Encouraging Housing Production

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AHFC’S Role in Assisting Communities

- Mortgages, Earnings & Dividends
- Financing – new construction, rehabilitation
- Grants, tax credits, other incentives
- Technical assistance
- Research
Underutilized Resources

• Federal Home Loan Bank of Des Moines
  – Financing and grants

• U.S. Treasury Department
  – Capital Magnet Fund
  – New Market Tax Credits
  – Opportunity Zones
Reality Today

- Housing demand is increasing in the Matanuska Susitna Borough exceeding Anchorage population growth – housing competition is 45 miles away
- Economics are not favorable for large multi-family developments; look to other options to allow private sector to develop/rehabilitate
- Easy funding is gone; developers have to fit more pieces into puzzle
Innovations from Alaska

- Juneau
  - Accessory apartment grant program
  - Affordable Housing Fund – city funds/sales tax revenue
  - CBJ sponsored subdivision development/land sales
- Fairbanks
  - Housing Task Force
  - Developer agreements in Fairbanks/North Pole
- Other communities – land donations, infrastructure assistance
- Alaska Corporation for Affordable Housing
- Cold Climate Housing Research Center
Questions?

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