

ALASKA HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS
REGULAR MEETING

March 28, 2017

10:00 a.m.

Anchorage

The Board of Directors of Alaska Housing Finance Corporation met March 28, 2017, in the AHFC board room, 4300 Boniface Parkway in Anchorage, AK at 10:00 a.m. Board members present were:

BRENT LEVALLEY
Anchorage

CHAIRMAN
Member of the Board

ALAN WILSON
Via teleconference

VICE CHAIRMAN
Member of the Board

CAROL GORE
Anchorage

Member of the Board

HAVEN HARRIS
Anchorage

Member of the Board

JERRY BURNETT
Via teleconference

Designee for Commissioner
Department of Revenue
Member of the Board

RANDALL BURNS
Anchorage

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

CHRIS HLADICK
Via teleconference

Designee for 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. CHAIRMAN LEVALLEY requested revisions or acceptance of the agenda. CAROL GORE made a motion for approval and RANDALL BURNS seconded the motion. Seeing and hearing no objections, the agenda was approved as presented.
- III. MINUTES OF JANUARY 25, 2017. CHAIRMAN 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 for discussion.

VI. A. REQUEST FOR AUTHORIZATION TO HOLD PUBLIC HEARINGS TO CONSIDER AMENDMENTS TO 15 AAC 150.210 APPEAL FOR RECONSIDERATION. BRYAN BUTCHER introduced the item to the board and ERIC HAVELOCK presented. Mr. Havelock stated that staff recommends regulation amendments to amend 15 AAC 150.210 to streamline the appeal process by consolidating the appeal committee to be the executive director, or his/her designee. The executive director may also appoint an appeals committee. Staff requests authorization to hold a public hearing to obtain any testimony regarding the proposed amendments. The results of the public hearing and staff's recommendation will be brought back to the board for consideration prior to enactment of these recommendations. Discussion followed. JERRY BURNETT moved for approval of Resolution 17-05. HAVEN HARRIS seconded the motion. The resolution was unanimously approved. (7-0)

RESOLUTION #17-05

RESOLUTION AUTHORIZING PUBLIC HEARINGS FOR AMENDMENTS TO: 15 AAC 150.210 APPEAL FOR RECONSIDERATION.

VI. B. REQUEST FOR AUTHORIZATION TO HOLD PUBLIC HEARINGS TO CONSIDER AMENDMENTS TO 15 AAC 151.600(A) NONCONFORMING HOUSING PROGRAM. MR. BUTCHER introduced the item to the board and ERIC HAVELOCK presented. Mr. Havelock stated that staff recommends regulation amendments to amend 15 AAC 151.600(a) NONCONFORMING HOUSING PROGRAM to include the making and to participate in the making of loans as authorized uses of the nonconforming loan program. Staff requests authorization to hold a public hearing to obtain any testimony regarding the proposed amendments. The results of the public hearing and staff's recommendation will be brought back to the board for consideration prior to enactment of these recommendations. Discussion followed. RANDALL BURNS moved for approval of Resolution 17-06. HAVEN HARRIS seconded the motion. The resolution was unanimously approved. (7-0)

RESOLUTION #17-06

RESOLUTION AUTHORIZING PUBLIC HEARINGS FOR AMENDMENTS TO: 15 AAC 151.600(A) NONCONFORMING HOUSING PROGRAM.

VI. C. CONSIDERATION OF A TERM LOAN REQUEST IN THE AMOUNT OF \$533,150 FOR THE LONG TERM REFINANCING OF AN EXISTING SIX UNIT AFFORDABLE HOUSING PROJECT WITH ADDITIONAL BORROWING OF \$229,717 FOR FOUR ADDITIONAL AFFORDABLE UNITS TOTALING 10 UNITS KNOWN AS "INLET RIDGE" AND LOCATED IN NINILCHIK, ALASKA. MR. BUTCHER introduced the item to the board and ERIC HAVELOCK presented. Mr. Havelock stated that Kenai Peninsula Housing Initiatives, Inc. has requested term loan request for an existing six units of affordable

housing with the additional development of four units of affordable housing totaling ten units known as "Inlet Ridge" and located at 66360 Bev Avenue, in Ninilchik, Alaska. The request falls within the parameters of the Multi-Family Housing Loan Program, it is reasonable to expect the loans will be repaid and it is considered to be an acceptable risk; therefore, Staff recommends approval of the request. Discussion followed. CAROL GORE moved for approval of Resolution 17-07. HAVEN HARRIS seconded the motion. The resolution was unanimously approved. (6-0) RANDALL BURNS abstained from voting due to conflict of interest.

