

**AHFC Senior Housing Office
Jim McCall, Officer, Housing Relations
ACoA Quarterly Meeting
Via Teleconference/Videoconference
September 22 & 23, 2020**

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Tab

1

FY2022 Capital Budget Request



| Programs/Projects | | FY2022 Capital Budget Request | | | | | | |
|---|--|-------------------------------|----------------------|----------|-----------|-------------|-------------|------------|
| | | AHFC - Pre-Board Request | | | | | | |
| | | @ October 26, 2020 | | | | | | |
| | | Federal | Other | State GF | MHTAAR | State MH/GF | Corp | Total |
| ****Preliminary Estimate of AHFC Dividend @ 75% of Adjusted Net Income: | | | | | | | \$45,600.0 | \$45,600.0 |
| Transfer Type Funding | | | | | | | | |
| UAA Student Hsg Debt Service (FY1999 - FY2024) | | | | | | | \$1,000.0 | \$1,000.0 |
| State Capital Project Bonds (FY2005 - FY2034) | | | | | | | \$3,790.0 | \$3,790.0 |
| PHD Capital Project Bonds (FY2003 - FY2023) | | | | | | | \$7,210.0 | \$7,210.0 |
| Total Other (Transfer Type) Funding: | | | | | | | \$12,000.0 | \$12,000.0 |
| 1 Rental Assistance for Victims - Empowering Choice (1330) | | | | | | | \$1,500.0 | \$1,500.0 |
| 2 Housing Loan Prg/Teacher/Health/Pub. Safety (2020) | | | \$500.0 ¹ | | | | \$1,750.0 | \$2,250.0 |
| 3 Senior Housing Development Program (2050) | | | | | | | \$1,750.0 | \$1,750.0 |
| 4 HUD Federal HOME Grant Program (2000) | | \$4,000.0 | | | | | \$750.0 | \$4,750.0 |
| 5 HUD Capital Fund Program (CFP) (1190) | | \$3,200.0 | | | | | | \$3,200.0 |
| 6 Federal & Other Competitive Grants (1800) | | \$6,000.0 | | | | | \$1,500.0 | \$7,500.0 |
| 7 Competitive Grants for Public Housing (1500) | | \$750.0 | | | | | \$350.0 | \$1,100.0 |
| 8 Supplemental Housing Development Program (2200) | | | | | | | \$3,000.0 | \$3,000.0 |
| 9 Energy Program - Weatherization (2230) | | \$3,000.0 | | | | | \$5,000.0 | \$8,000.0 |
| 1 Homeless Assistance Program (2040) | | | | | \$950.0 | \$850.0 | \$6,350.0 | \$8,150.0 |
| 2 Beneficiary & Special Needs Housing (2030) | | | | | \$200.0 | | \$3,500.0 | \$3,700.0 |
| 3 Discharge Incentive Grants (1850) | | | | | \$100.0 | | | \$100.0 |
| Total AHFC's Capital Project Budget: | | \$16,950.0 | \$500.0 | | \$1,250.0 | \$850.0 | \$25,450.0 | \$45,000.0 |
| Total AHFC Funding for Other State Projects: | | | | | | | | |
| Grand Total Capital Budget Project with Debt Service Funding: | | \$16,950.0 | \$500.0 | | \$1,050.0 | \$850.0 | \$37,450.0 | \$56,800.0 |
| Total AHFC Funding Cap: | | | | | | | \$45,600.0 | |
| Over/(Under): | | | | | | | (\$8,150.0) | |

| | |
|--|------------|
| AHFC Capital Projects - Corporate Dividends: | \$25,450.0 |
| AHFC Debt Service: | \$12,000.0 |
| AHFC Funding For Other State Projects: | \$0.0 |
| MHTAAR & State GF Mental Health Programs: | \$2,100.0 |
| Other Funds / (1 st Rasmuson Foundation): | \$500.0 |
| State GF Needed for AHFC Programs: | \$0.0 |
| Total State UGF, AHCC & AHFC: | \$40,050.0 |
| Total Federal: | \$16,950.0 |
| Total: | \$57,000.0 |

| FY2021 Capital Budget Request Draft | | | | | | |
|-------------------------------------|---------|----------|-----------|-------------|-------------|------------|
| HB 206MH Enacted/CCS HB205 W Vetos | | | | | | |
| April 7, 2020 | | | | | | |
| Federal | Other | State GF | MHTAAR | State MH/GF | Corp | Total |
| | | | | | | |
| | | | | | \$45,600.0 | \$45,600.0 |
| | | | | | | |
| | | | | | \$1,000.0 | \$1,000.0 |
| | | | | | \$3,790.0 | \$3,790.0 |
| | | | | | \$7,210.0 | \$7,210.0 |
| | | | | | | |
| | | | | | \$12,000.0 | \$12,000.0 |
| | | | | | | |
| | | | | | \$1,500.0 | \$1,500.0 |
| | \$500.0 | | | | \$1,750.0 | \$2,250.0 |
| | | | | | \$500.0 | \$500.0 |
| | | | | | \$1,750.0 | \$1,750.0 |
| \$4,000.0 | | | | | \$750.0 | \$4,750.0 |
| \$2,500.0 | | | | | | \$2,500.0 |
| \$6,000.0 | | | | | \$1,500.0 | \$7,500.0 |
| \$750.0 | | | | | \$350.0 | \$1,100.0 |
| | | | | | \$1,500.0 | \$1,500.0 |
| \$2,000.0 | | | | | \$0.0 | \$2,000.0 |
| | | | | | | |
| | | | \$950.0 | \$850.0 | \$6,350.0 | \$8,150.0 |
| | | | \$200.0 | | \$1,500.0 | \$1,700.0 |
| | | | \$100.0 | | | \$100.0 |
| \$15,250.0 | \$500.0 | | \$1,250.0 | \$850.0 | \$17,450.0 | \$35,300.0 |
| | | | | | | |
| | | | | | \$8,400.0 | |
| \$15,250.0 | \$500.0 | | \$1,250.0 | \$850.0 | \$37,850.0 | \$47,300.0 |
| | | | | | \$45,600.0 | |
| | | | | | (\$7,750.0) | |

