



Dynamic Capacity Modeling

Alaska Housing Finance Corporation

Donald Gotchal



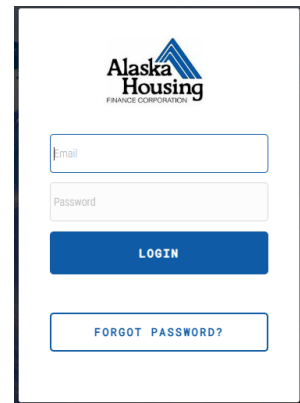
1



Ignition – How It Started

“Housing is absolutely essential to human flourishing. Without stable shelter, it all falls apart.” - Mathew Desmond

- In the beginning there was Rent Relief
- Rent Relief Portal
- Pivot: ERA funds to address homelessness
- Enki System
- A new system of budgeting



2



Dynamic Capacity Modeling

Picture an Electric Vehicle (EV)

- **Initial Charge:** Original budget and slot allocation
- **Range:** How far can the budget can go depends
- **Actual Distance Travelled:** Total people assisted

Dynamic Capacity Modeling calculates and synthesizes budgeting variables for our partners.



3



The screenshot displays the AHSR Navigator Center interface. At the top left is the Alaska Housing Finance Corporation logo. To the right, it says "AHSR Navigator Center" and "MENU". Below this, there are two tabs: "My Clients" and "All Clients". To the right of the tabs, it shows "10 Available Muni Spots" and "52 Available Regular Spots". The main content area is titled "AHFC Demo Account – Client List" and includes a search bar, a dropdown menu for "Client Name", and an "ADD CLIENT" button. Below this is a table with the following data:

Full Name	Email Address	Zip Code	Navigator	Last Engaged	
Lisa Simpson (HS-7483020931)		99518	AHFC Demo Account Team Lead	9/10/24	VIEW
Marge Simpson (HS-1923194317)	dgotchal@ahfc.us	99518	AHFC Demo Account Team Lead	4/23/24	VIEW
Homer Simpson (HS-5954878329)	dgotchal@ahfc.us	99518	AHFC Demo Account Team Lead	4/23/24	VIEW



4

Under The Hood

- The Math
 - Formula by my Director
- The Concept
 - Simple in practice
- The Benefits
 - Easy for partners
- The Outcomes
 - Maximize clients served

$$\phi = \frac{B - \sum_{i=1}^n (P_i \cdot X_i)}{\Gamma} + X_n$$

The formula underpinning Dynamic Capacity Modeling



THERE ARE THREE BUDGET CATEGORIES:



Stabilization Funds:
\$8,000.00 for
stabilizing the
client.



Move-In Funds:
\$3,000.00 for moving
the client into long-
term housing.



Rent Relief:
\$13,200.00 to
cover 12 months of
rent relief.

LIKE AN INITIAL CHARGE, DYNAMIC CAPACITY MODELING STARTS WITH BEGINNING BUDGETS. THOSE BUDGETS ARE PER INDIVIDUAL AND EACH PARTNER IS ALLOCATED A SPECIFIC NUMBER OF SLOTS.



However, as with an electric vehicle, how you drive can increase or decrease that initial range/slots. As funds are not expended, they are used to "recharge" the three budget categories. Once all three have been fully recharged, a new slot opens. The range increases!

7

THE COMPLICATED MATH AND BUDGETING ALL HAPPENS BEHIND THE SCENES ALLOWING OUR PARTNERS TO FOCUS ON THE IMPORTANT PART, HELPING INDIVIDUALS ESCAPE HOMELESSNESS

The flexibility afforded to our partners by this system is invaluable. They don't have to get wrapped up wondering if they are over-extending themselves. It is an abundance mindset over a scarcity one while still incentivizing efficiency. They have one metric to worry about and it is the number of slots remaining. This allows them to help everyone who qualifies rather than focusing on specific subpopulations.



8

Eco(nomically)-Friendly

- 25 Partners allocated resources for almost 3,000 slots
- Currently, over 3,500 households have been enrolled
- More slots still available without increasing expenses
- Aligning incentives



Road trip – Where We Want To Go

- Working directly with our IT Department
- Switching over Legacy programs
- Integrated system for our department
- Interagency connections





Questions?

Donald Gotchal
Alaska Housing Finance Corporation
dgotchal@ahfc.us



4300 Boniface Parkway • Anchorage, Alaska 99504 • P.O. Box 101020 • Anchorage, Alaska 99510 • 907-338-6100 (Anchorage) or (Toll-Free) 1-800-478-AHFC (2432) • www.ahfc.us