RESOLUTION #17-07

RESOLUTION APPROVING FUNDS FOR THE TERM FINANCING OF A AFFORDABLE HOUSING PROJECT FOR KENAI PENINSULA HOUSING INITIATIVES, INC.

VI. D. RESIDENT ADVISORY BOARD REPORT TO THE AHFC BOARD OF DIRECTORS. BRYAN BUTCHER introduced the item to the board and CATHERINE STONE presented the item. Ms. Stone gave an overview of the Resident Advisory Board of Directors meeting that was held recently. Discussion followed. No action was requested nor required of the Board.

VI. E. STEP PROGRAM EVALUATION REPORT. MR. BUTCHER introduced the item to the board and SHERRIE HINSHAW and CATHY STONE presented. Ms. Hinshaw presented a slide show giving details and an overview of the Step Program Evaluation Report. Ms. Hinshaw stated that the Step Program is for work-able adults, and part of the agency's Moving to Work (MTW) program. This project was conducted over the period June 2016 to February 2017. The Step program was implemented in February 2014 for new housing choice voucher admissions and May 2014 for new public housing admissions. Existing work-able families were transitioned onto Step starting in May 2014 (housing choice voucher) and August 2014 (public housing). The first "wave" of participants is now approaching completion of their third year on the program. Step was conceived as an ambitious program to encourage work-able families increase self-sufficiency to the point they could pay market rent, and increase housing opportunities to other low-income Alaskans, including those on the waiting list. The Step rent model limits the housing subsidy period to five years, with subsidies gradually decreasing over the five-year period. AHFC defines a successful exit from the Step program as any participant that graduates with a market rent shelter burden of less than fifty percent. Step participants identified as needing additional assistance in reaching self-sufficiency are referred to participate in Jumpstart case management. The Bridge hardship process was developed to provide temporary assistance to Step families who experience unexpected and severe financial hardships. This evaluation project considered Step to be the umbrella self-sufficiency program, with Jumpstart and Bridge as supporting elements. The evaluation shows this program to be working well and any concerns noted are being worked on for improvements. Discussion followed. No action was requested nor required of the Board.

VII. REPORT OF THE CHAIR. CHAIRMAN LEVALLEY stated that the next AHFC Board of Directors meeting would be April 26, 2017 in Anchorage for the AHFC Audit Committee and the AHFC BOD.

VIII. BOARD COMMITTEE REPORTS. There were no Committee reports to present to the Board.

IX. REPORT OF THE EXECUTIVE DIRECTOR. BRYAN BUTCHER reported on: 1.) Juneau trip for Finance Committee and Capital Budget meetings (Mon – Tues, 3/13-14); 2.) Homelessness discussion with Colleen Bickford, HUD, and Diane Kaplan, Rasmuson Foundation (Thurs, 3/23); 3.) AO 281 Updates; 4.) UAA Job Shadowing, (Fri, 3/24); 5.) Business School Dean Rashmi Prasad leaving UAA; 6.) Energy Efficiency Now two day conference (Wed - thur, 3/29-30); 7.) Legislative updates; 8.) Summit 2018 Planning (Fri, 4/21).

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

1. Monthly Loan Reports. Finance, Mortgage, R2D2 and GRPA reports were presented for discussion and review.

2. Schedule of Board Meetings:

AHFC Audit Committee	April 26, 2017	8:30 a.m.	Anchorage
AHFC Regular BOD Meeting	April 26, 2017	10:00 a.m.	Anchorage

XI. EXECUTIVE SESSION: Discussion of the Corporation’s operational issues that may have an impact on financial matters. Board action related to this matter, if any, will take place in the public session following the executive session. CHAIRMAN LEVALLEY requested a motion. HAVEN HARRIS made a motion to adjourn into Executive Session. CAROL GORE seconded. Seeing and hearing no objections, the board moved into Executive Session.

Off Record: 11:44 a.m. EXECUTIVE SESSION

On Record: 12:03 p.m.

CHAIRMAN LEVALLEY reconvened the meeting and announced that no action was taken during Executive Session.

XII. OTHER MATTERS. CHAIRMAN LEVALLEY asked if there were any other matters to properly come before the board. HAVEN HARRIS made a motion to adjourn. CAROL GORE seconded the motion. Seeing and hearing no objections, the meeting was adjourned at 12:04 p.m.

ATTESTED:



Brent LeValley
Chairman of the Board



Bryan Butcher
CEO/Executive Director