

**ALASKA HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS**

REGULAR MEETING

March 11, 2015, 2015

10:00 a.m.

Juneau/Anchorage/Fairbanks

The Board of Directors of Alaska Housing Finance Corporation met January 21, 2015 at the Crowne Plaza in Anchorage Midtown at 109 West International Airport Road Anchorage, Alaska 99518 at 10:00 a.m. Board members present were:

FRANK ROPPEL
Anchorage

CHAIR
Member of the Board

CLAI PORTER
Via teleconference

VICE CHAIR
Member of the Board

BRENT LEVALLEY
Anchorage

Member of the Board

JERRY BURNETT
Via 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

JON BITTNER
Anchorage

**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.** CHAIR ROPPEL proposed the agenda as presented. Seeing and hearing no objections, the agenda was approved.
- III. **MINUTES OF JANUARY 21, 2015.** CHAIR ROPPEL asked for revisions or acceptance of the minutes. BRENT LEVALLEY made a motion to accept the minutes as presented. CLAI

PORTER 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 FINANCING REQUEST IN THE AMOUNT OF \$725,000 FOR THE ACQUISITION WITH REHABILITATION OF A 22 UNIT AFFORDABLE HOUSING COMPLEX KNOWN AS "CORDOVA MEWS" AND LOCATED IN CORDOVA, ALASKA.** BRYAN BUTCHER introduced the item and ERIC HAVELOCK presented. Mr. Havelock stated that Cordova Mews Associates of Cordova, LLC. has requested term loan financing for the acquisition and substantial rehabilitation of a 22 unit affordable multi-family housing development known as "Cordova Mews Apartments" and located at 401 Orca Avenue, Cordova, Alaska. Cordova Mews Associates of Cordova, LLC has presented the corporation with an opportunity to assist in a unique multi-layered financed development for the purpose of preserving safe, accessible, and affordable rental housing in Cordova. The request falls within the parameters of the Multi-Family Loan Program; it is reasonable to expect that the loans will be repaid; and it is considered to be an acceptable risk; therefore, Staff recommends approval of the request. Discussion followed. CLAI PORTER made a motion to approve Resolution 2015-05. BRENT LEVALLEY seconded the motion. The resolution was unanimously approved. (6-0).

RESOLUTION #2015-05

RESOLUTION APPROVING TERM FINANCING FOR A MULTI-FAMILY HOUSING PROJECT TO CORDOVA MEWS ASSOCIATES OF CORDOVA, LLC.

VI. **B. CONSIDERATION OF A TERM FINANCING REQUEST TO INCREASE A COMMITTED LOAN AMOUNT FROM \$693,000 TO \$829,250 FOR A 22 UNIT AFFORDABLE HOUSING COMPLEX KNOWN AS "CHANNEL TERRACE APARTMENTS" AND LOCATED IN JUNEAU, ALASKA.** BRYAN BUTCHER introduced the item and ERIC HAVELOCK presented. Mr. Havelock stated that AHFC's Board of Directors approved \$693,000 in term loan financing at the June 18, 2014 board meeting to AK Preservation Channel Limited Partnership for the acquisition and rehabilitation of 22 units of affordable housing known as "Channel Terrace Apartments" and located in Juneau. The original development proposal included term financing from USDA-RD under their Section 515 loan program which includes an annual project operating subsidy in order to provide housing that does not exceed 30% of the tenant's annual income. A reduction in the amount of available funding sources combined

with an increase in development costs has resulted in an additional request for term loan debt from AHFC. Discussion followed. CLAI PORTER made a motion to approve Resolution 2015-06. BRENT LEVALLEY seconded the motion. The resolution was unanimously approved. (6-0)

RESOLUTION #2015-06

**RESOLUTION APPROVING FUNDS FOR THE TERM FINANCING
FOR A MULTI-FAMILY HOUSING PROJECT TO AK
PRESERVATION CHANNEL LIMITED PARTNERSHIP.**

VI. C. A REPORT FROM THE RESIDENT ADVISORY BOARD TO THE AHFC BOARD OF DIRECTORS. BRYAN BUTCHER introduced the item and CATHY STONE presented. Ms. Stone gave an overview of the Resident Advisory Board of Directors meeting that was held January 23, 2015. Discussion followed. No action was requested nor required of the Board.

VII. REPORT OF THE CHAIR. CHAIR ROPPEL stated that the next board meeting will be April 29th in Anchorage and that there would be no meetings in May and the June board meeting has been changed to June 10th in Anchorage.

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.) Due Diligence trip to NY (1/25-1/30 2015); 2.) House Finance budget subcommittee (Wed 2/11) and Senate Finance (Friday 2/13); 3.) Corrections Recidivism presentation to House Finance (Wed, 2/18); 4.) Gruening Middle School presentation on Affordable Housing (Wed, 2/25); 5.) R2D2 Energy Now conference (Wed, 3/4 & 3/5); 6.) Alaska bankers Association meeting (Fri, 3/6); 7.) HUD Award of \$7.7 Million in rental assistance to provide permanent homes to 200 extremely low-income households with disabled persons interview with Channel 2 news; 8.) Gastineau Building discussion with CBJ; 9.) Energy Efficient Building program; 10.) AHFC April meetings in Anchorage; 11.) Congratulations to John Anderson appointed the permanent Director of R2D2; 12.) Board Work Shop review.

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

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

2. **Schedule of Board Meetings:**

AHFC Audit Committee Meeting	April 29, 2015	8:30 am	Anchorage
AHFC BOD Meeting	April 29, 2015	10:00 am	Anchorage

X. **OTHER MATTERS.** CHAIR ROPPEL asked if there were any other matters to properly come before the board. BRENT LEVALLEY made a motion to adjourn. Seeing and hearing no objections, the meeting was adjourned at 10:45 a.m.

ATTESTED:



Frank Roppel
Board Chair



Bryan Butcher
CEO/Executive Director