

MINUTES

ALASKA HOUSING FINANCE CORPORATION BOARD OF DIRECTORS

REGULAR MEETING

October 30, 2024

10:00 a.m.

Anchorage

The Board of Directors of Alaska Housing Finance Corporation met October 30, 2024, in the AHFC Board Room, 4300 Boniface Parkway in Anchorage, Alaska, at 10:00 a.m. Board members present in the room and via teleconference were:

BRENT LEVALLEY via teleconference	Chair Member of the Board
JESS HALL	Vice Chairman Member of the Board
ALLEN HIPPLER	Member of the Board
DAVID PRUHS via teleconference	Member of the Board
FADIL LIMANI	Deputy Commissioner Department of Revenue Member of the Board
JULIE SANDE via teleconference	Commissioner Department of Commerce, Community & Economic Development Member of the Board
HEIDI HEDBERG via teleconference	Commissioner Department of Health Member of the Board

- I. **ROLL CALL.** CHAIR LEVALLEY called the meeting to order. A quorum was declared present, and the meeting was duly and properly convened for the transaction of business.
- II. **APPROVAL OF AGENDA.** CHAIR LEVALLEY asked for a motion to approve the agenda. JESS HALL moved to approve the agenda as presented. FADIL LIMANI seconded. Hearing no objections, the agenda was approved as presented.

- III. **APPROVAL OF AUGUST 21, 2024, MINUTES.** CHAIR LEVALLEY asked for a motion to approve the minutes. JESS HALL moved to approve the August 21, 2024 minutes as presented. FADIL LIMANI seconded. Hearing no objections, the meeting minutes were approved as presented.
- IV. **PUBLIC COMMENTS:** There were no public comments.
- V. **OLD BUSINESS:** There was no old business to be discussed.
- VI. **NEW BUSINESS**
- A. **Review and Approval of Alaska Housing Finance Corporation's (AHFC) FY2026 Capital and Operating Budget (2024-16).** BRYAN BUTCHER introduced the item and JAMES WIEDLE, Budget director presented. Mr. Wiedle provided the overview of the capital and operating budget for AHFC's Fiscal Year 2026 (FY26) to the board for their approval. After brief discussion, CHAIR LEVALLEY asked for a motion to approve the budget. JESS HALL moved to approve. FADIL LIMANI seconded. Roll call vote was taken. The motion passed. (6-0). **RESOLUTION NO. 2024-16: RESOLUTION APPROVING ALASKA HOUSING FINANCING CORPORATION'S (AHFC) FY2026 CAPITAL AND OPERATING BUDGET.**
- B. **Consideration of Resolution Approving Term Financing for a Multi-Family Congregate and Special Needs Loan to Mountain Meadows LLC; Kathleen A. Conn; John A. Conn II; Rachel A. Olson; Trevor G. Olson; Robert E. Jackson, Jr. M.D.; and Carlotta W. Jackson. (2024-17).** BRYAN BUTCHER introduced the item and JIM MCCALL and RICH MCKINSTRY from the Mortgage Department introduced the resolution for the record. Mr. McKinstry presented the loan proposal for the 27-unit Mountain Meadows Senior Living, Assisted Living Home in Wasilla, Alaska. Mr. McCall stated the Mat-Su Borough has seen a 28% growth over the last 14 years with its senior population growing by 144% for the ages of 65 and older. Staff recommends approval of this resolution. FADIL LIMANI moved to approve. ALLEN HIPPLER seconded. Roll call vote was taken. The motion passed. (6-0) **RESOLUTION NO. 2024-17: RESOLUTION APPROVING TERM FINANCE FOR A MUTIL-FAMILY CONGREGATE AND SPECIAL NEEDS LOAN TO MOUNTAIN MEADOWS LLC; KATHLEEN A. CONN; JOHN A. CONN II; RACHEL A. OLSON; TREVOR G. OLSON; ROBERT E. JACKSON, JR. M.D.; AND CARLOTTA W. JACKSON.**
- C. **Consideration of Resolution of the Alaska Housing Finance Corporation Authorizing Incorporation of a subsidiary corporation named the "Alaska Sustainable Energy Corporation" under AS 18.56.086(a) and authorizing and approving related matters (2024-18).** BRYAN BUTCHER introduced the item and JIMMY ORD, Research and Rural Development Director, presented. Mr. Ord provided an overview of Resolution 2024-18, which upon approval, authorizes the creation and incorporation of the Alaska Sustainable Energy Corporation. Mr. Ord stated that earlier this year, Governor Dunleavy signed into law House Bill 273, allowing AHFC to form a subsidiary corporation for the purposes of financing or facilitating the financing of sustainable energy

