

Alaska Association on Developmental Disabilities

April 17, 2024



Programs and Purpose



Programs are Statewide



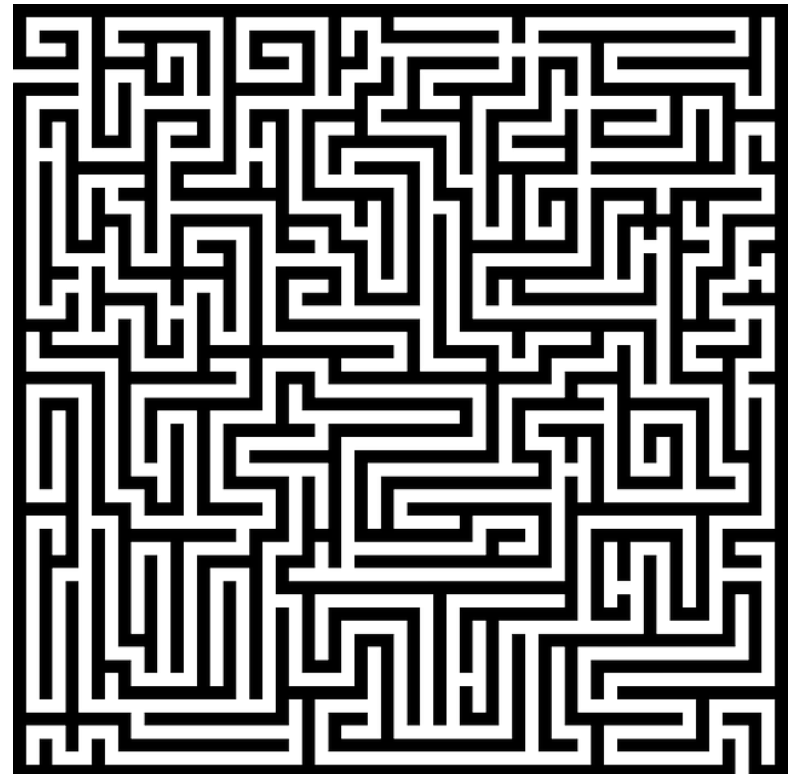
Finding the “Right” Program(s)



One Perspective

Count	Program Name	Program Type
1	Emergency Rental Assistance Program	Services
2	Homeless Assistance Program	Services
3	Special Needs Housing Operations	Services
4	Discharge Incentive Grant	Services
5	Emergency Solutions Grant	Services
6	Grant Match Program	Services
7	Housing Opportunities for Persons with AIDS	Services
8	Re-Entry Housing	Services
9	Survivors Assistance For Escaping Trafficking	Services
10	Sponsor Rental Assistance	Services
11	Tenant Based Rental Assistance	Services
12	Low Income Housing Tax Credit	Development
13	Rural Professional Housing	Development
14	Senior Citizens Housing Development	Development
15	Senior Accessibility Modifications	Development
16	Home Rental Development	Development
17	National Housing Trust Fund	Development
18	Special Needs Housing Development	Development
19	Homeownership Development Program	Development
20	Home Opportunity Program	Development
21	Homeowner Assistance Fund	Development

Another Perspective



Scope Narrowing

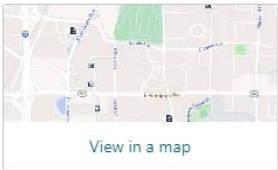
ORBITZ
More travel ▾

[Get the app](#)
Español
List your property

Going to
Las Vegas (and vicinity), Nevada, U...

