVE DIRECTOR
- X. ANY OTHER MATTERS TO PROPERLY COME BEFORE THE BOARD
Monthly Reports and Meeting Schedules
- XI. EXECUTIVE SESSION: Corporation’s operational and personnel matters that may have an impact on the Corporation’s financial matters. Board action related to this matter, if any, will take place in the public session following the Executive Session.

**The Chair may announce changes in the Order of Business during the meeting.

ALASKA HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS

ANNUAL MEETING

October 20, 2021

10:00 a.m.

Anchorage/Juneau/Fairbanks

The Board of Directors of Alaska Housing Finance Corporation met October 20, 2021 in the AHFC boardroom through WebEx, 4300 Boniface Parkway in Anchorage, AK at 10:00 a.m. Board members present via WebEx were:

BRENT LEVALLEY
Via teleconference

VIVIAN STIVER
Via teleconference

HAVEN HARRIS
Via teleconference

JESS HALL
Via teleconference

LUCINDA MAHONEY
Via teleconference

JULIE ANDERSON
Via teleconference

CHAIRMAN
Member of the Board

VICE CHAIR
Member of the Board

Member of the Board

Member of the Board

Commissioner
Department of Revenue

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 30, 2021.** 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. ELECTION OF OFFICERS.** CHAIR LEVALLEY opened the floor for nominations for Board Chair and Vice Chair. HAVEN HARRIS nominated BRENT LEVALLEY for board chair and VIVIAN STIVER for vice chair. JESS HALL seconded the motion. BRENT LEVALLEY was unanimously elected as BOARD CHAIR and VIVIAN STIVER was unanimously elected as VICE CHAIR. The nominations were unanimously approved by roll call vote. (6-0)

B. CONSIDERATION OF A \$1,500,000 LOAN REQUEST FROM COOK INLET LENDING CENTER, INC. UNDER THE LOANS TO SPONSORS PROGRAM. BRYAN BUTCHER introduced the item and JAN MIYAGISHIMA PRESENTED. Ms. Miyagishima stated that Cook Inlet Lending Center, Inc. has applied for \$1,500,000 in sponsor funds for the purpose of continuing its loan program for down payment and closing cost assistance for borrowers. The Loans-to-Sponsors Program was designed to provide housing or improve the quality of housing for persons of lower-to-moderate-incomes who would not otherwise have these opportunities. CILC is competently administering a comprehensive program that meets the definition and intent of the LTSP. This request for funds allows CILC to continue a mutually beneficial program, which has been very successful in facilitating home ownership and improving the quality of housing. Discussion followed. HAVEN HARRIS made a motion to approve Resolution 2021-12. VIVIAN STIVER seconded the motion. The resolution was unanimously approved. (6-0)

RESOLUTION #2021-12

RESOLUTION APPROVING A \$1,500,000 LOAN TO PROVIDE FUNDS UNDER THE LOANS-TO-SPONSORS PROGRAM TO COOK INLET LENDING CENTER, INC.



C. CONSIDERATION OF A \$1,500,000 LOAN REQUEST FROM FAIRBANKS NEIGHBORHOOD HOUSING SERVICES, INC. UNDER THE LOANS TO SPONSORS PROGRAM. BRYAN BUTCHER introduced the item and Jan MIYAGISHIMA presented. Ms. Miyagishima stated that Fairbanks Neighborhood Housing, Inc. has applied for \$1,500,000 to fund its down payment/closing cost and home improvement loan programs. Since 1996, and at various times thereafter, Fairbanks Neighborhood Housing Services, Inc. was approved for funding under the Loans-to-Sponsors Program to provide funds for its down payment/closing cost assistance and home improvement loan programs, which assist in the financing of and improvement of housing for persons of lower- to- moderate-income. The proposed financing falls within the established Loans-to-Sponsors program regulations and the proposed financing is found to be an acceptable risk to Alaska Housing Finance Corporation. Discussion followed. HAVEN HARRIS made a motion to approve Resolution 2021-13. JESS HALL seconded the motion. The resolution was unanimously approved. (6-0)

RESOLUTION #2021-13

RESOLUTION APPROVING A \$1,500,000 LOAN TO PROVIDE FUNDS UNDER THE LOANS-TO-SPONSORS PROGRAM TO FAIRBANKS NEIGHBORHOOD HOUSING SERVICES, INC.

D. REVIEW AND APPROVAL OF AHFC'S FY2023 CAPITAL AND OPERATING BUDGET. BRYAN BUTCHER introduced the item and JAMES WIEDLE presented. Mr. WIEDLE stated that Alaska Housing Finance Corporation's Budget department has responsibility for preparing AHFC's operating and capital budgets. The process begins in August with distribution of instructions to all departments. Departments submit their proposed budgets to the Budget department. The Budget department takes these requests and develops a preliminary budget, further modified and then approved by the AHFC's Executive Office. AHFC presented its proposed FY2023 budget to the Office of Management and Budget (OMB) on Sept. 29, 2021. The budget presented today, for AHFC board approval, is a result of these efforts. AHFC is requesting an operating budget funding increment of \$3.2 million from FY2022. The proposed FY2023 operating budget is \$103,063,090. AHFC is requesting a capital budget of \$48.3 million, a decrease of \$12 million from FY2022. Discussion followed. VIVIAN STIVER made a motion to approve Resolution 2021-14. HAVEN HARRIS seconded the motion. The resolution was unanimously approved. (6-0)

RESOLUTION #2021-14

RESOLUTION TO AUTHORIZE ALASKA HOUSING FINANCE CORPORATION TO SUBMIT THE FY2023 OPERATING AND CAPITAL BUDGETS THROUGH THE DEPARTMENT OF REVENUE TO THE GOVERNOR'S OFFICE FOR SUBMITTAL TO THE STATE LEGISLATURE.



