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# **Moving to Work Plan FY2025 Public Housing Department**

## Original Submission:

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Public Hearing: March 21, 2024  
Public Comment Close: March 31, 2024  
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## Amendment 1:

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## **B. Overview of Short-Term and Long-Term MTW Goals and Objectives**

The Public Housing Department (PHD) is part of the Alaska Housing Finance Corporation (AHFC), which was founded in 1971. Through its 150 staff located across sixteen communities, we provide housing for nearly 7,500 low-income Alaska families each day.

**ALASKA HOUSING’S MISSION IS TO PROVIDE ALASKANS ACCESS TO SAFE, QUALITY, AFFORDABLE HOUSING. THE PUBLIC HOUSING DEPARTMENT SEEKS TO PROVIDE ACCESS TO SAFE AND SUSTAINABLE HOUSING OPTIONS THROUGH INNOVATIVE STRATEGIES AND PROGRAMS.**

The following core values guide PHD’s actions in pursuit of our mission:

- *Leadership: Be a trusted industry expert and resource.*
- *Integrity: Hold oneself to the highest standards.*
- *Respect: Act in a manner that demonstrates professionalism, discretion and courtesy.*
- *Sustainability: Take an approach that enables a strong, healthy corporation and growth of investments.*

### **Who We Serve and Core Competencies**

PHD’s primary customers are Public Housing residents, voucher holders, other low-income and elderly/disabled Alaskans (including those on waiting lists for our housing programs) and landlords. We also serve a variety of other internal and external stakeholders including the AHFC board of directors, staff, community partners, the Department of Housing and Urban Development, Indian Housing Authorities, local and state government and the general public.

We serve our customers through the following core competencies:

- Connecting to those in need.
- Obtaining and administering housing subsidy.
- Providing safe shelter.
- Providing high quality customer service.
- Assisting clients in becoming self-sufficient.

***“THE ACHE FOR HOME LIVES IN ALL OF US,  
THE SAFE PLACE WHERE WE CAN GO AS WE ARE  
AND NOT BE QUESTIONED.” – MAYA ANGELOU (1928-2014)***

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### **B.1 Overview of Short-Term Objectives**

These goals describe our desired destination – where PHD would like to be at the end of FY2025. They translate our mission into a more focused, actionable set of outcomes. The following are seven goals PHD will pursue in FY2025.

1. Maximize financial performance, preservation, and leveraging of existing housing portfolio. PHD will assess and implement strategies to create financially sustainable housing that meets the needs of low-income Alaskans.
  - Utilize the Capital Fund Program and Replacement Housing Factor funds on facility improvements including fuel tank replacements, sprinkler upgrades, lead-based paint remediation, Americans with Disabilities Act site improvements, etc.
  - Work with the Research and Rural Development Department to implement and install a Building Monitoring system (BMON) to realize energy and cost savings.
2. Achieve operational excellence. PHD will create a culture of accountability and continuous improvement by developing and implementing a robust performance management process.
  - Realign staffing to meet organizational needs.
  - Identify and address gaps in current organizational design that creates barriers to the successful delivery of programs and services.
  - Obtain a facility in Anchorage that will support our 1,600 units of public housing in 13 communities throughout the state. This facility will serve as a rental office and also be a shared space for staff training, equipment storage, and material staging.
3. Increase staff development and capacity. PHD will implement processes and tools to improve staff productivity and increase staff satisfaction and client service.
  - Conduct staff training statewide.
  - Continue to implement Yardi RENTCafé electronic processes for staff, tenants, and landlords.
4. Increase affordable housing opportunities. PHD will increase housing capacity to 7,070 Alaskan households by adding 145 new units/vouchers (+9.5% vs. FY2017) by leveraging reserves, affordable housing development funds, and the flexibilities of MTW and the Alaska Corporation for Affordable Housing (ACAH).
  - Complete development of 40 new units of affordable family housing in Fairbanks in partnership with ACAH.
  - Leverage existing programs to create additional opportunities.
  - Recruit new sponsor-based rental assistance awardees to add new units of assistance.



5. Ensure safety of housing options. PHD will make the safety of its residents, clients, and staff a priority to support its mission and vision by increasing safety measures within its properties, and will train staff in how to maintain their own safety in the workplace.
  - Assess and remediate health and safety risks in housing including recognizing hazards, assessing their importance, and controlling or eliminating them.
  - Create robust landlord outreach program to obtain and support excellent voucher landlords.

## **B.2 Overview of Long-Term Goals**

### ***“THE MORE WE DO, THE MORE THEY’LL LET US” – CONGRESSMAN DON YOUNG (1933-2022)***

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Our long-term goals describe our desired destination – where PHD would like to be in the next three years. Following are the seven primary goals PHD will pursue.

Our long-term goals have been newly developed, and have changed some from our short-term goals.

1. **Rightsized Department and Supporting Organizational Structure.** Create job classification and compensation model that enables the successful delivery of programs and services.
2. **Achieve and Maintain Optimal Staffing Level.** Realize full organizational potential by streamlining the hiring process and expanding employee development and retention programs.
3. **Accelerate Digital Transformation.** Clearly articulate digital strategy that will make meaningful impact on staff workload, relationships with clients and landlords, and PHD’s ability to collect, manage and report on data required to support strategic initiatives.
4. **Ensure Safety of People and Housing.** Continue to make the safety of residents, clients and staff a priority in order to support the mission; with a particular focus on issues related to criminal activity and violence.
5. **Reorient Voucher Programs to Meet Changing Community Needs.** Evaluate the changing housing needs of communities, individuals and landlords, and develop new programs or revise existing ones to meet those needs.
6. **Develop Framework to Assess the Long-Term Viability of Owned Properties.** Build and foster skill sets and infrastructure that are required to assess the financial condition of individual properties and evaluate financing alternatives.
7. **Increase Affordable Housing Opportunities.** Increase statewide affordable housing capacity by leveraging resources and using flexibilities of the Moving to Work (MTW) program and the Alaska Corporation for Affordable Housing (ACAH).

## II. GENERAL OPERATING INFORMATION

### A. Housing Stock Information

#### A.1 Planned New Public Housing Units

AMP Name and Number	Bedroom Size						Total Units	Population Type *	Section 504 Accessible Units	
	0/1	2	3	4	5	6+			Mobility	Hearing/Vision
N/A	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	N/A	0	0
<b>Total Public Housing Units to be Added in the Plan Year</b>								<b>0</b>	<b>0</b>	<b>0</b>

If "Population Type" is "Other" please describe:

N/A

#### A.2 Planned Public Housing Units to be Removed

AMP Name and Number	Number of Units to be Removed	Explanation for Removal
Anchorage South 271	1	Disposition – see Activity 2019N-1
N/A	0	N/A
N/A	0	N/A
<b>Total to be Removed</b>		<b>1</b>

Due to the COVID-19 pandemic, AHFC was unable to move forward with this disposition in 2021. AHFC has vacated five of the six units and plans to complete this action during FY2025.

#### A.3 Planned New Project-Based Vouchers

Property Name	Number of Vouchers to be Project-Based	RAD?	Description of Project
N/A	0	N/A	N/A
N/A	0	N/A	N/A
<b>Total to be Added</b>		<b>0</b>	

#### A.4 Existing Project-Based Vouchers

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
1248 E 9 <sup>th</sup> Ave	4	Leased/Issued	No	see 2011-5
Alpine Terrace	30	Leased/Issued	No	see 2011-5
Loussac Place	60	Leased/Issued	No	see 2010-7
MainTree Apts.	10	Leased/Issued	No	see 2010-7
Ridgeline Terrace	63	Leased/Issued	No	see 2014-4
Susitna Square	18	Leased/Issued	No	see 2014-4
<b>Planned Existing PBV</b>	<b>185</b>			

**A.5 Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year**  
 AHFC does not anticipate any changes to the MTW Housing Stock in FY2025.

**A.6 General Description of All Planned Capital Fund Expenditures During the Plan Year**

- Projects are identified consistent with the AHFC statewide Physical Needs Assessment (PNA) process and our MTW plan.
- Funds are allocated to projects based upon priority and complexity.
- Funded Projects will be, but not limited to, statewide: roof replacements, window replacements, siding projects, HVAC repairs/replacements, health & life safety systems (fire detection/suppression, CCTV, Access Control), elevator repairs, unit interior refreshment, parking lot repair/replacement, property equipment and vehicle replacements.
- Any remaining funds are to be put toward funding new housing units in the affordable housing development program as laid out in this plan.

There is no plan at this time to relocate existing tenants to perform activities listed above. Any interior activities will be performed when a tenant vacates a unit. All other activities can be accomplished while tenants are in residence.

**B. Leasing Information**

**B.1 Planned Number of Households Served**

Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served
MTW Public Housing Units Leased <sup>1</sup>	14,532	1,211
MTW Voucher (HCV) Units Utilized <sup>2</sup>	51,780	4,315
Local, Non-Traditional: Tenant-Based <sup>3</sup>	8,796	733
Local, Non-Traditional: Property-Based <sup>4</sup>	2,364	197
Local, Non-Traditional: Homeownership	0	0
<b>Planned Total Households Served</b>	<b>77,472</b>	<b>6,456</b>

1 – Public Housing (Planned 98% of 1,236).

2 – Voucher Units (Planned 98% of 4,403); includes Homeownership, Project-Based, and Tenant/Enhanced Protection.

3 – Local, Tenant-Based (Planned 90% of 814); Empowering Choice Housing Program (254), Mainstream 811 (10), Moving Home Program (150), and New Start (400).

4 – Local, Property-Based (Planned 90% of 217); Karluk Manor (46), Forget-Me-Not Manor (56), Dena’ina House (25), Bridgeway (35), Covey Lofts (22), The Meadows (18) and Homeplate (15).

Note: Emergency Housing Voucher (184), Foster Youth to Independence (22), Making a Home (40), Mainstream (95), Non-Elderly Disabled (45), Returning Home (85), Stability Voucher (10) and Veterans Affairs Supportive Housing (374) vouchers’ administrative costs are supported with MTW funds; however, these are not included in the totals.

Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served
Tenant-Based	ECHP - 2013-2	2,743	229
Tenant-Based	Moving Home - 2010-10	1,620	135
Tenant-Based	Mainstream 811 - 2016-1	108	9
Tenant-Based	New Start- 2024-2	4,320	360
Project-Based	Karluk - 2011-4a	497	41
Project-Based	Dena'ina - 2011-4c	270	23
Project-Based	Forget-Me-Not - 2011-4b	605	50
Project-Based	Bridgeway - 2011-4d	378	32
Project-Based	Covey Lofts- 2011-4e	238	20
Project-Based	The Meadows- 2023-3a	194	16
Project-Based	HomePlate- 2011-4f	162	14
Homeownership		0	0
<b>Planned Totals</b>		<b>11,135</b>	<b>929</b>

**B.2 Discussion of any Anticipated Issues/Possible Solutions Related to Leasing**

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Public Housing	<p><b>Issues:</b></p> <ol style="list-style-type: none"> <li>1. Supply chain disruptions nationwide have had an even greater effect on Alaska due to lack of infrastructure for trucking. Most of Alaska's products are air or barged in; products that in the past would be fulfilled within two weeks are now back ordered several months.</li> <li>2. Federal eviction moratorium policies have extended the notice to quit window which allows for tenants behind on rent or not in compliance with their lease to occupy units longer. This created difficult and time-consuming unit turns.</li> <li>3. Decreased labor supply created a shortage in staffing levels. This impacted the ability to not only address emergency and routine work orders, but to turn over units that had a high amount of wear and tear.</li> </ol> <p><b>Solutions:</b></p> <ol style="list-style-type: none"> <li>1. A staffing analysis allowed us to increase several staff to full time, and to identify others ways to incentive and maintain necessary staffing levels.</li> <li>2. Leasing of warehouse space in Anchorage has allowed us to identify commonly purchased items for unit turns, standardize components, and provide materials and assistance to field offices for work order and unit turns. This also has decreased the supply chain delays that we continue to face.</li> <li>3. Increased contract labor to assist with very difficult unit turns or with staff shortages as we work to back fill for retirements or general labor shortages in a community.</li> </ol>

