

State of Alaska FY2025 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 Alaska Corporation for Affordable Housing (ACAH) is a non-profit subsidiary of the Alaska Housing Finance Corporation (AHFC). ACAH is a separate and distinct legal entity from AHFC formed to develop, manage, and operate affordable housing. AHFC's statutes do not provide AHFC with the ability to participate in some financing and ownership structures; therefore, ACAH is positioned to undertake the types of affordable housing and services not open to AHFC directly but which support the mission of providing affordable housing and services to individuals and groups in need. Properties developed or operated through ACAH are positioned to leverage private sector resources. Examples include usage of the Low Income Housing Tax Credit (LIHTC) program, accessing tax-exempt bond financing, debt financing, and partnering with private sector developers. Additionally, developments can be structured with greater flexibility and less restrictive revenue sources such as grant and private foundation funding, lease and soft loan payments, development fees, etc.

Major Component Accomplishments in 2023

- ACAH currently holds the ground lease on the Loussac Place (120 unit) project, as well as several other properties statewide.
- ACAH has developed two projects: Susitna Square (18 units) and Ridgeline Terrace (70 units).
- ACAH has operated its housing development projects with positive cash flow over the last four years.

Key Component Challenges

- Using a broad scope of fiscal options to implement optimal financing solutions.
- Leveraging the best combination of resources to expand housing opportunities for Alaskans.
- Performing housing development with multiple layers of funding in collaboration with multiple private and public entities.
- Managing projects effectively to ensure ongoing cash flow necessary for operations.

Significant Changes in Results to be Delivered in FY2025

No changes in results to be delivered.

Statutory and Regulatory Authority

In May 2011, House Bill 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. ACAH is organized as a 501(c)(3) tax-exempt organization under the IRS Code. ACAH is a corporation incorporated under the Alaska Nonprofit Corporation Act (AS 10.20) and provisions of the Alaska Housing Finance Corporation Act (AS 18.56). ACAH is required to operate in accordance with Alaska Statute (AS) 10.20, IRS 501(c)(3) charity compliance, the ACAH Articles of Incorporation, and ACAH Bylaws.

ACAH is a separate corporate entity with the power to adopt its own regulations if the need exists. As a subsidiary, AHFC has the ability to grant to ACAH all powers vested in AHFC. As such, ACAH has been granted the power to borrow money and issue bonds as evidence of that borrowing, and, as granted by AHFC under AS 18.56, shall have all powers of a corporation formed under AS 10.20 to the extent not in conflict with AS 18.56, and shall have generally all powers as possessed by AHFC through AS 18.56, such as the power to: include pledges with respect to bonds and bondholders; to acquire property by purchase, grant, lease, gift, or otherwise; to hold, use, sell, convey,

mortgage, pledge, exchange, or otherwise dispose of ACAH's assets; to issue and sell bonds, notes, or other obligations; to retain or employ legal counsel, auditors, engineers and private consultants on a contract basis; to comply with and enforce its agreements with the holders of the obligations.

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

Authorized Positions			Personal Services Costs	
	<u>FY2024</u> <u>Management</u> <u>Plan</u>	<u>FY2025</u> <u>Governor</u>		
			Annual Salaries	166,661
Full-time	2	2	Premium Pay	0
Part-time	0	0	Annual Benefits	124,806
Nonpermanent	0	0	<i>Less 0.33% Vacancy Factor</i>	(967)
			Lump Sum Premium Pay	0
Totals	2	2	Total Personal Services	290,500

Position Classification Summary

Job Class Title	Anchorage	Fairbanks	Juneau	Others	Total
Operations and Development Mgr	1	0	0	0	1
Technical Support Spec 2	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

	FY2023 Actuals	FY2024 Enrolled	FY2024 Authorized	FY2024 Management Plan	FY2025 Governor Adjusted Base	FY2025 Governor	FY2024 Management Plan vs FY2025 Governor		
1000 Personal Services	118.0	271.9	271.9	271.9	290.5	290.5	18.6	6.8%	
2000 Travel	1.4	24.8	24.8	24.8	24.8	24.8	0.0	0.0%	
3000 Services	71.5	165.9	165.9	165.9	147.3	147.3	-18.6	-11.2%	
4000 Commodities	0.8	14.8	14.8	14.8	14.8	14.8	0.0	0.0%	
5000 Capital Outlay	0.0	15.0	15.0	15.0	15.0	15.0	0.0	0.0%	
7000 Grants, Benefits	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0%	
8000 Miscellaneous	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0%	
Totals	191.7	492.4	492.4	492.4	492.4	492.4	0.0	0.0%	
Fund Sources:									
1002 Fed Rcpts (Fed)	73.9	320.0	320.0	320.0	320.0	320.0	0.0	0.0%	
1061 CIP Rcpts (Other)	117.8	172.4	172.4	172.4	172.4	172.4	0.0	0.0%	
Unrestricted General (UGF)	0.0	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	0.0%	
Other Funds	117.8	172.4	172.4	172.4	172.4	172.4	0.0	0.0%	
Federal Funds	73.9	320.0	320.0	320.0	320.0	320.0	0.0	0.0%	
Positions:									
Permanent Full Time	2	2	2	2	2	2	0	0.0%	
Permanent Part Time	0	0	0	0	0	0	0	0.0%	
Non Permanent	0	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 FY2024 Enrolled To FY2024 Authorized *****												
FY2024 Enrolled	Enrolled	492.4	271.9	24.8	165.9	14.8	15.0	0.0	0.0	2	0	0
1002 Fed Rcpts		320.0										
1061 CIP Rcpts		172.4										
	Subtotal	492.4	271.9	24.8	165.9	14.8	15.0	0.0	0.0	2	0	0
***** Changes From FY2024 Management Plan To FY2025 Governor Adjusted Base *****												
Align Authority with Anticipated Expenditures	LIT	0.0	18.6	0.0	-18.6	0.0	0.0	0.0	0.0	0	0	0
Transfer authority from services to personal services for anticipated personal services costs. The remaining services authority is sufficient to cover anticipated expenditures.												
	Subtotal	492.4	290.5	24.8	147.3	14.8	15.0	0.0	0.0	2	0	0
***** Changes From FY2025 Governor Adjusted Base To FY2025 Governor *****												
	Totals	492.4	290.5	24.8	147.3	14.8	15.0	0.0	0.0	2	0	0

