

AHFC Housing Loan Program/Teacher/Health Professionals Housing

FY2006 Request: \$6,281,800
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: 07/01/2005 - 06/30/2010

Brief Summary and Statement of Need:

Corporate (AHFC) funds to supplement the Corporation's popular housing programs. 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:	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011	Total
AHFC Div	\$6,281,800	\$8,000,000	\$8,000,000	\$8,000,000	\$8,000,000	\$8,000,000	\$46,281,800
Total:	\$6,281,800	\$8,000,000	\$8,000,000	\$8,000,000	\$8,000,000	\$8,000,000	\$46,281,800

<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	0
Totals:	0	0

Additional Information / Prior Funding History:

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 increase home ownership for low-income borrowers by subsidizing interest rates based on family income and family size.

The projected outcomes are:

- Increasing affordability for housing purchases by low- to moderate-income families;
- Increasing home ownership;
- Lowering interest rates on AHFC mortgage programs to attract loan volume and generate net income;
- A statewide housing conference.

Program Description:

AHFC has successfully managed the use of excess arbitrage funds with interest rate reduction programs for mortgage loans to low income families, special needs populations, senior citizens, and for energy efficiency improvements. These programs lower interest rates on mortgage purchases in order to improve affordability for Alaskan homebuyers, and to offer housing loans below the rates of national secondary mortgage purchasers (E.G. Fannie Mae & Freddie Mac).

The primary purpose of these funds is to provide Alaskans housing programs that are affordable by supplementing arbitrage funds to continue established programs that provide business opportunities to enhance the Corporation's net income. In addition to the established programs, AHFC anticipates developing or expanding opportunities with programs such as the Teacher Housing Program(s), the Health Professionals Housing Program(s), and Public Safety Housing

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Program(s).

Attracting and maintaining a pool of qualified teachers and health professionals in rural Alaska is a goal of the State of Alaska. In order to achieve this, housing for teachers and health professionals must be available, affordable and of a quality that encourages these professionals to locate in rural settings. The Teacher and Health Professional Housing Grant Program was developed to respond to the need for additional housing for professionals and their families by providing grants to fill the funding gap for such housing projects. Funding will be made available through a competitive process for new construction, rehabilitation or 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.