| FY2021 Capital Budget Request Draft | | | | | | |
|-------------------------------------|---------|----------|-----------|-------------|-------------|------------|
| AHFC - Pre-Board Request | | | | | | |
| @ October 30th, 2019 | | | | | | |
| Federal | Other | State GF | MHTAAR | State MH/GF | Corp | Total |
| | | | | | | |
| | | | | | \$45,600.0 | \$45,600.0 |
| | | | | | \$1,000.0 | \$1,000.0 |
| | | | | | \$3,790.0 | \$3,790.0 |
| | | | | | \$7,210.0 | \$7,210.0 |
| | | | | | \$12,000.0 | \$12,000.0 |
| | | | | | \$1,500.0 | \$1,500.0 |
| | \$500.0 | | | | \$1,750.0 | \$2,250.0 |
| | | | | | \$1,000.0 | \$1,000.0 |
| | | | | | \$1,750.0 | \$1,750.0 |
| \$4,000.0 | | | | | \$750.0 | \$4,750.0 |
| \$2,500.0 | | | | | | \$2,500.0 |
| \$6,000.0 | | | | | \$1,500.0 | \$7,500.0 |
| \$750.0 | | | | | \$350.0 | \$1,100.0 |
| | | | | | \$3,000.0 | \$3,000.0 |
| \$2,000.0 | | | | | \$5,000.0 | \$7,000.0 |
| | | | | | | |
| | | | \$950.0 | \$850.0 | \$6,000.0 | \$7,800.0 |
| | | | \$200.0 | | \$3,500.0 | \$3,700.0 |
| | | | \$100.0 | | | \$100.0 |
| \$15,250.0 | \$500.0 | | \$1,250.0 | \$850.0 | \$26,100.0 | \$43,950.0 |
| | | | | | | |
| \$15,250.0 | \$500.0 | | \$1,250.0 | \$850.0 | \$38,100.0 | \$55,950.0 |
| | | | | | \$45,600.0 | |
| | | | | | (\$7,500.0) | |

| | |
|---|--------------------|
| AHFC Capital Projects - Corporate Dividends | \$17,450.00 |
| AHFC Debt Service | \$12,000.00 |
| AHFC Funding For Other State Projects | \$0.00 |
| MHIAAR & State Of Mental Health Programs | \$2,100.00 |
| Other Funds / (State Design Grant Funds) | \$500.00 |
| State Of Needed for AHFC Programs | \$0.00 |
| Total State UGF, AHCC & AHFC | \$32,050.00 |
| Total Federal | \$15,250.00 |
| Total | \$47,300.00 |

