

PHI



ENIX

2024

**Leveraging State and
Local Partnerships to
Find More Funding**



Panelists

Daniel Delfino

Director, Planning and Program Development | Alaska Housing Finance Corporation

Ian Hauer

Director, Director of Marketing and Communications | Indiana Housing and Community Development Authority

Steve Johnson

Chief Operating Officer | Colorado Housing and Finance Authority

Corey Strong

Tribal Liaison | Minnesota Housing

Discussion Leader

Christine Hess

Chief Financial Officer | Nevada Housing Division

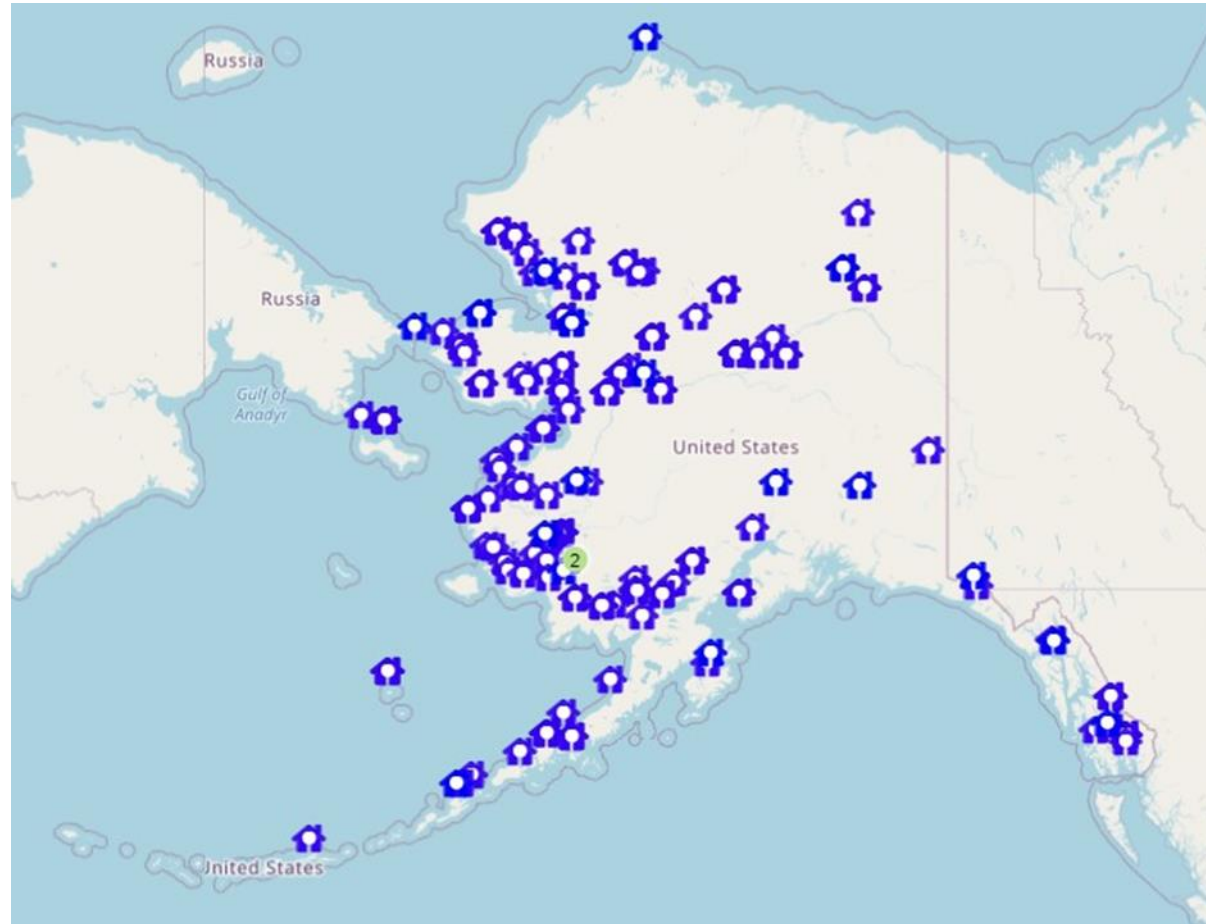
The Last Frontier Housing Initiative

NCSHA Annual Conference

October 1, 2024



Our Housing Programs are Statewide, but



Off the Road System

-People that clear remote runways are having a hard time finding housing

-People across broad income ranges are sleeping on office floors during work assignments