Dates
Apr 6 - Apr 10

Travelers
2 travelers, 1 room



View in a map

300+ properties

How our sort order works ⓘ

Sort by
Recommended ▾

Compare properties

Search by property name

Filter by

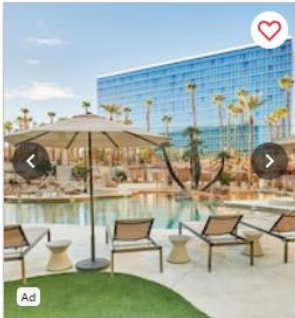
Popular filters

- Las Vegas Strip
- Breakfast included
- Hotel
- Pool
- Hotel resort

Price per night

Min
\$0

Max
\$1,000+



Virgin Hotels Las Vegas, Curio Collection by Hilton

Paradise

Pool


Bagging Rights
Get pack on your feet, because you deserve it. Free Valet and Self Parking.

Fully refundable

Earn \$16.38 Orbucks

8.6 Excellent
6,677 reviews

We have 8 left at
\$137
\$823 total
includes taxes & fees



Hampton Inn & Suites Las Vegas Convention Center - No Resort Fee


Paradise

Breakfast included Pool Hot tub

Earn \$18.81 Orbucks

9.2 Wonderful
1,450 reviews

We have 7 left at 2% off at
~~\$160~~ **\$157**
\$711 total
includes taxes & fees



The Mirage Hotel & Casino

Las Vegas Strip

Pool Hot tub

Fully refundable

Earn \$16.05 Orbucks

8.4 Very Good
14,323 reviews

\$134
\$797 total
includes taxes & fees

5

Affordability & Programs

LIHTC Income Limits for 2023 (Based on 2023 MTSP Income Limits)					
	Charts	60.00%	30.00%	50.00%	140.00%
1 Person	☞	43,800	21,900	36,500	61,320
2 Person	☞	50,040	25,020	41,700	70,056
3 Person	☞	56,280	28,140	46,900	78,792
4 Person	☞	62,520	31,260	52,100	87,528
5 Person	☞	67,560	33,780	56,300	94,584
6 Person	☞	72,540	36,270	60,450	101,556
7 Person	☞	77,580	38,790	64,650	108,612
8 Person	☞	82,560	41,280	68,800	115,584
9 Person	☞	87,540	43,770	72,950	122,556
10 Person	☞	92,520	46,260	77,100	129,528
11 Person	☞	97,560	48,780	81,300	136,584
12 Person	☞	102,540	51,270	85,450	143,556

LIHTC Rent Limits for 2023 (Based on 2023 MTSP/VI Income Limits)					
Bedrooms (People)	Charts	60.00%	30.00%	50.00%	FMR
1 Bedroom (1.5)	☞	1,173	586	977	903
2 Bedrooms (3.0)	☞	1,407	703	1,172	1,179
3 Bedrooms (4.5)	☞	1,626	813	1,355	1,676

Affordability definitions vary across programs

Source: Novogradac Rent & Income Calculator

<https://ric.novoco.com/tenant/rentincome/calculator/z4.jsp>

Navigating Resources



A screenshot of a web browser displaying the AHFC website. The browser's address bar shows "ahfc.us/pros/homelessness". The website header includes the AHFC logo and navigation links such as "ABOUT US", "NEWSROOM", "BLOG", "JOBS", "TRANSLATE", and "FOR PARTNERS". A dark navigation bar below the header lists categories like "Lenders", "Real Estate Pros", "Developers", "Landlords", "Builders", "Homelessness", "Audit", "Grants", "Energy", and "Reference". The main content area is titled "Homeless Housing" and "Welcome to the Statewide Homeless Housing Office". It features a sidebar with links to "AHFC Grants for Homeless and Supportive Housing", "Development Grants", "Current Funding Opportunities", "Homeless & Supportive Housing Partners", "Alaska Council on the Homeless", "Rental Programs", "Contacts", and "811 Project Rental Assistance Program". The main text includes a section for "Looking for COVID-19 Resources?" with a link to "COVID-19 Resources", a section for "Do You Need Immediate Assistance?" with contact information, and an "About the Statewide Homeless Housing Office" section describing the office's role and contact details.

Established in 2018, the Statewide Homeless Housing Office is staffed by several members of the Planning team.

