

**State of Alaska
FY2016 Governor Amended Operating
Budget**

**Department of Revenue
Alaska Corporation for Affordable Housing
Component Budget Summary**

Component: Alaska Corporation for Affordable Housing**Contribution to Department's Mission**

The primary purpose of the subsidiary Alaska Corporation for Affordable Housing (ACAH) is to allow AHFC to take advantage of financing options in order to expand of public housing. Examples include usage of the Low Income Housing Tax Credit program, accessing tax exempt bond financing, and partnering with private sector developers.

Major Component Accomplishments in 2014

The subsidiary created by is known by HUD as an “instrumentality” under HUD’s definition. This model has been used by other public housing authorities to increase affordable housing. It will follow existing AHFC administrative policies and procedures. AHFC’s Board of Directors serves as the Board of Directors for the subsidiary corporation and the officers include one board member, the CEO of AHFC and the Director of the Public Housing Division.

AHFC has already helped develop the 120 unit Loussac Place project, which is now fully under lease, and have begun the Susitna Square and Ridgeline Terrace development projects.

Key Component Challenges

- The authority to use a broad scope of financing options enables AHFC/ACAH to implement optimal financing solutions. Each real estate deal is dynamic and unique. The flexibility to leverage the best combination of resources for each deal is the key to minimizing the aggregate resources required to expand housing opportunities for Alaskans. This entrepreneurial model has empowered our agency to realize adaptive strategies that consistently bring projects in under budgeted authority;
- AHFC will look to foster housing development projects through a bid process to select a competent development team that has experience in multi-family development, low-income tax credit syndication, and tax-exempt bond financing. When ready, the development will be built by private entities, but owned and managed by Alaska Corporation for Affordable Housing (ACAH) as general partner in a tax credit partnership. ACAH may contract with AHFC staff to manage and maintain the development as low-income housing tax credit/public housing; and
- Working with local community councils and other interested groups to keep them informed of the progress and updates on development plans.

Significant Changes in Results to be Delivered in FY2016

Any land purchased for development will be transferred to an ACAH, an owned instrumentality of AHFC. The land will be leased by ACAH to a Low Income Housing Tax Credit limited partnership. The limited partnership may continue to operate the project as public housing with ACAH as the managing general partner, or member of the general partner entity. Or, if it is more feasible, ACAH may contract with AHFC staff to manage and maintain the development as low-income housing tax credit/public housing.

Statutory and Regulatory Authority

In May, 2011 HB 119 was signed into law amending AS 18.56.086 to include “the acquisition, development, management, or operation of affordable housing” to the category of activities for which AHFC could create a subsidiary corporation.

Contact Information

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**Alaska Corporation for Affordable Housing
Component Financial Summary**

All dollars shown in thousands

	FY2014 Actuals	FY2015 Management Plan	FY2016 Governor Amended
Non-Formula Program:			
Component Expenditures:			
71000 Personal Services	0.0	259.5	264.9
72000 Travel	0.0	25.0	25.0
73000 Services	50.1	125.0	125.0
74000 Commodities	0.0	29.5	29.5
75000 Capital Outlay	0.0	35.0	35.0
77000 Grants, Benefits	0.0	0.0	0.0
78000 Miscellaneous	0.0	0.0	0.0
Expenditure Totals	50.1	474.0	479.4
Funding Sources:			
1002 Federal Receipts	50.1	305.5	307.2
1061 Capital Improvement Project Receipts	0.0	168.5	172.2
Funding Totals	50.1	474.0	479.4

Estimated Revenue Collections

Description	Master Revenue Account	FY2014 Actuals	FY2015 Management Plan	FY2016 Governor Amended
Unrestricted Revenues				
None.		0.0	0.0	0.0
Unrestricted Total		0.0	0.0	0.0
Restricted Revenues				
Capital Improvement Project Receipts	51200	0.0	168.5	172.2
Federal Receipts	51010	50.1	305.5	307.2
Restricted Total		50.1	474.0	479.4
Total Estimated Revenues		50.1	474.0	479.4

**Summary of Component Budget Changes
From FY2015 Management Plan to FY2016 Governor Amended**

All dollars shown in thousands

	<u>Unrestricted Gen (UGF)</u>	<u>Designated Gen (DGF)</u>	<u>Other Funds</u>	<u>Federal Funds</u>	<u>Total Funds</u>
FY2015 Management Plan	0.0	0.0	168.5	305.5	474.0
Adjustments which continue current level of service:					
-FY2016 Salary Increases	0.0	0.0	4.0	2.0	6.0
-FY2016 Health Insurance Rate Reduction	0.0	0.0	-0.3	-0.3	-0.6
FY2016 Governor Amended	0.0	0.0	172.2	307.2	479.4