development. FADIL LIMANI moved to approve. ALLEN HIPPLER seconded. Roll call vote was taken. The motion passed. (6-0) **RESOLUTION NO. 2024-18: RESOLUTION OF THE ALASKA HOUSING FINANCE CORPORATION AUTHORIZING INCORPORATION OF A SUBSIDIARY CORPORATION NAMED THE "ALASKA SUSTAINABLE ENERGY CORPORATION" UNDER AS 18.56.086 (a) AND AUTHORIZING AND APPROVING RELATED MATTERS.**

- D. **Consideration of Resolution Authorizing a Request to Hold Public Hearings Regarding Proposed Amendments to 15 AAC 151.020 Loan Terms (Special Mortgage Loan Program) (2024-19).** BRYAN BUTCHER introduced Resolution 2024-19 for the record. Mr. Butcher explained that items D, E, and F are all regarding House Bill 273 but will each require a separate vote. STEPHANIE EDDY presented items D, E, and F to the board. Ms. Eddy requested a public hearing to update the regulations to align with state statutes. Ms. Eddy stated that this will involve amending three regulations of the Alaska Administrative Code, proposing removing the loan to value limitation and setting the cap at 97%. Staff requests authorization to hold a public hearing to obtain any testimony regarding the proposed amendments and then these results will be brought back to the board for consideration prior to the enactment of their recommendations. ALLEN HIPPLER moved to approve Resolution 2024-19. JESS HALL seconded. Roll call vote was taken. The motion passed. (6-0) **RESOLUTION NO. 2024-19: RESOLUTION AUTHORIZING A REQUEST TO HOLD PUBLIC HEARINGS REGARDING PROPOSED AMENDMENTS TO 15 AAC 151.020 LOAN TERMS (SPECIAL MORTGAGE LOAN PROGRAM)**
- E. **Consideration of Resolution Authorizing a Request to Hold Public Hearings Regarding Proposed Amendments to 15 AAC 151.650 REO Financing Program (2024-20).** ALLEN HIPPLER moved to approve. JESS HALL seconded. Roll call vote was taken. The motion passed. (6-0) **RESOLUTION NO. 2024-20: RESOLUTION AUTHORIZING A REQUEST TO HOLD PUBLIC HEARINGS REGARDING PROPOSED AMENDMENTS TO 15 AAC 151.650 REO FINANCING PROGRAM.**
- F. **Consideration of Resolution Authorizing a Request to Hold Public Hearings Regarding Proposed Amendments to 15 AAC 151.660 Condominium Stabilization Program (2024-21)** JESS HALL moved to approve. ALLEN HIPPLER seconded. Roll call vote was taken. The motion passed. (6-0) **RESOLUTION NO. 2024-21: RESOLUTION AUTHORIZING A REQUEST TO HOLD PUBLIC HEARINGS REGARDING PROPOSED AMENDMENTS TO 15 AAC 151.660 CONDOMINIUM STABILIZATION PROGRAM.**
- G. **Consideration of Resolution Authorizing the Issuance and Sale of Conduit Revenue Bonds, 2024 (Chenana Apartments Project) in an amount not to exceed \$7,500,000 and approving related matters (2024-22).** BRYAN BUTCHER introduced the resolution into the record and asked MIKE STRAND, Chief Financial Officer, to present. Mr. Strand stated the resolution will approve the various bond documents and authorization of \$7.5 million. CHAIR LEVALLEY asked for a motion. JESS HALL moved to approve. FADIL LIMANI seconded. Roll call vote was taken. The motion passed. (6-0)

RESOLUTION NO. 2024-22: RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF CONDUIT REVENUE BONDS, 2024 (CHENANA APARTMENTS PROJECT) IN AN AMOUNT NOT TO EXCEED \$7,500,000 AND APPROVING RELATED MATTERS.

