

AHFC Housing Loan Program/Teacher/Health and Public Safety Professionals Housing **FY2007 Request: \$5,000,000**
Reference No: 37918

AP/AL: Appropriation **Project Type:** Transitional
Category: Housing/Social Services
Location: Statewide **Contact:** Les Campbell
House District: Statewide (HD 1-40) **Contact Phone:** (907)330-8356
Estimated Project Dates: 07/01/2006 - 06/30/2011

Brief Summary and Statement of Need:

Corporate (AHFC) funds to supplement the Corporation's popular housing programs through gap funding. These funds will allow AHFC to continue current programs and expand business opportunities with new programs such as Teacher Housing Program(s), Health Professionals Housing Program(s), and Public Safety Housing Program(s).

Funding:	FY2007	FY2008	FY2009	FY2010	FY2011	FY2012	Total
AHFC Div	\$5,000,000	\$8,000,000	\$8,000,000	\$8,000,000	\$8,000,000		\$37,000,000
Total:	\$5,000,000	\$8,000,000	\$8,000,000	\$8,000,000	\$8,000,000	\$0	\$37,000,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input checked="" type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	
Totals:	0	0

Additional Information / Prior Funding History:

FY2006 \$4,000,000 - Corporate Receipts; FY2005 \$1,768.5 - Corporate Receipts, \$150,000 AHFC Bond Proceeds, \$81.5 ASLC Bond Proceeds; FY2004 \$2,150 - Corporate Receipts; Requested funds in FY2003.

Project Description/Justification:

The purpose of this program is to provide gap funding to increase home ownership throughout the state. This program is designed to help retain desirable professionals in high-cost areas. To date 38 units have been developed for teacher housing under this program.

The projected outcomes are:

- Increasing home ownership;
- Adding 20 units for Teacher, Health Professionals, or Public Safety housing;
- Increasing affordability for housing purchases by low to moderate income families;
- Lowering interest rates on AHFC mortgage programs to attract loan volume and generate net income; and
- Participate in a statewide housing conference.

Program Description:

The primary purpose of this program is to provide a source of grant funds that will help pay for the development of decent, safe, and affordable rental housing for teacher, health professionals, and public safety officials. This program has and will continue to generate additional loan volume for AHFC.

Attracting and maintaining a pool of qualified teachers, health professionals, and public safety professionals in rural Alaska is a goal of the State of Alaska. In order to achieve this, housing must be available, affordable, and of a quality that encourages these professionals to locate or stay in rural settings. These programs were developed to respond to the

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need for additional housing for professionals and their families by providing grants to fill the funding gap for various housing projects. Funding is made available through a competitive process for new construction, rehabilitation, acquisition of rental, or lease/purchase housing.

The corporation - based on loan demand, interest rate fluctuations, and market conditions - may change rate reductions and certain eligibility criteria.

The Corporation may contribute funds toward sponsoring a statewide housing conference to bring together all aspects of the housing industry. AHFC expects other entities and agencies to also contribute toward this event.