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ALASKA HOUSING FINANCE CORPORATION  
PUBLIC HEARING  
HUD LHTC TENANT DATA COLLECTIONS DEPARTMENT  
October 13, 2010  
4300 BONIFACE PARKWAY  
ANCHORAGE, ALASKA

P R O C E E D I N G S

(On record - 2:02 p.m.)

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DELFINO:           Okay. Well, welcome everyone. It's a little after 2:00 o'clock on Wednesday and we're going to go ahead and get started with our Tenant Data Collections teleconference.

For the record my name is Daniel Delfino and I'm with the Planning and Program Development Department. We have a Court Reporter in the back who is feverously writing down everything that we're saying so we'll have a written transcript of everything that's said here that we'll be able to post on line and distribute to everyone.

With me in the room is Judy Ondeck who is with our Compliance Department, David White our Compliance officer, Jerusha, Kevin Tune their Director and Karen Shull and it doesn't look like we actually have anyone in the Board room who is not an AHFC Staff member and walking in right now is Mark Romick our Planning and Program Development Director.

So before we get started can we just get a quick roll call for the people on the phone, if you could let us know who you are what organizations you represent?

YOUNG:           Hello?



1 DELFINO: Yes.

2 HOWE: Hello?

3 YOUNG: Hi, my name is Jeannette Young. I'm the housing  
4 manager for Knik Manor, Alder View, Eagle's Nest,  
5 Raven Tree and Sustina Place Senior Housing.

6 DELFINO: Thank you, Jeannette.

7 SHERRY: My name is Sherry. I'm with JL Properties in  
8 Fairbanks (indiscernible) tax credit.

9 DELFINO: Nice to meet you.

10 HOWE: And I'm Natalie Howe with Neighborworks Anchorage.

11 DELFINO: Hi, Natalie.

12 HOWE: And I work in Compliance here. We have a couple  
13 of tax credit properties.

14 DELFINO: Okay. It sounds like we have --.....

15 REPORTER: (Indiscernible - away from microphone).....

16 DELFINO: Okay, I'm sorry, Natalie, could we get your last  
17 name once more?

18 HOWE: Howe.

19 DELFINO: Is that H-o-w-e?

20 HOWE: Yes.

21 DELFINO: Okay, thank you. All right. So it sounds like we  
22 have three people on line.

23 All right. Well, I think this is a pretty open  
24 format. We're here just basically to give a, kind  
25 of, summary of the process and to answer any

1 questions that you might have and just try and get  
2 some feedback on the process.

3 We distributed the event through our online  
4 applications systems so hopefully you all by now  
5 received an e-mail saying you're invited to  
6 participate in a tenant data collection event and got  
7 a hyperlink and a log in ID and password and all that  
8 stuff and you should have been able to down load the  
9 files that we have in the system. If you have any  
10 system questions or like that I can certainly help  
11 you with that.

12 Once you get all those materials and are in a  
13 place where you're trying to figure out what to  
14 provide and how to get the information across to us,  
15 that's where it gets into Judy and Dave's territory  
16 and we'll just, you know, kick it over to -- I'm  
17 looking at Judy right now.

18 Do you want to take it from here, Judy?

19 ONDECK: Thank you for joining us. I have talked with  
20 Natalie quite a bit on this and several other people  
21 that are within the tax credit development community.

22 This data collection is based on the HARA (ph) law  
23 that was passed in July of 2008 and we are requesting  
24 you provide this data based on the request that we  
25 received from HUD. They gave us the transmission

1 parameters in late September and told us they wanted  
2 it by the end of October that is why the timeline for  
3 receiving this information from you is so short, so  
4 we are here to answer any questions. We are asking  
5 that you provide as much tenant data as possible for  
6 this first transmission.

7 As of December 31, 2010 there will, of course, be  
8 another capture of data and transmission according to  
9 my conversation with HUD by March of 2011, so I will  
10 leave it open to any comments from Dave or anyone  
11 else on the line.