<p>MTW Housing Choice Voucher</p>	<p><b>Lease up of vouchers has been affected by several factors, including:</b></p> <ol style="list-style-type: none"> <li>1. Extremely low vacancy rates throughout the state.</li> <li>2. General lack of available units.</li> <li>3. Increased rents due to a tight rental market and low vacancy rates.</li> <li>4. Landlords are more selective and tenants with poor rental histories or barriers are often not selected.</li> <li>5. A high number of families are chasing a limited quantity of units.</li> <li>6. Several new increments of vouchers for vulnerable populations, such as VASH, EHV, FYI, Stability Vouchers, have been added to an already limited supply of units. These families also have higher needs and take greater staff time and resources to be successful.</li> </ol> <p><b>Solutions:</b></p> <ol style="list-style-type: none"> <li>1. <b>Security deposit assistance program</b>, which was initiated during the pandemic, was very successful and helped many families bridge the gap to housing. We have extended that program.</li> <li>2. <b>Landlord Appreciation Program</b> will provide financial incentives to landlords that provide a twelve-month lease to any AHFC voucher holder.</li> <li>3. <b>On-line technology improvements.</b> We have implemented an on-line eligibility, briefing, and recertification process to streamline and allow families more flexibility in using and accessing their voucher. The online portal was extended to Landlords, to also provide them with better service.</li> <li>4. <b>Alaska Corporation for Affordable Housing (ACAH)</b>, a subsidiary of AHFC, has been tasked with increasing affordable housing statewide. They have recently completed 18 units of senior housing in Fairbanks and will have completed 40 units of family housing there this summer. ACAH is also working on its next development.</li> <li>5. <b>Sponsor based rental assistance.</b> To date we have awarded over 300 units of Sponsor Based Rental Assistance over the past 5 years. This has provided new affordable housing statewide and freed up some voucher units.</li> </ol>
<p>Homeownership</p>	<p>N/A</p>

## C. Waiting List Information

### C.1 Waiting List Information Anticipated

As of January 26, 2024, the following families are on AHFC waiting lists.

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Anchorage Housing Choice Voucher	Community-Wide, Family	3,443	Closed	No
Anchorage Public Housing	Community-Wide, Family	1,651	Partially Open	Yes
Anchorage Public Housing-Senior	Community-Wide, Senior/Disabled	944	Partially Open	Yes
Bethel Public Housing	Community-Wide, Family	217	Open	Yes
Cordova Public Housing	Community-Wide, Family	1	Open	Yes
Fairbanks Housing Choice Voucher	Community-Wide, Family	631	Open	Yes
Fairbanks Public Housing	Community-Wide, Family	333	Open	Yes
Fairbanks Public Housing-Senior	Community-Wide, Senior/Disabled	236	Open	Yes
Homer Housing Choice Voucher	Community-Wide, Family	50	Open	Yes
Juneau Housing Choice Voucher	Community-Wide, Family	238	Open	Yes
Juneau Public Housing	Community-Wide, Family	175	Partially Open	Yes
Juneau Public Housing-Senior	Community-Wide, Senior/Disabled	86	Open	Yes
Ketchikan Housing Choice Voucher	Community-Wide, Family	151	Open	Yes
Ketchikan Public Housing	Community-Wide, Family	89	Open	Yes
Ketchikan Public Housing-Senior	Community-Wide, Senior/Disabled	73	Open	Yes
Kodiak Housing Choice Voucher	Community-Wide, Family	75	Open	Yes
Kodiak Public Housing	Community-Wide, Family	276	Open	Yes
Mat-Su Housing Choice Voucher	Community-Wide, Family	738	Open	Yes
Mat-Su Public Housing-Senior	Community-Wide, Senior/Disabled	146	Open	Yes

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Nome Public Housing	Community-Wide, Family	53	Open	Yes
Petersburg Housing Choice Voucher	Community-Wide, Family	1	Open	Yes
Sitka Housing Choice Voucher	Community-Wide, Family	7	Open	Yes
Sitka Public Housing	Community-Wide, Family	128	Open	Yes
Sitka Public Housing-Senior	Community-Wide, Senior/Disabled	61	Open	Yes
Soldotna Housing Choice Voucher	Community-Wide, Family	453	Open	Yes
Valdez Housing Choice Voucher	Community-Wide, Family	4	Open	Yes
Valdez Public Housing	Community-Wide, Family	31	Open	Yes
Wrangell Housing Choice Voucher	Community-Wide, Family	6	Open	Yes
Wrangell Public Housing	Community-Wide, Family	16	Open	Yes

**Please describe any duplication of applicants across waiting lists:**

Applicant families may apply to any open waiting list in any community. A community's waiting lists are independent of other communities.

**C.2 Planned Changes to Waiting List in the Plan Year**

Waiting List Name	Description of Planned Changes to Waiting List
N/A	N/A
N/A	N/A

Each community monitors the applicants on its lists and determines when a list or a particular bedroom size on a waiting list is opened or closed. Waiting list statuses are advertised in local media and available on AHFC's web site.

AHFC's waiting lists will be gradually available through an electronic application process in conjunction with Activity 2023N-2.

### III. PROPOSED MTW ACTIVITIES

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#### 2010-9 Returning Home Program

##### 1. Plan Year Approved, Implemented, Amended

Reviewed by HUD	Pending
Amended by AHFC Board of Directors	August 21, 2024
Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

AHFC is requesting to utilize MTW funding flexibility for the balance of state HOME funded Returning Home Program. AHFC's HOME partner has reallocated these funds. As a result, HOME funds will not be available to support the operational and administrative costs of this program. Converting to MTW funding flexibility will allow AHFC to support the 35 vouchers in the balance of state. Family annual income is calculated using the rules for Housing Choice Vouchers and families meet Housing Choice Voucher income eligibility limits.

This activity started with Numbered Memo 09-30 dated November 25, 2009. The new program began November 25, 2009 for all AHFC voucher locations outside of Anchorage.

- Revised guidance to expand the pool of applicants was issued with Numbered Memo 10-41 on October 28, 2010 with an effective date of November 1, 2010. This change opened the pool of applicants to all persons under a supervision requirement selected by the State of Alaska Department of Corrections. Specifically, the requirement that parolees be persons with disabilities was eliminated.
- Revised guidance to answer questions regarding the supervision requirement was issued with Numbered Memo 12-17 on April 18, 2012. This memo also put in place the time limit for all persons participating in the program that begin in 2009.
- Revised guidance expanding the program to AHFC's Anchorage jurisdiction was issued with Numbered Memo 15-31 on November 20, 2015 and effective December 1, 2015. This expansion made 20 vouchers available for Anchorage.

##### 2. Description/Update

This activity was formerly called "Prisoner Re-Entry" implemented a time-limited (two years), assistance program targeting civilian re-entry of individuals released from the prison system. The purpose of this activity is to encourage reduction of recidivism due to prisoner homelessness upon release from incarceration.

##### MTW Funding

AHFC expanded its program to include all voucher jurisdictions using MTW Flexibility funds. Family annual income is calculated using the rules for the Housing Choice Voucher Program, and families meet Housing Choice Voucher income eligibility limits.

The original benchmark was to serve 10 families per year. AHFC set a new benchmark of 20 families per year in 2010 as the eligibility criteria for families was expanded to include all families meeting State of Alaska Department of Corrections release criteria. Specifically, the requirement that parolees be persons with disabilities was eliminated.



The Anchorage Program has been so successful, that AHFC has increased the number of vouchers from 20 to 30 for the remainder of 2017. This increases the overall benchmark from 70 families per year to 100 per year.

AHFC was pleased to form an additional partnership with the State of Alaska Department of Behavioral Health, to receive additional funds for rental assistance in 2017. As these funds were limited to one year, AHFC reimbursed the HOME program so that those funds could be used in a future year.

### **Statutory Objective**

Increase housing choices for low-income families

### **Authorization/ Regulation Citation**

Per the Moving to Work Agreement Attachment C, D.4, AHFC may implement time limited housing assistance programs. This authorization waives certain provisions of Sections 8(o)7 and 8(o)13(F)-(G) of the 1937 Act and 24 CFR 982 Subpart L and 983 Subpart E as necessary to implement AHFC's Annual MTW Plan. Further, per Attachment C, B.1.B. iv, AHFC for efficiency in identifying families with greater effectiveness, utilizes this flexibility for waitlist management partnership through State of Alaska Department of Corrections. Finally, per Attachment C D. 2. a. of the Moving to Work Agreement AHFC is authorized to adopt and implement any reasonable policies to calculate the tenant portion of the rent that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. This authorization waives certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13) and 24 C.F.R. 982.508 and 982.503 as necessary to implement AHFC's Annual MTW Plan.

### **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

For purposes of consistency and administrative efficiencies, family annual income and income eligibility limits will follow the rules for Housing Choice Vouchers. This will lower the income threshold at admission.

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## 2013-1 Making A Home Program

### 1. Plan Year Approved, Implemented, Amended

Reviewed by HUD	Pending
Amended by AHFC Board of Directors	August 21, 2024
Approved by the AHFC Board of Directors	April 4, 2012
Reviewed by HUD	June 25, 2012

AHFC is requesting to utilize MTW funding flexibility for the balance of state HOME funded Making A Home Program. AHFC's HOME partner has reallocated these funds. As a result, HOME funds will not be available to support the operational and administrative costs for this program. Converting to MTW funding flexibility will allow AHFC to support the 35 vouchers in the balance of state. Family annual income is calculated using the rules at 24 CFR 5.630, and families meet Housing Choice Voucher income eligibility limits.

A Memorandum of Agreement was executed in July 2012. The program began with Numbered Memo 12-27 dated October 24, 2012 and was effective on November 1, 2012.

### 2. Description/Update

This activity was formerly named "Youth Aging Out of Foster Care." This is a time-limited (three years), assistance program targeting youth ages 18 to 24 aging out of Alaskan foster care. The program serves direct referrals from the Department of Family and Community Services.

Due to the success of the Returning Home program (2010-9) with the Alaska Department of Corrections, AHFC partnered with the State of Alaska Department of Family and Community Services to provide a similar program for youth aging out of foster care.

The State of Alaska Department of Family and Community Services provides an annual allotment to assist ten youth families in Anchorage. The number of families assisted each year is contingent upon available funding. For purposes of consistency and administrative efficiencies, family annual income is calculated using the rules for the Housing Choice Voucher Program.

Due to the success of the Anchorage program, the Department of Family and Community Services provided additional funding to increase the number of youth served in Anchorage to 15 each month starting in FY2016. AHFC matches that contribution for an additional 15 vouchers in Anchorage.

### Statutory Objective

Increase housing choices for low-income families

**Authorization/ Regulation Citation**

Per the Moving to Work Agreement Attachment C, D.4, AHFC may implement time limited housing assistance programs. This authorization waives certain provisions of Sections 8(o)7 and 8(o)13(F)-(G) of the 1937 Act and 24 CFR 982 Subpart L and 983 Subpart E as necessary to implement AHFC's Annual MTW Plan. Further, per Attachment C, B.1.B. iv, AHFC for efficiency in identifying families with greater effectiveness, utilizes this flexibility for waitlist management partnership through State of Alaska Office of Family and Community Services. Finally, per Attachment C D. 2. a. of the Moving to Work Agreement AHFC is authorized to adopt and implement any reasonable policies to calculate the tenant portion of the rent that differ from the currently mandated program requirements in the 1937 Act and its implementing regulations. This authorization waives certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13) and 24 C.F.R. 982.508 and 982.503, as necessary to implement AHFC's Annual MTW Plan.

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

**4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

For purposes of consistency and administrative efficiencies, family annual income and income eligibility limits will follow the rules for Housing Choice Vouchers. This will lower the income threshold at admission.

## IV. APPROVED MTW ACTIVITIES

These activities were approved by HUD in a prior year's plan. Activities are identified by their activity number, the first four digits being the fiscal year the activity was first added to the plan.

### A. Implemented

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#### 2010-5 HQS Inspections

##### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

This activity was started with Numbered Memo 12-13 dated April 17, 2012. The new policy began May 1, 2012.

- AHFC has implemented a biennial schedule instead of annual HQS inspections.
- AHFC continues to ensure a unit passes HQS before it goes under a HAP contract.
- AHFC continues to conduct inspections regarding possible HQS violations in between biennial inspections.

##### 1. Description/Update

Establish an alternate HQS inspection schedule by allowing for biennial inspections. Allow inspections conducted by other AHFC HQS-qualified staff to serve as quality control inspections.