E. CONSIDERATION OF A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF NOT TO EXCEED \$175,000,000 GENERAL MORTGAGE REVENUE BONDS II IN ONE OR MORE SERIES AND APPROVING RELATED MATTERS. BRYAN BUTCHER introduced the item and MIKE STRAND presented. Mr. Strand stated that Staff is proposing the issuance of up to \$175 million General Mortgage Revenue Bonds II, 2021 (the “Bonds”), in one or more series, similar to other previously approved General Mortgage Revenue Bonds II, of which there are approximately \$480 million outstanding. The Bonds will be issued as tax-exempt, fixed rate bonds with proceeds being used for the following purposes:

- New low-cost financing for qualified mortgage loan borrowers under our First Home Limited Program and Veteran’s First Home Limited Program
- Current refunding of certain outstanding pre-Ullman debt obligations, thus lowering our cost of capital and allowing us to maximize our single-family mortgage recycling. AHFC staff and our financial advisor, Masterson Advisors, agree that the most appropriate method-of-sale is a negotiated sale executed through a competitive RFP process because it achieves the best financing structure and lowest borrowing costs. We sent out a request for proposals to choose the most qualified underwriter, and a committee evaluated all responses based on bond structure, pricing spreads, total costs, banking firm and AHFC relationship. Jefferies received the highest overall score and was chosen as the book-running senior manager for the transaction. Raymond James was second in scoring and thus appointed as co-senior manager. Barclays, Bank of America, Wells Fargo and Ramirez were all recommended as co-managers to help sell the Bonds during the pricing period. In accordance with our Fiscal Policies and subject to the Board’s concurrence with the above findings, this Bond Resolution approves the various Bond documents and authorizes the sale of the Bonds by a negotiated method-of-sale with the underwriting group chosen by the evaluation committee. Discussion followed. LUCINDA MAHONEY made a motion to approve Resolution 2021-15. HAVEN HARRIS seconded the motion. The resolution was unanimously approved. (6-0)

RESOLUTION #2021-15

RESOLUTION OF THE ALASKA HOUSING FINANCE CORPORATION AUTHORIZING THE ISSUANCE AND SALE OF NOT TO EXCEED \$175,000,000 AGGREGATE AMOUNT OF GENERAL MORTGAGE REVENUE BONDS II IN ONE OR MORE SERIES; AUTHORIZING THE EXECUTION AND DELIVERY OF A SUPPLEMENTAL INDENTURE FOR EACH SUCH SERIES TO SECURE SUCH 2021 BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE BOND PURCHASE AGREEMENTS AND ONE OR



MORE CONTINUING DISCLOSURE CERTIFICATES RELATING TO THE SALE OF THE 2021 BONDS; APPROVING THE FORM OF THE PRELIMINARY OFFICIAL STATEMENT WITH RESPECT TO THE 2021 BONDS AND THE DISTRIBUTION OF A FINAL OFFICIAL STATEMENT WITH RESPECT TO THE 2021 BONDS; AND AUTHORIZING AND APPROVING RELATED MATTERS.

F. CONSIDERATION OF A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF NOT TO EXCEED \$3,000,000 CONDUIT REVENUE BONDS, 2021 (WILLOW POINTE PROJECT) AND APPROVING RELATED MATTERS. BRYAN BUTCHER introduced the item and MIKE STRAND presented. Mr. Strand stated that The Willow Pointe Project (hereafter, the “Project”) is a 24-unit multifamily senior rental housing facility for low income tenants in Palmer, Alaska. Financing for the Project includes 4% low-income housing tax credits, which in turn require that at least 50% of Project costs be funded with proceeds from the sale of tax-exempt bonds. The proposed Revenue Bonds, 2021 (Willow Pointe Project) (hereafter, the “Bonds”) satisfy that requirement. The Bonds will be sold directly to the construction lender, Northrim Bank (hereafter, the “Purchaser”), in a private placement transaction secured solely from loan payments received from Willow Pointe-Palmer Associates, Limited Partnership (hereafter, the “Borrower”). No AHFC and/or State of Alaska assets or revenues will be pledged to the payment of the Bonds, nor shall the Bonds constitute a liability or debt obligation of AHFC or the State. Subject to the Board’s approval and in accordance with AHFC policies, the attached Resolution 21-16 approves the various transaction documents and authorizes the private placement of up to \$3,000,000 of Bonds with the Purchaser. Attached for the Board’s review are drafts of the Loan Agreement, Assignment, and Bond Purchase Agreement, each in substantially final form. Discussion followed. HAVEN HARRIS made a motion to approve Resolution 2021-16. VIVIAN STIVER seconded the motion. The resolution was unanimously approved. (6-0)

RESOLUTION #2021-16

RESOLUTION OF THE ALASKA HOUSING FINANCE CORPORATION AUTHORIZING THE ISSUANCE AND SALE OF A NOT TO EXCEED \$3,000,000 REVENUE BOND, 2021 (WILLOW POINTE PROJECT); AUTHORIZING AN AGREEMENT TO ISSUE BOND AND ASSIGNMENT TO SECURE SAID BOND; AUTHORIZING A BOND PURCHASE AGREEMENT RELATING TO THE SALE OF SAID BOND; AND AUTHORIZING AND APPROVING RELATED MATTERS.



G. CONSIDERATION OF A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF NOT TO EXCEED \$5,000,000 CONDUIT REVENUE BONDS, 2021 (LITTLE DIPPER APARTMENTS PROJECT) AND APPROVING RELATED MATTERS. BRYAN BUTCHER introduced the item and MIKE STRAND presented. Mr. Strand stated that The Little Dipper Apartments Project, a 52-unit multi-family affordable housing development in Fairbanks, Alaska, sponsored and owned by Steele Willow LLC, includes 4% low-income housing tax credits, which require that 50% of the project costs be funded with tax-exempt bonds. This conduit revenue bond issuance satisfies that IRS requirement. Structuring an affordable housing financing package like this provides developers with the necessary funding sources to complete the project. The bonds will be sold directly to the construction lender and serviced by the borrower, Steele Willow LLC. The borrower has chosen KeyBank National Association as their construction lender so this bond transaction will be a private placement and not a public sale. AHFC will act only as an administrator and no corporate funds or credit will be used. Subject to the Board's approval and in accordance with our policies, this Bond Resolution approves the various bond documents and authorizes the sale of up to \$5,000,000 in bonds by private placement to KeyBank National Association. Attached for review are drafts of the Loan Agreement, Trust Indenture, Regulatory Agreement and the Bond Purchase Agreement. Discussion followed. VIVIAN STIVER made a motion to approve Resolution 2021-17. HAVEN HARRIS seconded the motion. The resolution was unanimously approved. (6-0)

RESOLUTION #2021-17

RESOLUTION OF THE ALASKA HOUSING FINANCE CORPORATION AUTHORIZING THE ISSUANCE AND SALE OF REVENUE BONDS, 2021 (LITTLE DIPPER APARTMENTS PROJECT) IN AN AMOUNT NOT TO EXCEED \$5,000,000; AUTHORIZING A BOND PURCHASE AGREEMENT RELATING TO THE SALE OF SAID BONDS; AUTHORIZING AN INDENTURE AND LOAN AGREEMENT TO SECURE SAID BONDS; AND AUTHORIZING AND APPROVING RELATED MATTERS.