12 SHERRY: Judy, this is Sherry, we never received that  
13 e-mail, no one in my company. We've been all the way  
14 through.

15 ONDECK: It's J&L. It should have gone to Leonard Hyde.

16 WHITE: Yeah, Sherry, this is Dave White. What happened  
17 is, is that we sent all of the e-mails to the owner  
18 of the property. And, of course, the e-mail asked  
19 the owner that if there was somebody else involved  
20 such as a management company or somebody else in  
21 their organization that dealt directly with the  
22 property that they forward that on and we're finding  
23 that, that didn't always happen in all cases, so  
24 yesterday I believe -- is it Jason from your  
25 company.....

1 ONDECK: Yeah, Jason.

2 SHERRY: Yes.

3 WHITE: .....called both Daniel and Judy asking about a  
4 copy of that e-mail and I'm not quite sure if it was  
5 sent out yesterday or it will be sent out.

6 DELFINO: Oh, this is Daniel, we do have that request. It's  
7 in my in box and it's on my afternoon list of things  
8 to do, so yes, we will be following up on that.

9 SHERRY: Okay, I know where to look for it now.

10 WHITE: Okay. Yeah, I would check, if nothing else you'll  
11 be able to go directly to Mr. Hyde and hopefully he  
12 still has that and can forward it to you if you need  
13 it right away, so.....

14 SHERRY: Okay, thank you.

15 WHITE: Just to follow up with Judy's comments, we want to  
16 make sure that everybody understands that there's  
17 actually two parts of this reporting system. And the  
18 first part, of course, if the tenant data reporting  
19 information that we're going to need as per HUD on an  
20 annual basis.

21 The second part of that, of course, is the project  
22 data information. Now, Alaska Housing and Alaska is  
23 in, kind of, a unique situation where in that we  
24 don't have that many properties particularly in  
25 comparison to say, California or Texas or New York so



1 we've -- Daniel's department, the Planning  
2 Department, has been able to maintain a reporting  
3 spreadsheet for all the properties up through until,  
4 I believe, 2008 or 2007.

5 Since that time there have been just a handful of  
6 tax credit properties. Let's say, less than a dozen  
7 in any case and Judy has taken on that responsibility  
8 to actually update that project spreadsheet. And  
9 she's accomplished that through all of the properties  
10 that have seen gone -- placed in service, so at this  
11 point you don't really need to worry about that.

12 I would suggest that if you or your owners are  
13 interested in what that data looks like its still  
14 open and accessible to you through the software site  
15 -- the website and the software data that you're  
16 submitting your tenant data to AHFC on, so nothing  
17 secret there. Please feel free to take a peek at  
18 that, but in any case the project data information  
19 has been complete.

20 And for this next year we would only ask that  
21 other than curiosity that you do open up that project  
22 data base and take a peek at it and look at your  
23 specific property to make sure that the information  
24 is correct.

25 DELFINO: And this is Daniel, just to jump in real quick, on

1 the on line system the different questions are, kind  
2 of, brought to you and they're bolded with -- and  
3 they're numbered so there's a 1, 2 and then 3. The  
4 work book that Dave is referring to is on line number  
5 4 where it's bolded and it says data base data  
6 collection work book, I believe that's the one that's  
7 not required now, Dave, if I'm following you  
8 correctly?

9 WHITE: That's correct.

10 DELFINO: Yes.

11 WHITE: Yeah.

12 DELFINO: So that one you do not need to attach.

13 WHITE: Now, to follow up with the -- and Daniel is  
14 certainly more in tune with this, but as far as the  
15 -- you know, what you're presenting to us, it's going  
16 into what we refer to as our ARIBA software site, I  
17 guess, for lack of a better term, but, again, that's  
18 only one part of it.