##### Statutory Objective

Reduce cost and achieve greater cost effectiveness in federal expenditures

##### Authorization

Attachment C, paragraphs D.5 and D.7(d)

##### Regulation Citation

24 CFR 982.405

##### 2. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

##### 3. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

##### 4. Planned Significant Changes

No changes to this activity during this fiscal year.

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## 2010-6 Inspections on AHFC Properties

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

This activity was implemented with Numbered Memo 11-11 dated March 22, 2011. It became effective April 1, 2011.

### 2. Description/Update

Allow AHFC to inspect AHFC-owned units and determine rent reasonableness instead of paying a third party to conduct these inspections. This was created to reduce costs associated with voucher holders wanting to use an AHFC voucher in an AHFC-owned property.

#### **Statutory Objective**

Reduce cost and achieve greater cost effectiveness in federal expenditures

#### **Authorization**

Attachment C, paragraphs D.2.c and D.5

#### **Regulation Citation**

24 CFR 982.507

### 3. Planned Non-Significant Changes

AHFC implemented HUD's new NSPIRE inspection standards effective 10/1/2023.

### 4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

### 5. Planned Significant Changes

No changes to this activity during this fiscal year.

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## 2010-7 Project-Based Vouchers – Owner-Managed Waiting Lists

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors    April 23, 2009  
Reviewed by HUD    August 6, 2009

Policy for management of project-based vouchers was issued with Numbered Memo 12-32 on August 21, 2012 with a start date of September 1, 2012.

- MainTree Apartments in Homer – 10 units – came on-line in March 2012.
- Anchorage
  - Loussac Place – 60 units – the first phase came on-line in July 2012.
  - Susitna Square – 18 units – came on-line in September 2015
  - Ridgeline Terrace – 63 units – came on-line in January 2016

### 2. Description/Update

Owner management of site-based waiting lists for project-based vouchers. Owners are responsible for advertisement, collection of applications, application screening, maintaining a waiting list, and selecting applicants in the appropriate order when filling a vacant unit. AHFC continues to conduct all project-based voucher eligibility functions.

In order to assure proper waiting list management, AHFC conducts an annual quality assurance review of waiting list management processes.

#### Statutory Objective

- Reduce cost and achieve greater cost effectiveness in federal expenditures
- Increase housing choices for low-income families

#### Authorization

Attachment C, paragraph D.4

#### Regulation Citation

24 CFR 983.251

### 3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

### 4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

### 5. Planned Significant Changes

No changes to this activity during this fiscal year.

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## 2010-10 Moving Home Program

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

AHFC signed a Memorandum of Agreement with the State of Alaska Department of Health and Social Services in November 2014, renamed the activity, and put the activity through a new public comment process.

Amended by AHFC Board of Directors	April 24, 2024
Approved by the AHFC Board of Directors	July 23, 2014
Reviewed by HUD	April 6, 2015

The program was issued to staff with Numbered Memo 14-33 on December 1, 2014 and was effective on that date.

### 2. Description/Update

This activity was formerly called “Use of HCV Program for Persons with Disabilities.” The Moving Home Program is a referral-based rental assistance program designed to enable persons with disabilities to rent affordable housing. This program is available in every community currently offering an AHFC Housing Choice Voucher Program. Continuing operation of Moving Home is contingent upon available funding and continuing appropriations.

For the purposes of the agreement, persons with a disability who are eligible for Moving Home are very low-income households (50 percent of Area Median Income) that meet the criteria below:

- Eligible for community-based, long-term services as provided through Medicaid waivers, Medicaid state plan options, state funded services, or other appropriate services related to the target population, **and**
- Meet the U.S. Department of Housing and Urban Development’s definition of a disabled family (24 CFR 5.403), **or** are an Alaska Mental Health Trust Authority beneficiary.

The State of Alaska Department of Health refers eligible families directly to AHFC. Once an applicant family has leased, families are not required to maintain services in order to remain eligible for Moving Home continuing assistance. There is no time limit on these vouchers.

### Statutory Objective

Increase housing choices for low-income families

### MTW Authorization and Need

Attachment C, paragraphs D.3 and D.4

### **Regulation Citation**

- Sections 8(o)4 of 1937 Act
- 24 CFR 5.603, 5.603, 5.611, 5.628
- 24 CFR 982.201
- Sections 8(o)6, 8(o)(13)(J) and 8(o)(16) of the 1937 Act
- 24 CFR Subpart E, 982.305 and 983 Subpart F

### **3. Planned Non-Significant Changes**

The Alaska Department of Health and Social Services has restructured into two departments. AHFC's partner agency is now the Department of Health. AHFC is proposing activity to amend activity 2014-to allow for triennial examinations for this population.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2011-1 Simplification of Utility Allowance Schedules**

### **1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	May 4, 2010
Reviewed by HUD	July 12, 2010

This activity was started with Numbered Memo 11-04 dated January 20, 2011 and effective with the new utility allowance tables that began on February 1, 2011.

### **2. Description/Update**

Combine existing multiple utility allowance tables into a single utility allowance table in Anchorage, Mat-Su, and Valdez. AHFC does not plan to change its evaluation methods of local utility providers when creating a new simplified table for each area identified above.

### **Statutory Objective**

Reduce cost and achieve greater cost effectiveness in federal expenditures

### **Authorization**

Attachment C, paragraph C.11 and D.2

### **Regulation Citation**

24 CFR 982.517



**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

**4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## 2011-2 Local Payment Standards

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	May 4, 2010
Reviewed by HUD	July 12, 2010

This activity was delayed due to the development of AHFC's rent reform activity. AHFC decided to develop this with that activity. This was submitted as Amendment Two to the FY2013 MTW Annual Plan.

Approved by the AHFC Board of Directors	February 27, 2013
Reviewed by HUD	April 17, 2013

This activity started with Numbered Memo 14-01 issued January 13, 2014 and effective on February 1, 2014.

### 2. Description/Update

This activity establishes payment standards that do not rely on HUD's Fair Market Rents for AHFC housing choice voucher jurisdictions. AHFC continues to examine each market on an annual basis to determine if the payment standard is appropriate. AHFC also ensures that it establishes a payment standard that reflects, not leads, the market. As one of its tools, staff uses an annual, independent study conducted by AHFC's Planning and Program Development Department in cooperation with the State of Alaska Department of Labor. This study surveys Alaska's communities and landlords about its housing markets including vacancy rates, market conditions, number of rentals, and utilities. Staff continues to collect its own survey data on rentals in the local market.

Payment standards were recently updated across most of AHFC's voucher jurisdictions effective November 1, 2021.

#### Statutory Objective

- Reduce cost and achieve greater cost effectiveness in federal expenditures
- Increase housing choices for low-income families

#### Authorization

Attachment C, paragraph D.2.a.

#### Regulation Citation

24 CFR 982.503.

### 3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

### 4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

## **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2011-3 Project-Based Vouchers – Waiver of Tenant-Based Requirement**

### **1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	May 4, 2010
Reviewed by HUD	July 12, 2010

This policy was implemented with the development of Loussac Place in July 2012.

### **2. Description/Update**

Waive the requirement to provide a tenant-based voucher to a family upon termination of project-based voucher assistance. Families assisted with an AHFC project-based voucher are eligible to apply for any open AHFC waiting list for which they qualify. AHFC monitors the turnover at project-based voucher developments.

#### **Statutory Objective**

Reduce cost and achieve greater cost effectiveness in federal expenditures

#### **Authorization**

Attachment C, paragraph D.1

#### **Regulation Citation**

24 CFR 983.205(2)(d), 983.257, and 983.260

### **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## 2011-4 Establish a Sponsor-Based Rental Assistance Program

### 1. Plan Year Approved, Implemented, Closed, Re-proposed, Amended, Reopened

Approved by the AHFC Board of Directors	May 4, 2010
Reviewed by HUD	July 12, 2010
Closed	April 11, 2011
Amended and Approved by the AHFC Board of Directors	April 26, 2023
Reviewed by HUD	August 11, 2023

### 2. Description

AHFC reopened activity 2011-4 Sponsor Based Rental Assistance (SBRA) program and consolidated all developed SBRA's under this activity. The approved activities under 2011-4 will be renumbered as follows:

- 2011-4a SBRA Program, Karluk Manor 46 units formerly activity 2012-4
- 2011-4b SBRA Program, Forget-Me-Not Manor 56 units formerly activity 2018-1
- 2011-4c SBRA Program, Dena'ina House 25 units formerly activity 2018-2
- 2011-4d SBRA Program, Bridgeway Community Housing 35 units formerly activity 2021-2
- 2011-4e SBRA Program, Covey Lofts 22 units formerly activity 2023-1
- 2011-4f SBRA Program, HomePlate 15 units

AHFC seeks to develop a Sponsor Based Rental Assistance Program that will award up to 100 units per fiscal year. AHFC will procure sponsors through a competitive application process that may include partnership with AHFC's Planning and Program Development Department. Through Local, Non-Traditional Activities, this MTW activity will allow sponsors to apply for rental assistance through this activity and, if awarded, the process will expedite issuance of funds and assist sponsors in meeting supply chain, pricing and vendor demands for their respective projects. AHFC will then use the MTW reporting process to advise HUD of each property awarded in the fiscal year.

Utilizing savings from Housing Assistance Payment (HAP) efficiencies, AHFC has implemented SBRA programs since 2012 to serve additional families through a program that mirrors the Voucher Program. As the affordable housing stock in Alaska is aging and has challenges meeting inspection standards; the need for safe, quality housing is increasing in our service jurisdictions. Every few years a statewide housing assessment of Alaska is conducted in partnership with the Cold Climate Housing Research Center. The last report was completed in 2018 and assessed 257,000 occupied housing units which included the following findings:

- More than 16,100 homes (6.3 percent) are overcrowded or very overcrowded.
- More than 31 percent (78,959) of households are housing cost-burdened.
- An estimated 16,000 additional affordable housing units are needed to meet the needs of extremely low-income households.
- Current construction in Alaska is not keeping pace with population growth. Construction will need to increase by an additional 255 units per year (11 percent) to meet demand from growing regional areas.

- Construction needs to increase by an additional 2,066 new units per year (90 percent) to fully alleviate overcrowding by 2025.

**MTW Authorization and Need**

- Attachment D of the MTW Agreement signed January 30, 2012.
- Attachment C, paragraph B.2

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC will establish this model to support the demand for new Sponsor-Based developments. This amendment will reactivate the previously closed activity 2011-4.

**Final Outcome and Lessons Learned**

AHFC continues to develop specialized programs for difficult-to-house and vulnerable families. As each population is identified, AHFC provides details in each activity.

**Statutory Objective**

Increase housing choices for low-income families

**Regulation Citation**

Section 3,4,5,8,9 13, 35 of the 1937 Act

- 24 CFR 941 and 960 Subpart B as necessary to implement the Agency’s Annual MTW Plan
- Certain provisions of Sections 8(o)1, 8(o)2, 8(o)3, 8(o)10, and 8(o)(13)(H)-(I) of 1937 Act and
- 24 CFR 982.508, 982.503 and 982.518, as necessary to implement the Agency’s Annual MTW Plan

**3. Metrics Information**

**HC #1: Additional Units of Housing Made Available**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0	Not to exceed 100 new units per year	Pending	Pending

**4. Cost Implications**

AHFC has implemented 4 SBRA activities. The most recent 2018 Sponsor-Based Assistance, Dena’ina House, began in June 2018. Average HAP for those four years is \$528 per month. AHFC anticipates that this activity will cost approximately \$633,600 per year.

**5. Need/Justification for MTW Flexibility**

SBRA units will address the lack of affordable housing and market strains by streamlining the process to commit funds. The population served will be those at or below 80% AMI. The current administrative process requires a public notice and board approval prior to entering into a MTW Plan for HUD approval. Once the sponsor expresses interest in the

opportunity, AHFC then selects and awards the commitment. This can cause delays in issuing funds until HUD approval is reached.

**6. Planned Non-Significant Changes**

Construction of approximately 100 units of SBRA units anticipated in this Fiscal year.