VII. REPORT OF THE CHAIR. CHAIR LEVALLEY thanked the AHFC Staff for their diligence to in administering the CARES Act and Relief Funds.

VIII. BOARD COMMITTEE REPORTS. KEVIN TUNE gave an overview of the Audit Committee Meeting that was held this morning.

IX. REPORT OF THE EXECUTIVE DIRECTOR. BRYAN BUTCHER reported on: 1.) Pandemic update; 2.) Emergency Rental Assistance (ERA) program updates; 3.) Mayor Dave Bronson transition team budget meetings; 4.) Meeting with CHO Jim Winegarner and Anch Community Development Authority Mike Robbins, (Wed, 9/1);



5.) Anchorage Homeless Leadership Council update; 6.) AHFC 50th anniversary and AHFC Participation at the fair for our 50th Anniversary; 7.) Interior Housing Discussion with Senator Sullivan, other Fairbanks folks (Tues, 7/27); 8.) AAHA Annual Meeting (Mon 8/8 & Tues 8/9); 9.) Foraker update - Sultana new board meeting (Wed, 8/18 & Thurs 9/9); 10.) NAHRO National Association of Housing and Redevelopment Officials visit (Thurs 8/19 & Fri, 8/20); 11.) PHD Annual Workshop week (Started Mon 9/20); 12.) Rent relief round two interview on Tom Anderson show (Tues, 9/21); 13.) NCSHA 50th Annual Conference was the MC for the national awards presentation (Sun 9/26 - Weds, 9/29); 14.) CIHA Spenard East development event, (Thurs, 9/30); 15.) 1. AHFC Retirements: Eric Dale - IS Database Administrator VI - last day 8/31/2021 - 30 years state service. Soren Johansson - Public Relations Manager last day 9/3/2021 - 10 years state service; 16.) AKBA annual meeting, (Fri, 11/19); 17.) Next Meetings: NTSC Annual Membership and BOD Meetings at 9:30am and AHFC BOD Meeting at 10:00am. (Wed, 11/17).

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 Departments reports were presented for discussion and review.

2. **Schedule of Board Meetings:**

NTSC Annual Membership Meeting	November 17, 2021 9:30 am	Anchorage
NTSC Annual BOD Meeting	November 17, 2021 9:30 am	Anchorage
AHFC Regular BOD Meeting	November 17, 2021 10:00 am	Anchorage

XI. EXECUTIVE SESSION: CORPORATION'S OPERATIONAL AND PERSONNEL MATTERS THAT MAY HAVE AN IMPACT ON THE CORPORATION'S FINANCIAL MATTERS. BOARD ACTION RELATED TO THIS MATTER, IF ANY, WILL TAKE PLACE IN THE PUBLIC SESSION FOLLOWING THE EXECUTIVE SESSION.

Motion to go into Executive session: Haven Harris; 2nd by Vivian Stiver

Off Record: 10:56 a.m. EXECUTIVE SESSION

On Record: 11:09 a.m.

CHAIR LEVALLEY introduced the item into record. CHAIR LEVALLEY stated that this was the CEO Bryan Butcher's annual review, Mr. Butcher has done exemplary work, and a salary increase of 3% was motioned by VIVIAN STIVER. HAVEN HARRIS seconded the motion and approved unanimously by roll call vote of the board (6-0).

No other business decisions were made to discuss with the public by the board during the Executive Session.

XII. **OTHER MATTERS.** CHAIR LEVALLEY asked if there were any other matters to properly come before the board. HAVEN HARRIS made a motion to adjourn. Seeing and hearing no objections, the meeting was adjourned at 11:11 a.m.

ATTESTED:

Brent LeValley - Board Chair

Bryan Butcher
CEO/Executive Director



**ALASKA HOUSING FINANCE CORPORATION
BOARD CONSIDERATION MEMORANDUM**

Date: November 17, 2021

Processor: Melanie Smith
Underwriter: Rich McKinstry

Item: Term financing for the refinancing of a 10 bed, elderly assisted living home known as “Alaska Premium Care- Wesleyan House” located in Anchorage, Alaska

Background:

AHFC’s Multi-Family, Special Needs and Congregate Housing Program (Program) provides term funding for residential rental property serving special needs individuals or for housing purposes which may have a related supportive function. Special Needs includes housing for the elderly, individuals with a disability, or individuals with a mental disabilities. Congregate Housing includes rental housing that has a service integrated into the housing that is common to all residents.

Eligible borrowers under the Program are most legally recognized entities under Alaska law, with the exception that a trust must be established exclusively for the benefit of persons with a disability or mental illness. Properties financed under the Program typically house the more underserved populations requiring additional amenities or supportive services than are typically provided by the market. This program is distinct from the Multi-Family Loan Purchase Program where AHFC purchases market rate rental housing loans from its lending partners.

Public utilization of the Program includes projects incorporating low-income housing tax credit developments, assisted living properties containing six or more residents, group homes, and mixed-use properties where commercial uses may or may not be integrated into the improvements. Loans under the Program comprise approximately 60% of the multifamily portfolio.


