

## Notice of Public Comment

The Alaska Housing Finance Corporation (AHFC) is soliciting comments on changes to the current allocation plan for the GOAL Program, referred to as the Rating Criteria and Award Plan (QAP). Any proposed changes will become effective for the 2010 GOAL Cycle which will start in August 2009. The plan covers the allocation of four funding sources, the Low Income Housing Tax Credit, the HOME Investment Partnership Act, the Senior Citizens Housing Development Fund, and the Denali Commission Elder Housing program. All four are designed to provide affordable housing for lower income households, seniors and special needs populations. **Comments are due by 5:00 p.m. May 4, 2009.**

AHFC is interested in comments on all aspects of the Plan. Comments already received over the last year include:

1. Create a preference for certified ENERGY STAR housing in addition to compliance with the state thermal standard.
2. Create a preference for the use of gun safes and other injury prevention devices/techniques in housing.
3. Allow a developer fee on the acquisition portion of an acquisition and rehabilitation project.
4. Create a preference for the development of non-smoking apartments.
5. Change the "special needs" category point structure so that projects with less than 50% of the units set-aside can receive points.
6. Re-prioritize the ability of a project to return to a "market" property after the minimum allowed use restriction period.

Other potential changes considered by AHFC:

1. Conversion of all rating criteria into objective scoring to facilitate moving to an online application, scoring and ranking process for the 2010 GOAL Cycle.
2. Development of objective criteria that assess the health of the housing market as part of the rating criteria i.e., poverty rate, unemployment, population growth, sales activity, vacancy rates. The intent of this criteria is not to reduce funding in certain areas of Alaska based on these statistics, but to direct the type of housing i.e. rehab versus new construction, mixed income versus 100% low income.
3. Re-evaluating set-aside requirements and levels that are not mandated by the respective funding sources.
4. Establishing a provision for AHFC to utilize a portion of the LIHTC authority to undertake "demonstration projects" that advance its mission and satisfy the requirements of the LIHTC program.

5. Allowing project sponsors to commission market studies directly, then having an independent market study analyst review the project sponsors' market study for deficiencies.
6. Other changes to ranking criteria used in the FY 2009 round based on public comments.
7. Review of compliance fees structure related to the LIHTC program.

To access a copy of the 2009 Plan which will be used as the basis for the 2010 Plan, go to AHFC's website at [www.ahfc.us](http://www.ahfc.us) , select "grants", then "GOAL Program" and then "reference materials" then "2009 Award Plan" in the drop down menu.

AHFC will hold a public hearing on Tuesday, April 21, 2009 to solicit comments regarding this notice. A call in number for this hearing will be distributed separately through the GOAL Notice Listserv. This hearing will be held from 4:00 p.m. through 6:00 p.m. (Anchorage time) at AHFC's headquarters in the 1<sup>st</sup> floor boardroom.

Comments and requests for the call in number may be submitted via e-mail, fax or mail at:

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P.O. Box 101020  
Anchorage, Alaska 99510-1020  
907-338-2585 FAX  
[ddelfino@ahfc.state.ak.us](mailto:ddelfino@ahfc.state.ak.us)

For those wishing to attend the public hearing in person, AHFC's physical address is:

Alaska Housing Finance Corporation  
4300 Boniface Parkway  
Anchorage, AK 99504