Housing Markets are Increasingly Fluid



The number of people needing housing



Housing prices and multi-purpose inventory



Private Rental Market



Unrestricted Rental Costs and Vacancy Rates 2023

All Units, Selected Boroughs, Census Areas, and Cities

SURVEY AREA	Median Rent		Number of Units		Vacancy Rate	Percentage of Units with Utilities Included in the Rent						
	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Sewer	Refuse	Snow Plowing
ANCHORAGE MUNICIPALITY*	\$1,275	\$1,404	8,159	333	4.08%	74.38%	21.36%	76.57%	44.63%	44.37%	92.60%	89.25%
<i>ANCHORAGE</i>	\$1,275	\$1,404	7,716	313	4.06%	74.57%	22.41%	76.97%	44.53%	44.52%	93.26%	90.06%
<i>EAGLE RIVER</i>	\$1,595	\$1,776	387	18	4.65%	68.99%	2.33%	67.70%	39.79%	35.66%	80.62%	74.68%
BETHEL CA*	\$1,450	\$1,450	221	38	17.19%	85.07%	9.05%	72.40%	61.99%	25.79%	64.25%	77.83%
CHUGACH CA*	\$1,150	\$1,265	258	22	8.53%	75.97%	32.95%	63.18%	82.56%	82.56%	79.84%	85.66%
<i>VALDEZ</i>	\$1,150	\$1,298	190	10	5.26%	75.26%	28.95%	63.16%	93.68%	93.68%	92.63%	92.11%
FAIRBANKS BOROUGH*	\$1,296	\$1,426	3,748	400	10.67%	85.54%	13.98%	77.77%	87.25%	85.70%	80.42%	67.42%
<i>FAIRBANKS</i>	\$1,281	\$1,409	3,056	350	11.45%	89.95%	15.05%	82.98%	89.99%	90.12%	87.63%	68.29%
<i>NORTH POLE</i>	\$1,400	\$1,582	665	47	7.07%	66.47%	9.47%	56.69%	75.94%	66.02%	50.53%	65.11%
JUNEAU CITY & BOROUGH*	\$1,300	\$1,420	1,121	46	4.10%	52.72%	20.43%	48.53%	99.29%	97.59%	94.20%	82.16%
<i>DOUGLAS</i>	\$1,250	\$1,370	125	9	7.20%	36.80%	12.80%	20.80%	100.00%	100.00%	98.40%	85.60%
<i>JUNEAU</i>	\$1,300	\$1,420	972	37	3.81%	53.60%	21.50%	50.82%	99.18%	97.22%	93.52%	81.28%
KENAI PENINSULA*	\$955	\$1,095	1,077	46	4.27%	69.27%	21.36%	66.48%	86.35%	85.79%	75.77%	82.54%
<i>HOMER</i>	\$1,000	\$1,273	259	9	3.47%	48.26%	18.53%	40.54%	68.73%	70.27%	63.32%	71.43%
<i>KENAI</i>	\$903	\$1,000	408	14	3.43%	88.48%	22.55%	86.52%	96.32%	93.63%	88.48%	89.95%
<i>SOLDOTNA</i>	\$1,000	\$1,128	284	14	4.93%	67.61%	13.03%	68.66%	91.55%	90.85%	79.93%	84.15%
KETCHIKAN BOROUGH*	\$1,153	\$1,262	486	26	5.35%	66.46%	42.39%	64.81%	59.05%	60.91%	55.97%	62.76%
KODIAK BOROUGH*	\$1,200	\$1,292	422	22	5.21%	76.07%	17.30%	68.01%	95.50%	95.50%	95.02%	60.90%
MAT-SU BOROUGH*	\$1,175	\$1,297	1,083	39	3.60%	51.15%	16.25%	48.66%	87.63%	83.75%	77.38%	73.22%
<i>PALMER</i>	\$1,125	\$1,268	188	7	3.72%	46.81%	19.68%	35.11%	75.53%	71.28%	64.89%	59.57%
<i>WASILLA</i>	\$1,200	\$1,333	831	24	2.89%	51.62%	13.96%	51.14%	91.34%	87.85%	82.31%	75.69%
WRANGELL & PETERSBURG BOROUGH*	\$826	\$1,033	170	5	2.94%	43.53%	11.18%	33.53%	54.12%	58.82%	56.47%	55.29%
<i>PETERSBURG</i>	\$1,050	\$1,203	104	2	1.92%	21.15%	17.31%	18.27%	57.69%	65.38%	54.81%	50.00%
SITKA CITY & BOROUGH*	\$1,029	\$1,364	352	20	5.68%	32.95%	10.51%	32.67%	14.77%	24.43%	11.93%	58.24%
SURVEY TOTAL	\$1,250	\$1,381	17,269	1,013	5.87%	72.45%	19.53%	70.45%	64.91%	63.88%	84.28%	79.74%