Summary and Recommendation:

The Program was designed to provide term financing for housing that provides supportive services to residents. AHFC has received and reviewed the application by borrowers ACG Holdings, LLC, Jack W. & Donna A. DeMoss, and Anthony A. & Bianca L. Wardwell requesting funding in the amount of \$552,200 for the term refinancing of an existing senior assisted living home. The subject property is located at 2683 Wesleyan Drive in Anchorage, Alaska and will provide adequate space and facilities to allow the residents to continue to receive specialized care in a nurturing environment that assists the residents with their daily needs.

In view of the anticipated demand for the project, the expectation that state funding will continue to support this type of home care alliance, and staff's analysis of the projected revenues and expenses, it is reasonable to expect that this loan will be repaid in a timely manner, and as such, is considered to be an acceptable risk under the Special Needs Loan Program, noting that the loan program was designed to accommodate this type of request. (See Appendix 1)

Staff recommends approval of the \$552,200 loan, subject to the terms and conditions of the Program guidelines. In accordance with the fee schedule, a \$5,522 loan fee will be charged.

Reviewed and accepted by Senior staff substantively as stated in this Board Consideration Memorandum, subject to Board approval:


Bryan D. Butcher
CEO/Executive Director

Date: 11/3/21


Mark Romick
Deputy Executive Director

Date: 11-3-21


Michael Strand
Chief Financial Officer

Date: 11/3/21

BOARD RESOLUTION OF ALASKA HOUSING FINANCE CORPORATION

RESOLUTION 2021-18

**RESOLUTION APPROVING FUNDS FOR THE TERM FINANCING OF
A MULTI-FAMILY PROJECT FOR ACG HOLDINGS, LLC.**

WHEREAS, there is a need to provide safe, quality, and accessible housing;

WHEREAS, ACG Holdings, LLC an Alaska Limited Liability Company, and Jack W. and Donna A. DeMoss and Anthony A. and Bianca L. Wardwell applied to Alaska Housing Finance Corporation under its Multi-family, Special Needs and Congregate Housing Program to provide funds for the term financing a state licensed assisted living home, located at 2683 Wesleyan Drive in Anchorage, Alaska;

WHEREAS, the purpose of the financing is to provide additional assisted living opportunities for persons needing assistance with the activities of daily life;

WHEREAS, the proposed financing falls within the established program regulations; and,

WHEREAS, the proposed financing is found to be an acceptable risk to the Alaska Housing Finance Corporation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Alaska Housing Finance Corporation that the Board hereby approves the request substantively as stated in the November 17, 2021 Board Consideration Memorandum prepared in support of the application.

PASSED AND APPROVED by the Board of Alaska Housing Finance Corporation this 17th day of November, 2021

Brent LeValley – Board Chair



**ALASKA HOUSING FINANCE CORPORATION
BOARD CONSIDERATION MEMORANDUM**

Date: November 17, 2021

Processor: Melanie Smith
Underwriter: Rich McKinstry

Item: Term financing for the refinancing of a 8 bed, elderly assisted living home known as “Alaska Premium Care – Cormorant Cove” located in Anchorage, Alaska

Background:

AHFC’s Multi-Family, Special Needs and Congregate Housing Program (Program) provides term funding for residential rental property serving special needs individuals or for housing purposes which may have a related supportive function. Special Needs includes housing for the elderly, individuals with a disability, or individuals with a mental disabilities. Congregate Housing includes rental housing that has a service integrated into the housing that is common to all residents.

Eligible borrowers under the Program are most legally recognized entities under Alaska law, with the exception that a trust must be established exclusively for the benefit of persons with a disability or mental illness. Properties financed under the Program typically house the more underserved populations requiring additional amenities or supportive services than are typically provided by the market. This program is distinct from the Multi-Family Loan Purchase Program where AHFC purchases market rate rental housing loans from its lending partners.

Public utilization of the Program includes projects incorporating low-income housing tax credit developments, assisted living properties containing six or more residents, group homes, and mixed-use properties where commercial uses may or may not be integrated into the improvements. Loans under the Program comprise approximately 60% of the multifamily portfolio.

Summary and Recommendation:

The Program was designed to provide term financing for housing that provides supportive services to residents. AHFC has received and reviewed the application by borrowers ACG Holdings, LLC, Jack W. & Donna A. DeMoss, and Anthony A. & Bianca L. Wardwell requesting funding in the amount of \$687,850 for the term refinancing of an existing senior assisted living home. The subject property is located at 8431 Cormorant Cove Street in Anchorage, Alaska and will provide adequate space and facilities to allow the residents to continue to receive specialized care in a nurturing environment that assists the residents with their daily needs.

In view of the anticipated demand for the project, the expectation that state funding will continue to support this type of home care alliance, and staff's analysis of the projected revenues and expenses, it is reasonable to expect that this loan will be repaid in a timely manner, and as such, is considered to be an acceptable risk under the Special Needs Loan Program, noting that the loan program was designed to accommodate this type of request. (See Appendix 1)

Staff recommends approval of the \$687,850 loan, subject to the terms and conditions of the Program guidelines. In accordance with the fee schedule, a \$6,878.50 loan fee will be charged.

Reviewed and accepted by Senior staff substantively as stated in this Board Consideration Memorandum, subject to Board approval:


Bryan D. Butcher
CEO/Executive Director

Date: 11-3-21


Mark Romick
Deputy Executive Director

Date: 11-3-21


Michael Strand
Chief Financial Officer

Date: 11/3/21

BOARD RESOLUTION OF ALASKA HOUSING FINANCE CORPORATION

RESOLUTION 2021-19

**RESOLUTION APPROVING FUNDS FOR THE TERM FINANCING OF
A MULTI-FAMILY PROJECT FOR ACG HOLDINGS, LLC.**

WHEREAS, there is a need to provide safe, quality, and accessible housing;

WHEREAS, ACG Holdings, LLC an Alaska Limited Liability Company, and Jack W. and Donna A. DeMoss and Anthony A. and Bianca L. Wardwell applied to Alaska Housing Finance Corporation under its Multi-family, Special Needs and Congregate Housing Program, to provide funds for the term financing a state licensed assisted living home, located at 8431 Cormorant Cove Circle in Anchorage, Alaska;

WHEREAS, the purpose of the financing is to provide additional assisted living opportunities for persons needing assistance with the activities of daily life;

WHEREAS, the proposed financing falls within the established program regulations; and,

WHEREAS, the proposed financing is found to be an acceptable risk to the Alaska Housing Finance Corporation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Alaska Housing Finance Corporation that the Board hereby approves the request substantively as stated in the November 17, 2021 Board Consideration Memorandum prepared in support of the application.