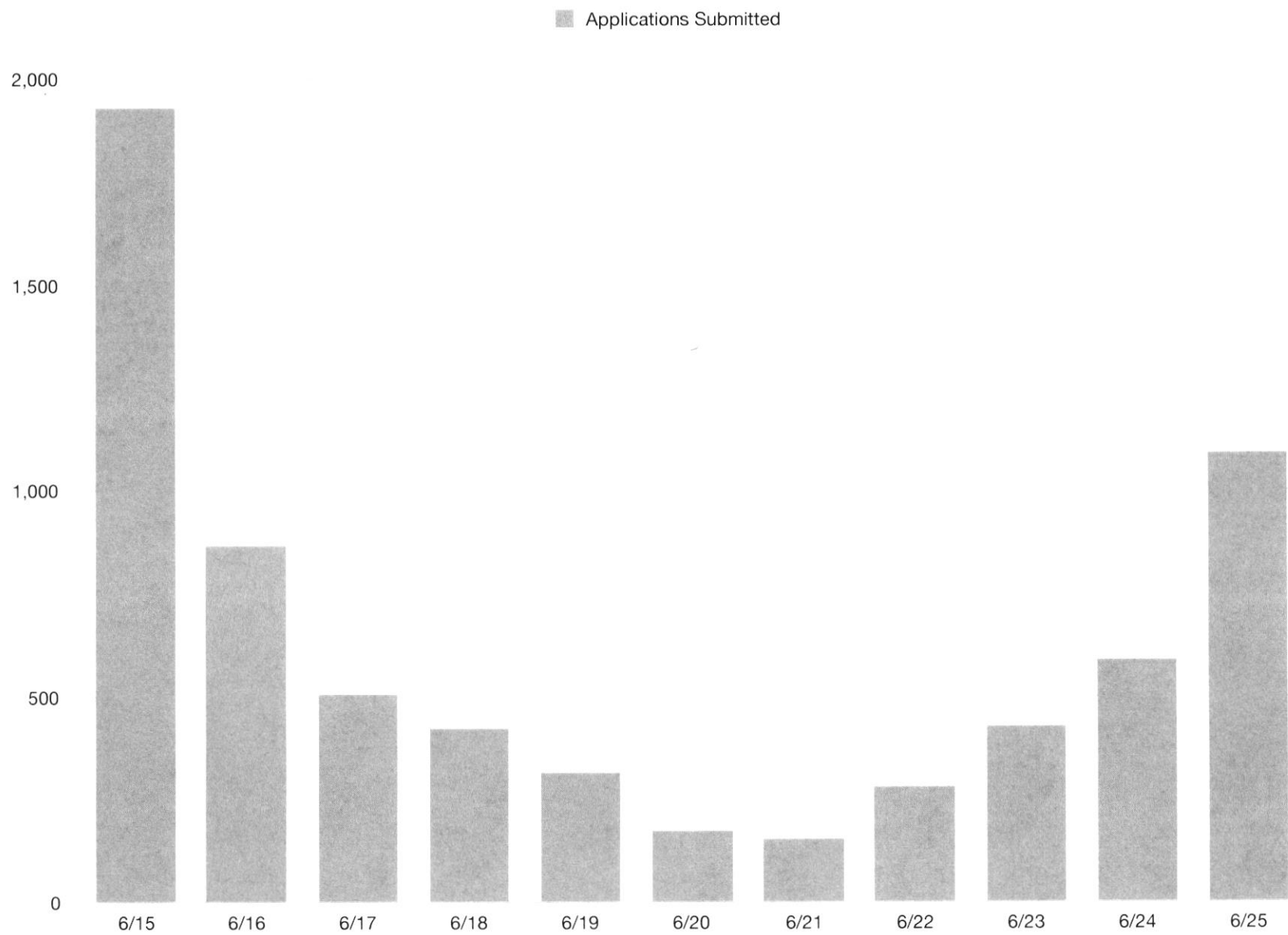
| | |
|---|-------------------|
| AHFC Capital Projects - Corporate Dividends | \$26,100.0 |
| AHFC Debt Service | \$12,000.0 |
| AHFC Funding for Other State Projects | \$0.0 |
| MHTAAR & State Of Mental Health Programs | \$2,100.0 |
| Other Funds / (¹ State Design Grant Funds) | \$500.0 |
| State GF Needed for AHFC Programs | \$0.0 |
| Total State UGF, AHCC & AHFC | \$40,700.0 |
| Total Federal | \$15,250.0 |
| Total | \$55,950.0 |

Tab

2

Alaska Housing Relief Applications // Thru 6/25 @ 11:59pm Alaska time

| | PRE | 6/15 | 6/16 | 6/17 | 6/18 | 6/19 | 6/20 | 6/21 | 6/22 | 6/23 | 6/24 | 6/25 | TOTAL |
|-----------------------------|--------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|
| Applications Submitted | | 1,928 | 869 | 508 | 423 | 317 | 177 | 153 | 282 | 426 | 588 | 1,089 | 6,760 |
| Percent of Website Users | | 22% | 17% | 16% | 16% | 15% | 12% | 12% | 14% | 13% | 16% | 17% | 15% |
| Renters | | 1,245 | 579 | 174 | 274 | 221 | 116 | 111 | 177 | 267 | 397 | 695 | 4,256 |
| Owners | | 683 | 290 | 334 | 149 | 96 | 61 | 42 | 105 | 159 | 191 | 394 | 2,504 |
| Total Alaskans | | 5,654 | 2,465 | 1,427 | 1,164 | 908 | 493 | 422 | 722 | 1,128 | 1,575 | 3,002 | 18,960 |
| Per Household | | 2.93 | 2.84 | 2.81 | 2.75 | 2.86 | 2.79 | 2.76 | 2.56 | 2.65 | 2.68 | 2.76 | 2.80 |
| Average Annual Income Loss | | \$22,227 | \$21,722 | \$22,462 | \$21,986 | \$21,382 | \$20,548 | \$24,030 | \$21,306 | \$22,264 | \$22,830 | \$21,156 | \$21,992 |
| Average Monthly Income Loss | | \$1,852 | \$1,810 | \$1,872 | \$1,832 | \$1,782 | \$1,712 | \$2,003 | \$1,776 | \$1,855 | \$1,903 | \$1,763 | \$1,833 |
| Average Monthly Rent | | \$1,360 | \$1,064 | \$1,098 | \$1,105 | \$1,045 | \$995 | \$1,114 | \$1,088 | \$1,071 | \$1,076 | \$1,103 | \$1,102 |
| Average Monthly Mortgage | | \$1,524 | \$1,470 | \$1,461 | \$1,444 | \$1,407 | \$1,358 | \$1,260 | \$1,401 | \$1,426 | \$1,420 | \$1,387 | \$1,414 |
| Potential Relief Allocated | | \$1,618,327 | \$716,013 | \$416,917 | \$343,138 | \$251,366 | \$145,008 | \$131,399 | \$236,489 | \$348,063 | \$488,803 | \$894,493 | \$5,590,016 |
| Potential Average Relief | | \$839 | \$824 | \$821 | \$811 | \$793 | \$819 | \$859 | \$839 | \$817 | \$831 | \$821 | \$825 |
| Website Users | 15,636 | 8,678 | 4,986 | 3,146 | 2,621 | 2,158 | 1,469 | 1,311 | 2,078 | 3,194 | 3,596 | 6,553 | 55,426 |
| Website Pageviews | 58,470 | 40,063 | 20,518 | 13,104 | 10,455 | 8,751 | 5,635 | 4,766 | 8,086 | 12,759 | 15,746 | 26,329 | 224,682 |
| Mobile Users | 75% | 65% | 69% | 69% | 70% | 68% | 79% | 77% | 60% | 57% | 67% | 73% | 69% |
| Desktop Users | 22% | 32% | 28% | 28% | 27% | 28% | 16% | 19% | 36% | 40% | 30% | 24% | 28% |
| Tablet Users | 3% | 3% | 3% | 3% | 3% | 4% | 5% | 4% | 4% | 3% | 3% | 3% | 3% |
| Phone Calls | | 119 | 68 | 60 | 68 | 56 | 3 | 3 | 45 | 45 | 53 | 117 | 637 |
| Press Zero to Talk | | 62 | 30 | 27 | 33 | 40 | 0 | 1 | 17 | 21 | 16 | 55 | 302 |
| 2-1-1 Connections | | 21 | TBD | TBD | TBD | TBD | TBD | TBD | TBD | TBD | TBD | TBD | 21 |
| Text Messages | | 31 | 54 | 20 | 24 | 16 | 6 | 6 | 21 | 14 | 32 | 45 | 269 |