19 From there, that information will not go directly  
20 to HUD. Through the magic of our IS Department they  
21 will take that information after the Planning  
22 Department reviews it and that information will be  
23 sent to our IS Department who will turn it into some  
24 kind of a mysterious, special, super duper reporting  
25 software and that will, in fact, go to HUD, super

1 duper mystery.

2 So I guess we're open to questions or concerns or  
3 maybe calling us bad names. I don't know.

4 DELFINO: Well, if you're going to call us bad names makes  
5 sure it's something that we can actually print.....

6 WHITE: Okay.

7 DELFINO: ..... 'cause there is a transcript.

8 SHERRY: Okay. I think my only questions is on this  
9 project history unit thing that I'm sending in every  
10 year it seems like the only thing that is not on that  
11 report that is being asked for is the ethnicity part  
12 of it. And is -- do we need to add that to the unit  
13 history report we're sending in every year because  
14 everything else it seems to be asked for is on that  
15 report I'm sending in?

16 ONDECK: It's a completely separate situation from your  
17 audit -- or your compliance reviews. This is a.....

18 SHERRY: Okay.

19 ONDECK: .....separate report that is going strictly just  
20 to HUD and it has been pared down from what HUD is  
21 really wanting to what the law requires us to report  
22 to HUD. There are -- the items that the law requires  
23 is the race, ethnicity, family composition, age,  
24 income, use of rental assistance, disability status  
25 and income rental payments.

1           So the report that we have out there for you to  
2 completed is strictly as a point in time and it is as  
3 -- this report will be as of 12/31 of 2009 and then  
4 it will be reported to HUD by October 30th of this  
5 year.

6           You will need to capture this information again as  
7 of the end of December, 2010 and that will be  
8 reported in March of next year. So this is  
9 completely separate from your unit histories that  
10 you're providing in your compliance reviews because  
11 that is for a different period of time.

12   SHERRY:           Okay, thank you so much for clarifying that for me  
13 because I haven't seen any of these forms yet so  
14 I'm,.....

15   ONDECK:           Okay.

16   SHERRY:           .....kind of, a little in the dark.

17   WHITE:            Yeah, this is Dave White again. I don't want to  
18 over-emphasize this, but please understand that what  
19 you're reporting on for the HARA reporting really has  
20 nothing to do with your annual compliance review and  
21 any AHFC internal audit.

22           The only reason we're involved with it is because  
23 the information that is being requested by HUD is  
24 similar in nature to what we normally ask all of you  
25 to provide us on an annual basis. So when we ask for

1 your annual compliance administrative data naturally  
2 there is going to be similarities, but as far as  
3 timing is concerned and reporting information,  
4 completely separate.

5 You know, let's take a project that we might ask  
6 for information on in July, you're probably going to  
7 provide your HARA data -- you're going to keep up  
8 your spreadsheet either on a monthly basis or you're  
9 going to report it at the end of the year. Again,  
10 two separate topics all together and Judy and I are  
11 involved only because of the similarity of the  
12 information.

13 SHERRY: Okay, thank you so much.

14 ONDECK: Are there other comments?

15 DELFINO: Okay. I don't know, Judy, based on the  
16 conversation that you've been having with people is  
17 there anything that you, kind of, wanted to put on  
18 the record? We will have this up so, I mean, the  
19 people who didn't call will have access to the  
20 information so if there's something you wanted to get  
21 out there?

22 ONDECK: There is, there have been a couple of requests  
23 that the extension be -- for the timeline for  
24 delivering of this information to be extended till  
25 Wednesday of next week because it is such a short

1 time line and it is a lot of data that needs to be  
2 input.....

3 DELFINO: Okay.

4 ONDECK: .....for some of the developments

5 DELFINO: And, Dave, in terms of that, is that something  
6 that we'll want to entertain here or follow up with  
7 people off line?

8 WHITE: Well, for the three folks that are calling in this  
9 morning -- or this afternoon, is that of -- would  
10 that be helpful to you all?