**7. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

**8. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2011-4a Sponsor-Based Rental Assistance Program, Karluk Manor**

**1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	October 26, 2011
Reviewed by HUD	November 18, 2011

This activity was approved in conjunction with AHFC’s request for a second amendment to its Moving to Work Agreement to add Attachment D to allow for the “broader uses of funds”. This is a local, non-traditional program.

**2. Description/Update**

Fund rental assistance outside Section 8 rules consistent with “broader uses of funds” authority in Attachment D of the Agreement. Provide the funding equivalent of 35 project-based voucher units for rental assistance at a Housing First development, Karluk Manor in Anchorage. Karluk Manor’s 46 units are fully leased, and AHFC continues to monitor the funding requests each month.

Effective July 1, 2015, assistance was extended to all 46 units at Karluk Manor. Records each month show that all individuals at Karluk Manor are income eligible under voucher income limits. Those units occupied by persons with Housing Choice Voucher assistance are excluded.

**Statutory Objective**

Increase housing choices for low-income families

**Authorization**

- Attachment D of the MTW Agreement signed January 30, 2012.
- Attachment C, paragraph B.2

**Regulation Citation**

- Section 13 and 35 of 1937 Act
- 24 CFR 941 Subpart F

- Section 8 (o) (6), 8 (o) (13) (J) and 8 (o) (16) of 1937 Act and 24 CFR 852 subpart E, 982.305 and 983 Subpart F

### **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2011-4b Sponsor-Based Assistance, Forget-Me-Not Manor**

### **1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	July 26, 2017
Reviewed by HUD	August 18, 2017

The policy for this activity was implemented on February 20, 2018 with Numbered Memo 18-10. Our partner submitted their first billing statement effective November 1, 2017. This development was originally named Alder Manor in AHFC's FY2018 Plan. This is a local, non-traditional program.

### **2. Description/Update**

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established its Housing First RFP.

Fund rental assistance outside Section 8 rules consistent with "broader uses of funds" authority in Attachment D of the Agreement. Provide the funding equivalent of 32 project-based voucher units at a Housing First development, Forget-Me-Not Manor in Juneau.

AHFC continues to provide and monitor funding based on its annual MTW funding flexibility.

Forget-Me-Not Manor was awarded funds to expand its 32 units to 64 units. AHFC added to its sponsor-based rental assistance for 24 of the new 32 units in August 2020. We now subsidize 56 units.

### **Statutory Objective**

Increase housing choices for low-income families

### **MTW Authorization and Need**

- Attachment D of the MTW Agreement signed January 30, 2012.
- Attachment C, paragraph B.2

### **Regulation Citation**

- Section 13 and 35 of the 1937 Act
- 24 CFR 941 subpart F

### **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2011-4c Sponsor-Based Assistance, Dena'ina House**

### **1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	October 25, 2017
Reviewed by HUD	November 29, 2017

The policy exhibit was distributed on May 21, 2018 with Numbered Memo 18-24, and it was effective June 1, 2018. The building was ready and the HAP Contract signed on March 30, 2018. Our partner submitted their first billing statement effective May 1, 2018.

### **2. Description/Update**

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with “broader uses of funds” authority in Attachment D of the Agreement. Provide the funding equivalent of 25 project-based voucher units at a development providing homeless youth with supportive services, Dena'ina House in Anchorage. This is a local, non-traditional program.

AHFC continues to monitor the funding requests each month.

### **Statutory Objective**

Increase housing choices for low-income families

### **MTW Authorization and Need**

- Attachment D of the MTW Agreement signed January 30, 2012.
- Attachment C, paragraph B.2

### **Regulation Citation**

- Section 13 and 35 of the 1937 Act
- 24 CFR 941 subpart F



### **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2011-4d Sponsor-Based Assistance, Bridgeway Community Housing**

### **1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	April 28, 2021
Reviewed by HUD	June 20, 2021

The policy exhibit was distributed on July 20, 2021 with Numbered Memo 21-29, and it was effective August 1, 2021. The building was ready and the HAP Contract signed on June 29, 2021.

### **2. Description/Update**

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this Sponsor-Based assistance. The purpose of this activity is to provide rental assistance outside Section 8 rules for a new development, Bridgeway Community Housing, in Wasilla, Alaska. The development is operated by Wasilla PSH Associates and provides safe and secure housing for persons who are inappropriately housed in assisted living or experience psychiatric hospitalization and/or incarceration, multiple or lengthy episodes of substance abuse treatment, multiple eviction proceedings, and/or multiple State of Alaska Office of Children's Services interventions, and hard-to-house clients. AHFC provides rental assistance funding for 35 units at Bridgeway Community Housing, Wasilla.

AHFC continues to monitor the funding requests each month.

#### **Statutory Objective**

Increase housing choice for low-income families.

#### **MTW Authorization and Need**

- Attachment D of the MTW Agreement signed January 30, 2012.
- Attachment C, paragraph B.2

#### **Regulation Citation**

- Section 13 and 35 of the 1937 Act
- 24 CFR 941 subpart F

### 3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

### 4. Planned Changes to Metrics/Data Collection

Bridgeway II went under contract for 18 units of Sponsor Based Rental Assistance. The policy exhibit was distributed on September 28, 2023 with Numbered Memo 23-24, and it was effective October, 2023. The building was ready and the HAP Contract signed on September 21,2023.

### 5. Planned Significant Changes

No changes to this activity during this fiscal year.

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## 2011-4e Covey Lofts Sponsor-Based Rental Assistance (SBRA)

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors      April 27, 2022

Reviewed by HUD      July 19, 2022

The policy exhibit was distributed on February 15<sup>th</sup>, 2023 with Numbered Memo 23-02, and it was effective March 1, 2023. The building was ready and the HAP Contract signed on January 11<sup>th</sup>, 2023.

### 2. Description

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with “broader uses of funds” authority in Attachment D of the Agreement. Provide the funding equivalent of 22 project-based voucher units at a development providing homeless youth with supportive services, Covey Loft in Anchorage. Covenant House Alaska was the successful bidder with an award of rental assistance for 22 units.

#### Statutory Objective

Increase housing choices for low-income families

#### Authorization

- Attachment D of the MTW Agreement signed January 30, 2012.
- MTW Attachment C, paragraph 2, B4, and D2a

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC will establish this sponsor-based MTW Activity.

#### Regulation Citation

Section 3,4,5,8,9 of the 1937 Act

- 24 CFR 941 and 960 Subpart B as necessary to implement the Agency’s Annual MTW Plan

- Certain provisions of Sections 8(o)1, 8(o)2, 8(o)3, 8(o)10, and 8(o)(13)(H)-(I) of 1937 Act and
- 24 CFR 982.508, 982.503 and 982.518, as necessary to implement the Agency’s Annual MTW Plan

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

**4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2011-4f HomePlate Sponsor-Based Rental Assistance (SBRA)**

**1. Plan Year Approved, Implemented, Amended**

See activity 2011-4 amendment.

The policy exhibit was distributed on January 28, 2023 with Numbered Memo 24-04, and it was effective February 1, 2024. The building was ready and the HAP Contract signed on December 23, 2023.

**2. Description**

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC established this sponsor-based assistance activity. Fund rental assistance outside Section 8 rules consistent with “broader uses of funds” authority in Attachment D of the Agreement. Provide the funding equivalent of 15 project-based voucher units at a development providing homeless disabled persons housing. Nome Community Center was the successful bidder with an award of rental assistance for 15 units.

**Statutory Objective**

Increase housing choices for low-income families

**Authorization**

- Attachment D of the MTW Agreement signed January 30, 2012.
- MTW Attachment C, paragraph B.2

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC will establish this sponsor-based MTW Activity.

**Regulation Citation**

- Section 13 and 35 of the 1937 Act
- 24 CFR 941 subpart F

### 3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

### 4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

### 5. Planned Significant Changes

No changes to this activity during this fiscal year.

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## 2011-5 Project-Base Vouchers at AHFC Properties and Exceed 25 Percent Limit per Building

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	May 4, 2010
Reviewed by HUD	July 12, 2010

This policy was implemented with the development of MainTree Apartments and Loussac Place in July 2012.

### 2. Description/Update

Allow AHFC to project-base vouchers (PBV) at market rental properties it owns and exceed the building cap in project-based voucher developments. This waiver was requested as part of the development to replace public housing units at Loussac Manor. In accordance with PBV policy, rent to owner is determined by an independent entity approved by HUD.

- 1248 East 9th Avenue contains four affordable housing units in one building (two efficiency and two one-bedroom units). Two of the four units are fully accessible. All units are subsidized and were available for occupancy November 2013. Units were fully leased as of January 31, 2014.
- Alpine Terrace contains 48 affordable housing units in four buildings (all are two-bedroom units). AHFC began offering project-based rental assistance in August 2018. No residents have been displaced. AHFC will adjust the number of available project-based vouchers based on future vacancies.
- Loussac Place contains 120 affordable housing units of which 60 are project-based vouchers. The vouchers are distributed throughout the bedroom sizes (one through four) in a variety of buildings throughout the development. Based on the configuration of the development (townhouse-style units), it would have been impossible to successfully use project-based vouchers without this waiver. Units were fully leased in November 2012.
- MainTree Apartments contains 10 affordable housing units reserved for persons with developmental disabilities. Units were fully leased in 2012, and all are subsidized with a project-based voucher.
- Susitna Square contains 18 affordable housing units in three buildings (17 two-bedroom and 1 one-bedroom). All units are subsidized with project-based vouchers

and were available for occupancy on September 1, 2015. Units were fully leased as of June 30, 2016.

- Ridgeline Terrace contains 70 affordable housing units in 14 buildings (a mixture of one- and two-bedroom). Sixty-three units have project-based voucher assistance attached and were available for occupancy on January 8, 2016; 53 units were leased as of June 30, 2016.

### **Statutory Objective**

Increase housing choices for low-income families

### **Authorization**

Attachment C, paragraphs D.1.e, D.7.a, and D.7.b

### **Regulation Citation**

24 CFR 983.56

### **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2012-1 Raise HCV Maximum Family Contribution at Lease-Up to 50 Percent**

### **1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	April 20, 2011
Reviewed by HUD	June 21, 2011

This activity was implemented with Numbered Memo 12-09 on February 14, 2012 with a start date of February 16, 2012. This activity is included as part of AHFC's rent reform plan (Activity 2014-1). Reference activity 2014-1h.

### **2. Description/Update**

Waive HUD regulations at 24 CFR 982.508, which limit a family to paying no more than 40 percent of their adjusted monthly income toward their rental portion. A family that is subject to Moving to Work rules will be allowed to pay up to 50 percent of monthly income. Those families on the traditional HUD family contribution rules will use the 40 percent calculation.

With the implementation of 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative, this activity was modified to account for Step Program families that transition to a fixed HAP

subsidy. Once on a fixed subsidy amount, these families are no longer be subject to a maximum family contribution if they decide to move. The family decides if their required contribution is affordable.

**Statutory Objective**

Increase housing choices for low-income families

**Authorization**

Attachment C, paragraph D.2.a.

**Regulation Citation**

24 CFR 982.508

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

**4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2012-2 Nonpayment of Rent**

**1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	April 20, 2011
Reviewed by HUD	June 21, 2011

AHFC implemented its new Public Housing Program Residential Lease Agreement effective January 1, 2012 with Numbered Memo 12-03. With Numbered Memo 12-04 issued on January 4, 2012, all public housing families with examinations beginning March 1, 2012 were required to sign the new lease.

A letter was sent to all public housing residents in July 2013 to remind them of their lease provision and the new shortened period to pay their late rent. In addition, the grace period for payment of rent was extended to the seventh (7th) calendar day of each month. AHFC began this activity on September 1, 2013 with Numbered Memo 13-36.

**2. Description/Update**

Waive HUD regulations at 24 CFR 966.4(l)(3)(i)(A) that require AHFC to allow 14 days for tenants to cure nonpayment of rent. The nonpayment of rent period was shortened to seven days to match the Alaska Landlord-Tenant Act. A new lease with the new timelines was offered to each family at their annual anniversary appointment before implementation for all tenants.

With the issuance of HUD’s rule, Extension of Time and Required Disclosures for Notification of Nonpayment of Rent on October 7, 2021, this activity is temporarily suspended. AHFC will resume its seven-day notices once the pandemic emergency subsides.

AHFC resumed this activity on April 1, 2022 but allows for a 30 day period to comply with HUD’s interim rule.

