

Alaska Housing Finance Corporation Presentation to House Finance

April 19, 2023
Bryan Butcher, CEO/Executive Director



Introduction



MISSION

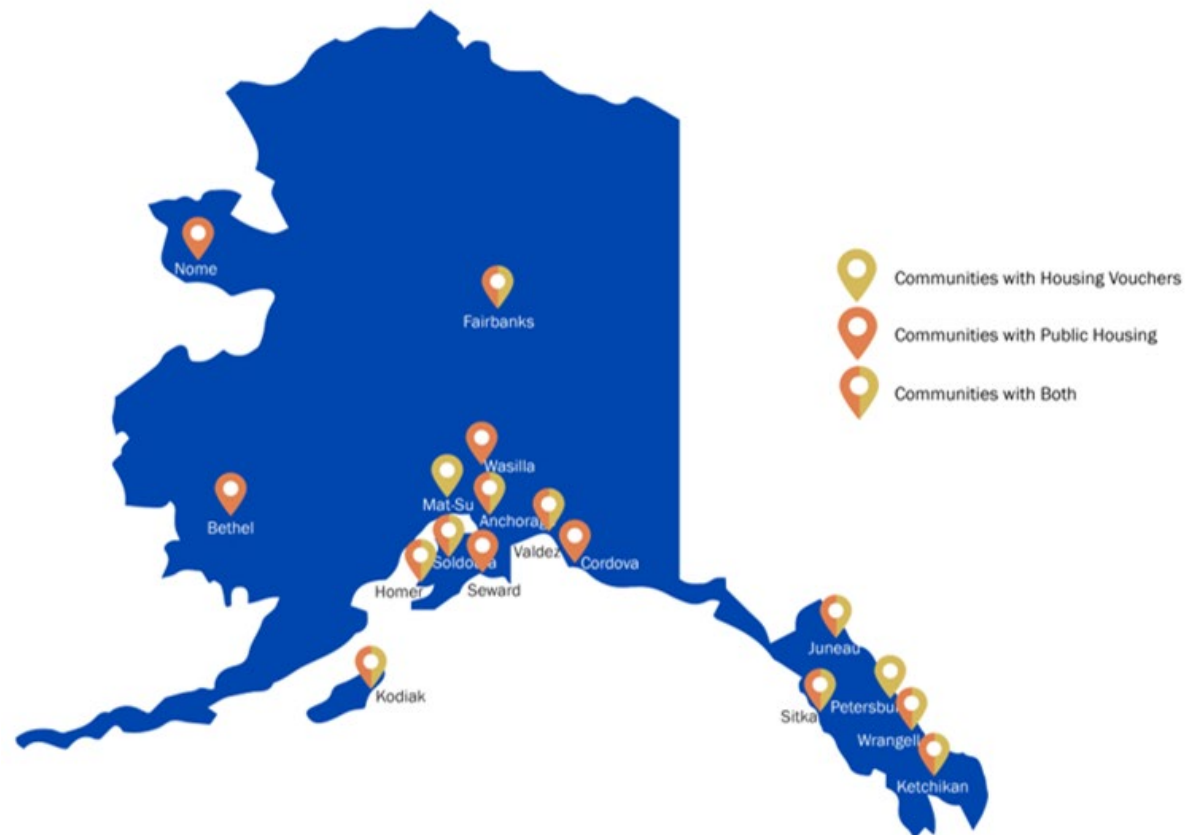
To provide Alaskans access to safe, quality, affordable housing.



Alaska Housing Finance Corporation (AHFC) is a self-supporting public corporation with offices in 16 communities statewide. AHFC provides statewide financing for multi-family complexes and single-family homes with loan options for low- to moderate-income borrowers, veterans, teachers, nurses, public safety officers and those living in rural areas. AHFC provides energy efficiency programs, low-income rental assistance, and programs for those who are homeless and those seeking to become financially self-sufficient.

AHFC Dividend FY23

\$23.4 million



FY2024 Governor's Amended Capital & MH Budgets



AHFC Capital Project Request	Funding Source (Thousands)						Total
	<u>Federal</u>	<u>SDPR</u>	<u>State GF</u>	<u>MHTAAR</u>	<u>State GF/MH</u>	<u>Corp</u>	
1. Affordable Housing Development Program	10,500	500					11,000
2. Rental Assistance for Victims - Empowering Choice			1,500				1,500
3. Rural Professional Housing		500	3,250			1,750	5,500
4. Energy Efficiency Research						500	500
5. Senior Housing Development Program						1,750	1,750
6. HUD Federal HOME Grant Program	4,000					750	4,750
7. HUD Capital Fund Program (CFP)	3,200						3,200
8. Federal & Other Competitive Grants	6,000					1,500	7,500
9. Competitive Grants for Public Housing	1,000					350	1,350
10. Supplemental Housing Development Program						3,000	3,000
11. Energy Program - Weatherization	3,000					2,000	5,000
Total:	\$27,700	\$1,000	\$4,750	\$0	\$0	\$11,600	\$45,050