11 YOUNG: Hi, this is Jeannette Young. This has been very  
12 helpful for me. I just did want to clarify being  
13 that I am managing five separate buildings do I need  
14 to open up all five different e-mails, go through  
15 them individually that way?

16 DELFINO: Hi, Jeannette, this is Daniel, I can confirm that,  
17 that is what you would need to do. For each one of  
18 the properties that you have under management you  
19 would have received a separate log. Unfortunately  
20 the system doesn't allow us to issue -- like, say if  
21 one of you owns five properties, we can't give you  
22 one log in and then have you split off five different  
23 submissions. We have to give you a way to submit  
24 information for each property under a separate log  
25 in, so, yes, you -- the short answer is you need to

1 save all of those log ins separately and the  
2 hyperlinks for them.

3 YOUNG: Okay, very good.

4 WHITE: I guess some of the questions that Judy and I have  
5 -- as well as Daniel have received since that e-mail  
6 went out, one in particular is just when this  
7 information is to be reported for and Judy has  
8 mentioned it a couple times. I just want to  
9 reiterate that, that it is a snapshot in time, if you  
10 will, and for this first reporting it is as of  
11 12/31/09.

12 Now, we believe -- and I really can't confirm this  
13 right now, but we believe that in the future for next  
14 year, for example, your reporting will be effective  
15 12/31/10. And there's going to be a 30 to 60 day  
16 window there for you to input that information.

17 So you have a submittal due this month, but you're  
18 also going to have a submittal due -- and I'm looking  
19 at Judy and Daniel to make sure that I'm calling this  
20 out correctly, you're going to have another submittal  
21 due in January, February or March for that snapshot  
22 in time of your properties on 12/31/10.

23 Now, to carry that out one step further it's --  
24 you'll do another reporting in 2012 for your snapshot  
25 in time of 12/31/11, so, you know, I hope that's

1 clear, but if not please ask a question about it.

2 DELFINO: And, Dave, this is Daniel, just to clarify, is it  
3 your expectation that these same data points are all  
4 that we're going to be requesting in the future or  
5 are there any similarities or differences that we  
6 know about the process right now that maybe we could  
7 chat about or what folks might expect in the future?

8 WHITE: Well, we're assuming at this point that the same  
9 software package, the ARIBA site will continue to be  
10 the same. Now, the discussions that we've had with  
11 our IS group because it's been such a short time  
12 frame for even them to put a package together that  
13 correlates with what HUD has asked for, the folks in  
14 IS group are already seeing ways to tinker with it  
15 and possibly make it better, I suppose, or simpler  
16 for you in subsequent years.

17 At this point, you know, I wouldn't necessarily  
18 count on that, but hope that, that's what possibly  
19 could come about.

20 ONDECK: At this point HUD has asked for more information.  
21 They were actually wanting all of the data off of the  
22 tenant information certificate plus this information,  
23 but we pared down the information requirement to what  
24 was actually required in the actual law. So at this  
25 point in time that is all we are requesting and all

1 we will be submitting to HUD and who knows what HUD  
2 will come back and say to us.

3 WHITE: Another question that came up through one of the  
4 properties was it's a management company that have  
5 half a dozen properties all of which are beyond the  
6 15 year compliance period required by the IRS and the  
7 question was do I have to report for those five  
8 properties during the extended use period?

9 And we contacted HUD and HUD has essentially said  
10 yes, they want that information as well, so at this  
11 point don't -- I wouldn't assume that because you've  
12 simply gone through that first 15 year period that  
13 you're reporting for the tenant data submittal  
14 through HARA ends. You know, if you're in year 16,  
15 17 or 18 plan on still reporting that information on  
16 this annual report.

17 ONDECK: And do make sure that you are only giving us the  
18 information on your tax credit tenants. If you have  
19 any market rate units, we do not need that  
20 information.

