MINUTES

ALASKA HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS

REGULAR MEETING

April 24, 2024 10:05 a.m.

Anchorage/Juneau/Fairbanks

The Board of Directors of Alaska Housing Finance Corporation met April 24, 2024, in the AHFC Board Room, 4300 Boniface Parkway in Anchorage, Alaska, at 10:05 a.m. Board members present in the room and via teleconference were:

JESS HALL	Acting Chair Member of the Board
ALLEN HIPPLER	Member of the Board
DAVID PRUHS	Member of the Board
FADIL LIMANI	Designee for Commissioner Department of Revenue Member of the Board
JULIE SANDE via teleconference	Commissioner Department of Commerce, Commerce, Community & Economic Development Member of the Board
HEIDI HEDBERG	Commissioner Department of Health Member of the Board
<u>Absent</u>	
BRENT LEVALLEY via teleconference	Chair Member of the Board

I. **ROLL CALL.** Acting Chair Hall called the meeting to order. Roll call was taken and a quorum was declared present. The meeting was duly and properly convened for the transaction of business.

II. **APPROVAL OF AGENDA.** Acting Chair Hall proposed the agenda as presented. FADIL LIMANI **moved** to approve the agenda as presented. HEIDI HEDBERG **seconded.** Hearing no objections, the agenda was approved as presented.

III. **APPROVAL OF NOVEMBER 29, 2023, MINUTES.** Acting Chair Hall proposed the minutes as presented. FADIL LIMANI **moved** to approve the November 29, 2023, minutes as presented. HEIDI HEDBERG **seconded.** Hearing no objections, the meeting minutes were **approved as presented.**

IV. **PUBLIC COMMENTS:** There were no public comments.

V. **OLD BUSINESS:** No old business to discuss with the Board.

VI. **NEW BUSINESS**

A. **Consideration of a Resolution Authorizing the Issuance and Sale of not to Exceed $75,000,000 Collateralized Bonds (Veterans Mortgage Program) in One or More Series and Approving Related Matters. (24-01).** BRYAN BUTCHER introduced the item and MIKE STRAND presented. Mr. Strand stated that currently we have just under $89 million of vet bonds outstanding. The issue proposed is the issuance and sale of up to $75 million as a fixed rate transaction. The bonds with all be tax exempt and awarded through a competitive underwriting process that has the lowest all-in cost. The recent cost of transaction is 4.6% to 4.7%. If interest rates get high, we don't do it regardless of approval. Staff recommends Board approval of Resolution 24-01, Issuance and Sale of not to exceed $75,000,000 Collateralized Bonds. Discussion Followed. Seeing and hearing no further questions, Acting Chair Hall asked for a motion to approve Resolution 24-01. DAVID PRUHS **moved** to approve Resolution 24-01. FADIL LIMANI **seconded.** A roll call vote was taken, and the resolution was **approved unanimously.** (6-0). **RESOLUTION NO. 2024-01: RESOLUTION APPROVING THE ISSUANCE AND SALE OF NOT TO EXCEED $75,000,000 COLLATERALIZED BONDS (VETERANS MORTGAGE PROGRAM) IN ONE OR MORE SERIES APPROVING RELATED MATTERS. (24-01)**

B. **Consideration of a Resolution Approving the FY2025 Moving to Work Annual Plan and Capital Fund Program. (24-02).** BRYAN BUTCHER introduced the item and CATHY STONE presented. Ms. Stone provided some background on the Moving to Work Annual Plan and Capital Fund Program. As a HUD Moving to Work agency, each year AHFC must submit a Moving to Work Plan which outlines those activities the corporation will engage in for the coming year. The activities must meet one of three statutory calls. The first is to reduce cost and achieve credit cost effectiveness in federal expenditures. The second is to give incentives to families with children to work or to participate in programs to become economically self-sufficient. And the third goal is to increase housing choices for low-income families. This is our 17th year as a Moving to Work Agency. We are pleased to report that we have recently been given a 15-year extension on the Moving to Work Agreement with HUD or up to 2043.