**Statutory Objective**

Reduce cost and achieve greater cost effectiveness in federal expenditures

**Authorization**

Attachment C, paragraph C.9.b.

**Regulation Citation**

24 CFR 966.4(l)(3)

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

**4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2013-2 Empowering Choice Housing Program (ECHP)**

**1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	April 4, 2012
Reviewed by HUD	June 25, 2012

- This activity began with Numbered Memo 12-40 issued and effective on November 8, 2012 for all AHFC voucher program communities.
- This activity for locations without a Housing Choice Voucher Program began with Numbered Memo 12-42 issued and effective on November 16, 2012 for preferential placement on public housing program waiting lists in Bethel, Cordova, and Nome.

**2. Description/Update**

In partnership with the State of Alaska Council on Domestic Violence and Sexual Assault and the Alaska Network on Domestic Violence and Sexual Assault (ANDVSA), AHFC created a set-aside of MTW vouchers to exclusively serve families displaced due to domestic violence and sexual assault. This is a time-limited (36 months) program for families qualified and referred directly from the ANDVSA member agency. This program is available in every community currently offering an AHFC Housing Choice Voucher Program.

For those communities without a Voucher Program (Bethel, Cordova, Nome), AHFC offers preferential placement on its Public Housing Program waiting lists for families displaced due to domestic violence. The ANDVSA member agency is responsible for qualifying and referring those families.

### **Statutory Objective**

Increase housing choices for low-income families

### **Authorization**

- Attachment C, paragraph B.2
- Attachment C, paragraphs B.1.b.iv, D.2.d, and D.4.

### **Regulation Citation**

- Sections 9(d)(1), 9(e)(1) and Section 8(o) of 1937 Act
- Section 8(o)(1), 8(o)2, 8(o)3, 8(o)10, and 8(o)(13)(H)-(I) of the 1937 Act
- 24 CFR 982.508, 982.503 and 982.518
- Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of 1937 Act
- 24 CFR 982 subpart E, 982.305 and 983 Subpart F

### **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2014-1 Reasonable Rent and Family Self-Sufficiency Initiative**

### **1. Plan Year Approved, Implemented, Amended**

Amended by AHFC Board of Directors	April 24, 2024
Approved by the AHFC Board of Directors	February 27, 2013
Reviewed by HUD	September 10, 2013

- Housing Choice Voucher Program – This activity was issued on January 13, 2014 with Numbered Memo 14-01. New admission families began effective February 1, 2014; transitioning families began with annual examinations effective May 1, 2014 and later.
- Public Housing Program – This activity was issued on April 21, 2014 with Numbered Memo 14-09. New admission families began effective May 1, 2014; transitioning families began with annual examinations effective August 1, 2014 and later.



## **2. Description/Update**

This activity addresses the MTW Agreement requirement to establish a reasonable rent policy designed to encourage employment and self-sufficiency by participating families (MTW Agreement, Section III).

Further clarification of sub-activities for the hardship process, conversion of existing FSS accounts, and voucher portability for Step Program families was sent to HUD with amendments 1 and 2 to the FY2014 MTW Plan.

### **Statutory Objective**

- Reduce cost and achieve greater cost effectiveness in federal expenditures
- Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational, or other programs that assist in obtaining employment and becoming economically self-sufficient
- Increase housing choices for low-income families

### **Authorization**

Attachment C, paragraphs C.4, C.11, D.2, and D.3

### **Regulation Citation**

As listed under each sub-activity below.

## **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

## **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

## **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2014-1a Population Definitions**

### **1. Plan Year Approved, Implemented, Amended**

As listed under 2014-1 above.

### **2. Description/Update**

AHFC is using the following definitions as part of its rent reform activity.

- **Classic Program Family** is defined as 100 percent of adult household members are either a person with a disability (as defined in 24 CFR 5.403) or 62 years of age or older. These families may include a live-in aide (as defined in 24 CFR 5.403), minors, or full-time dependent students.

- **Full-Time Student** is defined as a dependent adult under the age of 24 who is enrolled as a student at an institution of higher education and meets the school's definition of full-time enrollment. AHFC will continue to disregard any income earned by an individual while full-time student status is maintained.
- **Set-Aside Program Family** – these are families using special purpose or direct referral vouchers that use AHFC's streamlined income calculation method. This includes the Emergency Housing Voucher Program, Empowering Choice Housing Program, Foster Youth to Independence Initiative Voucher Program, Mainstream Voucher Programs, Moving Home Program, New Start Voucher, Non-Elderly Disabled Voucher Program, Project-Based Voucher Program, Tenant Protection Vouchers, Stability Voucher and Veterans Affairs Supportive Housing Voucher Program. As of January 10, 2016, AHFC began absorbing all incoming portable vouchers and classifying families into the Step and Classic programs.
- **Step Program Family** is defined as any household that does not meet the definition of a Classic or Set-Aside Program family.

### **Statutory Objective**

As listed under 2014-1 above.

### **Authorization**

- Public Housing – Attachment C, paragraph C.2.
- Housing Choice Voucher – Attachment C, paragraph D.4.

### **Regulation Citation**

HUD definitions of Working Family, Disabled Family, Elderly Family, and Full-Time Student at 24 CFR 5.403 and 24 CFR 5.612 are used as part of the Classic Program family definition.

### **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2014-1b Minimum Rent**

### **1. Plan Year Approved, Implemented, Amended**

As listed under 2014-1 above.

### **2. Description/Update**

This supporting activity establishes a minimum rent in exception to HUD regulations. HUD regulations require AHFC to establish a minimum monthly rent for the Public Housing and

Housing Choice Voucher programs that does not exceed \$50 per month. AHFC has set the following minimum rents as part of its rent reform activity.

- Classic Program family – the minimum rent is \$25. Because AHFC is anticipating that these families will not have wage earners and have fixed income sources, staff felt that it was more reasonable to set a \$25 rate. AHFC does not require a waiver for this proposal.
- Set-Aside Program family – the minimum rent is \$25. AHFC does not require a waiver for this proposal.
- Step Program family – the minimum rent is \$100. Staff felt that this was a more reasonable minimum rent that prepares the family for the increase in their monthly rental obligation in Step Year 2.

### **Statutory Objective**

As listed under 2014-1 above.

Authorization

- Public Housing – Attachment C, paragraph C.11.
- Housing Choice Voucher – Attachment C, paragraph D.2.a.

### **Regulation Citation**

HUD regulations at 24 CFR 5.630.

### **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2014-1c Utility Reimbursement Payments**

### **1. Plan Year Approved, Implemented, Amended**

As listed under 2014-1 above.

### **2. Description/Update**

HUD regulations require AHFC to establish utility allowance schedules for each Voucher and Public Housing jurisdiction, to update those schedules annually, and to pay a utility reimbursement payment when the utility allowance exceeds the family contribution. This supporting activity eliminates utility reimbursement payments for the Voucher and Public Housing programs. Families that may need an adjustment of their subsidy due to unusual or excessive utility requirements may ask for a hardship. See supporting activity 2014-1I for a discussion of the hardship policy.

**Statutory Objective**

As listed under 2014-1 above.

**Authorization**

- Public Housing – Attachment C, paragraph C.11.
- Housing Choice Voucher – Attachment C, paragraph D.2.a.

**Regulation Citation**

- Housing Choice Voucher – 24 CFR 982.517.
- Public Housing – 24 CFR 960.253, 965.502 through 965.506, and 966.4.
- Both – 24 CFR 5.632.

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

**4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## 2014-1d Jumpstart Program

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors      July 29, 2015  
Reviewed by HUD      December 16, 2015

As listed under 2014-1 above. With Numbered Memo 14-10 issued and effective on April 29, 2014, AHFC began transitioning HUD FSS enrollments to the MTW FSS program. Existing participants were allowed to graduate and receive accumulated escrow balances as part of this transition process.

The Jumpstart Program replaced the MTW Family Self-Sufficiency Program. The Jumpstart Program was submitted as Amendment One to the FY2016 MTW Annual Plan. Enrollment in the MTW Family Self-Sufficiency Program was suspended with Numbered Memo 15-18 issued and effective on June 1, 2015. Any enrollments in process were converted to the new Jumpstart program effective August 1, 2015. New enrollments to the Jumpstart Program began November 1, 2015.

### 2. Description/Update

This activity was formerly called Family Self-Sufficiency Program. AHFC has operated a voluntary Family Self-Sufficiency Program since 1994. In order to meet the needs of families participating in the Step Program, AHFC expanded the program to all Public Housing and Housing Choice Voucher jurisdictions, as well as increasing the number of families eligible to participate. Jumpstart offers two service levels for families:

- Case Management (level 1) – these families sign a participation agreement, develop an Individual Training and Services Plan, receive individualized coaching and goalsetting services, and are eligible for monetary incentives.
- Incentives Only (level 2) – these families sign a participation agreement and receive counseling regarding available monetary incentives.

Numbered Memo 18-18 dated April 20, 2018 and effective May 1, 2018 increased the amount of incentives available to a Level 1 Case Management family to \$5,000. AHFC also changed its incentive rules to allow a Level 1 family to receive all its incentives in Tuition Assistance.

For families wishing to participate in the Savings Match incentive, AHFC requires that these families complete a financial literacy requirement.

#### Statutory Objective

Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational, or other programs that assist in obtaining employment and becoming economically self-sufficient

#### Authorization

Attachment C, paragraph E.

## Regulation Citation

Jumpstart is operated under the regulations at 24 CFR 984 and regulations at parts 5, 882, 887, 960, 966, and 982 (except where specifically exempted by this Plan).

Requested waivers are:

- 24 CFR 984.103 – Definition of self-sufficiency; AHFC developed its own definition
- 24 CFR 984.105 – Minimum program size; AHFC expanded the size and jurisdictions under the Jumpstart Program
- 24 CFR 984.202 – Program Coordinating Committee composition; AHFC will be establishing an alternate composition for this committee based on AHFC's geographic challenges
- 24 CFR 984.203 – Family selection; AHFC has defined Jumpstart family selection Priorities
- 24 CFR 984.303 – Contract of Participation; AHFC developed its own Agreement for its Jumpstart participants – Jumpstart Contract of Participation and Incentives Agreement
- 24 CFR 984.303– Signature of FSS head of household; AHFC has added a procedure to establish an alternate head of household as designated by the assistance head of household for enrollment and participation in Jumpstart and to request financial incentives
- 24 CFR 984.303(b)(2) – Independence from welfare assistance; AHFC is waiving this condition for fulfillment of a Jumpstart Agreement
- 24 CFR 984.303(b)(4) – Suitable employment; the FSS Head of Household must fulfill this requirement
- 24 CFR 984.303(c) – Contract of Participation Term; the Jumpstart Agreement will coincide with the Step Program family's subsidized housing term (this may be less than 5 years) including any Step Extension Years, not to exceed two years
- 24 CFR 984.303(d) – Contract extension; AHFC Jumpstart staff may extend an Agreement at their discretion or if authorized by the Bridge Committee
- 24 CFR 984.303(d)(5)(iii) – Consequences of noncompliance; AHFC will not terminate a family's rental assistance for failure to comply with their Agreement
- 24 CFR 984.303(g) – Completion; An Agreement is complete when the family has fulfilled all of its obligations under the Agreement and the family must be in good standing with AHFC the month they complete the Agreement

- 24 CFR 984.304 – Total tenant payment; AHFC will calculate total tenant payment in compliance with policy in its Housing Choice Voucher Administrative Plan and Public Housing Program Admissions and Occupancy Policy
- 24 CFR 984.305 – FSS Account; AHFC will not offer an FSS Escrow Account. AHFC has developed an alternate structure of financial incentives. Financial Incentives are requested by the FSS Head of Household but are paid either to an educational institution for tuition assistance or, in the case of rewards and Savings Match, to the housing assistance head of household
- 24 CFR 984.306 – Residency and portability requirements; families are not eligible to port Jumpstart participation. Families are not eligible to port FSS Program participation into AHFC’s jurisdiction. AHFC will not accept FSS Account balances from other PHAs. Jumpstart incentives must be earned while in an AHFC jurisdiction.

### **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2014-1e Family Choice of Rent and Flat Rents**

### **1. Plan Year Approved, Implemented, Amended**

As listed under 2014-1 above.