-People (those w/ the \$s) buy homes sight-unseen before the properties can be listed



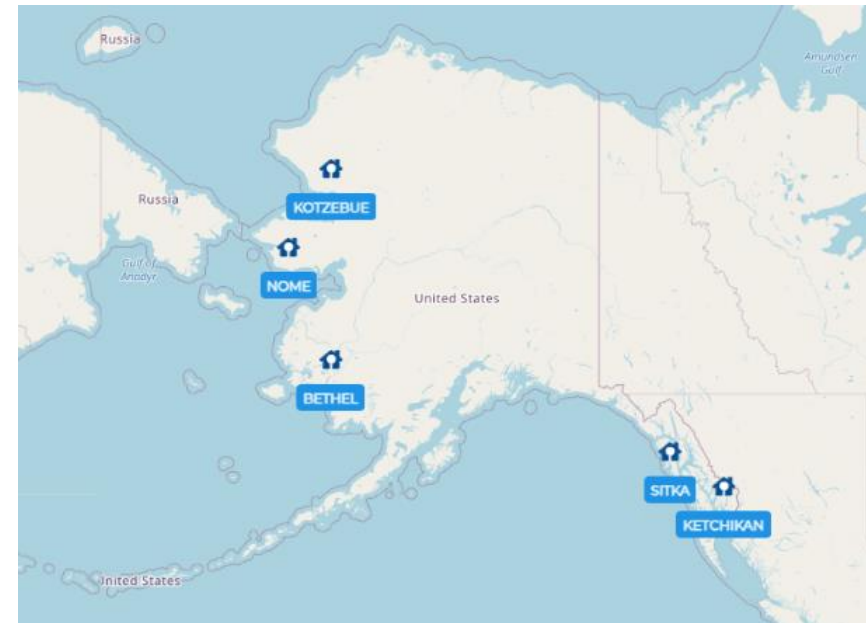
State Employee Housing Challenges

Priority Communities from Commissioners



Critical services are in jeopardy from persistent vacancies in:

Community	Population
Bethel	6,152
Kotzebue	2,953
Nome	3,506
Sitka	8,231
Ketchikan	7,803



If a hypothetical road connected Kotzebue and Ketchikan, it would be 1,282 miles in length. That's farther than the 1,100 mile drive from Seattle to Los Angeles.

Housing Equity - Off the Road System

Employer Provided Housing



Not Employer Provided Housing



Traditional Housing Approach

Soliciting applications through Notices of Funding Availability

- fixed rating criteria
- inflexible proposals
- fixed schedule
- AHFC participation as strictly a funder
- set-asides



Last Frontier Housing Initiative

We go to them as partners w/ \$4.5-\$5M



Several meetings are in Anchorage

And other meetings are on-site

8:48

Ketchikan Gateway Borough · Follow

Earlier today representatives from the Ketchikan Gateway Borough, City of Ketchikan, and City of Saxman, met in Anchorage with Alaska Housing Finance Corporation (AHFC) to discuss a unique opportunity for housing development. AHFC is offering \$4.5 million in federal funds for the construction of at least eight new affordable housing units in our Borough as the "last frontier housing initiative." Borough staff and officials will pursue the feasibility of this project as part of a comprehensive housing initiative.