Line Item Detail (1676)
Department of Revenue
Travel

Component: Alaska Corporation for Affordable Housing (3048)

Line Number	Line Name		FY2023 Actuals	FY2024 Management Plan	FY2025 Governor
2000	Travel		1.4	24.8	24.8
Object Class	Servicing Agency	Explanation	FY2023 Actuals	FY2024 Management Plan	FY2025 Governor
2000 Travel Detail Totals			1.4	24.8	24.8
2000	In-State Employee Travel	Airfare, lodging, surface transportation, reimbursable travel costs, meals and incidentals	1.4	14.8	14.8
2002	Out of State Employee Travel	Airfare, lodging, surface transportation, reimbursable travel costs, meals and 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		FY2023 Actuals	FY2024 Management Plan	FY2025 Governor
3000	Services		71.5	165.9	147.3
Object Class	Servicing Agency	Explanation	FY2023 Actuals	FY2024 Management Plan	FY2025 Governor
3000 Services Detail Totals			71.5	165.9	147.3
3001	Financial Services	Accounting, auditing, and management/consulting services	11.1	0.0	0.0
3007	Advertising and Promotions	Legal notices for regulations and public hearings	39.8	0.0	0.0
3008	Utilities	Utilities	0.0	6.6	6.6
3009	Structure/Infrastructure/Land	Infrastructure maintenance and repairs, rentals, and leases	1.7	0.0	0.0
3010	Equipment/Machinery	Office furniture and equipment repairs, maintenance, rentals and leases	2.2	0.0	0.0
3011	Other Services	Professional management and consulting services; printing and copying services	10.5	159.3	140.7
3024	Inter-Agency Legal	Legal services provided by the Department of Law	6.2	0.0	0.0

Line Item Detail (1676)
Department of Revenue
Commodities

Component: Alaska Corporation for Affordable Housing (3048)

Line Number	Line Name		FY2023 Actuals	FY2024 Management Plan	FY2025 Governor
4000	Commodities		0.8	14.8	14.8
Object Class	Servicing Agency	Explanation	FY2023 Actuals	FY2024 Management Plan	FY2025 Governor
4000 Commodities Detail Totals			0.8	14.8	14.8
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	14.8	14.8
4005	Building Materials	Materials	0.8	0.0	0.0

Line Item Detail (1676)
Department of Revenue
Capital Outlay

Component: Alaska Corporation for Affordable Housing (3048)

Line Number	Line Name		FY2023 Actuals	FY2024 Management Plan	FY2025 Governor
5000	Capital Outlay		0.0	15.0	15.0
Object Class	Servicing Agency	Explanation	FY2023 Actuals	FY2024 Management Plan	FY2025 Governor
5000 Capital Outlay Detail Totals			0.0	15.0	15.0
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	15.0	15.0

Revenue Detail (1681)
Department of Revenue

Component: Alaska Corporation for Affordable Housing (3048)

Revenue Type (OMB Fund Code)				FY2024	
Revenue Source	Component	Comment	FY2023 Actuals	Management Plan	FY2025 Governor
5002 Fed Rcpts (1002 Fed Rcpts)			73.9	320.0	320.0
5019 Federal - Miscellaneous Grants		Federal Funding - Public Housing Programs	73.9	320.0	320.0
5061 CIP Rcpts (1061 CIP Rcpts)			117.8	172.4	172.4
5351 Capital Improvement Project Inter-Agency	Rev - AHFC Operations (110)	Capital Improvement Projects - Affordable Housing Development Funding	117.8	172.4	172.4

Personal Services Expenditure Detail
Department of Revenue

Scenario: FY2025 Governor (20959)
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	Technical Support Spec 2	FT	1	--	Anchorage	-A	17A / A	12.0		57,808	0	0	51,786	109,594	0
04-078X	Operations and Development Mgr	FT	1	--	Anchorage	-A	22I / J	12.0		108,853	0	0	73,020	181,873	0
													Total Salary Costs:	166,661	
													Total COLA:	0	
													Total Premium Pay:	0	
													Total Benefits:	124,806	
													Total Pre-Vacancy:	291,467	
													Minus Vacancy Adjustment of 0.33%:	(967)	
													Total Post-Vacancy:	290,500	
													Plus Lump Sum Premium Pay:	0	
													Personal Services Line 100:	290,500	
Total Component Months:		24.0													

PCN Funding Sources:	Pre-Vacancy	Post-Vacancy	Percent
1002 Federal Receipts	120,506	120,107	41.34%
1061 Capital Improvement Project Receipts	170,961	170,393	58.66%
Total PCN Funding:	291,467	290,500	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.

Department of Revenue

Alaska Housing Finance Corporation - ACAH

FY2025 Governor's Budget

Position Totals: 2 PFT / 0 PPT / 0 NP

