

Encouraging Housing Production

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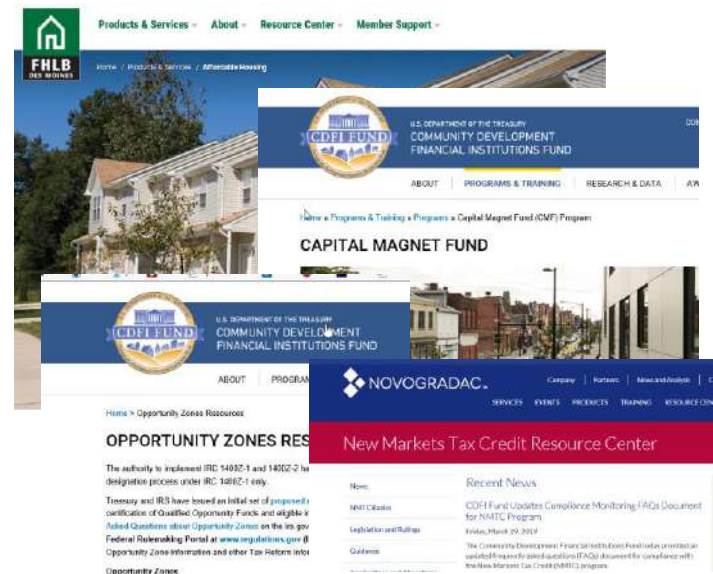
AHFC'S Role in Assisting Communities

- 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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