- H. **Consideration of Resolution Authorizing the Issuance and Sale of not to Exceed \$200,000,000 Aggregate Amount of General Mortgage Revenue Bonds II in One or More Series and Approving Related Matters. (2024-23).** BRYAN BUTCHER introduced the resolution for the record and MIKE STRAND, Chief Financial Officer, presented. Mr. Strand explained that this resolution will give AHFC the ability to enter the market when needed and when investors are willing to purchase their bonds at a positive spread. The plan is to backfill the balance sheet with capital that is already being used on mortgages and not take high origination risk. The proposal is to issue the bonds in two different series. The first will be tax exempt and fixed rate bonds. The second series will be taxable and also fixed rate bonds. Mr. Strand stated the plan is to price the bonds in January, and be prepared to enter the market sooner if needed. After discussion by the board, CHAIR LEVALLEY asked for a motion. JESS HALL moved to approve. FADIL LIMANI seconded. Roll call vote was taken. The motion passed. (6-0)

RESOLUTION NO. 2024-23: RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF NOT TO EXCEED \$200,000,000 AGGREGATE AMOUNT OF GENERAL MORTGAGE REVENUE BONDS II IN ONE OR MORE SERIES AND APPROVING RELATED MATTERS.

- VII. **REPORT OF THE CHAIR.** Chair LeValley discussed the NCSHA Phoenix event and a presentation by John Wagner of KuTakRock on Boardmanship Basics. Chair LeValley stated board secretary Kayla will be passing out booklets that goes into detail of what State Housing Board members should be doing, fundamental basics, among other things.

- VIII. **BOARD COMMITTEE REPORTS: AUDIT COMMITTEE.** JESS HALL, Chairman, reported on what the Audit Committee spoke of at the morning's meeting. Eide Bailly made a presentation on their governance letter, the AHFC financial statements, and their federal single audit report, all of which had no findings, which is a good thing. AHFC internal audit staff reported that they had 11 audit reports given to them plus carry over audit from FY2024 to complete. This has now been done. Internal audit staff presented an updated audit committee charter which we had previously reviewed. The updated internal audit department charter and committee approved both of those charters.

- IX. **REPORT OF THE EXECUTIVE DIRECTOR.** Bryan Butcher reported on the Alaska Corporation for Affordable Housing ribbon cutting in Fairbanks for the 40 units of Affordable Housing Family. He expressed his gratitude for the ceremony and stated these ceremonies are a good reminder of how much the community appreciates the work being done. Mr. Butcher will continue to work with Anchorage Homeless Leadership Council, which is transitioning where leaders in business in Anchorage want to weigh in more heavily on the issue of homelessness in Anchorage. There have been engagements with the Governor's office: the Chief of Staff, and Office of Management and Budget.

There has also been a great deal of time spent recently on the Alaska Housing Supplemental Housing Project. In early October there was a two-day training along with the Alaska Mental Health Trust on the Homeless Assistance Program and Special Needs Housing. There have been several meetings with different legislators and banks, including Sam Mazzeo from Wells Fargo, and Senator Forrest Dunbar. Mr. Butcher stated the Green Bank has been approved to set up and AHFC has partnered with the Alaska Energy Authority efforts during this process. The next meeting will be held on Wednesday, November 20th. The Northern Tobacco Securitization Corporation's annual meeting followed by the AHFC regular board meeting.

X. ANY OTHER MATTERS TO PROPERLY COME BEFORE THE BOARD

1. Monthly Reports. Directors of Finance and Mortgage Departments presented their monthly reports for discussion and review by board members.

2. Meeting Schedules:

NTSC Annual Membership & Board Meeting
AHFC Regular Board Meeting

November 20, 2024
November 20, 2024

ADJOURNMENT. Bryan Butcher stated that there was no need for an executive session and with no other matters to consider we can adjourn the meeting. CHAIR LEVALLEY asked for a motion to adjourn. FADIL LIMANI moved to adjourn. JESS HALL seconded.

Chair LeValley adjourned the meeting at 11:50 a.m.

ATTESTED:


Brent LeValley
Chair


Bryan Butcher
CEO/Executive Director