Pictured from left to right: Borough Mayor Rodney Dial, Borough Attorney Glenn Brown, Borough Assembly Member Jeremy Bynum, Borough Manager Ruben Duran, Alaska Housing Director of Governmental Affairs Stacy Barnes, Saxman Mayor Frank Seludo, Borough Assembly Member Sharli Arntzen, Saxman Vice Mayor Billy Joe Thomas, Alaska Housing Deputy Director Akis Gialoposos. (Not pictured but also present at the meeting Ketchikan City Manager Delilah Walsh and City Council Member Janalee Gage.)

facebook.com

3 People >

Wed, Dec 6 at 08:34

Stacy Schubert

GM! I put Kotzebue in at 8:30 as a placeholder. They didn't confirm but they can be ready to meet at 9.

SS Daniel, can you be here by then?

No promises: getting in car now, but 25 minutes is tight

Stacy Schubert

I can get them started with meet and greet

I have my laptop too and am setting that up. You can send me your slide deck and I'll have it loaded.



The Last Frontier Initiative

Adaptability is Key



Community meetings with AHFC are followed by support that's calibrated to what our partners tells us they need

- 1 - Money
- 2 - Systems
- 3 - Technical Assistance
- 4 - Staff

Each partnership is uniquely structured

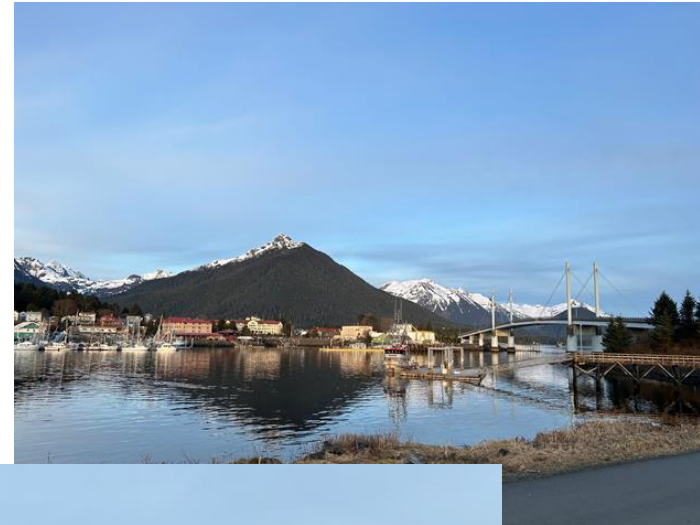


How it Worked: Sitka

Community Notes

- 20 city positions vacant & no municipal attorney on staff
- Internet connection for entire island recently lost b/c of a wayward anchor
- Several nonprofits, limited on-island development capacity

AHFC drafted, published and administered the housing award with the City and Borough as a consultative partner



How it Worked: Ketchikan

Community Notes

- City owned several parcels of land
- No in-house development expertise or housing program(s) experience
- Strong procurement department and motivated local government

AHFC provided templates, on-site training and let the City manage the contractor selection in concert with sites that were being cleared for proposals.



How it Worked: Nome

Community Notes

- Multiple expansion projects underway in community
- Local staff is supplemented by out-of-state managers
- Development capacity within city is limited

AHFC drafted, published and is managing the programmatic materials for development after consulting with the local government.



Last Frontier Housing Initiative: Where Things Stand



All five communities moved forward

- Construction has already started in 3 of 5 communities
- Building starts in 2025 for the last 2
- Minimum units exceeded in 2 of 5 communities
- Funding for baseline program was increased during this year's legislative session
- Round 2 of the Last Frontier Housing Initiative is under development

CREATING PLACES



2024 Program Overview

Creating Places Program Review

Creating Places is an innovative “crowdgranting” program that allows not-for-profit or local unit of government applicants to raise funding for place-based improvement projects within their community.

