

Housing Appendix

APPENDIX

- A. Calculation of Housing Forecast Derived from F-35 Beddown Personnel Estimates
- B. Basic Allowance Housing 2017 Rates
- C. Tax Increment Financing Overview
- D. List of Housing Stakeholders Interviewed
- E. Zip Code Map
- F. Detailed Charts on Housing Tenure by Product Type

APPENDIX A - Calculation of Housing Forecast Derived from F-35 Beddown Personnel Estimates

-35 EAFB Beddown Housing Forecast Based on Manpower Estimates

F-15 EAFB Beddown Housing Forecast Based on Manpower Estimates																													
		Perce Marr Single	tional entage of ried Vs. e for Air by Rank	F-35 Pe	I Vs. Single rsonnel by lank	Depende for Singl Personnel (based on a of singles Fon	es F-35 by Rank national % for Air	F-35 Po (based on	ndent Statu ried to Civi ersonnel by national % status er Air Force	lian Rank married	F-35 Po	nt Status for Mil-to-Mil ersonnel by a national % of a for Air For	Rank married	Adjusted Dependent Status for Unaccompanied Active Duty	Accompan Unaccompan (Person	ied Status	Housing Forecast	mpanied Demand Off -Base led Up)	,	Accompanied Housing Demand Forecast Off-Base					Type of Housing Demanded Off-Base				
Rank	F-35 Personnel	Single	Married	Single	Married	Single: No Kids (90% of singles)	Single: Kids (10% of singles)	Married to Civ: Total (81% of married)	Civ: No Kids (23% of	Married Civ: Kids (58% of married)	Married Mil-to-Mil: Total (19% of married)	Mil-to-Mil: No Kids (11% of	Married Mil-to Mil: Kids (8% of married)	Married but unaccompanied (8.6% of married)	Un accom- panied	Accom	Unaccom- panied Required in Dorms	Unaccompanied Singles; No Dorm Require ment b/c E4 or Higher;	Singles with Kids	Mil to Mil Marrie d No Kids (Share a Unit)	Mil to Mil Married With Kids (Share a Unit)	Married No Kids	Civ Married with Kids	Total Off Base Housing Units	Single Personne I Who Share Units; Assumes 2 per Unit	Single With Kids	Married Personn el No Kids		Househol ds with Kids
Enlisted																													
Junior (E1-E3)	267	74%	26%	197	70	178	20	56	16	40	13	8	6	ه ا	184	84	184	_	20	4	3	15	37	79		20	19	40	60
E4	315	67%			104	190	21	84	24	60	20	- 11	9	,	199			100	22	6	5	22	54	209	100	22	28	59	81
ES	336	29%			238	88	10		55	137	46	26	20	20	108		-	55	10	13	10	50	124	262	55	10	63	134	144
E6	207	29%	71%	60	147	54	6	119	34	85	28	16	12	13	67	140		34	7	8	6	31	77	163	34	7	39	83	90
E7	107	16%	84%	17	90	15	2	72	21	52	17	10	8	8	23	84	-	12	2	5	4	19	47	89	12	2	24	51	53
E8	20	16%	84%	3	17	3	0	14	4	10	3	2	1	1	4	16		3	- 1		- 1	4	9	19	3	- 1	5	10	- 11
E9	2	16%	84%	0	2		0		0	- 1	0	0	0		0	2		- 1	- 1		- 1	- 1	- 1	6			2	2	3
Subtotal Enlisted	1,253			586	667	527	59	539	155	384	128	72	56	57	585	669	184	205	63	38	30	142	349	827	205	63	180	379	442
Officers																													
01/02	25	43%	57%	- 11	14	10	- 1	12	3	8	3	2	- 1	1	11	14	0	6	2	- 1	- 1	4	8	22	6	2	5	9	- 11
03	43	43%	57%	19	25	17	2	20	6	14	5	3	2	2	19	24	0	10	2	2	- 1	6	13	34	10	2	8	14	16
04	25	12%	88%	3	22	3	0	18	5	13	4	2	2	2	5	21	0	3	- 1	2	- 1	5	12	24	3	- 1	7	13	14
O5	6	12%	88%	1	5		0	4	- 1	3	1	- 1	0	0	'	5	0	1	- 1	- 1	- 1	2	3	9		- 1	3	4	5
O6	-	12%	88%	-	-	-	-		-	-	-	-	-	-		-	0	- (-	-	-	-	-	-	-		-	-	-
Subtotal Officer	100			33	66	30	3	54	15	38	13	7	6	6	36	64	-	20	6	6	4	17	36	89	20	6	23	40	46
Corvias On-Base Fami	ily Housing																		-10	-10	-10		-10	47		(17)	(17)	(17)	(17)
Total	1,353			619	734	557	62	593	170	422	141	79.0	62	63	620	733	184	225	59	34	24	149	375	866	225	52		402	471
Percentages				46%		90%	10%	100%	29%	71%	100%	56%	11%		163	54%	45%	55%	9%	5%	4%	23%	59%	1	26%	6%			
Civilian Employees	66			30																				53	14	3	11	25	28
Technical Consultants	_			25																				55	14	3	12	26	29
GRAND TOTAL	1,474			675	800																			974	253	59	210	453	528
Percentages																									26%	6%	22%	46%	54%

