Alaska Housing Presentation
for Southeast Conference

Housing & the Southeast Alaska Economy

Sitka, Alaska
September 18, 2019
MISSION

TO PROVIDE ALASKANS ACCESS TO SAFE, QUALITY, AFFORDABLE HOUSING.
Board of Directors

Brent Levalley
Board Chair

Haven Harris
St. George Tanaq Corporation

Bruce Tangeman
Commissioner, Department of Revenue

Julie Anderson
Commissioner, Department of Commerce, Community and Economic Development

Alan Wilson
Vice Chair

Vivian Stiver
Senior Housing

Adam Crum
Commissioner, Department of Health and Social Services
Mortgage Activity:

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<tbody>
<tr>
<td>Residential</td>
<td>$366,136</td>
<td>$364,082</td>
<td>0.56%</td>
<td>1,160</td>
<td>1,244</td>
<td>-6.75%</td>
<td>2,731</td>
<td>2,931</td>
<td>-6.82%</td>
<td>59</td>
<td>70</td>
<td>-15.71%</td>
</tr>
<tr>
<td>Condominium</td>
<td>$218,423</td>
<td>$205,529</td>
<td>6.27%</td>
<td>492</td>
<td>510</td>
<td>-3.53%</td>
<td>1,198</td>
<td>1,268</td>
<td>-5.52%</td>
<td>66</td>
<td>65</td>
<td>1.54%</td>
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<tbody>
<tr>
<td>Residential</td>
<td>$199,074</td>
<td>$207,724</td>
<td>-4.16%</td>
<td>832</td>
<td>799</td>
<td>4.13%</td>
<td>2,215</td>
<td>2,194</td>
<td>0.96%</td>
<td>113</td>
<td>144</td>
<td>-21.53%</td>
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<tbody>
<tr>
<td>Residential</td>
<td>$217,955</td>
<td>$214,792</td>
<td>1.47%</td>
<td>350</td>
<td>366</td>
<td>-4.37%</td>
<td>1,207</td>
<td>1,255</td>
<td>-3.82%</td>
<td>97</td>
<td>172</td>
<td>-43.60%</td>
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<tbody>
<tr>
<td>Residential</td>
<td>$239,200</td>
<td>$240,044</td>
<td>-0.35%</td>
<td>512</td>
<td>498</td>
<td>2.81%</td>
<td>1,114</td>
<td>979</td>
<td>13.79%</td>
<td>53</td>
<td>55</td>
<td>-3.64%</td>
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<tr>
<td>Condominium</td>
<td>$118,133</td>
<td>$96,680</td>
<td>22.19%</td>
<td>28</td>
<td>33</td>
<td>-15.15%</td>
<td>59</td>
<td>57</td>
<td>3.51%</td>
<td>77</td>
<td>70</td>
<td>10.00%</td>
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<tbody>
<tr>
<td>Residential</td>
<td>$354,001</td>
<td>$318,151</td>
<td>11.27%</td>
<td>269</td>
<td>299</td>
<td>-10.03%</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>75</td>
<td>92</td>
<td>-18.48%</td>
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Courtesy: Alaska MLS | Fairbanks Board of Realtors | SE Board of Realtors | July, 2019
* Active Listing data is not retained by the SE Board of Realtors
Note: Mat-Su, Kenai and Southeast incorporates condominiums within "residential", if applicable.
Our financing...
Interest Rates:

Single-Family Rates

RATES VALID FROM 9/17/2019 TO 9/17/2019

<table>
<thead>
<tr>
<th>LOAN PROGRAMS</th>
<th>30 YEAR</th>
<th>15 YEAR</th>
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<tbody>
<tr>
<td>Closing Cost Assistance Program</td>
<td>4.750</td>
<td>N/A</td>
</tr>
<tr>
<td>Rural Owner Occupied(^1)</td>
<td>3.625</td>
<td>3.250</td>
</tr>
<tr>
<td>Rural Non-Owner Occupied(^1)</td>
<td>3.875</td>
<td>3.500</td>
</tr>
<tr>
<td>Tax-Exempt First-Time Homebuyer &amp; Veterans Tax-Exempt(^2)</td>
<td>3.375</td>
<td>3.000</td>
</tr>
<tr>
<td>Veterans Mortgage Program(^2)</td>
<td>3.375</td>
<td>3.125</td>
</tr>
<tr>
<td>Taxable</td>
<td>3.875</td>
<td>3.375</td>
</tr>
<tr>
<td>Nonconforming I</td>
<td>4.125</td>
<td>3.625</td>
</tr>
<tr>
<td>Nonconforming II</td>
<td>3.875</td>
<td>3.375</td>
</tr>
<tr>
<td>Taxable First-Time Homebuyer</td>
<td>3.750</td>
<td>3.250</td>
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Energy Efficiency

Behind every home financed by Alaska Housing exists minimum energy efficiency and construction standards.
Weatherization

In the last decade:

• Approximately 3,195 homes in Southeast have benefited.

• Statewide job creation of 5,460.

• Residential energy savings of 29% per participant, totaling $183 million.
Supplemental Housing and Weatherization Partners
Building and Energy Codes
Public Buildings: A case study

- **East DHW Post Temp. Valve**: 120.9 deg F
- **DHW to Building Temp**: 125.2 deg F
- **DHW Circ Pump (on/off)**: On
- **DHW Recirc Return Temp**: 115 deg F
- **West Boiler 1 Status**: Fired, sequence = 1.0
- **West Boiler 2 Status**: Fired, sequence = 2.0
- **West Boiler Header Temp**: 140 deg F
- **Boiler Return Temp**: 134.4 deg F
- **Snowmelt Circ Pump (on/off)**: Off
- **Snowmelt Slab Temp**: 48.2 deg F
- **Snowmelt Glycol Supply Temp**: 81.32 deg F
- **Snowmelt Glycol Return Temp**: 81.86 deg F
Energy Efficiency
Technical Assistance Center
Free technical assistance for those interested in completing energy efficiency projects on publicly-owned buildings.
Research:

[Graph showing percent of homes with incomplete plumbing by Census Area]
Overcrowding/Indoor Air Quality

7 Principles:
- Dry
- Ventilated
- Safe
- Contaminant free
- Maintained
- Clean
- Pest Free

Equals:
- Reduced blood lead levels in children
- Reduced pesticide exposures
- Reduced indoor allergen levels
- Reduced physical problems
- Reduced exposure to mold and mildew
Senior Housing/Universal Design Standards

AARP survey says 80% of seniors want to live at home for as long as possible.

Home renovations include additions of shower grab bars, removal of carpets in place of hardwood flooring, rocker switches for electrical and no-step entries.
Affordable Housing Opportunities:

- Dusty Trails in Haines, 26 unit renovation used Low Income Housing Tax Credits
- Village of Kasaan, Huslia, Hoonah and Tununuk received Teacher, Health Professional and Public Safety Grants
- Forget-Me-Not Manor in Juneau has sponsor based rental assistance.
Public Housing
Questions?

Reach out to us at ahfc.us or call 907-330-8445.

Carolyn Ramsey will be at our booth throughout the conference.