- It was launched in the fall of 2016 in collaboration between IHCDA and Patronicity
- Combines crowdfunding with a matching grant which leverages community buy-in and stretches the impact of IHCDA funds
- Projects that meet their fundraising goal receive a matching grant from IHCDA (between \$5,000 and \$50,000)
- Applicants work with Patronicity to hone their project, develop their fundraising page, and craft their marketing approach
- If the campaign is successful and funded, they have one year to complete their project



Program Stats Through Year Eight

Creating Places 2016-2024*:

- We've had **290** completed campaigns (9 more are currently live)*
- **278** of which have been successful (**96% success rate**)
- These projects have crowdfunded **\$11,431,929** from donors
- They've received **\$9,757,650** in matching grants from IHCD and have leveraged **\$28,275,637** in project funding
- Our projects have Total Private Investment to IHCD grant ratio of **\$4.07** for each \$1 granted
- These projects have created **2,068** jobs and have activated **13,506,781** sq.ft. of space

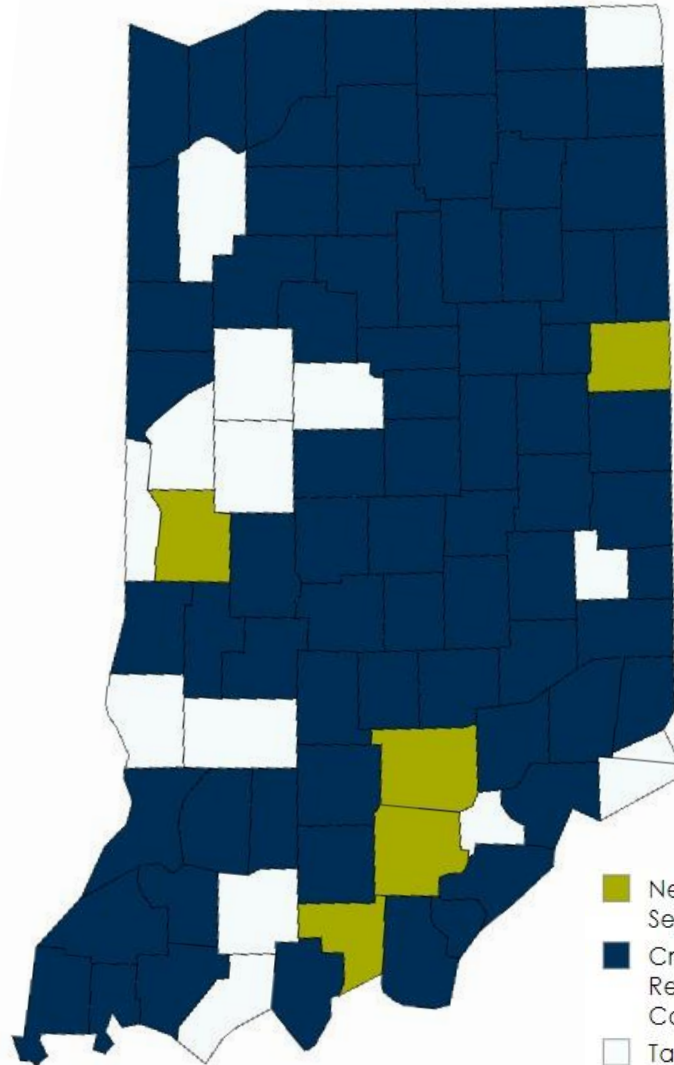
Average Project Data:

- Goal: \$34,929.83
- Raised: \$39,835.93
- % Funded: 115%
- Site Visitors: 6,489
- Number of Donors: 209
- Jobs Created: 7



*Data as of September 18th

CreAtINg Places Across the State



- CreAtINg Places is represented by successful campaigns in **77** counties across Indiana (83% coverage)
 - **5 new counties in last 12 months** (Parke, Crawford, Jackson, Washington, and Jay)
- Successful projects can be found in **137** unique communities across the state
 - **23** new towns/cities with successful campaigns in last 12 months
 - 5 of 23 in cities with 5,000+ people
 - 8 of 23 in towns of 1,000-5,000 people
 - 10 of 23 in towns of 1,000 or fewer people