### **2. Description/Update**

This supporting activity waives the annual requirement to offer a public housing family the choice of a flat or income-based rent. AHFC currently sets a contract rent rate for its Public Housing units. This contract rent replaces the flat rent. If a family’s income rises to a point where their required income-based contribution would exceed the contract rent, AHFC offers the family the contract rent.

AHFC ensures that it establishes a contract rent that reflects, not leads, the market. As one of its tools, staff uses an annual, independent study conducted by AHFC’s Planning and Program Development Department in cooperation with the State of Alaska Department of Labor. This study surveys Alaska’s communities and landlords about its housing markets including vacancy rates, market conditions, rentals, and utilities.

AHFC continues to compare the fair market rent, current family rent contributions, local rental market vacancy and rental rates, and local advertising materials when selecting a reasonable contract rent. AHFC also continues to add an affordability factor as these rents are meant for low-income families.

A family may exit subsidy and remain in a unit. These families pay a Market Rent, a rate that is higher than the Contract Rent. As an internal control, AHFC sets its market rents within 15 percent of the State of Alaska Department of Labor market survey rate.

**Statutory Objective**

As listed under 2014-1 above.

**Authorization**

Attachment C, paragraph C.11.

**Regulation Citation**

HUD regulations at 24 CFR 960.253.

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

**4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2014-1f Ineligible Noncitizen Proration**

**1. Plan Year Approved, Implemented, Amended**

As listed under 2014-1 above.

**2. Description/Update**

This supporting activity offers an alternate methodology for prorating the assistance available to families with ineligible noncitizen members. Current regulations require:

- Public Housing - AHFC must formulate a “maximum” subsidy each year and update it.
- Voucher - AHFC can give families an estimated figure of their prorated subsidy, but the final figure depends upon the gross rent of the unit rented.

Both procedures are administratively burdensome for the low numbers of ineligible noncitizens in AHFC’s portfolio. For a family with ineligible noncitizen members in the household, AHFC will deduct \$50 from the family’s subsidy as long as the ineligible noncitizen members reside in the household.

**Statutory Objective**

As listed under 2014-1 above.

**Authorization**

Attachment C, paragraphs C.4, C.11, D.2.a, and D.3.a.



### **Regulation Citation**

HUD regulations at 24 CFR 5.520.

### **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2014-1g Annual Recertification Requirement**

### **6. Plan Year Approved, Implemented, Amended**

Amended by AHFC Board of Directors	April 24, 2024
Approved by the AHFC Board of Directors	April 4, 2012
Reviewed by HUD	June 25, 2012

### **7. Description/Update**

AHFC is proposing to implement a triennial review schedule for the following special purpose voucher programs for disabled populations; Non-Elderly Disabled (45) and Mainstream (95) along with AHFC's MTW approved vouchers Moving Home Program (150) and Mainstream 811 (10). This subset of 300 vouchers is frequently on fixed income and do not see significant rent changes from year to year. Annual reviews can become burdensome on this population to obtain benefit letters to provide to AHFC.

Triennial reviews will mirror classic families that are disabled and/ or 62 years or older.

- To stagger the future examinations of this population, households will be assigned their next review in either 2025, 2026 or 2027, and will not have another regular review for three years after.
- For household where the annual income is less than \$5,000, staff will conduct a yearly recertification review. The goal of these reviews is to verify if households have successfully confirmed SSI or SSDI income.
- Households are eligible for an interim examination for the loss of unearned income or reduction in earned income. However, households do not need to report incremental increases in income between triennial reviews.

This will amend the following MTW Activities 2010-10 Moving Home Program and 2016-01 Mainstream 811.

This supporting activity develops an alternate recertification schedule for families subject to rent reform activities. AHFC continues to require all families to report changes in family composition within ten business days. AHFC continues to pull the Enterprise Income Verification (EIV) report to track income and how the rent reform activity is affecting its clientele.

- Classic Program – these families receive a triennial (every three years) examination. In the no examination years for Public Housing, AHFC continues to verify household composition and certify compliance with community service obligations.
- Step Program – these families receive an income examination at time of admission to determine eligibility under income limit guidelines and set their income-based rent for the first year. Each year, AHFC discusses the EIV report with the family, and the family self-certifies to its accuracy. AHFC does not conduct any additional income verification processes unless the family requests a hardship. AHFC reports these figures on the 50058.
- Set-Aside Program – these families receive an income examination every year.
- Set- Aside Disabled – these families receive a triennial (every three years) income examination for the Non-Elderly Disabled, Mainstream, Moving Home Program and Mainstream 811 voucher programs.

## 8. Metrics

Metric	Baseline	Benchmark	Outcome
Number of reexaminations a year	300	Reduction of 175 reexaminations a year	This equates to a savings of \$5,933 in staff cost every year (1.5 hrs/exam x (175 exams/yr. x \$22.60 HPS II rate).

Metric	Baseline	Benchmark	Outcome
Staff time to perform annual examinations Special Purpose disability vouchers	450	Reduction of hours spent in reexamination	This equates to a savings of 263 staff hours every year (1.5 hrs/exam x (175 exams/yr.).

## 9. Cost Implications

AHFC anticipates that adding the disabled special purpose vouchers to a triennial schedule will provide a cost savings of approximately \$5,933 per year.

## 10. Need/Justification for MTW Flexibility

AHFC has used triennial examinations for the Classic Program classification for more than 10 years. Through this history, AHFC has learned the cost savings and ease of administration benefits both families and staff. Families are able to save the small incremental increase in SSI/ SSDI COLAs between examination periods.

### Statutory Objective

As listed under 2014-1 above.

### Authorization

- Public Housing - Attachment C, paragraphs C.4 and C.11
- Housing Choice Voucher - Attachment C, paragraphs D.1.c, D.2.a, and D.3.b.

### Regulation Citation

- Public Housing – HUD regulations at 24 CFR 960.257.

- Housing Choice Voucher – HUD regulations at 24 CFR 982.516

### **11.Planned Non-Significant Changes**

Implement triennial examinations for Non-Elderly Disabled (45) and Mainstream (95) along with AHFC’s MTW approved vouchers Moving Home Program (150) and Mainstream 811 (10).

### **12.Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **13.Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2014-1h Annual and Adjusted Annual Income Calculation**

### **1. Plan Year Approved, Implemented, Amended**

As listed under 2014-1 above.

### **2. Description/Update**

This supporting activity develops an alternate methodology for calculating a family’s annual income. AHFC does not deviate from the following regulations:

- Determination of income sources and which sources are included or excluded as part of a family’s annual income.
- Determination of asset sources and when an asset becomes annual income.
- Determination of when a welfare benefit reduction affects annual income.

As part of this plan, AHFC is implementing the following waivers. Families that believe they suffer from a financial hardship due to the elimination of these allowances may request a hardship (see supporting activity 2014-1I in this Plan).

- Elimination of the annual \$525 allowance for an elderly/disabled family adjusted annually for inflation.
- Elimination of the allowance of \$480 for each minor dependent in a household adjusted annually for inflation.
- Elimination of the medical allowance for out-of-pocket expenses for elderly/disabled families.
- Elimination of the handicap allowance for out-of-pocket expenses that allow a person with disabilities to engage in work activities.
- Elimination of the childcare allowance for out-of-pocket expenses for care of minors under the age of 13 to allow an adult household member to engage in work activities.

AHFC has previously requested waivers for the following regulations and has absorbed them into Activity 2014-1.

- Activity 2010-2 raised the asset threshold from \$10,000 to \$50,000. Now moved under supporting activity 2014-1j.

- Activity 2010-3 eliminated the Earned Income Disallowance program for persons with disabilities and families engaging in work activities. Now moved under supporting activity 2014-1k.

**Statutory Objective**

As listed under 2014-1 above.

**Authorization**

- Attachment C, paragraphs C.4 and C.11.
- Attachment C, paragraphs D.2.a and D.3.a.

**Regulation Citation**

- Both Programs - HUD regulations at 24 CFR 5.611, 24 CFR 5.617, and 24 CFR 5.628
- Public Housing - 24 CFR 960.225 and 24 CFR 966.4(b)(1)
- Housing Choice Voucher – 24 CFR 982.503, 24 CFR 982.505, and 24 CFR 982.508

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

**4. Planned Changes to Metrics/Data Collection**

Adopting HOTMA regulations for disabled deduction and asset threshold. These amounts are adjusting yearly for inflation.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

**2014-1i Portability**

**1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	August 21, 2013
Reviewed by HUD	December 31, 2013

This activity was issued with Numbered Memo 14-01 on January 13, 2014.

- Families were allowed to port under traditional HUD rules before their first annual examination for transition to rent reform.
- AHFC was administering vouchers as of February 1, 2014 and classified those families into the Set-Aside Program.
- AHFC absorbed all families that ported into AHFC as of August 1, 2014. These families were allowed to retain their right to port out under traditional HUD rules before their first annual examination for transition to rent reform.
- AHFC began absorbing all port-in families as of August 1, 2015. This policy change was issued with Numbered Memo 15-12 on April 20, 2015.
  - New port-in families as of August 1, 2015 were classified into the Step or Classic Program.

- Families in the Set-Aside Program were allowed to retain their right to port out under traditional HUD rules before their first annual examination for transition to rent reform.

## 2. Description/Update

This supporting activity changes AHFC's Housing Choice Voucher Administrative Plan requirements that Step Program families must meet before allowing a family to port AHFC's voucher to another housing authority's jurisdiction. These changes do not impact current HUD regulations regarding portability for Enhanced or Tenant Protection, Emergency Housing, Foster Youth to Independence Initiative, Mainstream, Non-Elderly Disabled, or Veterans Affairs Supportive Housing vouchers. AHFC also continues to offer portability under current HUD regulations to all MTW tenant-based voucher holders that are classified as Classic Program families.

AHFC did not make any changes to the rules governing port-in vouchers, except to classify these families in the Set-Aside Program and streamline the calculation of family income as specified in Activity 2014-1h. Now these families are classified as Classic or Step when choosing to port in to AHFC.

- AHFC continues to enforce the regulations regarding nonresident applicants under 24 CFR 982.353(c).
- AHFC also continues to enforce the regulations regarding income eligibility under 24 CFR 982.353(d).
- AHFC did not make any changes to the regulations under 24 CFR 982.355 regarding administration by receiving PHAs.

AHFC proposes the following limitations for Step Program families seeking to port a voucher from AHFC's jurisdiction.

- **Absorption by the Receiving PHA** – if a receiving PHA is absorbing vouchers, the Step Program family may port their tenant-based voucher if they meet the requirements under 24 CFR 982.353(b).
- **Reasonable Accommodation** – if a Step Program family needs to move their tenant-based voucher to another PHA's jurisdiction in order to accommodate a family member with a disability, AHFC will allow those with appropriate documentation. The family must meet the requirements under 24 CFR 982.353(b).
- **VAWA Protections** – if a Step Program family needs to move their tenant-based voucher to another PHA's jurisdiction in order to receive protections afforded under the Violence Against Women Act (VAWA), AHFC will allow those with appropriate documentation. The family must meet the requirements under 24 CFR 982.353(b).

### Statutory Objective

As listed under 2014-1 above.

### Authorization

Housing Choice Voucher - Attachment C, paragraph D.1.g.

### Regulation Citation

Housing Choice Voucher – 24 CFR 982.353

### **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2014-1j Income from Assets**

### **1. Plan Year Approved, Implemented, Amended**

Amended by AHFC Board of Directors	April 24, 2024
Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

This was implemented on October 26, 2009 with Numbered Memo 09-28. This was formerly numbered as Activity 2010-2 and updated as part of the FY2018 Annual Plan. This was wrapped into Activity 2014-1 because it is part of the AHFC rent calculation method.

### **2. Description/Update**

AHFC allows a family to self-certify total family assets up to \$50,000 and excludes the income generated from a family's total assets when assets total less than \$50,000.

#### **Statutory Objective**

As listed under 2014-1 above.

#### **Authorization**

Attachment C, paragraphs C.11 and D.2.a.

#### **Regulation Citation**

24 CFR 5.609

### **3. Planned Non-Significant Changes**

Adopting HOTMA regulations for disabled deduction and asset threshold.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## 2014-1k Earned Income Disallowance

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

This was implemented on October 26, 2009 with Numbered Memo 09-28. As of the FY2012 MTW Report, no enrollees remained. This was formerly numbered as Activity 2010-3 and updated as part of the FY2018 Annual Plan. This was wrapped into Activity 2014-1 because it is part of the AHFC rent calculation method.