21 WHITE: I guess I'm curious, of the three of you that are  
22 on line with us, have you gone to the ARIBA site and  
23 opened it up to take a look, to take a peek at what  
24 it's all about?

25 SHERRY: I haven't.

1 WHITE: Okay.

2 HOWE: This is Natalie and I have and we've almost done  
3 with ours actually and it's going very smoothly. I  
4 really like the spreadsheet.

5 WHITE: It's good to hear. Thank you, Natalie.

6 YOUNG: Hi, this is Jeannette and, yes, I have been on.

7 WHITE: So I'm assuming, Jeannette, based on Natalie's  
8 comments that the spreadsheet is fairly self-- it's  
9 fairly clear as to what's needed?

10 YOUNG: Yes, I feel it is,.....

11 WHITE: Okay.

12 YOUNG: .....very much so.

13 DELFINO: All right. Are there -- it's about 3:25 -- or  
14 sorry, 2:25, do we have any more questions or, kind  
15 of, points that we wanted to bring up or should be go  
16 off line for a sec?

17 Okay. I'm getting nods so I think this is a good  
18 point to break off in case there -- are there any  
19 other questions that the folks on line have?

20 YOUNG: No, I would just like to thank you for putting  
21 this on.

22 ONDECK: Most definitely.

23 SHERRY: Thank you very much.

24 ONDECK: And if you have any questions once you get into  
25 that Sherry or Jeannette, give me a call. I'm at

1 330-8412. I will be happy to assist you in any way  
2 that I can.

3 SHERRY: Thank you do much, Judy.

4 ONDECK: You're welcome.

5 DELFINO: Okay. And with that it's about 2:26 and we'll go  
6 off the record. I think we'll stay on in here for  
7 maybe about another 15, 20 minutes just 'cause we  
8 advertised it would go on a little bit longer and see  
9 if anyone jumps back on line, but for now we're out.  
10 Like I said, any questions let us know and thank you  
11 for calling in.

12 ONDECK: Thank you very much.

13 UNIDENTIFIED: Thank you.

14 (Off record - 2:28 p.m.)

15 (On record - 3:03 p.m.)

16 DELFINO: All right. It's a little after 3:00 o'clock and  
17 we're back on the record just to check to see if  
18 there's anyone that's come on line? Going once,  
19 going twice. All right. Well, we're going to go  
20 ahead and close it down. If you have any questions  
21 give us a call. Judy's direct line is?

22 ONDECK: 330-8412.

23 DELFINO: All right. And we'll go from there. Thanks  
24 everyone. We're off.

25 (Recessed - 3:05 p.m.)

C E R T I F I C A T E

1 UNITED STATES OF AMERICA )  
2 ) ss  
3 STATE OF ALASKA )

4 I, Rebecca Nelms, Notary Public in and for the State  
5 of Alaska, residing at Anchorage, Alaska, and Electronic Reporter  
6 for R & R Court Reporters, Inc., do hereby certify:

7 That the annexed and foregoing PUBLIC HEARING of the  
8 HUD LHTC TENANT DATA COLLECTIONS DEPARTMENT, was taken before  
9 Suzan Olson on the 13th day of October, 2010, commencing at the  
10 hour of 2:00 o'clock p.m., at the offices of AHFC, 4300 Boniface  
11 Parkway, Anchorage, Alaska, pursuant to Notice;

12 THAT this Transcript, as heretofore annexed, is a  
13 true and correct transcription of said Public Hearing, taken by  
14 and thereafter transcribed by Suzan Olson;

15 THAT the original of the Transcript will be lodged  
16 with the Alaska Housing Finance Corporation;

17 THAT I am not a relative, employee or attorney of any  
18 of the parties, nor am I financially interested in this action.

19 IN WITNESS WHEREOF, I have hereunto set my hand and  
20 affixed my seal this 15th day of October, 2010.

21 Rebecca Nelms  
22 Notary Public in and for Alaska  
23 My Commission Expires: 10/10/14  
24  
25