Tab

3

Rural professional housing in high demand



The Teacher, Health Professional and Public Safety Officer housing program answers important needs in rural Alaska.

It's vital for retention of teachers and other professionals, as well as for safety and development of small communities.

When the registration period for this year's funding closed the end of business day, Friday, August 21, the planning department counted 30 registrations from 29 communities around the state, an increase by eight registrations compared to previous year.

"It's really encouraging to see so many communities interested in developing housing infrastructure to help recruit and retain vital professionals. The broad interest in the program underlines the importance of sufficient housing in order to support thriving Alaskan communities," says Regan Mattingly, who administers the program.



The next step for registered entities is completing an online application that runs Aug. 25-Nov. 13. Mandatory training for applicants is set for mid-September.

AHFC has funded construction and rehabilitation in 85 communities across Alaska with a total economic impact of more than \$147 million since the inception of the program in 2004. This funding award is expected to bring the total number of units built over 500.

-Soren Johansson, GRPA, Anchorage

Comments

2 Messages

[bbutcher](#) | Posted on Aug 25, 2020

This program does so many great things helping rural Alaska attract more teachers, nurses and public safety officers. This was one of the first programs I worked with Dan Fauske to get funded when I first came to AHFC in 2003. Dan's vision for this program has resulted in so

much good for rural Alaska. The number of students that have high school diplomas or went to college that never would have without their communities retaining good teachers or the number of people that are alive today because of health care or public safety professionals that were in their communities because of this program can never be measured.

A true legacy for Mr. Fauske!

jmccall | Posted on Aug 26, 2020

At a recent Commission on Aging meeting, this program surfaced as an item of interest with one of the Commissioners. Appropriate housing in rural communities remains of keen interest as many of these folks have visited these regions and heard the needs directly. This article is timely and will certainly make at least one Commissioner very happy! Thanks for the post.

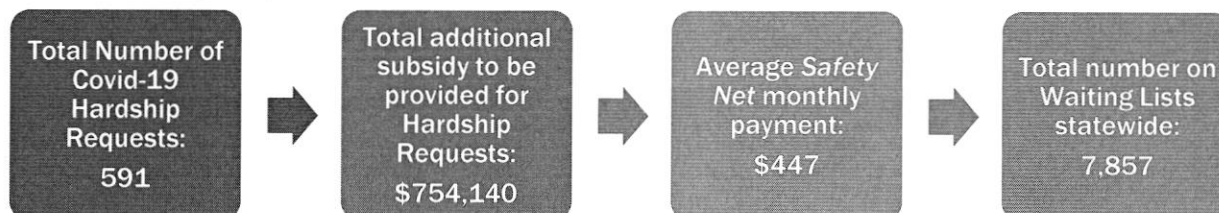
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4

Public Housing Operations Update

August 2020

Covid-19 Hardship Requests and Rental Stats:



Operations Updates:

- Statewide outreach to residents and voucher holders regarding status of rental payments and employment opportunities
- Extension of *Safety Net Housing Assistance Program* through December 2020.
- Developed and launched the **Jumpstart Library** to provide public housing participants statewide with resources about preparing for their first job, searching for a new job, or finding out what it takes to excel at their current job.

