SFY 2027 GOAL Pre-Application Teleconference

July 14, 2026

*Disclaimer: This is a computer generated transcript and contains errors. Reference the recording for additional clarity.

1 "Andy Petroni" (2939320320)

00:00:00.000 --> 00:00:21.720

Alright, good afternoon. My name's Andy Petroni. I'm the housing development program manager here at Alaska housing. This is the state fiscal year 2027 greater opportunities for affordable living or goal.

Pre application teleconference. I'm gonna bring you through a quick agenda and we'll jump right in. So, things I'm gonna talk about this afternoon are kind of what our expected funding levels are.

The program timeline, we did a QAP revision, so there's a couple of changes there I'll talk about, and then our the market study process and then open it up for questions. Alright, so funding this year.

Nothing too crazy going on. So the the big beautiful bill last year did made the 12 % tax credit increase permanent. So that continues last year was about three and a half million.

Historically there's a inflation adjustment each year. We don't know what that is until October when they publish the actual amounts for each year, so three and a half million plus an amount.

For the home investment partnership, probably looking at about 2 million total. This includes the, the 450000 for set aside for community development housing organizations, basically for all the the HUD funding, we're flat funded again this year, so.

Look like it looked pretty much the same as it had the previous years. Continuing on the national housing trust fund, continues to be about 3 million a year. So that'll be, I guess 2.7 million ish after.

The admin portion comes out of that. And then the senior citizen heading development fund, state put 3 million to that program for 27, expect maybe about one half, 2 million made available through this program. Alright our timeline.

For the 2027 goal round, our notice was published on 29 June, we're here in 14 July of the tele teleconference. 1st deadline is the registration. That's just.

The one pager or a little table in the application instructions. That's due end of the day 24 July. That's just telling me who you are that you have a project, and you want to participate. Shortly after that, around the 27th.

Following monday or Tuesday I'll send out the the Outlook Mimecast application link. It's just where you upload your pre application. Those pre applications will be due on 30 July it's.

There's nothing to to stop you from submitting it late, but I can't receive it late. So give yourself a little bit of buffer, a couple hours to submit that put your application material just in case you run into any hiccups with the system, but the link only works once, so be sure you upload all of your documents and then hit send.

Because once you get send you can't use that link again. You don't want to be scrambling at the end. Alright, so, you know, that's 30 July of pre applications. I've got a pretty quick timeline to turn those around, but we'll order the pre application is to.

Order the required market studies and those go through our contractor novagratic. So order those fairly quickly right after we get the the pre applications. I'm looking at, hopefully getting them out by 6 August cause I'll be gone the week after that. So that triggers.

We'll have a, the cost estimate, they've been pretty consistent between 70 $508000 per market study. HFC pays for those up front and then expects a reimbursement by the full application deadline.

So there's a cost of that of submitting an application. So we'll give you the cost estimates and then if you don't want to submit, you'll have two days from when we send out those cost estimates to withdraw your application if you don't want to pay for the market study.

Alright, and from here, we're kind of doing given our best guess on the timeline, but round studies take six to eight weeks, so I expect around the end of September we'll have the studies back. That triggers a few activities.

That'll be the, our review of those market studies, which gives us the decision letters so any changes to the application, not gonna go into that bit more detail, but that'll trigger the decision letter. Usually our full nose of funding availability comes out.

At that time which had the rest of the application instructions may come out earlier. We don't have to have the market studies just to give everyone the Nova, more finalized funding amounts, all that comes out, and.

Following the market studies you get your your formal invitation to the full application round. So with those events then trigger will have an applicant applicant training after the nofa's published, probably looking.

1st second week of October. We'll kind of work that out with folks that have gone through the pre the pre application, kind of find a good date that works for everyone, get you in the building, we can go over the go through the applicant training, usually pretty good time you get to listen to me talk.

Most of the day follow up overdue outs happen that time we request to schedule real estate owned from everyone. Details that will be in the Nova. It's just a list of all the properties you manage in the operating costs.

There's some back and forth with that. Then we're looking applications due probably 10 December, little wiggle room on that but just how we are starting a bit later. So hopefully that's plenty of time to get applications together.