PASSED AND APPROVED by the Board of Alaska Housing Finance Corporation this 17th day of November, 2021

Brent LeValley – Board Chair

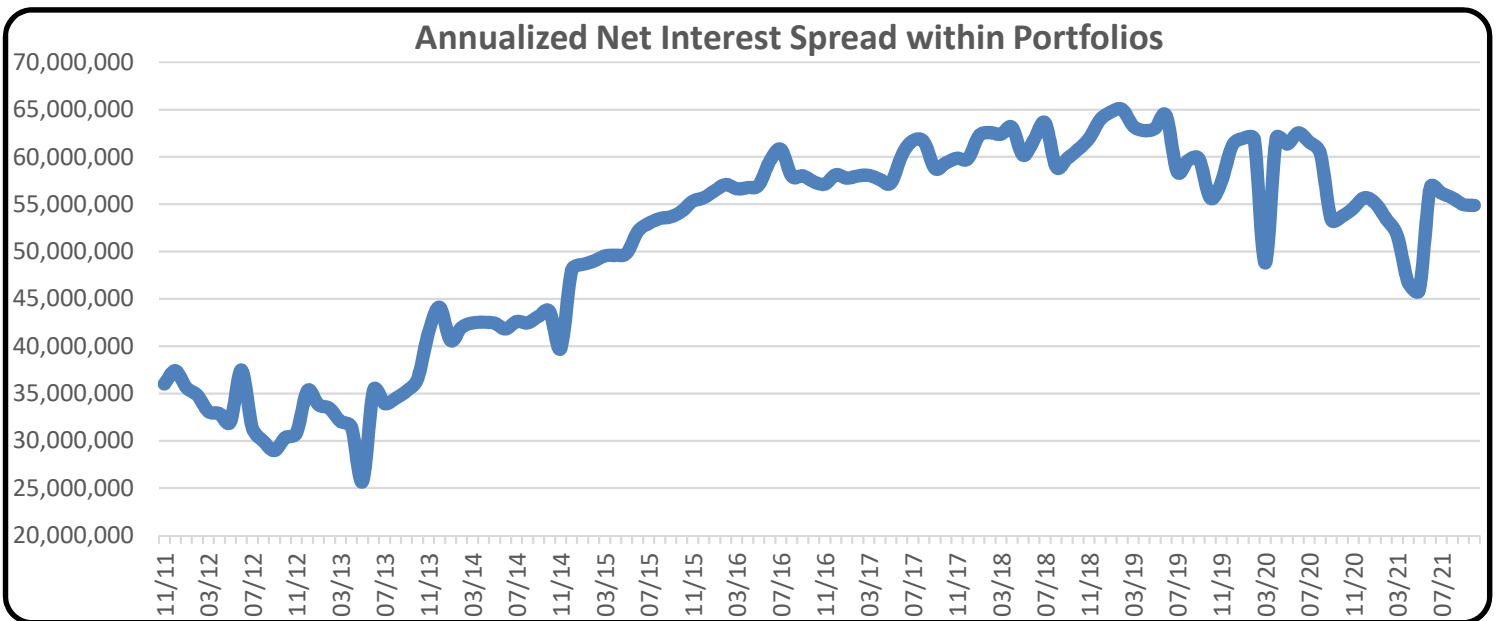
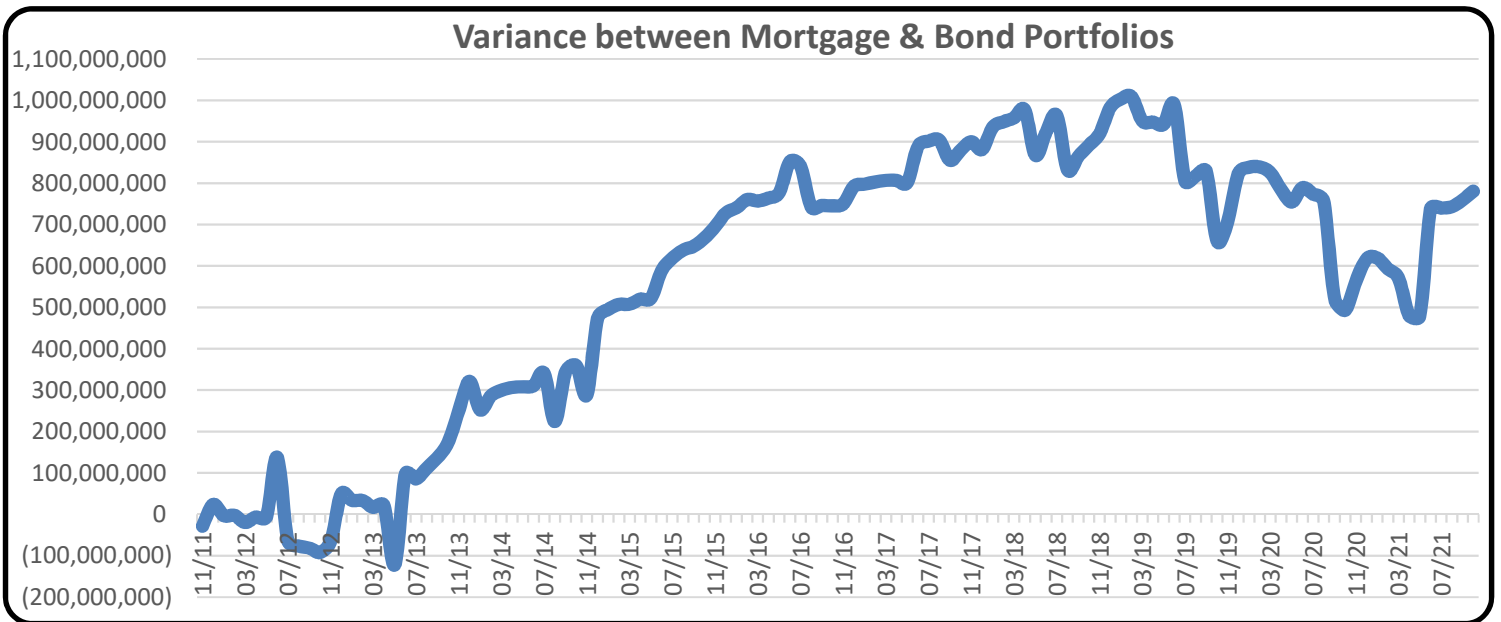