Facilities Management & Construction Updates:

- Juneau –Cedar Park Annex Window Replacement project intent to award issued to Goertz Construction.
- Wrangell - sidewalk project ongoing.
- Anchorage – Scattered site roof replacement, work continues; Fire place removal project continues as properties are vacated;
- Sitka – Side Arm water heater replacement scheduled.
- Several security camera and access control systems are being repaired and upgraded statewide, some project timelines are being affected due to travel or property restrictions.
- Project management is working with various AMPS as they work to develop contract scopes for deferred maintenance repair/replacement projects, continues.
- Extraordinary Maintenance Team (EMT): Team continues with corporate maintenance and management tasks due to travel restrictions. All travel is on hold until further notice.

Waiting List Status Summary

as of 9/1/2020

| City | AHFC-Owned Housing Waiting List by Bedrooms | | | | | Total | Housing Choice Voucher | | Total Waiting List* by Community | |
|-------------------|--|--------------|------------|-----------|-----------|--------------|---------------------------|--------------|-------------------------------------|--------------|
| | 0/1 | 2 | 3 | 4 | 5 | | Units | Waiting List | Units | Waiting List |
| Anchorage | 285 | 256 | 135 | 2 | 1 | 679 | | | | |
| | 952 | 1,519 | 256 | 57 | 41 | 2,825 | 2,190 | 1,693 | 2,869 | 4,518 |
| Bethel | | 1 | 92 | 20 | 5 | 118 | | | | |
| | 0 | 78 | 19 | 5 | 2 | 104 | 0 | 0 | 118 | 104 |
| Cordova | 22 | | 16 | | | 38 | | | | |
| | 3 | 0 | 1 | 0 | 0 | 4 | 0 | 0 | 38 | 4 |
| Fairbanks | 156 | 4 | 74 | 23 | 4 | 261 | | | | |
| | 511 | 247 | 5 | 1 | 1 | 765 | 346 | 878 | 607 | 1,643 |
| Homer | | | | | | | | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 103 | 124 | 103 | 124 |
| Juneau | 85 | 53 | 50 | 16 | 2 | 206 | | | | |
| | 110 | 5 | 4 | 0 | 0 | 119 | 292 | 152 | 498 | 271 |
| Ketchikan | 57 | | 16 | | | 73 | | | | |
| | 130 | 0 | 12 | 0 | 0 | 142 | 92 | 133 | 165 | 275 |
| Kodiak | 10 | 17 | 10 | 3 | | 40 | | | | |
| | 40 | 11 | 4 | 0 | 0 | 55 | 99 | 50 | 139 | 105 |
| Mat-Su | 32 | | | | | 32 | | | | |
| | 52 | 0 | 0 | 0 | 0 | 52 | 397 | 56 | 429 | 108 |
| Nome | | 8 | 20 | 5 | | 33 | | | | |
| | 0 | 33 | 4 | 5 | 0 | 42 | 0 | 0 | 33 | 42 |
| Petersburg | | | | | | | | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 51 | 15 | 51 | 15 |
| Seward | 30 | | | | | 30 | | | | |
| | 16 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 30 | 16 |
| Sitka | 23 | 8 | 10 | 2 | | 43 | | | | |
| | 67 | 6 | 3 | 1 | 0 | 77 | 42 | 29 | 85 | 106 |
| Soldotna | | | | | | | | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 286 | 251 | 286 | 251 |
| Valdez | | 4 | 3 | | | 7 | | | | |
| | 0 | 12 | 7 | 0 | 0 | 19 | 50 | 10 | 57 | 29 |
| Wrangell | 4 | 28 | 20 | | | 52 | | | | |
| | 18 | 5 | 0 | 0 | 0 | 23 | 30 | 3 | 82 | 26 |
| Port-Outs | | | | | | | | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 95 | 0 | 95 | 0 |
| Totals | 1,899 | 1,916 | 315 | 69 | 44 | 4,243 | 4,073 | 3,394 | 5,685 | 7,637 |

*This list is exclusive of direct referrals.