Program Challenges and Opportunities

- **Challenges—**
 - Repeated project types and organizations
 - Long construction timelines and requests for extensions
- **Opportunities—**
 - Robust pipeline of interested groups bringing new ideas/new communities to represent
 - Continuation of successful pilot programs



Creating Livable Communities

Second Year of Funding with AARP Indiana Announced July 1st

- 5 projects awarded \$5,000 for a total of \$25,000 from AARP for projects that support Hoosiers aging 50-plus
- 2023 Communities include: Anderson, Evansville, Nappanee, Muncie, and Wells County (Vera Cruz)
- \$188,793 Crowdfunded Total
- AARP committed to a second year of \$25,000 in supportive funds for five more projects (one already approved and launching in July)



Creating Livable Communities



My Community, My Vision



3rd Year of “My Community, My Vision” Program under the CP Model, in-person workshops, leadership training, and inspiring youth to stay and invest in Indiana

- 8 campaigns since 2023, all successful
- Communities include Auburn, Mishawaka, Monticello, Williamsport, Greensburg, Batesville, Frankton and Milan
- IDDC grant available to 4 projects at \$2,500
- Projects include murals basketball court, pocket parks, inclusive playground, veterans memorial, and community gathering space
- Third round is currently open with applications due in the fall



2024 County Wide Collaboration – Wayne County Parks

Dublin Wilson Park Project
Milton Park
Caring for Creitz Park
East Germantown Playground
Town of Economy New Playground

- 2/21 through 6/23 = 123 days of crowdfunding
- 224 total patrons
- \$277,728 funds raised, + \$250,000 distributed in matching grants
- Wayne County donated \$10,000 to each project
- Donations came from local foundations, funeral homes, banks, churches, and 10 small businesses who each gave once



Project Spotlights



- Transform abandoned lots and dilapidated buildings in downtown Upland to a STEM and community involvement/connection open area.
- Providing space for weather balloon and drone launches
- Goal to raise \$40,000

NSE Open Area Project

NearSpace Education Inc
Upland, Grant County

Project Spotlights



- Raised \$54,070
- Opening event included a live band, a local farmers market, bounce houses, food trucks, and a "Touch a Truck" experience with local ambulance service.

NSE Open Area Project

NearSpace Education Inc
Upland, Grant County

Project Spotlights



- All-inclusive playground equipment at Longfellow Park in Washington
- \$50,000 goal

Comforting Hearts All-Inclusive Playground

Comforting Hearts
Washington, Daviess County

Project Spotlights



- Raised \$52,527
- 1,123 donors
- 197 children reported on the playground so far with an average of 8 children a day



Comforting Hearts All-Inclusive Playground

Comforting Hearts
Washington, Daviess County



CREATING PLACES



Implementing Colorado Proposition 123



Proposition 123

State Affordable Housing Fund



Affordable Housing
Support Fund

Affordable Housing
Financing Fund

40%

60%



Affordable Housing Financing Fund



Land Banking Program

Grants and forgivable loans to acquire and preserve land for affordable housing development



Equity Program

Equity investment to support the creation or preservation of low- and middle-income multifamily rental development



Concessionary Debt Program

Loans to support the creation and preservation of affordable rental housing and modular and factory build manufacturers

Implementation

- Community and stakeholder engagement in partnership with State
- Incorporated stakeholder feedback into program guidelines
- Cross-departmental collaboration within CHFA to support programs

Innovation

- Funding the production of modular and factory-built housing
- Creation of a new equity program to support affordable housing
- Development of a Tenant Equity Vehicle to benefit residents of developments supported by Equity program