### 2. Description/Update

Eliminate the Earned Income Disallowance (EID) and its associated tracking/paperwork times. Existing clients were allowed to finish the program.

#### Statutory Objective

As listed under 2014-1 above.

#### Authorization

Attachment C, paragraphs C.11 and D.2.a.

#### Regulation Citation

24 CFR 5.617 and 960.255

### 3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

### 4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

### 5. Planned Significant Changes

No changes to this activity during this fiscal year.

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## 2014-1I Hardship Policy and Process

### 1. Plan Year Approved, Implemented, Amended

Amended by AHFC Board of Directors	April 24, 2024
Approved by the AHFC Board of Directors	January 8, 2014
Reviewed by HUD	April 30, 2014

The Bridge Process was implemented with rent reform activity 2014-1:

- On February 1, 2014 for Housing Choice Voucher families
- On May 1, 2014 for Public Housing Program families

This was formerly listed in the Appendix of the Annual Plan and updated as part of the FY2018 Annual Plan. This was wrapped into Activity 2014-1 as establishing a method for families to grieve an adverse impact due to an alternate rent calculation activity is a requirement.

## **2. Description/Update**

As a Moving to Work agency, AHFC must develop a reasonable rent policy that encourages employment and self-sufficiency. AHFC refers to this policy as Rent Reform. As part of rent reform, AHFC must also adopt a hardship policy to meet the individual needs of families that request a modification to, exemption from, or temporary waiver to:

- Family requirements under Moving to Work Activity 2014-1 Reasonable Rent and Family Self-Sufficiency; or
- A family's requirement to pay a minimum rent under 24 CFR 5.630; or
- AHFC's elimination of interim examinations under Moving to Work Activity 2014-1.

AHFC's hardship policy is called the Bridge Process. Families transitioning from the traditional rent calculation method to AHFC's rent reform model had access to a one-time "Safety Net".

- The current hardship policy is summarized below.
- AHFC continues to offer a Minimum Rent Exemption procedure for those families subject to the minimum rent.

Beginning in November 2016, AHFC refined the Bridge Policy to a three-tiered process to expedite the processing of family requests. This change was distributed to staff with Numbered Memo 16-27 issued October 20, 2016 and effective November 1, 2016.

The Safety Net period for unexpected loss of income was extended from two months to three months effective February 20, 2017. This was distributed to staff with Numbered Memo 17-10 on February 20, 2017.

### **2.A Bridge Tier 1**

These requests are processed by each local AHFC office. If a family meets the qualifying conditions, staff has the authority to grant a temporary reduction of rent to address the family's hardship. Hardships include:

- Permanent Loss of a Household Member with Income – AHFC will remove the individual and their associated income. If the family is on an income-based formula, the family's contribution is recalculated. If the family is on the Step schedule and experiencing a shelter burden, they may qualify for a temporary reduction of rent as listed in the Safety Net below.
- Safety Net – Unanticipated Income Loss causes a shelter burden for the family. Staff may grant a reduction of the family portion to 50 percent of monthly income for a period of three months. The family is also referred to the Jumpstart program for a consultation and possible enrollment.
- Safety Net – Short-Term Medical/Health Condition of an employed adult that results in the loss of income. Staff may grant a reduction of the family portion to 50 percent of monthly income for a period of three months.



## **2.B Bridge Tier 2**

This level of review is for families with hardship circumstances that exceed staff authority to grant and to provide a level of review for families that disagree with the relief offered at Tier 1. Review at this level also includes recommendations for family requests to appear before the Bridge Committee. Hardship relief that can be granted at this level includes:

- Medical or Child Care Expense Allowance – an allowance for out-of-pocket expenses can be considered when expenses cause a shelter burden in excess of 50 percent of family monthly income. A reduction of the family portion to 50 percent of monthly income for a period of six months can be granted. Persons with disabilities who request the medical expense deduction are handled through the reasonable accommodation process.
- Extension to Tier 1 Safety Net – if a family’s initial reduction of rent for three months is not sufficient, the family can ask for an additional three months. If the extension is needed due to the unanticipated loss of income, the family must be an active Jumpstart participant and receive their recommendation for an extension.

## **2.C Bridge Review of Determinations Under Tier 2**

This level of review is for families that disagree with the relief offered at Tier 2. Review at this level also includes recommendations for family requests to be evaluated by the Bridge Committee.

## **2.D Step Extension Process**

Ongoing analyses of Step Program families’ progress toward financial self-sufficiency indicates that while some families have achieved great success, others are struggling. To help families that need additional time to achieve goals or stabilize income, AHFC introduced a Step Extension Process. This was issued with Numbered Memo 18-30 on September 20, 2018 with an effective date of November 1, 2018.

Two separate, consecutive, one-year extensions to rental assistance are available. For both extensions:

- Families are required to apply for the extension each year.
- Families must pay more than 50 percent of monthly income toward rent and tenant-paid utilities.
- Families must be compliant with family obligations under their rental assistance program.
- Jumpstart enrollment:
  - For year one eligibility, families must enroll or become active in Jumpstart.
  - For year two eligibility, families must have remained active during their year one extension period.
- Rental assistance:
  - Voucher Step Program families receive 20 percent of the Payment Standard.
  - Public Housing Step Program families pay 80 percent of the unit’s Contract Rent.

A log was created to track Step Program Extension applications and approvals. Reminder notices advising families of the upcoming end of their Step Program rental assistance

were created to remind families that the Step Program is ending and additional assistance may be available through the Step Extension Process.

**Statutory Objective**

MTW Agreement, Section III

**Authorization**

Attachment C, paragraphs C.11 and D.2.a.

**Regulation Citation**

24 CFR 5.617 and 960.255

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

**4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2014-3 PBV Inspection Requirements**

**1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	February 27, 2013
Reviewed by HUD	September 10, 2013

This activity began with Numbered Memo 14-27 issued on September 22, 2014 and effective on October 1, 2014.

**2. Description/Update**

For project-based voucher (PBV) developments, AHFC requires flexibility when determining the number of annual and quality control inspections. The number required may vary depending on the development configuration and number of PBV units.

AHFC is basing its initial and annual inspection requirement on the needs of each individual development. AHFC reserves the right to inspect any time it suspects that the owner is not complying with HUD standards (HQS) or if the fail rate reaches 20 percent at the development. AHFC will continue to investigate tenant complaints regarding the condition of a PBV unit. AHFC will also continue to conduct the initial property and unit inspections before entering into a HAP Contract for the development.

AHFC has an additional quality assurance process for those developments with PBV and Low Income Housing Tax Credit Programs, as AHFC's Internal Audit Department conducts reviews

of the property that include unit inspections. AHFC's quality assurance staff will review Internal Audit's findings and consider those inspections as part of its inspection universe.

**Statutory Objective**

Reduce cost and achieve greater cost effectiveness in federal expenditures

**Authorization**

Attachment C, paragraphs D.5 and D.7.d.

**Regulation Citation**

- 24 CFR 983.103(c) for turnover inspection requirements.
- 24 CFR 983.103(d)(1) for annual inspection random sample requirements.
- 24 CFR 983.103(d)(2) for annual inspection failed unit inspection requirements.
- 24 CFR 983.103(e)(2) for failed inspection follow-up requirements.

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

**4. Planned Changes to Metrics/Data Collection**

AHFC implemented HUD's new NSPIRE inspection standards effective 10/1/2023.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2014-4 Ridgeline Terrace and Susitna Square**

**1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	February 27, 2013
Reviewed by HUD	September 10, 2013

AHFC subsidy began for these two developments in accordance with their HAP Contracts. Staff received policy guidance with Numbered Memo 16-29 issued December 20, 2016 and effective on January 1, 2017.

AHFC increased the income limits for eligible families to match the tax credit admission guidelines. These developments are funded with a combination of funds including Low Income Housing Tax Credits and Project-Based Vouchers. The LIHTC program allows admission of families up to 60 percent of area median income. The changes were submitted as Amendment Two to the FY2018 Moving to Work Plan.

Approved by the AHFC Board of Directors	April 27, 2016
Reviewed by HUD	May 17, 2016

## 2. Description/Update

This activity was formerly named Mountain View and San Roberto Development. AHFC has updated the name to match the developments. AHFC used its MTW funds and its development expertise to support affordable housing acquisition and development. AHFC also pursued disposition and redevelopment of its current Public Housing portfolio through its subsidiary entity, Alaska Corporation for Affordable Housing (ACAH).

- Susitna Square (18 units, 18 project-based vouchers) was ready for occupancy September 1, 2015.
- Ridgeline Terrace (70 units, 63 project-based vouchers) was ready for occupancy January 8, 2016.

### Statutory Objective

Increase housing choices for low-income families

### Authorization

- Attachment C, paragraph D.3.a
- MTW Agreement Attachment D signed January 30, 2012.

### Regulation Citation

- MTW Agreement Attachment D signed January 30, 2012.
- AHFC will follow the guidance set forth in PIH Notice 2011-45.

## 3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

## 4. Planned Changes to Metrics/Data Collection

AHFC implemented HUD's new NSPIRE inspection standards effective 10/1/2023.

## 5. Planned Significant Changes

No changes to this activity during this fiscal year.

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## 2015-1 Modify Reasonable Rent Procedure for 5 Percent FMR Decrease

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	May 14, 2014
Reviewed by HUD	April 6, 2015

This activity was implemented on March 20, 2017 with Numbered Memo 17-13 with an effective date of April 1, 2017. There were no changes to the payment standard during this reporting period.

### 2. Description/Update

Current HUD regulations require a PHA to re-determine rent reasonableness within 60 days of a five percent decrease in the Fair Market Rent (FMR) for any unit under contract. Under

Moving to Work Activity 2011-2, Local Payment Standards, AHFC sets each voucher jurisdiction's payment standard to respond to local market conditions. These are monitored annually and any changes of 5 percent or more in the local market requires an adjustment of the payment standard. Payment standard evaluation and adjustment do not typically occur at the same time that HUD publishes revised FMRs.

AHFC continues to evaluate rent reasonableness prior to signing any new HAP contracts for families that wish to move and for landlord rent increase requests. For those families that are renewing their HAP Contract for their current unit, AHFC conducts rent reasonableness as part of each family's regular examination process. The revised payment standard and rent reasonableness coincide with the effective date of the family's examination.

AHFC expects that this activity will have minimal impact to families as Step Program families receive a reduced percentage of the payment standard each year, and Classic Program families receive triennial examinations.

**Statutory Objective**

Reduce cost and achieve greater cost effectiveness in federal expenditures

**MTW Authorization and Need**

Attachment C, paragraph D.2.c

**Regulation Citation**

24 CFR 982.507(a)(2)(ii)

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

**4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2023-2 Security Deposit Assistance Program**

**1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors      April 27, 2022

Reviewed by HUD      July 19, 2022

The policy exhibit was distributed on September 29, 2022 with Numbered Memo 22-28, and it was effective October 1<sup>st</sup>, 2022.

## 2. Description

AHFC offers a security deposit assistance program for families to increase leasing, made possible through the MTW Program and the Local Non-Traditional Program as outlined in PIH-2011-45. Families will only be eligible to receive this payment once. AHFC plans to establish a fixed budget for each fiscal year and will implement a sliding scale of available assistance based on bedroom size of the unit selected.

### Statutory Objective

Increase housing choices for low-income families

### Authorization

- Attachment D of the MTW Agreement signed January 30, 2012.
- Attachment C paragraph B.1

### Regulation Citation

- Section 8 and 9 of 1937 Act and
- 24 CFR 982 and 990 as needed

## 3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

## 4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

## 5. Planned Significant Changes

No changes to this activity during this fiscal year.

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## 2023-3 Establish a Sponsor-Based Rental Assistance and Development Activity with the Alaska Corporation for Affordable Housing

### 1. Plan Year Approved, Implemented, Re-proposed, Amended

Approved by the AHFC Board of Directors	April 27, 2022
Reviewed by HUD	July 19, 2022
Re-proposed and Approved by the AHFC Board of Directors	April 26, 2023
Reviewed By HUD	August 11, 2023
Amended by the AHFC Board of Directors	April 26, 2023

### 2. Description

AHFC re-proposed activity 2032-2 Alaska Corporation for Affordable Housing (ACAH) Fairbanks Developments as a continuous activity to develop affordable housing throughout the State of Alaska. The Alaska Corporation for Affordable Housing SBRA activities will be numbered as 2023-3 series beginning with 2023-3a Fairbanks Developments; The Meadows and Borealis Park formerly 2023-3b.