Waiting List Status
as of 9/1/2020

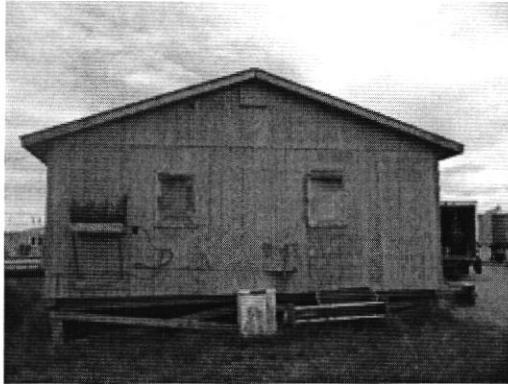
| City | AHFC-Owned Housing Waiting List by Bedrooms | | | | | Total | Housing Choice Voucher | | Total Waiting List* by Community | |
|-------------------|--|-------|-----|----|----|-------|---------------------------|--------------|-------------------------------------|--------------|
| | 0/1 | 2 | 3 | 4 | 5 | | Units | Waiting List | Units | Waiting List |
| Anchorage | 285 | 256 | 135 | 2 | 1 | 679 | | | | |
| Family | 311 | 1,519 | 256 | 57 | 41 | 2,184 | 2,190 | 1,693 | 2,869 | 4,518 |
| Senior | 641 | | | | | 641 | | | | |
| Bethel | | 1 | 92 | 20 | 5 | 118 | | | | |
| Family | | 78 | 19 | 5 | 2 | 104 | | | 118 | 104 |
| Cordova | 22 | | 16 | | | 38 | | | | |
| Family | | | 1 | | | 1 | | | 38 | 4 |
| Senior | 3 | | | | | 3 | | | | |
| Fairbanks | 156 | 4 | 74 | 23 | 4 | 261 | | | | |
| Family | 0 | 247 | 5 | 1 | 1 | 254 | 346 | 878 | 607 | 1,643 |
| Senior | 511 | | | | | 511 | | | | |
| Homer | | | | | | 0 | 103 | 124 | 103 | 124 |
| Juneau | 85 | 53 | 50 | 16 | 2 | 206 | | | | |
| Family | 69 | 5 | 4 | 0 | 0 | 78 | 292 | 152 | 498 | 271 |
| Senior | 41 | | | | | 41 | | | | |
| Ketchikan | 57 | | 16 | | | 73 | | | | |
| Family | 62 | | 12 | | | 74 | 92 | 133 | 165 | 275 |
| Senior | 68 | | | | | 68 | | | | |
| Kodiak | 10 | 17 | 10 | 3 | | 40 | | | | |
| Family | 40 | 11 | 4 | 0 | | 55 | 99 | 50 | 139 | 105 |
| Mat-Su | 32 | | | | | 32 | | | | |
| Senior | 52 | | | | | 52 | 397 | 56 | 429 | 108 |
| Nome | | 8 | 20 | 5 | | 33 | | | | |
| Family | 0 | 33 | 4 | 5 | | 42 | | | 33 | 42 |
| Petersburg | | | | | | 0 | 51 | 15 | 51 | 15 |
| Seward | 30 | | | | | 30 | | | | |
| Senior | 16 | | | | | 16 | | | 30 | 16 |
| Sitka | 23 | 8 | 10 | 2 | | 43 | | | | |
| Family | 50 | 6 | 3 | 1 | | 60 | 42 | 29 | 85 | 106 |
| Senior | 17 | | | | | 17 | | | | |
| Soldotna | | | | | | 0 | 286 | 251 | 286 | 251 |
| Valdez | | 4 | 3 | | | 7 | | | | |
| Family | | 12 | 7 | | | 19 | 50 | 10 | 57 | 29 |
| Wrangell | 4 | 28 | 20 | | | 52 | | | | |
| Family | 18 | 5 | 0 | | | 23 | 30 | 3 | 82 | 26 |
| Port-Outs | | | | | | 0 | 95 | | 95 | |
| Totals | | | | | | | | | | |
| Units | 704 | 379 | 446 | 71 | 12 | 1,612 | 4,073 | | 5,685 | |
| W/List | 1,899 | 1,916 | 315 | 69 | 44 | 4,243 | | 3,394 | | 7,637 |

*This list is exclusive of direct referrals.

Senior = 1,349 as of 9/1/20.

Energy back on stage at BOD meeting

It's been a while since Research and Rural Development department's Director John Anderson stepped up to the microphone at a AHFC board meeting. He made a strong comeback at the annual board meeting Wednesday, Aug 25. with plenty of good info for the board.



Before



After

Here are some of the points John brought up:

- A true success story from the Weatherization program with an example from a home in Quniagak serviced by Rural Cap. The home reached a 50% energy reduction, almost double the average!
- It's been a difficult spring and summer for the weatherization providers due to the coronavirus with problems of shortage of materials, increased transportation costs and getting enough crew members to the sites.
- AkWarm has received a five year extension the Department of Energy. "It's a milestone every time we get it since the process is very rigorous," John said. AKWarm, released in 1996, is an energy modeling software tool for builders, designers, energy raters, lenders, and homeowners. The software can be used for energy design, retrofit, or to determine an energy rating.
- The Supplemental Housing Development Program, eligible for housing authorities, will release \$1.6 million in funding in November.
- The department has issued 594 Building Energy Efficiency Standard (BEES) certificates so far in 2020, already exceeding the 2019 annual number of 592.
- R2D2 has plans to introduce training/education to increase the number of energy raters. At present there are only 30 raters serving the entire state compared to 130 during the peak years when the Home Energy Rebate program was up and running.
- New building codes are on the horizon with the department working on the 2024 codes.

Tab

5

Senior Housing Office - 30 Years Later

"The afternoon knows what the morning never suspected"

- Robert Frost

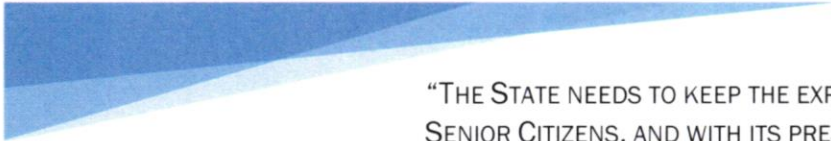
A pearl is traditionally associated with a 30th Anniversary. Signifying purity, honesty and wisdom, it seems appropriate for an office that has worked to provide adequate, accessible, secure, and affordable housing on behalf of Alaska's Senior Citizens for three decades.

As a new decade approached 30 years ago, Alaska was in the midst of the Exxon Valdez Oil Spill cleanup; voters opted to recriminalize marijuana; and, the Tongass National Forest grew by 1 million acres, thanks to Congress. On the world stage, the Berlin Wall fell; Iraq invaded Kuwait; and a British engineer and his colleagues proposed something called the World Wide Web.