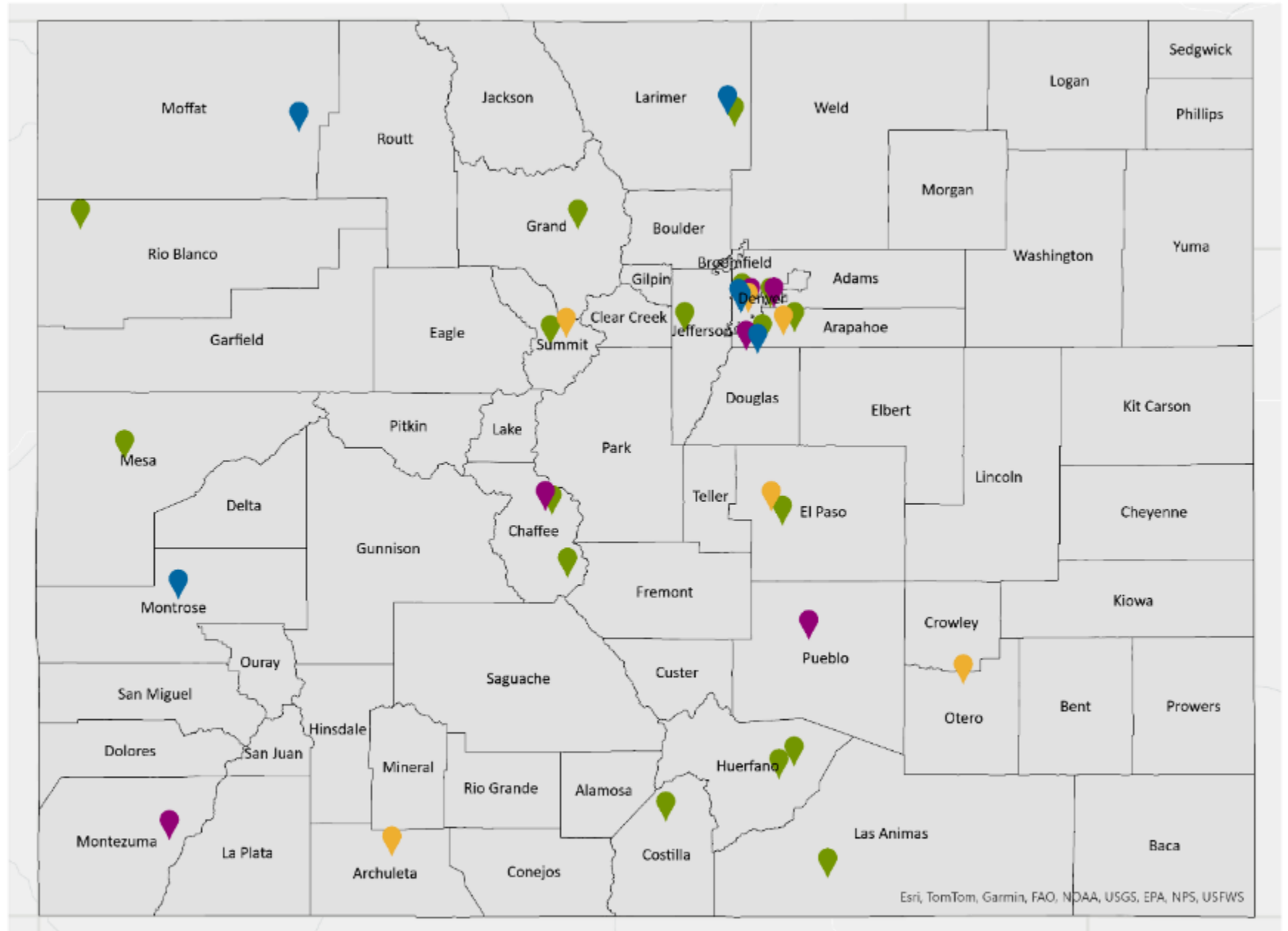
Year 1 Highlights



Year 1 Highlights

- **7x** oversubscription in funding requests
- **\$97 million** in funds awarded to **35** sponsors statewide
- Systems and processes established to support year 2, the first full year of funding

Year 1 Projects Awarded



Equity

Concessionary Debt

Land Banking

Modular and Factory-build Finance

Thank you!

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ColoradoAffordableHousingFinancingFund.com

Affordable Housing
Financing Fund 



COLORADO
Office of Economic Development
& International Trade