Mental Health Budget Request	Funding Source (Thousands)						Total
	<u>Federal</u>	<u>SDPR</u>	<u>State GF</u>	<u>MHTAAR</u>	<u>State GF/MH</u>	<u>Corp</u>	
1. Homeless Assistance Program				950	850	6,350	8,150
2. Beneficiary and Special Needs Housing Grant Program				200	1,000	1,750	2,950
3. Rural Housing Coordinator (Northwest Arctic Borough) New				135		0	135
4. Rural Housing Coordinator (New Region) New				135		0	135
Total:	\$0	\$0	\$0	\$1,420	\$1,850	\$8,100	\$11,370

Affordable Housing Development Program



Reference Number: 48811

FY24 Request:

\$10,500,000 Federal Receipts

\$500,000 Statutory Designated Program Receipts

Purpose:

This program allows AHFC's subsidiary, Alaska Corporation for Affordable Housing (ACAH) to develop affordable housing units throughout the state, leveraging a variety of available funding sources, including the Low Income Housing Tax Credit Program, HUD Public Housing Funds (including the Capital Fund Program and Moving to Work Funding), loan financing, and other private resources.

Projected Outcomes:

This request will help provide financial leveraging for approximately 50-75 units of newly constructed affordable housing units depending on the building locations within the state.

Rental Assistance for Persons Displaced Due To Domestic Violence (ECHP)



Reference Number: 60777

FY24 Request:

\$1,500,000 State General Fund

Purpose:

Program provides transitional housing assistance (up to 36 months) for individuals and families experiencing domestic violence, sexual assault, dating violence, and stalking. AHFC administers this program in the same way it manages its Housing Choice Voucher Program

Program is administered in collaboration with The Alaska Network on Domestic Violence and Sexual Assault and the Council on Domestic Violence and Sexual Assault, who refer eligible households to the program.

Projected Outcomes:

Rental assistance for up to 214 households statewide, displaced from permanent housing or otherwise at risk of displacement because of a recent or reoccurring instance of domestic violence

Rural Professional Housing

Reference Number: 49395

FY24 Request:

\$1,750,000 AHFC Corporate Dividend

\$3,250,000 Unrestricted General Funds

\$500.000 Statutory Designated Program Receipts

Purpose:

This program helps recruit and retain essential professionals in Alaska's small communities by providing gap funding to increase rental units. Funding awarded through a competitive process. Eligible projects include acquisition, new construction, and rehabilitation.

Local governments, tribal councils, nonprofits, school districts, health corporations, native corporations, regional housing authorities, and non-profits are eligible for this program.

Projected Outcomes:

Program expected to fund the development, rehabilitation, or acquisition of up to 22 units of housing in 10-15 of Alaska's small communities.

Energy Efficiency Research

Reference Number: 6351

FY24 Request:

\$500,000 AHFC Corporate Dividend

Purpose:

Funding for research, monitoring and testing of energy efficiency designs, products, and construction technology in Alaska's homes and public facilities.

Projected Outcomes:

Program will generate and disseminate empirically based evidence on energy-efficient design of homes in Alaska to the building industry and the public.

Senior Citizen Housing Development Program



Reference Number: 6334

FY24 Request:

\$1,750,000 AHFC Corporate Dividend

Purpose:

Funding for development of senior citizen housing units and accessibility modifications to seniors' residences.

Program provides competitive grant funds to municipalities, public or private non-profit corporations, and regional housing authorities for housing acquisition, new construction, and rehabilitation of senior households with low-to-moderate income.

Projected Outcomes:

- Development of up to 80 units of senior housing
- Accessibility modifications on up to 27 units of senior housing

HUD Federal HOME Grants

Reference Number: 6347

FY24 Request:

\$750,000 AHFC Corporate Dividend

\$4,000,000 Federal Receipts

Purpose:

Expand supply of affordable, low- and moderate- income housing and strengthen the ability of the state to design and implement strategies to achieve adequate safe, energy-efficient, and affordable housing.

Projected Outcomes:

- Fund up to fifty-four units of rental housing;
- Finance 15 single family units through the Homeownership Development program;
- Assist up to 11 lower-income homebuyers by providing down payment and closing cost assistance

HUD Capital Fund Program

Reference Number: 6342

FY24 Request:

\$3,200,000 Federal Receipts

Purpose:

This federal grant provides AHFC with funds to help build, operate, maintain, renovate or modernize public housing.

Projected Outcomes:

Program will provide funding for the repair, maintenance, and upgrade of housing units in AHFC's Low Rent Program.

