

State of Alaska FY2018 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 2016

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 FY2018

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>FY2017</u> <u>Management</u> <u>Plan</u>	<u>FY2018</u> <u>Governor</u>		
Full-time	2	2	Annual Salaries	155,760
Part-time	0	0	Premium Pay	0
Nonpermanent	0	0	Annual Benefits	122,844
			<i>Less 4.92% Vacancy Factor</i>	<i>(13,704)</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 (3048)
RDU: Alaska Housing Finance Corporation (46)

Non-Formula Component

	FY2016 Actuals	FY2017 Conference Committee	FY2017 Authorized	FY2017 Management Plan	FY2018 Governor	FY2017 Management Plan vs FY2018 Governor	
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	133.2	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	134.0	479.4	479.4	479.4	479.4	0.0	0.0%
Fund Sources:							
1002Fed Rcpts (Fed)	134.0	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%
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	172.2	172.2	172.2	172.2	0.0	0.0%
Federal Funds	134.0	307.2	307.2	307.2	307.2	0.0	0.0%
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 FY2017 Conference Committee To FY2017 Authorized *****												
FY2017 Conference Committee												
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										
Subtotal		479.4	264.9	25.0	125.0	29.5	35.0	0.0	0.0	2	0	0
***** Changes From FY2017 Management Plan To FY2018 Governor *****												
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: FY2018 Governor (13956)
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	14B / C	12.0		47,198	0	0	50,300	97,498	0
04-078X	Manager, Special Project	FT	1	--	Anchorage	-A	21L / M	12.0		108,562	0	0	72,544	181,106	0
													Total Salary Costs:	155,760	
													Total COLA:	0	
													Total Premium Pay::	0	
													Total Benefits:	122,844	
													Total Pre-Vacancy:	278,604	
													Minus Vacancy Adjustment of 4.92%:	(13,704)	
													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	97,498	92,702	35.00%
1061 Capital Improvement Project Receipts	181,106	172,198	65.00%
Total PCN Funding:	278,604	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 (1676)
Department of Revenue
Travel

Component: Alaska Corporation for Affordable Housing (3048)

Line Number	Line Name			FY2016 Actuals	FY2017 Management Plan	FY2018 Governor
2000	Travel			0.8	25.0	25.0
Object Class	Servicing Agency	Explanation		FY2016 Actuals	FY2017 Management Plan	FY2018 Governor
2000 Travel Detail Totals				0.8	25.0	25.0
2000	In-State Employee Travel	Rev - AK Corp for Affordable Housing (3048)	Employee instate travel - airfare, lodging, surface transportation, reimbursable travel costs, and meal & incidentals	0.8	15.0	15.0
2002	Out of State Employee Travel		Employee out of state travel - airfare, lodging, surface transportation, reimbursable travel costs, and meal & incidentals	0.0	10.0	10.0

Line Item Detail (1676)
Department of Revenue
Services

Component: Alaska Corporation for Affordable Housing (3048)

Line Number	Line Name			FY2016 Actuals	FY2017 Management Plan	FY2018 Governor
3000	Services			133.2	125.0	125.0
Object Class	Servicing Agency	Explanation		FY2016 Actuals	FY2017 Management Plan	FY2018 Governor
3000 Services Detail Totals				133.2	125.0	125.0
3008	Utilities	Rev - AK Corp for Affordable Housing (3048)	Utilities	8.0	6.6	6.6
3009	Structure/Infrastructure/Land	Rev - AK Corp for Affordable Housing (3048)	Repairs/maintenance of structures or infrastructure	6.5	0.0	0.0
3011	Other Services	Rev - AK Corp for Affordable Housing (3048)	Professional management and consulting services; printing and copying services; and State Travel Office fees	118.7	118.4	118.4

Line Item Detail (1676)
Department of Revenue
Commodities

Component: Alaska Corporation for Affordable Housing (3048)

Line Number	Line Name		FY2016 Actuals	FY2017 Management Plan	FY2018 Governor
4000	Commodities		0.0	29.5	29.5
Object Class	Servicing Agency	Explanation	FY2016 Actuals	FY2017 Management Plan	FY2018 Governor
		4000 Commodities Detail Totals	0.0	29.5	29.5
4000	Business	Business supplies including book and educational equipment and furniture; office supplies; desktop computers, printers and IT equipment less than \$5,000 per item; and subscriptions including electronic access to information	0.0	29.5	29.5

Line Item Detail (1676)
Department of Revenue
Capital Outlay

Component: Alaska Corporation for Affordable Housing (3048)

Line Number	Line Name		FY2016 Actuals	FY2017 Management Plan	FY2018 Governor
5000	Capital Outlay		0.0	35.0	35.0
Object Class	Servicing Agency	Explanation	FY2016 Actuals	FY2017 Management Plan	FY2018 Governor
5000 Capital Outlay Detail Totals			0.0	35.0	35.0
5004	Equipment	IT Equipment > \$5,000: servers and other network equipment, firewall and remote access equipment, tape backup devices and general office equipment/furniture > \$5,000	0.0	35.0	35.0

Revenue Detail (1681)
Department of Revenue

Component: Alaska Corporation for Affordable Housing (3048)

Revenue Type (OMB Fund Code) Revenue Source	Component	Comment	FY2016 Actuals	FY2017 Management Plan	FY2018 Governor
5002 Fed Rcpts (1002 Fed Rcpts)			134.0	307.2	307.2
5019 Federal - Miscellaneous Grants	Rev - AK Corp for Affordable Housing (3048)	Federal Funding - Public Housing Programs	134.0	307.2	307.2
5061 CIP Rcpts (1061 CIP Rcpts)			0.0	172.2	172.2
5351 Capital Improvement Project Inter-Agency	Rev - AHFC Operations (110)	Capital Improvement Projects - Affordable Housing Development Funding	0.0	172.2	172.2

Inter-Agency Services (1682)
Department of Revenue

Component: Alaska Corporation for Affordable Housing (3048)

				FY2016 Actuals	FY2017 Management Plan	FY2018 Governor
Component Totals				134.0	140.0	140.0
With Department of Revenue				134.0	140.0	140.0
Object Class	Servicing Agency	Explanation	FY2016 Actuals	FY2017 Management Plan	FY2018 Governor	
2000	In-State Employee Travel	Rev - AK Corp for Affordable Housing (3048)	0.8	15.0	15.0	
		Employee instate travel - airfare, lodging, surface transportation, reimbursable travel costs, and meal & incidentals				
3008	Utilities	Rev - AK Corp for Affordable Housing (3048)	8.0	6.6	6.6	
		Utilities				
3009	Structure/Infrastructure/Land	Rev - AK Corp for Affordable Housing (3048)	6.5	0.0	0.0	
		Repairs/maintenance of structures or infrastructure				
3011	Other Services	Rev - AK Corp for Affordable Housing (3048)	118.7	118.4	118.4	
		Professional management and consulting services; printing and copying services; and State Travel Office fees				