ALASKA HOUSING FINANCE CORPORATION

Finance Board Report

October 2021

	Current Month	1 Year Ago		2 Years Ago	
	10/31/21	10/31/20	% Change	10/31/19	% Change
Total Mortgage Portfolio	3,026,753,004	3,161,553,435	(4%)	3,379,110,210	(10%)
Total Bonds Outstanding	2,246,210,000	2,668,600,000	(16%)	2,718,310,000	(17%)
Mortgage Average Rate	4.09%	4.36%	(6%)	4.51%	(9%)
Bond Average Rate	3.06%	3.15%	(3%)	3.56%	(14%)
Mortgage/Bond Ratio	1.35	1.18	14%	1.24	8%
Mortgage/Bond Spread	1.03%	1.21%	(15%)	0.95%	8%
Delinquent (% of \$) - Forbearance	0.10%	2.69%	(96%)	0.00%	N/A
Delinquent (% of \$) - Loss Mitigation	1.94%	0.00%	N/A	0.00%	N/A
Delinquent (% of \$) - Other	2.02%	4.25%	(52%)	2.49%	(19%)
Delinquent (% of \$) - Total	4.06%	6.94%	(41%)	2.49%	63%



Mortgage Operations

MORTGAGE ACTIVITY SUMMARY LOANS PURCHASED BY PROGRAM

LOAN PROGRAM	October 2021		October 2020		FY 2022 Thru 10/31/2021		FY 2021 Thru 10/31/2020	
	# of Loans	Total Dollar Volume	# of Loans	Total Dollar Volume	# of Loans	Total Dollar Volume	# of Loans	Total Dollar Volume
First Home Limited/TEP	41	9,255,148	60	12,691,259	148	32,093,785	149	30,166,060
First Home/TFTHB	25	7,485,439	30	8,735,199	116	38,677,071	94	27,438,022
Veterans Mortgage Program	8	3,226,950	8	2,554,330	19	8,135,011	26	8,141,069
My Home/Taxable	56	18,948,956	39	13,790,558	206	74,869,800	129	44,991,316
Uniquely Alaskan/Non-Conforming	0	0	0	0	1	151,920	0	0
Rural Loan Program	22	6,072,682	20	5,162,735	115	30,523,850	70	16,398,568
Streamline Refinance	6	1,758,634	15	3,740,934	26	5,914,040	59	16,508,057
Rural Streamline Refinance	6	1,431,751	13	3,269,827	28	6,423,241	55	15,234,829
Other: SME, BML	0	0	0	0	1	76,590	0	0
Residential Loan Program Totals	164	48,179,560	185	49,944,842	660	196,865,308	582	158,877,921
Multi-Family	5	2,652,500	4	1,443,950	29	19,301,251	9	4,026,950
Rural Multi-Family	0	0	0	0	0	0	0	0
Condominium Association loan	1	490,950	0	0	1	490,950	1	212,500
Multi-Family Loan Program Totals	6	3,143,450	4	1,443,950	30	19,792,201	10	4,239,450
Total Loans Purchased	170	51,323,010	189	51,388,792	690	216,657,509	592	163,117,371
LOAN PROGRAM OPTIONS (Included in Total Loans Purchased)								
Interest Rate Reduction Low Income Borrowers	6	687,189	7	995,550	21	3,175,030		
Energy Efficiency Interest Rate Reduction	7	2,574,300	4	1,096,567	25	8,932,940	18	6,370,936
Closing Cost Assistance Program	1	319,113	11	2,715,202	11	2,804,656	26	6,380,340

RESIDENTIAL PIPELINE as of 10/31/2021		
	#	Amount
Lock-ins:	126	40,342,992
Commitments:	416	137,759,910
Total:	542	178,102,902

Mortgage Operations

AK Real Estate Cumulative Statistics 3rd Quarter (2020 vs 2021)

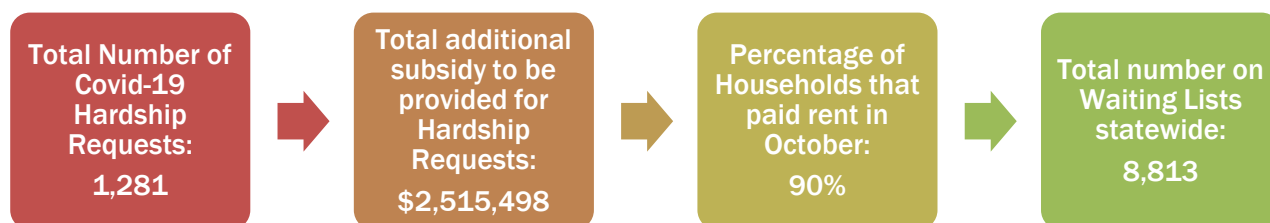
	NEW LISTINGS			NUMBER SOLD			AVG SALES PRICE			DAYS ON MARKET		
	2020	2021	% Chg	2020	2021	% Chg	2020	2021	% Chg	2020	2021	% Chg
Anchorage Residential	3,289	3,480	5.81%	2,289	2,654	15.95%	393,465	426,446	8.38%	43	21	-51.16%
Anchorage Condo	1,303	1,403	7.67%	802	1,089	35.79%	213,642	228,250	6.84%	59	41	-30.51%
Mat Su Residential	2,210	2,383	7.83%	1,523	1,724	13.20%	294,534	346,401	17.61%	56	28	-50.00%
Mat Su Condo	36	69	91.67%	29	52	79.31%	182,855	190,119	3.97%	39	11	-71.79%
Kenai Pen. Residential	911	1124	23.38%	593	797	34.40%	272,844	307,752	12.79%	100	53	-47.00%
Kenai Pen. Condo	8	12	50.00%	8	5	-37.50%	143,625	205,412	43.02%	88	10	-88.64%
FNSB Residential	599	635	6.01%	474	388	-18.14%	273,714	284,002	3.76%	32	64	100.00%
FNSB Condo	25	27	8.00%	17	31	82.35%	118,931	141,720	19.16%	69	76	10.14%
SE Residential	140	172	22.85%	152	152	0.00%	409,920	466,953	13.91%	62	47	-24.19%
SE Condo	36	36	0.00%	36	37	2.70%	208,322	232,692	11.70%	90	16	-82.22%