**Alaska Corporation for Affordable Housing
Personal Services Information**

Authorized Positions			Personal Services Costs	
	FY2015 Management Plan	FY2016 Governor Amended		
Full-time	2	2	Annual Salaries	151,723
Part-time	0	0	COLA	5,715
Nonpermanent	0	0	Premium Pay	0
			Annual Benefits	109,296
			<i>Less 0.69% Vacancy Factor</i>	<i>(1,834)</i>
			Lump Sum Premium Pay	0
Totals	2	2	Total Personal Services	264,900

Position Classification Summary

Job Class Title	Anchorage	Fairbanks	Juneau	Others	Total
Administrative Assistant IV	1	0	0	0	1
Manager, Special Project	1	0	0	0	1
Totals	2	0	0	0	2

Component Detail All Funds
Department of Revenue

Component: Alaska Corporation for Affordable Housing (AR15558) (3048)
RDU: Alaska Housing Finance Corporation (46)

	FY2014 Actuals	FY2015 Conference Committee	FY2015 Authorized	FY2015 Management Plan	FY2016 Governor Amended	FY2015 Management Plan vs FY2016 Governor Amended	
71000 Personal Services	0.0	259.5	259.5	259.5	264.9	5.4	2.1%
72000 Travel	0.0	25.0	25.0	25.0	25.0	0.0	0.0%
73000 Services	50.1	125.0	125.0	125.0	125.0	0.0	0.0%
74000 Commodities	0.0	29.5	29.5	29.5	29.5	0.0	0.0%
75000 Capital Outlay	0.0	35.0	35.0	35.0	35.0	0.0	0.0%
77000 Grants, Benefits	0.0	0.0	0.0	0.0	0.0	0.0	0.0%
78000 Miscellaneous	0.0	0.0	0.0	0.0	0.0	0.0	0.0%
Totals	50.1	474.0	474.0	474.0	479.4	5.4	1.1%
Fund Sources:							
1002Fed Rcpts (Fed)	50.1	305.5	305.5	305.5	307.2	1.7	0.6%
1061CIP Rcpts (Other)	0.0	168.5	168.5	168.5	172.2	3.7	2.2%
Unrestricted General (UGF)	0.0	0.0	0.0	0.0	0.0	0.0	0.0%
Designated General (DGF)	0.0	0.0	0.0	0.0	0.0	0.0	0.0%
Other Funds	0.0	168.5	168.5	168.5	172.2	3.7	2.2%
Federal Funds	50.1	305.5	305.5	305.5	307.2	1.7	0.6%
Positions:							
Permanent Full Time	2	2	2	2	2	0	0.0%
Permanent Part Time	0	0	0	0	0	0	0.0%
Non Permanent	0	0	0	0	0	0	0.0%

Change Record Detail - Multiple Scenarios with Descriptions
Department of Revenue

Component: Alaska Corporation for Affordable Housing (3048)
RDU: Alaska Housing Finance Corporation (46)

Scenario/Change Record Title	Trans Type	Totals	Personal Services	Travel	Services	Commodities	Capital Outlay	Grants, Benefits	Miscellaneous	Positions		NP
										PFT	PPT	
***** Changes From FY2015 Conference Committee To FY2015 Authorized *****												
FY2015 Conference Committee												
	ConfCom	474.0	259.5	25.0	125.0	29.5	35.0	0.0	0.0	2	0	0
1002 Fed Rcpts		305.5										
1061 CIP Rcpts		168.5										
Subtotal		474.0	259.5	25.0	125.0	29.5	35.0	0.0	0.0	2	0	0
***** Changes From FY2015 Authorized To FY2015 Management Plan *****												
Subtotal		474.0	259.5	25.0	125.0	29.5	35.0	0.0	0.0	2	0	0
***** Changes From FY2015 Management Plan To FY2016 Governor Amended *****												
FY2016 Salary Increases												
	SalAdj	6.0	6.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0
1002 Fed Rcpts		2.0										
1061 CIP Rcpts		4.0										
Cost of living adjustment for certain bargaining units: \$6.0												
Year three cost of living adjustment for non-covered employees - 2.5%: \$6.0												
FY2016 Health Insurance Rate Reduction												
	SalAdj	-0.6	-0.6	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0
1002 Fed Rcpts		-0.3										
1061 CIP Rcpts		-0.3										
Select Benefits health insurance rate reduction from \$1,371 to \$1,346: \$-0.6												
Totals		479.4	264.9	25.0	125.0	29.5	35.0	0.0	0.0	2	0	0

Personal Services Expenditure Detail
Department of Revenue

Scenario: FY2016 Governor Amended (12201)
Component: Alaska Corporation for Affordable Housing (3048)
RDU: Alaska Housing Finance Corporation (46)

