

**ALASKA HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS**

REGULAR MEETING

October 28, 2015

10:00 a.m.

Anchorage/Juneau/Fairbanks

The Board of Directors of Alaska Housing Finance Corporation met October 28, 2015 in the AHFC board room, 4300 Boniface Parkway in Anchorage, AK at 10:00 a.m. Board members present were:

BRENT LEVALLEY
Anchorage

ACTING CHAIR
Member of the Board

CAROL GORE
Anchorage

Member of the Board

ALAN WILSON
Anchorage

Member of the Board

MARTY SHURAVLOFF
Via teleconference

Member of the Board

JERRY BURNETT
Vis teleconference

Designee for Commissioner
Department of Revenue
Member of the Board

TARA HORTON
Anchorage

Designee for Commissioner
Department of Health
& Social Services
Member of the Board

MIKE HLADICK
Anchorage

Commissioner
Department of Commerce,
Community & Economic
Development
Member of the Board

- 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.** ACTING CHAIR LEVALLEY proposed the agenda be amended to add Item E. Consideration of a resolution expressing official intent to issue bonds to finance the multi-family low-income housing project located at 325 E. 3rd Avenue in Anchorage, Alaska. Seeing and hearing no objections, the agenda was approved as amended.

III. **MINUTES OF AUGUST 26, 2015.** ACTING CHAIR LEVALLEY asked for revisions or acceptance of the minutes. COMMISSIONER CHRIS HLADICK made a motion to accept the minutes as presented. CAROL GORE seconded the motion. 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. CONSIDERATION OF A TERM LOAN REQUEST IN THE AMOUNT OF \$1,890,000 FOR THE LONG TERM FINANCING FOR THE ACQUISITION OF AN EXISTING 49 UNIT MULTIFAMILY PROJECT KNOWN AS "BEAVER LAKE APARTMENTS" AND LOCATED IN NORTH POLE, ALASKA.** BRYAN BUTCHER introduced the item and ERIC HAVELOCK presented. Mr. Havelock stated that Heritage Investment, LLC and Whitestone Enterprises, LLC., have requested term loan financing for the acquisition of 49 unit multi-family apartment complex located at 2555 Mission Road, in North Pole, Alaska. Discussion followed. MARTY SHURAVLOFF made a motion to approve Resolution 2015-26. CAROL GORE seconded the motion. The resolution was unanimously approved. (7-0)

RESOLUTION #2015-26

**RESOLUTION APPROVING TERM FINANCING FOR
A MULTI-FAMILY HOUSING PROJECT TO
HERITAGE INVESTMENT, LLC AND WHITESTONE
ENTERPRISES, LLC.**

VI. **B. CONSIDERATION OF A LOAN REQUEST FROM HABITAT FOR HUMANITY ANCHORAGE IN THE AMOUNT OF \$1,500,000 UNDER THE LOANS TO SPONSORS PROGRAM.** BRYAN BUTCHER introduced the item and ERIC HAVELOCK presented. Mr. Havelock stated that Habitat for Humanity-Anchorage (HFHA) has applied for \$1,500,000 in sponsor funds for the purpose of continuing their loan program for first and second mortgages and/or down payment and closing costs for borrowers, whose income does not generally exceed 60% of median income for the area, adjusted for family size. Discussion

followed. CAROL GORE made a motion to approve Resolution 2015-27. TARA HORTON seconded the motion. The resolution was unanimously approved. (7-0)

RESOLUTION #2015-27

**RESOLUTION APPROVING A \$1,500,000 LOAN
TO PROVIDE FUNDS UNDER THE
LOANS-TO-SPONSORS PROGRAM.**

VI. C. CONSIDERATION OF A LOAN REQUEST FROM COOK INLET LENDING CENTER IN THE AMOUNT OF \$1,500,000 UNDER THE LOANS TO SPONSORS PROGRAM. BRYAN BUTCHER introduced the item and ERIC HAVELOCK presented. Mr. Havelock stated that Cook Inlet Lending Center, Inc. (CILC) has applied for \$1,500,000 in sponsor funds for the purpose of continuing their loan program for first and second mortgages and/or down payment and closing costs for borrowers, whose income does not generally exceed 120% of median income for the area, adjusted for family size. Discussion followed. MARTY SHURAVLOFF made a motion to approve Resolution 2015-28. COMMISSIONER CHRIS HLADICK seconded the motion. The resolution was approved. (6-0) CAROL GORE abstained from voting due to conflict of interest.