And then from that it'll be probably about a month before the awards are due, so or the awards are announced and she'll be going over the holidays might stretch out a little bit, but should be one of the initial technical deficiencies if there's any.

Supplemented information required for your application. We'll try and have all that reviewed and requested and due back before the holidays. And then, yeah, looking for notes and tent to award probably early 27 January.

Okay, that's rough overview of timeline, so our went through qualified allocation plan review this year, only kind of one or two significant changes. One was a change to the product leveraging scoring category.

Category remains the same, but we're giving different methodology for the review committee to review the application. So instead of previous years the committee has scored the applications.

This year they're going to rank the applications and then the points will be distributed along that ranking. So we're probably gonna see a wider or we will see a wider dispersion of the, the points awarded under those categories.

I think it's a for a total of 28 points, so the highest ranked application will receive the full 20 points or eight points in each of the two categories, and then it'll be ranked say if there's ten applications to picked easier math, but it'll be kind of through this, so 28 divided.

Or 25 by ten, so just go down by two points per applicant, and if my math's wrong, we can correct that later, but, we can take more questions on that towards the end, but so that one will have a will have an impact on.

Scoring and how many points you received because in the past everyone's kind of got between either a B minus or a B plus from the real committee, so there's really NO, that scoring didn't have an effect on the, on the rank.

The overall rank of applications so there's an attempt to have it put a little more weight in that category. The other change is an increase to the subsidy limits for the national housing trust fund. So we kind of bumped.

It's still based on our historic project cost standards, which are still up here towards the back of the q the QAP but kind of did a 25 % increase across the board for the project cost standards, and that should.

The National Housing express on subseat limits a little easier to work with. You won't have to restrict by unit size or at least fully cover the cost of, of those extremely low income units. There's a couple other changes that's.

Most were just cleaning up language, so, check out the, I think the change summary and current QAP are available on the website if you want to look at everything in more detail, and that's the.

What mostly affects, you know, the applications. So the risk of reviewing myself just cruise through the market study process kind of the next big event after your pre applications are due, talk about cost estimate two days to withdraw.

Really the pre application you're telling us, what you're going to build. So we expect kind of you'll have your locked in like building, general building design, number of units, amenities, your target rents, like what you expect to.

To charge for rent, we like to see your, your best guess on costs, but we expect those to change as you finalize your, your estimates of that through the full application process. But really what we're, we're giving the market analyst something to work with to.

Assessed the, the feasibility and competitiveness of your project within the market. So bedroom sizes, rents, bathroom or square footage, number of bathrooms, bedrooms, you have balconies, parking.

Are you charging for parking, parking garage, whatever, it's all kind of broken out as the amenities in that application workbook, so should guide you through it pretty well not only essentially locked in with your pre application and we may request some variation based on the results of the market study.

But that's, you need to pretty much know what you're going to build. You don't need to fully know how you're gonna build it yet at this stage in the, the process. So yeah, like I mentioned anything changes come from.

The market study or like your achievable rents so that's usually where we'll have some back and forth on the the decision letters on what the analysts think or what the market can support for.

For your rental amounts. So couple of other metrics that'll be communicated with you through that decision letter that comes after mark's study or what your vacancy rate will be underwritten at, pretty much always gonna be 7 % unless something.

You're in a drastically high vacancy rate market or something. The absorption rate will just telling us how fast they think you'll be able to rent up. Then kind of through this pre application phase.

This will be our second year of doing sort of the new penalty point review. So, in the pure application phase, we'll be identify potential penalty points and you'll have time to work with our our compliance department.

To correct any those deficiencies so they don't become actual penalty points closer to the full application deadline. This usually mostly applies to folks that have properties in the portfolio that have been monitored by our compliance department, so.

New developers or folks just haven't gotten award yet, you kind of dodged this, this hurdle for now. But that'll be, that'll all come out as the, probably as the market studies are underway.

And that's all I have scripted for my spiel so I can take questions Just feel free to unmute yourself and ask away.