Source: U.S. Air Force management estimates for F-35 beddown at EAFB; October 2017 and 2015 Demographics Profile of the Hillhary Community. Civilian comployees & technical consultants assumed similar demographics as active duty, 00% of defining comployees from centaids; 100% of technical consultants from centaids.

APPENDIX B - 2017 Basic Allowance Housing by Rank and Dependent Status

	Basic Allowance : 2017								
Rank	Without Dependents	With Dependents							
Enlisted									
Junior (E1-E3)	\$1,115	\$1,539							
E4	\$1,115	\$1,539							
E5	\$1,539	\$2,049							
E6	\$1,545	\$2,058							
E7	\$1,620	\$2,160							
E8	\$1,710	\$2,280							
E9	\$1,803	\$2,406							
Subtotal Enlisted									
Officers									
01/02	\$1,623	\$2,055							
O3	\$1,866	\$2,352							
O4	\$2,172	\$2,532							
O5	\$2,244	\$2,661							
O6	\$2,358	\$2,688							
Subtotal Officer									

APPENDIX C - Tax Increment Financing Overview

Tax increment financing (TIF) is a public financing tool used by local jurisdictions and enabled by numerous states throughout the United States. While TIF programs vary between states and communities, TIF typically has the following characteristics.

Requires a District | A TIF district is formed based on the need for redevelopment and economic development in a particular area. Communities have various ways of determining how to define the boundary of a TIF district. In California, prior to the dissolution of California's redevelopment agencies in 2011, state law enabled local jurisdictions to define a redevelopment project area (also called a TIF district) through a "blight" study. Blight was defined as either economic or physical blight with a set of quantitative measures that had to be met to form a district. Examples include the number of under-utilized properties, unemployment rates, stagnant or decreasing property values, poverty rates, condition of buildings based on a window survey, lack of typical neighborhood businesses, high number of "adult" uses, among others. Not all properties in a TIF district had to be blighted but the overall TIF district had to meet a certain threshold of blight, either physical, economic or a combination of both. States enable the formation of a TIF district in different ways, but the common denominator is that the local community generally defines the boundary of the area where TIF will apply, within the constraints of the state TIF enabling legislation.

Utilizes Incremental Property Tax Revenue for Financing | When a TIF district is formed,
the year of the formation becomes the base year for
property tax calculations. The base year is "frozen."
The incremental increase in assessed value between
a future year and the base year assessed value is

used to calculate available tax increment revenues. For example, if the base year of a TIF district is 2015 with an assessed value of \$12 million and five years later in 2020, the assessed value is \$27 million, \$15 million in incremental assessed value is available to calculate property tax increment revenues for use within the district.

Use of Funds | Once a TIF district is formed and TIF revenues are collected, the use of those funds are authorized and potentially limited by state enabling legislation and the local agency's policies. Common uses for TIF revenues are public infrastructure to support redevelopment projects and infill housing, business loans, direct subsidies to redevelopment projects, and land acquisition to assemble larger parcels that can be made available for redevelopment projects. In California, there was an affordable housing set-aside requiring 20 percent of TIF revenues be allocated to housing for those of low and moderate income. Typically, TIF revenues cannot be used for ongoing operating expenses associated with municipal government. It is also important to note that TIF revenues are collected from within the TIF district and must typically be spent within the same district from which they were collected.

Property Tax Payments | For the most part, TIF districts require property owners to pay the same amount of property taxes as those outside of a TIF district. Once collected, tax increment can be returned to the property owner or developer, as part of a development agreement (DA) or owner participation agreement (OPA) to help improve project feasibility. Often the amount of tax increment generated from a particular project forms the basis for identifying the amount of tax increment available to help support an eligible

development project. Other times, agencies fund public improvements at, or adjacent to, the project to help improve project feasibility.

