

# **State of Alaska FY2017 Governor's 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 2015**

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 FY2017**

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  
Personal Services Information**

Authorized Positions			Personal Services Costs	
	<u>FY2016</u> <u>Management</u> <u>Plan</u>	<u>FY2017</u> <u>Governor</u>		
Full-time	2	2	Annual Salaries	155,821
Part-time	0	0	Premium Pay	0
Nonpermanent	0	0	Annual Benefits	114,833
			<i>Less 2.13% Vacancy Factor</i>	<i>(5,754)</i>
			Lump Sum Premium Pay	0
<b>Totals</b>	<b>2</b>	<b>2</b>	<b>Total Personal Services</b>	<b>264,900</b>

**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
<b>Totals</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>

**Component Detail All Funds**  
**Department of Revenue**

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

Non-Formula Component

	<b>FY2015 Actuals</b>	<b>FY2016 Conference Committee</b>	<b>FY2016 Authorized</b>	<b>FY2016 Management Plan</b>	<b>FY2017 Governor</b>	<b>FY2016 Management Plan vs FY2017 Governor</b>	
71000 Personal Services	0.0	264.9	264.9	264.9	264.9	0.0	0.0%
72000 Travel	0.8	25.0	25.0	25.0	25.0	0.0	0.0%
73000 Services	133.1	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%
<b>Totals</b>	<b>133.9</b>	<b>479.4</b>	<b>479.4</b>	<b>479.4</b>	<b>479.4</b>	<b>0.0</b>	<b>0.0%</b>
<b>Fund Sources:</b>							
1002Fed Rcpts (Fed)	133.9	307.2	307.2	307.2	307.2	0.0	0.0%
1061CIP Rcpts (Other)	0.0	172.2	172.2	172.2	172.2	0.0	0.0%
<b>Unrestricted General (UGF)</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0%</b>
<b>Designated General (DGF)</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0%</b>
<b>Other Funds</b>	<b>0.0</b>	<b>172.2</b>	<b>172.2</b>	<b>172.2</b>	<b>172.2</b>	<b>0.0</b>	<b>0.0%</b>
<b>Federal Funds</b>	<b>133.9</b>	<b>307.2</b>	<b>307.2</b>	<b>307.2</b>	<b>307.2</b>	<b>0.0</b>	<b>0.0%</b>
<b>Positions:</b>							
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 FY2016 Conference Committee To FY2016 Authorized *****												
<b>FY2016 Conference Committee</b>												
ConfCom		479.4	264.9	25.0	125.0	29.5	35.0	0.0	0.0	2	0	0
1002 Fed Rcpts		307.2										
1061 CIP Rcpts		172.2										
<b>Subtotal</b>		<b>479.4</b>	<b>264.9</b>	<b>25.0</b>	<b>125.0</b>	<b>29.5</b>	<b>35.0</b>	<b>0.0</b>	<b>0.0</b>	<b>2</b>	<b>0</b>	<b>0</b>
***** Changes From FY2016 Management Plan To FY2017 Governor *****												
<b>Totals</b>		<b>479.4</b>	<b>264.9</b>	<b>25.0</b>	<b>125.0</b>	<b>29.5</b>	<b>35.0</b>	<b>0.0</b>	<b>0.0</b>	<b>2</b>	<b>0</b>	<b>0</b>

**Personal Services Expenditure Detail**  
**Department of Revenue**

**Scenario:** FY2017 Governor (12995)  
**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	14E	12.0		51,361	0	0	43,369	94,730	0
04-078X	Manager, Special Project	FT	1	--	Anchorage	-A	21K / L	12.0		104,460	0	0	71,464	175,924	0
													<b>Total Salary Costs:</b>	155,821	
													<b>Total COLA:</b>	0	
													<b>Total Premium Pay::</b>	0	
													<b>Total Benefits:</b>	114,833	
													<b>Total Pre-Vacancy:</b>	270,654	
													<b>Minus Vacancy Adjustment of 2.13%:</b>	(5,754)	
													<b>Total Post-Vacancy:</b>	264,900	
													<b>Plus Lump Sum Premium Pay:</b>	0	
													<b>Personal Services Line 100:</b>	264,900	
<b>Total Component Months:</b>		24.0													