Courtesy: Alaska MLS, Fairbanks Board of Realtors & Southeast Board of Realtors

Public Housing Operations Update

November 2021

Covid-19 Hardship Requests and Rental Stats:



Operations Updates:

- Began receiving Emergency Housing Voucher referrals, with nine referrals received through October.
- VASH program at 93% utilization, one of the highest in the country. Since VASH was started in 2010 there has been a 50% decline in veteran homelessness nationwide.
- Statewide our senior housing locations have been coordinating with local health departments to provide voluntary COVID 19 vaccine booster shots on site.

Facilities Management & Construction Updates:

- **Juneau** –VCA/ADA site work at Cedar Park Annex: more work items added to the scope.
- **Anchorage** – Chugach Manor window replacement project awarded to Wolverine Supply.
- **Fairbanks** – Golden Towers Exterior Envelope with Osborne Construction, deck work complete and the contractor is 95% complete with windows and doors replacement; Birch Park I siding replacement materials are on site. Wolverine, contractor actively working; Spruce Park entry porch and step replacement project is complete.
- **Seward** – Fire Suppression and Detection Upgrade project is in development phase.
- **Kodiak** – Emergency fuel tank replacement complete; removal of 3 underground storage tanks awarded; Playground replacement project is ready for advertisement
- **Bethel** – VCA/ADA work awarded to Wolverine Supply,
- **Project management**- FY22 PNA budgets released, AMP staff actively ordering materials and building project scopes for advertisement. PM staff providing ongoing assistance. Work continues on the 5 year Environmental Reviews for all owned sites.
- **Extraordinary Maintenance Team (EMT)**- Maintenance team continues to support Seward as needed trips. Team is readying corporate properties for winter.
- **Statewide A&E Term Contract**- Design Alaska- Fifteen Request for Design Services (RDS) have been issued for proposal response: Eleven Task Orders (TO) issued against this request.

Research and Rural Development Department

November 17, 2021 Board Report

The Research and Rural Development Department promotes a sustainable built environment so that Alaskans have access to safe, quality and affordable housing. Staff accomplish this mission through management of a variety of programs, services, education, technical assistance, and offered resources.

Education development summary:

Codes: Currently AHFC uses the 2018 International Residential Code (IRC) and International Energy Conservation Code (IECC) as basis for its Building Energy Efficiency Standard (BEES) and the Minimum Construction Standard. ICC has adopted the 2021 codes and we are in the process of an internal review of those codes. Potential changes to the Alaska Specific Amendments may follow this review and through the recommendation to the AHFC Board of Directors.

Building Inspectors: R2D2 is working in conjunction with the International Code Council (ICC) to create a class that provides education specific to Alaska and the Alaska Amendments to the ICC codes. The aforementioned training will be hosted and taught by ICC in the spring of 2022, it will also be available online. Included in this training will be the new online version of PUR 102 which shows compliance to the AHFC Minimum Construction Standards and will reside in the Alaska Retrofit Information System (ARIS) database.

Energy Raters: We are updating the Alaska Home Energy Rating System (AKHERS) Policy and Procedures as well as the Standards of Practice which underpins the protocols for conducting energy ratings in Alaska. No new raters have been trained or AHFC-approved for over 10 years. Coursework is being updated to reflect the current codes as well as approved energy rating procedures. New applicants will be able to demonstrate their knowledge and abilities to perform accurate energy ratings. Training summits are planned in February 2022 for both the existing and potential new raters. A comprehensive QC/QA process is also being updated to assist in maintaining the integrity of the AKERS.

Building Monitoring (BMON): AHFC is beginning the second year of a three year, DOE funded education program on the BMON system which can assist in the reduction of energy use in buildings. We plan to offer in-person, hands-on training in at least 4 different geographic regions to building managers and maintenance staff. R2D2 is working with GRPA to record the modules on video and make them available online. Should in-person training be unavailable due to COVID restrictions these videos can assist in the distance delivery of the training.

Real Estate Professionals: Some R2D2 staff are now certified as Real Estate Trainers. AHFC presented three training classes for the ASHBA conference, one of which focused on building codes while the other two were specific to energy efficiency valuation.

AKEnergySmart: The curriculum adapted to the COVID pandemic last year by switching to an on-line learning platform. The first annual Clean Energy Olympics was held for 4th – 12th grade students competing in Wind, Solar, Hydro or Efficiency activities. The Power Pledge Challenge (PPC) initiative was expanded from a month long activity to become a year-long project.

Misc.: Further research is being conducted with the help of HR for a Learning Management System (LMS) that will be capable of delivering and tracking our newly developed consumer and professional education courses.

Planning and Program Development

November, 2021

Fast Facts

- Managing 16 Active Housing Programs: 5 Development Programs, 11 Service Programs
- Managing 155 Active Grant Agreements, Tax Credit Awards and Contracts
- Quick Program Updates
 - o COVID Housing Relief program: 2nd Application Round Closed (10/1)
 - o Homeownership Assistance Fund – Treasury Reviewing Proposed Plan
 - o Special Purpose GOAL Round – Application Deadline Extended to January 2022
 - o Rural Teacher, Health Professional and Public Safety – Application Review Underway

Homeless Assistance and Special Needs Housing Grant Programs: These data report the number of Alaskans served during the entire month of September

- Emergency Shelter: 391
- Transitional Housing: 371
- Prevention Programs: 317 – these numbers exclude the Federal COVID Housing Relief
- Permanent Supportive Housing: 331