Allows for the Issuance of Bonds | Enabling legislation that allows for the formation of TIF districts typically include an authorization to issue tax exempt or taxable bonds. These bonds are often called tax allocation bonds and the revenue source pledged to repay those bonds is the TIF revenue. Tax allocation bonds do not require a pledge of the local jurisdiction's general fund revenues to support bond repayment. Having said that, the bond market sometimes looks for a general fund guarantee depending on the creditworthiness of the TIF agency, the financial position of the TIF district, or the need to reduce interest rates or create favorable terms for bond repayment. Additionally, it is important to understand that the bond market typically does not support the issuance of bonds that are based on revenue sources from expected future redevelopment projects. Instead, bonds are typically issued based on demonstrated revenue that has a track record of already having been collected from within the TIF district. Because TIF districts often allow for the issuance of bonds, the districts are usually in place for at least 30 years in order to provide adequate time to repay bonds and

create a sizeable amount of TIF revenue to support an initial bond issuance. Bonding allows the TIF district to secure a larger amount of funds up-front and use those funds to help incentivize housing and economic development goals.

Impacts to Special Districts or Other Taxing

Entities | Often there are concerns regarding the formation of a TIF district because other taxing entities, such as service areas or school districts perceive that future tax revenues will accrue to the TIF district instead of these other taxing entities. In California, redevelopment law allowed for the other taxing entities to continue to receive their share of property taxes from the base year assessed value plus an escalation factor tied to inflation. The theory behind this practice was that absent redevelopment and TIF, the taxing entities would still receive an increase in property tax revenues commensurate with inflation. However, without redevelopment, the larger increase in property taxes that accrues due to the redevelopment of new projects would not occur. Once a TIF district expires, the taxing entities receive the benefit of the higher property tax revenues from successful projects that have been developed throughout the duration of the TIF district.

APPENDIX D

List of Housing Related Stakeholders Interviewed

Air Force housing planners and EAFB

personnel (5)

Alaska Housing Finance Corporation (3)

Alaska Industrial Development and Export

Authority (1)

City of Fairbanks, Housing and Homeless

Coordinator & Housing Homeless Coalition

(3)

Cold Climate Housing Research Center (1)

Corvias (2)

Denali State Bank (1)

Design Alaska (1)

Fairbanks Economic Development

Corporation (2)

Fairbanks Neighborhood Housing (1)

Fairbanks North Star Borough Planners (3)

Fischer Properties (3)

GHEMM Company (1)

Housing and Urban Development (HUD)

Anchorage Field Office (1)

Intella Homes (1)

Interior Alaska Building Association (3)

JL Properties (2)

Mt.McKinley Bank (2)

Northern Appraisers (1)

PT Capital via email (1)

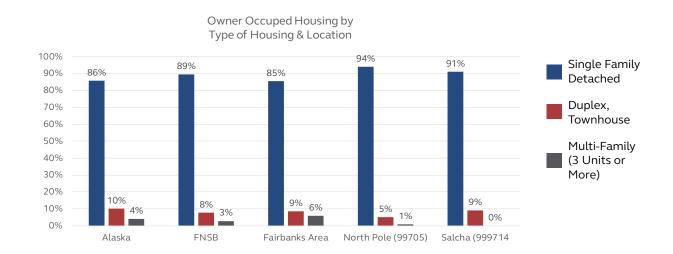
State of Alaska, Department of Military and

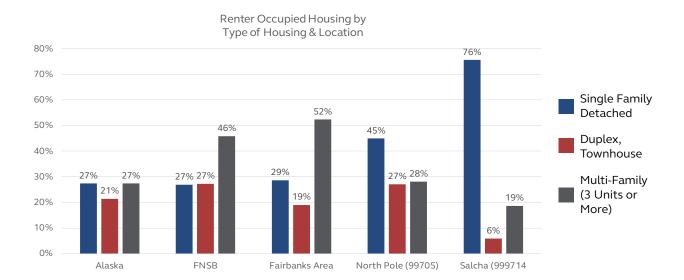
Veteran Affairs (1)

Well Fargo (local branch) (2)

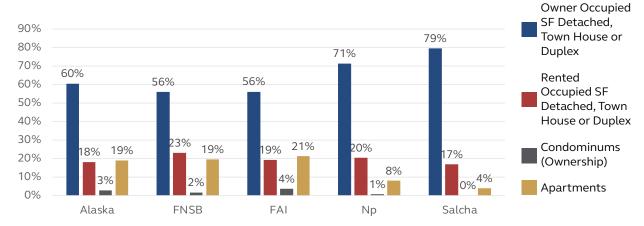
Numbers in parenthesis are the number of individuals interviewed for that particular organization.

APPENDIX F: HOUSING TENURE & HOUSING TYPE









Source: ACS 2015 5-Year Estimate; excludes zip codes associated with EAFB and Ft. Wainwright. Excludes mobile homes and boats