Meanwhile, in Juneau, and during the 16th Alaska Legislature, State Senator Jim Duncan had been paying attention to Alaska's explosive growth of Senior Citizens since 1988. On June 17th of that year, Duncan sponsored Senate Concurrent Resolution 50 requiring the Older Alaskans Commission to update their inventory of senior housing needs. In February 1989, they issued their draft, 'Senior Housing Report' detailing as a first priority, establishment of a Senior Housing Office to organize a cohesive, comprehensive state response to senior housing issues, as well as a loan fund to act as a catalyst to spur development of senior housing by non-profits, developers and the like. Assisting the Older Alaskan's Commission, the Juneau Commission on Aging conducted their own survey and results revealed 140 individuals over 65 were dissatisfied with their current housing arrangement.

In response, Senator Duncan introduced Senate Bill 150, creating the Senior Housing Office within the Department of Community & Regional Affairs (DCRA) and Senate Bill 487 allowing the use of \$10M in AHFC assets as security to leverage \$30M in bond financing. By the time Senator Duncan's efforts concluded, 13 co-sponsors in the Senate had signed on in support. Outside support came in from a wide audience including: USDA Rural Development, AARP Alaska, the Juneau Commission on Aging and many others, including private senior citizens.

On June 14, 1990, Governor Steve Cowper signed SB150 into Law, with an effective date of September 12, 1990. SB487 became Law two weeks after SB150. In 1992, the Senior Housing Office transferred to AHFC as part of the merger with DCRA.

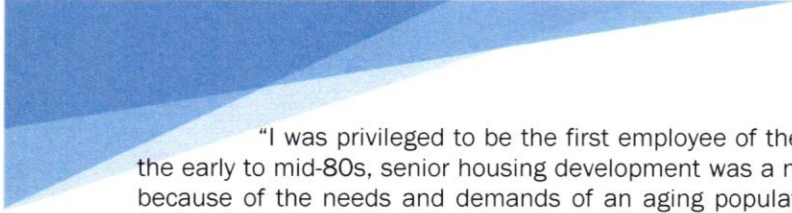


"THE STATE NEEDS TO KEEP THE EXPERIENCE AND EXPERTISE OF ITS SENIOR CITIZENS, AND WITH ITS PRESENT POPULATION OF 20,000, A 60% INCREASE FROM 1980, THE STATE NEEDS TO INSURE ADEQUATE, APPROPRIATE HOUSING IS AVAILABLE FOR ITS SENIORS"

State Senator, Jim Duncan, 1990

In 1990, Alaska's overall population stood at 550,000 and the state's median age was 29. Approximately 6% of the state's population was over age 60 at the time. Of those, about 1,200 Alaskans were over the age of 85. Some 30 years later, the state population now stands at 731,000; the median age has grown to 36 and the 60 and over population has more than tripled from 1990 to represent 19% of the overall population, representing a near 300% growth rate over the period. Alaska's 85 and over population has grown five times what

it was 30 years earlier now comprising over 6,700 individuals; a 436% increase from three decades earlier. Since 2007, Alaska has been recognized as the state with the fastest per-capita growth of seniors 65 and over of any state in the Union.



"I was privileged to be the first employee of the Alaska Senior Housing Office. In the early to mid-80s, senior housing development was a new and emerging housing market because of the needs and demands of an aging population. Alaskan seniors and elders realized this fact and their strong and dedicated advocacy resulted in the creation of Senior Housing Office in 1990. Their continued and effective advocacy resulted in significant support from the Alaska Housing Finance Corporation, the Legislature, Governor's Office and local governments. During my tenure, hundreds of independent and assisted living units were built. Thirty years later, it is my hope that this advocacy continues well into the future. The demand is getting larger than ever.

Steven P. Ashman
AHFC Senior Housing Office 1990-2001

Over the last 30 years, AHFC has developed well over a thousand senior housing units across Alaska, investing millions of dollars to meet the mandates of the Senior Housing Office. Additionally, AHFC provides over 600 units of senior/disabled public housing units across eight Alaskan communities – and provides many seniors affordable housing opportunities through the Housing Choice Voucher program. Specialized programs, such as the Senior Access Program has allowed seniors to remain at home, where they want to be, through universal design upgrades and accessibility improvements. Loan programs have not only made homeownership possible for seniors, but also for assisted living operators who provide critical care to seniors in need. AHFC's energy programs have made homes more comfortable and affordable for senior citizens, many of whom are on fixed incomes. Aging & Disability Resource Centers began their service to Alaskans in 2004 under the leadership of the Senior Housing Office and five Independent Living Centers across the state.

The achievements of the Senior Housing Office over the past three decades would not have been possible without strong partnerships maintained over the years with the Alaska Commission on Aging, Senior Centers, and many other agencies and individuals, working across all corners of The Last Frontier. Whether working together to establish a new State Plan for Aging Services, a Roadmap for Alzheimer's Disease and Related Dementias, Senior Housing Fairs, or sponsoring housing events specific to the senior industry, this steadfast collaboration has proven crucial in not only understanding, but working collaboratively to meet the growing and evolving needs of Alaska's senior population.