<b>PCN Funding Sources:</b>	<b>Pre-Vacancy</b>	<b>Post-Vacancy</b>	<b>Percent</b>
1002 Federal Receipts	94,730	92,716	35.00%
1061 Capital Improvement Project Receipts	175,924	172,184	65.00%
<b>Total PCN Funding:</b>	<b>270,654</b>	<b>264,900</b>	<b>100.00%</b>

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		FY2015 Actuals	FY2016 Management Plan	FY2017 Governor
72000	Travel		0.8	25.0	25.0
Expenditure Account	Servicing Agency	Explanation	FY2015 Actuals	FY2016 Management Plan	FY2017 Governor
<b>72000 Travel Detail Totals</b>			<b>0.8</b>	<b>25.0</b>	<b>25.0</b>
72100	Instate Travel	In- State Travel	0.8	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		FY2015 Actuals	FY2016 Management Plan	FY2017 Governor
73000	Services		133.1	125.0	125.0
<b>Expenditure Account</b>			<b>FY2015 Actuals</b>	<b>FY2016 Management Plan</b>	<b>FY2017 Governor</b>
	<b>Servicing Agency</b>	<b>Explanation</b>			
<b>73000 Services Detail Totals</b>			<b>133.1</b>	<b>125.0</b>	<b>125.0</b>
73525	Utilities	Utilities	6.6	6.6	6.6
73750	Other Services (Non IA Svcs)	Other Services (Non IA Svcs)	126.5	118.4	118.4

**Line Item Detail**  
**Department of Revenue**  
**Commodities**

**Component:** Alaska Corporation for Affordable Housing (3048)  
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Line Number	Line Name		FY2015 Actuals	FY2016 Management Plan	FY2017 Governor
74000	Commodities		0.0	29.5	29.5
Expenditure Account	Servicing Agency	Explanation	FY2015 Actuals	FY2016 Management Plan	FY2017 Governor
<b>74000 Commodities Detail Totals</b>			<b>0.0</b>	<b>29.5</b>	<b>29.5</b>
74200	Business	Business	0.0	29.5	29.5

**Line Item Detail**  
**Department of Revenue**  
**Capital Outlay**

**Component:** Alaska Corporation for Affordable Housing (3048)  
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<b>Line Number</b>	<b>Line Name</b>		<b>FY2015 Actuals</b>	<b>FY2016 Management Plan</b>	<b>FY2017 Governor</b>
75000	Capital Outlay		0.0	35.0	35.0
<b>Expenditure Account</b>	<b>Servicing Agency</b>	<b>Explanation</b>	<b>FY2015 Actuals</b>	<b>FY2016 Management Plan</b>	<b>FY2017 Governor</b>
<b>75000 Capital Outlay Detail Totals</b>			<b>0.0</b>	<b>35.0</b>	<b>35.0</b>
75753	Automobiles/Trucks	Vehicle	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)

<b>Master Account</b>	<b>Revenue Description</b>				<b>FY2015 Actuals</b>	<b>FY2016 Management Plan</b>	<b>FY2017 Governor</b>
51010	Federal Receipts				133.9	307.2	307.2
<b>Detail Information</b>							
<b>Revenue Amount</b>	<b>Revenue Description</b>	<b>Component</b>	<b>Collocation Code</b>	<b>AKSAS Fund</b>	<b>FY2015 Actuals</b>	<b>FY2016 Management Plan</b>	<b>FY2017 Governor</b>
51010	Federal Receipts				133.9	0.0	0.0
51010	Federal Receipts	AHFC Operations			0.0	307.2	307.2
	Federal Funding - Public Housing Programs						

**Restricted Revenue Detail**  
**Department of Revenue**

**Component:** Alaska Corporation for Affordable Housing (3048)  
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<b>Master Account</b>	<b>Revenue Description</b>				<b>FY2015 Actuals</b>	<b>FY2016 Management Plan</b>	<b>FY2017 Governor</b>
51200	Capital Improvement Project Receipts				0.0	172.2	172.2
<b>Detail Information</b>							
<b>Revenue Amount</b>	<b>Revenue Description</b>	<b>Component</b>	<b>Collocation Code</b>	<b>AKSAS Fund</b>	<b>FY2015 Actuals</b>	<b>FY2016 Management Plan</b>	<b>FY2017 Governor</b>
51200	Cap Improv Proj Rec	AHFC Operations			0.0	172.2	172.2
	Capital Improvement Projects - Affordable Housing Development Funding						