RESOLUTION #2015-28

**RESOLUTION APPROVING A \$1,500,000 LOAN
TO PROVIDE FUNDS UNDER THE LOANS-TO-
SPONSORS PROGRAM.**

VI. D. CONSIDERATION OF A RESOLUTION TO APPROVE THE AHFC'S FY2017 OPERATING AND CAPITAL BUDGETS. BRYAN BUTCHER introduced the item and LES CAMPBELL presented. Mr. Campbell stated that he had presented the preliminary FY2017 Operating and Capital budgets to the Executive Office and after carefully considering funding levels and changes developed by staff; a "Heads-up/Big Picture" overview was presented to the Office of Management and Budget (OMB) on September 2, 2015. Staff recommends that the FY2017 Operating and Capital budget requests be approved for submission and authorizes the Executive Director to submit these budgets through the Department of Revenue to the Office of Management and Budget for inclusion in the Governor's FY2017 Budget submitted to the State Legislature. Discussion followed. TARA HORTON made a motion to approve Resolution 2015-29. COMMISSIONER CHRIS HLADICK seconded the motion. The resolution was unanimously approved. (7-0)

RESOLUTION #2015-29

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ALASKA HOUSING FINANCE CORPORATION AUTHORIZING AHFC TO SUBMIT THE FY2017 OPERATING AND CAPITAL BUDGETS THROUGH THE DEPARTMENT OF REVENUE TO THE GOVERNOR'S OFFICE FOR SUBMITTAL TO THE STATE LEGISLATURE.

VI. E. CONSIDERATION OF A RESOLUTION EXPRESSING OFFICIAL INTENT TO ISSUE BONDS TO FINANCE THE MULTI-FAMILY LOW-INCOME HOUSING PROJECT LOCATED AT 325 E. 3RD AVENUE IN ANCHORAGE, ALASKA. BRYAN BUTCHER introduced the item and MARK ROMICH presented. Mr. Romick stated that this resolution does not authorize AHFC to issue bonds, and only provides a notice of intent so as to set the 60-day look-back period from which allowable development costs may be paid from bond proceeds. The next step after this is for AHFC to issue the notice of intent to issue the bonds. Staff anticipates returning to the Board at a future meeting for consideration of an authorization to issue the bonds. Discussion followed. COMMISSIONER CHRIS HLADICK made a motion to approve Resolution 2015-30. CAROL GORE seconded the motion. The resolution was unanimously approved. (7-0)

RESOLUTION #2015-30

RESOLUTION OF THE ALASKA HOUSING FINANCE CORPORATION EXPRESSING OFFICIAL INTENT TO ISSUE BONDS TO FINANCE THE FACILITIES DESCRIBED HEREIN AND DETERMINED RELATED MATTERS.

VII. REPORT OF THE CHAIR. ACTING CHAIR LEVALLEY stated that the next AHFC BOD meeting will be held in Anchorage beginning at 10:00am. ACTING CHAIR LEVALLEY also stated that there will also be an ACAH meeting and these are the last meetings of this year.

VIII. BOARD COMMITTEE REPORTS. BRENT LEVALLEY gave an over view of the Audit Committee Meeting that was held at 8:30am today.

IX. **REPORT OF THE EXECUTIVE DIRECTOR.** BRYAN BUTCHER reported on: 1.) Initial Budget meeting with OMB 9/2; 2.) Energy interviews with various media agencies; 3.) Susitna Square and Ridgeline Terrace discussions; 4.) Meeting with Mayor Berkowitz 9/8; 5.) Building monitoring system discussion with media; 6.) Rashmi Prasad and UAA professors meeting 9/18; 7.) Alaska bankers Association annual meeting 10/1; 8.) Coalition on Housing & Homelessness Annual Conference and board meeting 10/12-10/14; 9.) Prison Re-Entry Statewide Council meeting 10/22; 10.) AHFC Retirements-Steve DeBusk and Roy Range in October; 11.) Natural Disaster Resiliency meetings; 12.) State Homebuilders Annual Conference in Fairbanks 11/4-11/6; 13.) Rural Homeownership Forum 11/30; 14.) Governor's Housing Summit 1/6/2016.

X. **OTHER MATTERS.** ACTING CHAIR LEVALLEY asked if there were any other matters to properly come before the board.

1. Monthly Loan Reports. Finance, Mortgage, R2D2 Public Housing and GR&PA reports were presented for discussion and review.

2. Schedule of Board Meetings:

ACAH Regular BOD Meeting
AHFC Regular BOD Meeting

November 23, 2015 8:30 am Anchorage
November 23, 2015 10:00am Anchorage

X. **OTHER MATTERS.** ACTING CHAIR LEVALLEY asked if there were any other matters to properly come before the board. COMMISSIONER CHRIS HLADICK made a motion to adjourn. Seeing and hearing no objections, the meeting was adjourned at 11:00 a.m.

ATTESTED:



Board Chair



Bryan Butcher
CEO/Executive Director