*These lines show the total survey results for each Borough or Census Area.

Italics - These are sub-areas of each Borough or Census Area, and contain 100 or more survey responses. Sub-area responses are included in the respective Borough or Census Area Total.

Outcomes & Relative Program Support



Looking at the past five years, outcomes across the programs fall within the following ranges...

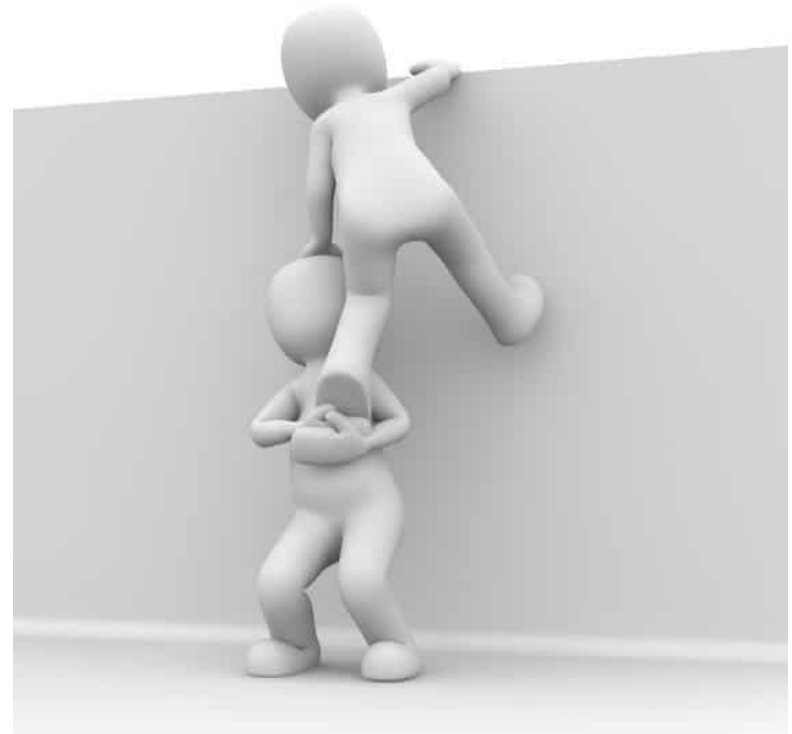
- Development: roughly 15 properties funded per year with 195 to 466 units newly constructed or renovated each year
- Support services: over 12,000 Alaskans per year interact with our support service partners
- Activity / partner support can range from 15% to 85% of the total budget

Getting things Done

Buy a Ladder



Ask for Help



The Programs Help Alaskans by...