This year's plan is one new activity and three amended activities. The new activity will allow us to incorporate triennial recertification for our Special Purpose Voucher Programs. We've been doing triennial recertifications on classic vouchers for ten years. This is just standardizing and streamlining that process for these set aside programs. This year we will receive over $3.5 million in capital funds from HUD for maintenance of our public housing properties. Formal acceptance of these funds requires board approval. Staff recommends board approval of Resolution 2024-02, the HFC FY2025 Moving to Work Plan and Capital Fund Program. Discussion Followed. Seeing and hearing no further questions, Acting Chair Hall asked for a motion to approve Resolution 24-02. FADIL LIMANI **moved** to approve Resolution 24-02. HEIDI HEDBERG **seconded** the motion. The resolution was unanimously approved. (6-0). **RESOLUTION NO. 2024-02: RESOLUTION APPROVING THE FY2025 MOVING TO WORK ANNUAL PLAN AND CAPITAL FUND PROGRAM.**

VII. **REPORT OF THE CHAIR.** There was no Report of the Chair to discuss with the Board.

VIII. **BOARD COMMITTEE REPORTS.** There were no Committee Reports to discuss with the Board.

IX. **REPORT OF THE EXECUTIVE DIRECTOR.** BRYAN BUTCHER reported 1) AHFC has a few bills before the House and Senate; 2) Operating budget was fully funded by the House. It's now before the Senate Finance Committee. 3) Significant changes to the Capital Budget. The Governor has taken majority of the funds that were available from our unapplied HFC dividend and put it into a $25 million dollar Down Payment Assistance Program. The Senate Finance Committee determined they would prefer to have the dollars focus on new housing construction rather than a Down Payment Assistance Program. The negative, it was taken out of the budget. The positive, they will use those funds for housing. They added $5 million each to both the Rural Professional Housing Program and the Weatherization Program. They created a new program, The New Construction Home Rebate Program, at $7 million. This program builds upon the Home Energy Rebate Program. They also added a new program for $3 million for a Statewide Housing Development Fund. Senate Finance committee would want AHFC to work with state entities that have land, as a way to help develop it for potential sale for home construction. This is what has passed out of the Senate, but it is unknown what the House will do. 4) Last Frontier Housing Initiative, working with five communities to spur new housing development. 5) Recently had our Annual Rating Agency trip to New York, where all of our ratings were reaffirmed at a high level. This results in lower interest rates that we have to pay for our Bond Deals. 6) Met with Chancellor of UAA, Sean Parnell, with attempts to increase the amount of work we can do together. 7) Met with Luke Bassett of the US Treasury to focus on some of the benefits of tax credits that have been seen in some infrastructure bills, and ways Alaska might benefit from it. 6) Two weeks ago our joint application with the Alaska Energy Authority to Federal Solar for All Programs received over $62 million. The plan is to split that 50/50 with HFC working on the residential solar part of it and AEA working on the commercial part of it. Tanana Chiefs received another $62 million. We estimate to receive about $10 million worth working to help on solar issues that will help the Tribal Entities in Alaska. 7) Upcoming meetings with the Federal Reserve Bank of San Francisco first week of May, to talk about potential collaborations. 8) Participating in the Governor's Sustainable Energy Conference week of May 20th. .

X. **ANY OTHER MATTERS TO PROPERLY COME BEFORE THE BOARD.**

1. <u>Monthly Reports</u>. Finance, Mortgage Department, and Planning Director presented reports for discussion and review.

2. <u>Meeting Schedules</u>.

AHFC Audit Committee Meeting	May 29, 2024, at 9:00 a.m.
AHFC Regular Board Meeting	May 29, 2024, at 10:00 a.m.

XI. **EXECUTIVE SESSION.** No Executive Session was required today.

XII. **ADJOURNMENT.** With no other matters to consider, Acting Chair Hall asked for a motion to adjourn. DAVID PRUHS **moved** to adjourn. HEIDI HEDBERG **seconded.**

Acting Chair Hall adjourned the meeting at 11:30 a.m.

ATTESTED:

Jess Hall
Acting Chair

Bryan Butcher
CEO/Executive Director