PCN	Job Class Title	Time Status	Retire Code	Barg Unit	Location	Salary Sched	Range / Step	Comp Months	Split / Count	Annual Salaries	COLA	Premium Pay	Annual Benefits	Total Costs	UGF Amount
04-073X	Administrative Assistant IV	FT	1	--	Anchorage	-A	14D / E	12.0		49,967	1,882	0	41,522	93,371	0
04-078X	Manager, Special Project	FT	1	--	Anchorage	-A	21K / L	12.0		101,756	3,833	0	67,774	173,363	0
													Total Salary Costs:	151,723	
													Total COLA:	5,715	
													Total Premium Pay:	0	
													Total Benefits:	109,296	
													Total Pre-Vacancy:	266,734	
													Minus Vacancy Adjustment of 0.69%:	(1,834)	
													Total Post-Vacancy:	264,900	
													Plus Lump Sum Premium Pay:	0	
													Personal Services Line 100:	264,900	
Total Component Months:		24.0													

PCN Funding Sources:	Pre-Vacancy	Post-Vacancy	Percent
1002 Federal Receipts	93,371	92,729	35.01%
1061 Capital Improvement Project Receipts	173,363	172,171	64.99%
Total PCN Funding:	266,734	264,900	100.00%

Note: If a position is split, an asterisk (*) will appear in the Split/Count column. If the split position is also counted in the component, two asterisks (**) will appear in this column. [No valid job title] appearing in the Job Class Title indicates that the PCN has an invalid class code or invalid range for the class code effective date of this scenario.

Line Item Detail
Department of Revenue
Travel

Component: Alaska Corporation for Affordable Housing (3048)
RDU: Alaska Housing Finance Corporation (46)

Line Number	Line Name		FY2014 Actuals	FY2015 Management Plan	FY2016 Governor Amended
72000	Travel		0.0	25.0	25.0
Expenditure Account					
Expenditure Account	Servicing Agency	Explanation	FY2014 Actuals	FY2015 Management Plan	FY2016 Governor Amended
72000 Travel Detail Totals			0.0	25.0	25.0
72100	Instate Travel	Instate Travel	0.0	15.0	15.0
72400	Out Of State Travel	Out Of State Travel	0.0	10.0	10.0

Line Item Detail
Department of Revenue
Services

Component: Alaska Corporation for Affordable Housing (3048)
RDU: Alaska Housing Finance Corporation (46)

Line Number	Line Name		FY2014 Actuals	FY2015 Management Plan	FY2016 Governor Amended
73000	Services		50.1	125.0	125.0
Expenditure Account	Servicing Agency	Explanation	FY2014 Actuals	FY2015 Management Plan	FY2016 Governor Amended
73000 Services Detail Totals			50.1	125.0	125.0
73750	Other Services (Non IA Svcs)	Other Services (Non IA Svcs)	50.1	125.0	125.0

Line Item Detail
Department of Revenue
Commodities

Component: Alaska Corporation for Affordable Housing (3048)
RDU: Alaska Housing Finance Corporation (46)

Line Number	Line Name		FY2014 Actuals	FY2015 Management Plan	FY2016 Governor Amended
74000	Commodities		0.0	29.5	29.5
Expenditure Account	Servicing Agency	Explanation	FY2014 Actuals	FY2015 Management Plan	FY2016 Governor Amended
74000 Commodities Detail Totals			0.0	29.5	29.5
74200	Business	Business	0.0	29.5	29.5

Line Item Detail
Department of Revenue
Capital Outlay

Component: Alaska Corporation for Affordable Housing (3048)
RDU: Alaska Housing Finance Corporation (46)

Line Number	Line Name		FY2014 Actuals	FY2015 Management Plan	FY2016 Governor Amended
75000	Capital Outlay		0.0	35.0	35.0
Expenditure Account	Servicing Agency	Explanation	FY2014 Actuals	FY2015 Management Plan	FY2016 Governor Amended
75000 Capital Outlay Detail Totals			0.0	35.0	35.0
75753	Automobiles/Trucks	Automobiles/Trucks	0.0	35.0	35.0

Restricted Revenue Detail
Department of Revenue

Component: Alaska Corporation for Affordable Housing (3048)
RDU: Alaska Housing Finance Corporation (46)

Master Account	Revenue Description				FY2014 Actuals	FY2015 Management Plan	FY2016 Governor Amended
51010	Federal Receipts				50.1	305.5	307.2
Detail Information							
Revenue Amount	Revenue Description	Component	Collocation Code	AKSAS Fund	FY2014 Actuals	FY2015 Management Plan	FY2016 Governor Amended
51010	Federal Receipts				50.1	305.5	307.2

Restricted Revenue Detail
Department of Revenue

Component: Alaska Corporation for Affordable Housing (3048)
RDU: Alaska Housing Finance Corporation (46)

Master Account	Revenue Description				FY2014 Actuals	FY2015 Management Plan	FY2016 Governor Amended
51200	Capital Improvement Project Receipts				0.0	168.5	172.2
Detail Information							
Revenue Amount	Revenue Description	Component	Collocation Code	AKSAS Fund	FY2014 Actuals	FY2015 Management Plan	FY2016 Governor Amended
51200	Cap Improv Proj Rec	AHFC Operations			0.0	168.5	172.2