- Building more affordable housing
- Facilitating accessibility modifications and design
- Funding supportive service providers
- Meeting program partners in the middle so our programs can work together
- Listening to stakeholders and reconfiguring programs

Partners through the Years



AHFC has partnered with several groups over the years to help leverage resources and expanding housing opportunities

- Alaska's Regional Housing Authorities
- Alaska Mental Health Trust Authority
- Rasmuson Foundation
- Denali Commission
- Local Governments
- State and Federal programs

Development Programs



The primary resources to build, buy or renovate housing:

- GOAL Program
- Rural Professionals Housing Program
- Special Needs Housing Grant
- Senior Access Program
- Homeownership Development Program

Development Program Questions



Andy Petroni (lower right) is our Manager of Housing Development

apetroni@ahfc.us
907.330.8275



Service Programs



The primary resources to obtain housing, or maintain housing stability are

- Basic Homeless Assistance Program
- Special Needs Housing Grant Program
- Grant Match Program
- Survivors Assistance For Escaping Trafficking (SAFE-t)

Service Program Questions

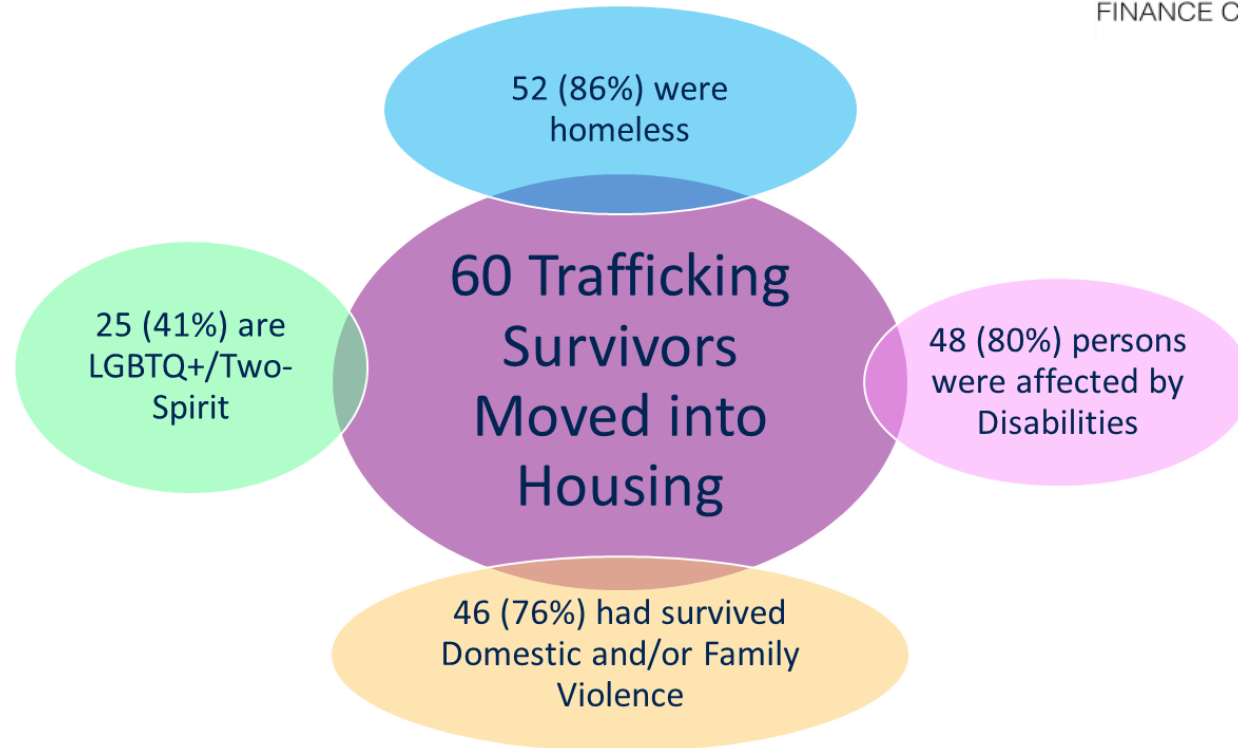


Donald Gotchal is
our Manager of
Research and
Services Programs

dgotchal@ahfc.us
907.330.8282



Service Coverage Overlap



Lives often cross programmatic labels

Questions



Additional Information

Stacy Barnes, Director of Governmental Relations and Public Affairs

sbarnes@ahfc.us

Daniel Delfino, Planning and Program Development Director

ddelfino@ahfc.us