Federal & Other Competitive Grants



Reference Number: 6348

FY24 Request:

\$1,500,000 AHFC Corporate Dividends

\$6,000,000 Federal Receipts

Purpose:

This authorization allows AHFC to apply for HUD other federal agency and private foundation grants that target housing and supportive service needs of low-income and special needs Alaskans such as senior citizens, survivors of human trafficking, persons with mental, physical, or developmental disabilities, or the homeless.

Projected Outcomes:

Funds will allow AHFC to apply for, and potentially receive, funding from private and federal grant programs, including HUD Continuum of Care, HUD 811 Program for Persons with Disabilities, HUD Housing Assistance for Persons with HIV/AIDS (HOPWA), and Department of Justice Housing for Human Trafficking Survivors.

Competitive Grants for Public Housing



Reference Number: 6350

FY24 Request:

\$350,000 AHFC Corporate Dividends

\$1,000,000 Federal Receipts

Purpose:

Funding for AHFC to leverage federal agency (HUD) and private foundation grants that target housing needs of low-income and special needs groups who live in public and/or assisted housing.

Projected Outcomes:

Authorization will enable AHFC to apply for, and meet match requirements of federal and private foundation grant programs including HUD Family Self-Sufficiency Coordinator; HUD Elderly/Disabled Service Coordinator Program, HUD Youth Demonstration Program; and, Jobs-Plus Initiative Program.

Supplemental Housing Development Program



Reference Number: 6323

FY24 Request:

\$3,000,000 AHFC Corporate Dividends

Purpose:

Program facilitates the construction of decent, safe and sanitary housing through regional housing authorities by providing capital for infrastructure costs not typically paid for by federal (HUD) funds. Eligible use of funds include: Onsite water and sewer facilities; roads to project sites; electrical distribution systems; and, energy-efficient design features in homes.

Projected Outcomes:

Funds will enable Alaska's Housing Authorities to construct affordable homes in urban and rural communities, fund on-site water and sewer facilities, provide roads to housing project sites, develop electrical distribution systems and support other critical residential housing infrastructure.

AHFC Energy Programs - Weatherization



Reference Number: 6323

FY24 Request:

\$2,000,000 AHFC Corporate Dividends

\$3,000,000 Federal Receipts

Purpose:

Program allows AHFC to receive Federal U. S. Department of Energy (DOE) funding for weatherization and rehabilitation of housing units occupied by low-to-moderate income housings. AHFC corporate receipts augment services provided under this program, particularly in rural areas, where federal rules often limit the total amount of federal dollars that can be expended on a housing unit.

Projected Outcomes:

In FY2024, program expects to weatherize up to 300 households.

Mental Health Budget

Homeless Assistance Program



Reference Number: 45390

FY24 Request:

\$6,350,000 AHFC Corporate Dividend

\$950,000 Mental Health Trust Fund Dividends (MHTAAR)

\$850,000 State GF/MH

Purpose:

The Homeless Assistance Program provides grants to assist nonprofit organizations, local governments, and regional housing authorities in addressing the emergency needs of homeless and near-homeless.

Projected Outcomes:

In FY2024, program will support the operations of 35 homeless and supportive housing service providers in 13 different communities.

Beneficiary & Special Needs

Reference Number: 6360

FY24 Request:

\$1,750,000 AHFC Corporate Dividend

\$1,000,000 State GF/MH

\$200,000 Mental Health Trust Fund Dividends (MHTAAR)

Purpose:

Funds for nonprofit service providers and housing developers to increase housing opportunities to Alaska Mental Health Trust beneficiaries and special needs populations.

Projected Outcomes:

- Ongoing operational support for 17 congregate housing properties for victims of domestic violence, people with mental illness or developmental disabilities and chronically homeless Alaskans;
- Reduction in recidivism among clients spending time in institutions

NEW - Rural Housing Coordinator, Northwest Arctic Borough



Reference Number: N/A

FY24 Request:

\$135,000 Mental Health Trust Fund Dividends (MHTAAR)

Purpose:

This project funds a Rural Housing Coordinator position to support state operating infrastructure in the Northwest Arctic Borough.

Projected Outcomes:

A Rural Housing Coordinator position, funded in the Northwest Arctic Borough that will engage community partners, document best practices and lessons learned of a grass-roots effort to build local capacity and a coalition to address homelessness and to strategize on addressing overcrowding, substandard housing and increasing affordable housing.

NEW: Rural Housing Coordinator



Reference Number: N/A

FY24 Request:

\$135,000 Mental Health Trust Fund Dividends (MHTAAR)

Purpose:

This project funds a Rural Housing Coordinator position to support state operating infrastructure in a region that does not yet have this position.

Projected Outcomes:

A Rural Housing Coordinator position that will engage community partners, document best practices and lessons learned of a grass-roots effort to build local capacity and a coalition to address homelessness and to strategize on addressing overcrowding, substandard housing and increasing affordable housing.

Questions?