"WE APPRECIATE THE KNOWLEDGE AND SUPPORT THAT AHFC HAS PROVIDED TO THE ALASKA COMMISSION ON AGING FOR DECADES.

YOU HAVE MADE OUR COMMISSION BETTER AND BETTERED
THE LIVES OF HUNDREDS OF OLDER ALASKANS."

Gordon Glaser,
Chair, Alaska Commission on Aging, 2020

Each year, hundreds of senior citizens and their family members reach out to the Senior Housing Office on a wide array of aging issues. This direct contact with the Senior Housing Office has proved to be a trusted and reliable resource for senior citizens as they make decisions and navigate their Golden Years. It remains one of the most enjoyable, fulfilling and humbling responsibilities of the Office.

Jim McCall

AHFC Senior Housing Office

2001 - Present

Staying on Top of Coronavirus

The [Alaska Housing Relief](#) application period has concluded, but new housing relief programs are available for city residents of [Kenai](#) and [Soldotna](#).

The federal [eviction moratorium](#) for renters has been extended through the end of the year. For AHFC clients, be sure to learn about our [application for reduced rent](#). Looking to save money? [Save energy today](#).

Contact your [servicer](#) if you're having difficulty with your AHFC mortgage. [Learn more](#) about how we're working to keep our mortgage holders in their homes.

Latest AHFC News [SEE ALL](#)

- 09/16/20 - [Where to Get Flu Shots & Other Vaccinations](#)
- 09/09/20 - [Resources to Keep Your Family Safe & Healthy](#)
- 09/08/20 - [Up to \\$458 for Child Food Expenses Available](#)
- 09/04/20 - [Eviction Ban Extended for Renters](#)
- 09/03/20 - [Budgeting Made Easy](#)
- 09/02/20 - [New Resource Library For Job Hunters](#)
- 08/25/20 - [Painting? Color Choice Impacts Your Mood](#)
- 08/19/20 - [Future Comes with a Place Called Home](#)
- 08/14/20 - [Tips to Help You Decide to Rent or to Buy](#)



Lender of the Week

[SEE ALL](#)

Meet Kristin Harding •
Residential Mortgage, LLC
Anchorage / NMLS #204460



Upcoming Events [SEE ALL](#)

- 09/17/20 - [Successful Interviewing T...](#)
- 09/21/20 - [Money Sense Webinar](#)
- 09/22/20 - [HomeChoice Webinar](#)



Current Interest Rates



Interest rates are uploaded every day. You may also subscribe by email to receive daily updates. [View and sign up](#) •

Senior Housing Office

Ensuring Alaska's seniors have access to affordable and accessible homes and supportive services. [Click for more](#) •



Public Notices - [Click to view and subscribe](#) •

Who Do I Talk To? - [Find the right people](#) •

Tab

6

Alaska Real Estate
Cumulative Statistics
YTD - 2nd Quarter
(2019 vs 2020)

| | NEW LISTINGS | | | | NUMBER SOLD | | | | AVG SALES PRICE | | | | DAYS ON MARKET | | |
|------------------------|--------------|-------|---------|--|-------------|------|---------|--|-----------------|---------|--------|--|----------------|------|---------|
| | 2019 | 2020 | % Chg | | 2019 | 2020 | % Chg | | 2019 | 2020 | % Chg | | 2019 | 2020 | % Chg |
| Anchorage Residential | 1,286 | 1,216 | -5.44% | | 744 | 671 | -9.81% | | 377,466 | 388,138 | 2.83% | | 42 | 44 | 4.76% |
| Anchorage Condo | 487 | 418 | -14.17% | | 280 | 202 | -27.86% | | 211,556 | 226,209 | 6.93% | | 63 | 57 | -9.52% |
| Mat Su Residential | 957 | 852 | -10.97% | | 535 | 469 | -12.34% | | 280,998 | 289,392 | 2.99% | | 59 | 55 | -6.78% |
| Mat Su Condo | 15 | 9 | -40.00% | | 9 | 10 | 11.11% | | 135,644 | 184,315 | 35.88% | | 79 | 44 | -44.30% |
| Kenai Pen. Residential | 502 | 343 | -31.67% | | 222 | 172 | -22.52% | | 266,626 | 266,387 | -0.09% | | 94 | 88 | -6.38% |
| Kenai Pen. Condo | 4 | 3 | -25.00% | | 1 | 5 | 400.00% | | 133,000 | 135,000 | 1.50% | | 97 | 135 | 39.18% |
| FNSB Residential | 658 | 569 | -13.52% | | 317 | 300 | -5.36% | | 254,190 | 267,357 | 5.17% | | 43 | 46 | 6.97% |
| FNSB Condo | 28 | 36 | 28.57% | | 19 | 12 | -36.84% | | 117,994 | 123,791 | 4.91% | | 89 | 50 | -43.82% |
| SE Residential | 185 | 170 | -8.00% | | 140 | 114 | -18.58% | | 397,606 | 398,720 | .28% | | 57 | 63 | 10.52% |
| SE Condo | 33 | 38 | 15.15% | | 27 | 32 | 18.51% | | 197,610 | 248,931 | 25.97% | | 52 | 55 | 5.76% |

Courtesy: Alaska MLS, Fairbanks Board of Realtors & Southeast Board of Realtors