AHFC Funded Homeless and Support Service Programs

Homeless Assistance and Special Needs Housing Grant Program Awards	Active Awards	Annualized Awards
Services - Adult General	33	\$5,358,970
Service - Permanent Supportive Housing	17	\$3,002,720
Service - Prevention	7	\$1,200,144
Service - Shelter	9	\$1,156,106
Services - Domestic Violence	7	\$589,830
Service - Permanent Supportive Housing	1	\$133,162
Service - Prevention	3	\$128,847
Service - Shelter	3	\$327,821
Services - Family	6	\$2,647,849
Service - Permanent Supportive Housing	1	\$197,816
Service - Prevention	2	\$717,383
Service - Shelter	3	\$1,732,650
Services - Youth	3	\$699,291
Service - Shelter	3	\$699,291
Grand Total	49	\$9,295,940

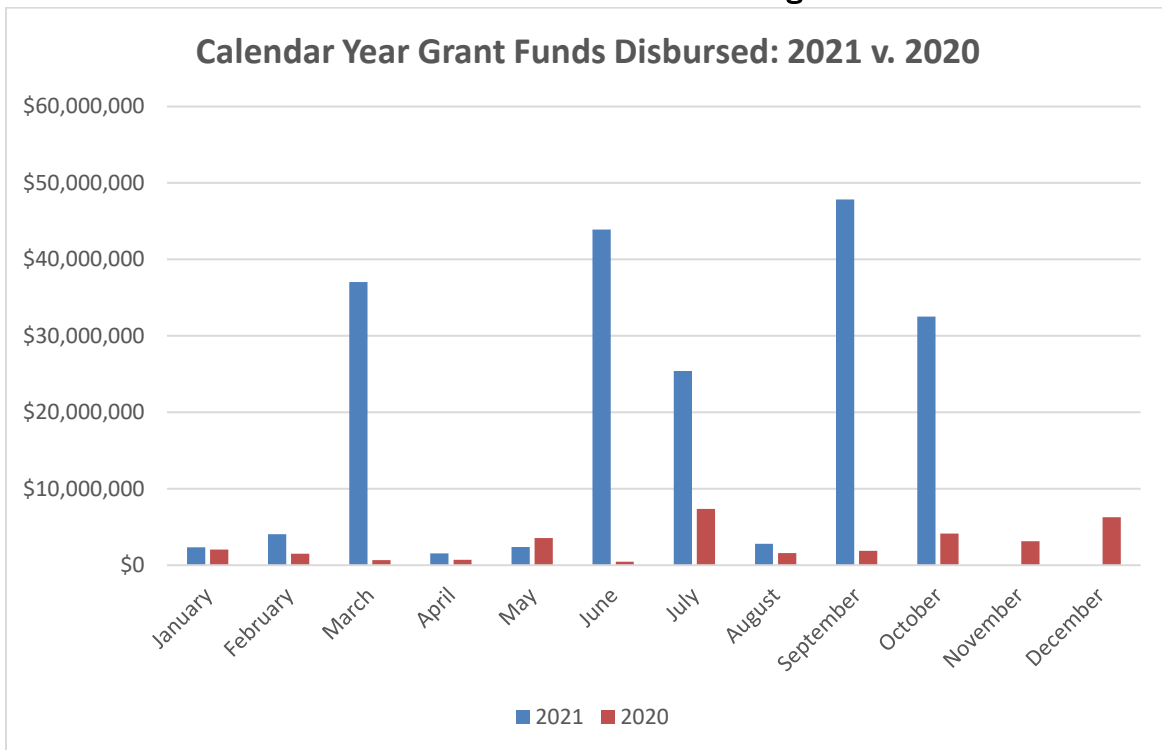
Development Programs Activity

Active Developments by Housing Type	Number of Active Awards Managed	Housing Units Being Built	Total Development Costs
Families	18	571	\$155,144,671.00
Rural Professionals	16	60	\$20,720,505.00
Senior Housing	5	188	\$48,207,925.00
Supportive Housing	1	24	\$4,604,521.00
Grand Total	40	843	\$228,677,622.00

Development Program Notes:

- 25 distinct development partners are currently building in 24 distinct communities
- 17 of 24 communities with active developments meet AHFC’s small communities definition

Disbursement Trends across All Programs



Disbursement Activity Notes:

- Sixty-five (65) disbursements were processed during the month of October. Historically, between 24 to 88 disbursements are paid out each month.
 - o In Calendar year 2020, \$33.3M in total funding was disbursed to grantees
 - o In calendar year 2019, \$19.6M in total funding was disbursed to grantees
 - o In calendar year 2018, \$20.5M in total funding was disbursed to grantees



AHFC BOARD OF DIRECTORS
SCHEDULE 2021

~~January 27, 2021 (AHFC Regular & Audit Committee)~~

~~February 24, 2021 (AHFC Regular)~~

~~April 28, 2021 (Audit Committee, AHCC Annual Membership & Board and AHFC Regular)~~

~~May 26, 2021 (AHFC Regular) CANCELED~~

~~June 15, 2021 (NTSC Special BOD Meeting) ADDED~~

~~June 30, 2021 (AHFC Regular)~~

~~July 28, 2021 BOD (Audit Committee & AHFC Regular) CANCELED~~

~~August 25, 2021 (Audit Committee & AHFC Annual) CANCELED~~

(NCSHA Annual Conference 2021)

~~October 20, 2021 (Audit Committee, ACAH Annual Membership & Board and AHFC Annual)~~

November 17, 2021 (NTSC Annual Membership & Board, and AHFC Regular)



AHFC BOARD OF DIRECTORS
SCHEDULE 2022

January 26, 2022 (AHFC Regular & Audit Committee)

February 23, 2022 (AHFC Regular)

April 27, 2022 (Audit Committee, AHCC Annual Membership & Board and AHFC Regular)

May 25, 2022 (AHFC Regular)

June 29, 2022 (AHFC Regular)

July 27, 2022 BOD (Audit Committee & AHFC Regular)

August 24, 2022 (AHFC Annual in Valdez)

(NCSHA Annual Conference 2022)

October 26, 2022 (Audit Committee, ACAH Annual Membership & Board and AHFC Regular)

November 30, 2022 (NTSC Annual Membership & Board, and AHFC Regular)