49 "RPETERSEN@COOKINLETHOUSING.ORG" (240614144) [Mark Fineman]

00:13:59.075 --> 00:14:01.397

Hey Andy, can you hear me?

50 "Andy Petroni" (2939320320)

00:14:01.397 --> 00:14:03.316

Yeah, I got you Mark.

51 "RPETERSEN@COOKINLETHOUSING.ORG" (240614144)

00:14:03.316 --> 00:14:10.829

Hey, a question for you on the QAP that changed to the project leveraging.

52 "RPETERSEN@COOKINLETHOUSING.ORG" (240614144)

00:14:10.829 --> 00:14:26.549

I guess I guess I missed that, you know, I kind of reviewed your red line and maybe I I missored the implication there, but you said you're now ranking and points are being will be sort of assigned based on that rank. Are there.

53 "RPETERSEN@COOKINLETHOUSING.ORG" (240614144)

00:14:26.549 --> 00:14:53.736

In the past there have been like two categories within project leveraging, there's like appropriateness of the project's TDC is one and that's been 20 points and then you've had like amount of goal funding requested relative to TDC and that's been eight points. Are you gonna do that ranking like within each of those subcategories or are you gonna now just treat it as 01:28 point category?

54 "Andy Petroni" (2939320320)

00:14:53.736 --> 00:15:12.977

No, it'll be it's separate, so they'll, they'll rank the 20 point category and rank the eight point category, and then those 28 points will be distributed separately. Okay.

55 "Andy Petroni" (2939320320)

00:15:12.977 --> 00:15:36.829

I had a question in the chat all the chances funny. Okay, just request to repeat the fund expected funding amounts, so with less of the narration this time so you can actually write it down, probably about three and a half million plus the inflation adjustment.

56 "Andy Petroni" (2939320320)

00:15:36.829 --> 00:15:54.029

In annual tax credits, probably about 2 million at home, 2.7 million in national housing trust fund and one and a half to 2 million in the senior citizen housing development fund.

57 "Andy Petroni" (2939320320)

00:16:14.029 --> 00:16:32.939

Okay, awkward silence I guess it's not too awkward. Any further questions or question in the room.

58 "Andy Petroni" (2939320320)

00:16:32.939 --> 00:16:48.749

They're gonna be a change to like the application material about the ranking? Is it going to be, is there going to be a guidance to what?

59 "Andy Petroni" (2939320320)

00:16:48.749 --> 00:17:05.249

The question is there let me say it in the mic so I can. Yeah, is there going to be a ranking narrative thing basically what is going to have higher leverage on where you fall in the rank versus not or is it just going to be the general?

*question not recorded.

60 "Andy Petroni" (2939320320)

00:17:05.249 --> 00:17:21.149

Project narrative or the off narrative that we've done in the past. No. Yeah, so the, I don't expect a change to the application material being requested under that category. So it'll be that the narrative of your cost appropriateness.

Let's say I'm gonna like two or three page item plus your development budgets and all the other materials. So, yeah, NO NO change to the materials are going to have to rank you. They're just going to be.

62 "Andy Petroni" (2939320320)

00:17:36.509 --> 00:17:56.279

Providing a rank versus a score this year.

63 "Andy Petroni" (2939320320)

00:17:56.279 --> 00:18:20.519

Yeah, if nothing else, so the AI does a pretty good job of the transcript, but I'll try and clean it up a little bit. It's pretty hard to read, but the transcript and the recording will be available on the website in the not too distant future if you want to come back to this or.

Anyone who missed the meeting or, had call in issues, it'll be available for everyone. And then I'm still available for questions, anytime you send me an email or give me a call. I think my, I think I did get my phone number right on all the application materials, so.

So I'll reach out and stick around for a second if any other questions popped up, but otherwise, we'll close out here in a minute with everyone leaving. All right. Thanks everyone. Look forward to seeing the pre applications and all the exciting projects you have coming up. And we will close. Thanks.

66 "RPETERSEN@COOKINLETHOUSING.ORG" (240614144)

00:19:08.998 --> 00:19:13.600

Thanks, Andy.