Alaska continues to experience escalating rents, increased aging populations and income failing to keep pace with climbing utility and housing costs. AHFC's subsidiary, the Alaska

Corporation for Affordable Housing (ACAH), is working alongside federal, state, and local governments to address the need for affordable housing.

AHFC proposed this activity to pursue the development of up to 60 units of Affordable Housing in a fiscal year and may draw down up to \$15 million of its MTW funding per fiscal year as opportunities arise. ACAH may seek other funding opportunities to finance the full cost of a development as this activity seeks to mitigate financing gaps. Developments supported by this effort may include, but are not limited to properties leveraging Low Income Housing Tax Credits (LIHTC), HOME Investment Partnerships Program, and other funding sources.

Analyses of growth, needs of special populations and income will identify the communities most in need of affordable housing. A challenge in Alaska's market after development is maintaining the unit's affordability in this unprecedented competitive housing market. The use of Sponsor Based-Rental Assistance (SBRA) will ensure low-income families are able to rent these units. AHFC is proposing to offer up to 60 units of SBRA in the fiscal year that eligible families are housed. AHFC has a demonstrated history of increasing housing choices for various populations utilizing SBRA funding in competitive processes. This noncompetitive process with ACAH will target more specialized needs such as the senior housing and family housing demonstrated in the Fairbanks development activities 2023-3a and 2023-3b.

AHFC will utilize the MTW Reporting process to advise of development opportunities procured under this activity including the amount of Sponsor Based-Rental Assistance units. To ensure compliance with the Department of the Treasury's cash management requirements, funds will be drawn down when they are due and payable.

#### **MTW Authorization and Need**

- Attachment D of the MTW Agreement signed January 30, 2012.
- Attachment C, paragraphs B.1.b.ii, B.1.c, B.2, B4
- Attachment C, paragraphs D.1.e,

#### **Regulation Citation**

- Certain provisions of Section 13 and 35 of the 1937 Act and
- 24 CFR Subpart F, as needed to implement the Agency's MTW Plan
- Certain provisions of Sections 3,4,5,8 and 9 of the 1937 Act and
- 24 CFR 941 and 960 Subpart B as necessary to implement the Agency's Annual MTW Plan

Through the use of the Local Non-Traditional Authorizations set forth in Public and Indian Housing Notice 2011-45, AHFC will establish this model to support the demand for new affordable housing developments.

#### **Statutory Objective**

Increase housing choices for low-income families

### **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2023-3a Fairbanks Development: The Meadows**

### **1. Plan Year Approved, Implemented**

Approved by the AHFC Board of Directors

April 27, 2022

Reviewed by HUD

July 19, 2022

The policy exhibit was distributed on September 28<sup>th</sup>, 2023 with Numbered Memo 23-24, and it was effective October 1, 2023. The building was ready and the HAP Contract signed on August 30<sup>th</sup>, 2023. Our partner submitted their first billing statement effective September 1, 2023.

### **2. Description**

Alaska Housing Finance Corporation's subsidiary, Alaska Corporation for Affordable Housing (ACAH), constructed an affordable housing development in Fairbanks, Alaska for seniors, consisting of 18 ranch-style duplexes.

These units will be owned and operated by ACAH, a 501(c)(3) non-profit subsidiary of AHFC. The term for these new units to remain categorized as affordable will be subject to LIHTC rules. ACAH will be required to submit a monthly billing statement showing occupancy of the building, tenant contribution to rent, and AHFC subsidy. ACAH will be responsible for monitoring the requirements of their program and calculating annual income.

AHFC anticipates using its streamlined Moving To Work calculation Set Aside rules (see Activity 2014-1). These developments are funded with a combination of funds including Low Income Housing Tax Credits and Sponsor-Based Vouchers. The LIHTC program allows admission of families up to 60 percent of area median income and AHFC anticipates using this income limit.

### **Statutory Objective**

Increase housing choices for low-income families

### **Authorization**

- Attachment C, paragraphs B.1.b.ii, B.1.c, and B.2
- Attachment C, paragraph B.2
- Attachment C, paragraph B4



### **Regulation Citation**

- Certain provisions of Section 13 and 35 of the 1937 Act and
- 24 CFR Subpart F, as needed to implement the Agency's MTW Plan
- Certain provisions of Sections 3,4,5,8 and 9 of the 1937 Act and
- 24 CFR 941 and 960 Subpart B as necessary to implement the Agency's Annual MTW Plan

### **3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year

### **4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

### **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2023-3b Fairbanks Development- Borealis Park**

### **1. Plan Year Approved, Implemented,**

Approved by the AHFC Board of Directors  
Reviewed by HUD

April 27, 2022  
July 19, 2022

### **2. Description**

Alaska Housing Finance Corporation's subsidiary, Alaska Corporation for Affordable Housing (ACAH), constructed an affordable housing development in Fairbanks, Alaska for 40 family units. This development will consist of 18 one-bedroom units built in accordance with UFAS, 17 two-bedroom units with one unit built in accordance to UFAS, and 5 three-bedroom units with one unit built in accordance to UFAS. Construction is slated to conclude in Summer 2024.

These units will be owned and operated by ACAH, a 501(c)(3) non-profit subsidiary of AHFC. The term for these new units to remain categorized as affordable will be subject to LIHTC rules. ACAH will be required to submit a monthly billing statement showing occupancy of the building, tenant contribution to rent, and AHFC subsidy. ACAH will be responsible for monitoring the requirements of their program and calculating annual income.

AHFC anticipates using its streamlined Moving To Work calculation Set Aside rules (see Activity 2014-1). These developments are funded with a combination of funds including Low Income Housing Tax Credits and Sponsor-Based Vouchers. The LIHTC program allows admission of families up to 60 percent of area median income and AHFC anticipates using this income limit.

AHFC does not plan to institute a term limit on assistance to the residents of the building. The only restriction is the term of the HAP Contract and the termination of the Moving to Work Demonstration Program.

### 3. Planned Non-Significant Changes

No changes to this activity during this fiscal year

### 4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

### 5. Planned Significant Changes

No changes to this activity during this fiscal year.

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## 2024-01 Landlord Appreciation Program

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors  
Reviewed by HUD

April 26, 2023  
August 11, 2023

The policy exhibit was distributed on December 28<sup>th</sup>, 2023 with Numbered Memo 23-29 and it was effective January 1<sup>st</sup>, 2024.

### 2. Description

Through the MTW Program, PIH 2022-18, AHFC offers a Landlord Appreciation Program to increase Housing Choice Voucher leasing by encouraging landlord participation, retaining existing landlords, and to broaden the geographic footprint of housing units available to HCV participants. Upon successful inspection and executed HAP Agreement, AHFC will offer a landlord appreciation payment for each executed long-term lease. To retain current Housing Choice Voucher landlords, AHFC will also offer appreciation payments for each executed lease renewal.

AHFC will establish a fixed budget for each fiscal year based on first year's utilization.

### Statutory Objective:

Increase housing choices for low-income families

### Authorization

- Attachment D of the MTW Agreement signed January 30, 2012.
- Attachment C paragraph B.1 Regulation Citation
- PIH 2022-18

### 3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

### 4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

## 5. Planned Significant Changes

No changes to this activity during this fiscal year.

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### 2024-02 New Start Voucher Program

#### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 26, 2023
Reviewed by HUD	August 11, 2023

The policy exhibit was distributed on September 28<sup>th</sup>, 2023 with Numbered Memo 23-26, and it was effective October 1, 2023. The waiting list opened from October 1<sup>nd</sup>, 2023 to November 2<sup>nd</sup>, 2023 for navigators to refer current Stabilization families.

#### 2. Description

AHFC established the New Start (formerly named Stabilization) Voucher Program with the support of AHFC's HUD-held HAP reserves to support up to 400 vouchers in AHFC's voucher jurisdictions of Anchorage, Homer, Fairbanks, Juneau, Ketchikan, Kodiak, Mat-Su, Petersburg, Sitka, Soldotna, Valdez and Wrangell. Families assisted through AHFC's Planning and Program Development Department's (PPDD) Stabilization Program, funded through Emergency Rental Assistance (ERA) funds, will begin to reach their assistance limits beginning in April 2023. This activity will target those families scheduled to exit the Emergency Rental Assistance Funded Stabilization Program to ensure a continuous and affordable housing solution.

AHFC will continue to work waitlists concurrently for families on the Housing Choice Voucher waitlist and stabilization families within imminent ending of assistance. This ensures that families on the HCV waitlist do not experience longer wait times due to this program.

Any family receiving assistance through the ERA funded Stabilization Program that meets Housing Choice Voucher Program qualifications, is eligible for a New Start Voucher. Families will then be invited to participate in the Classic or Step Voucher Program based on these AHFC approved 2014-1A Population Definitions. This program will be administered exactly the same as our current Step and Classic Program (see Activity 2014-1) with the exception that these families will be selected from the referral waitlist.

#### Transition Period

AHFC will partner with the Planning and Program Development Department to offer direct referrals regardless of status on current waiting lists in AHFC's voucher jurisdictions. Families will have the opportunity to accept voucher assistance before the end of their term on the ERA funded Stabilization Program.

Families that transition to the Stabilization voucher will be absorbed into the HCV program when the waitlist is exhausted or on a triennial schedule; whichever comes first.

#### Statutory Objective

- Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational, or other

programs that assist in obtaining employment and becoming economically self-sufficient

- Increase housing choices for low-income families who leased under the time limited ERA funded Stabilization Program.

**Authorization**

- Attachment C, paragraphs D.1.b, D.2.a, and D.4
- 2011-45 Local Non Traditional Activity

**Regulation Citation**

- Sections 8(o)(13)(G) of the 1937 Act and 24 CFR 982.303 and 982.309 as necessary to implement the Agency's Annual MTW Plan
- Certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(0)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 CFR 982.508, 982.503 and 982.518, as necessary to implement the Agency's Annual MTW Plan.
- Certain provisions of Sections 8(0)(6), 8(0)(13)(1) and 8(0)(16) of the 1937 Act and 24 CFR 982 Subpart E, 982.305 and 983 Subpart F as necessary to implement the Agency's Annual MTW Plan.
- HUD definitions of Working Family, Disabled Family, Elderly Family, and Full-Time Student at 24 CFR 5.403 and 24 CFR 5.612 are used to define Classic Program participants.

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

**4. Planned Changes to Metrics/Data Collection**

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

## **B. Not Yet Implemented**

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### **2010-13 Homeownership Program**

#### **1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

#### **2. Description**

AHFC currently has 14 voucher holders receiving assistance for homeownership under a HAP plan. AHFC suspended applications for this program in 2008, when administrative costs exceeded planned expenses. The Board of Directors approved the permanent closure on March 9, 2011.

##### **Statutory Objective**

- Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational, or other programs that assist in obtaining employment and becoming economically self-sufficient
- Increase housing choices for low-income families

##### **MTW Authorization and Need**

Attachment C, paragraph D.8.a

##### **Regulation Citation**

24 CFR 982.625

#### **3. Implementation Plan**

AHFC staff researched a homeownership opportunity during 2022. Rather than providing HAP for an extended period or a down payment program, AHFC is working on developing a time-limited program of monthly payments that will support a family during its first three years of homeownership to encourage stabilization and discourage families from returning to rental assistance.

AHFC plans to create a track in its Jumpstart program for those families that wish to pursue homeownership. We would form a partnership with agencies that receive a HUD housing counseling grant in order to ready families for homeownership and provide support post-purchase. AHFC would provide a “stabilization” payment each month to help a family budget for homeownership needs and pay for costs related to home maintenance. A family will remain enrolled in Jumpstart to provide counseling.

Due to prioritization of other hard to house voucher programs, development of this program was delayed. AHFC plans to begin work again during FY2025 and have a program ready for implementation. New benchmarks will be set once the final program is established.

## Original Benchmarks

Metric	Baseline	Benchmark	Outcome
Reduce administrative costs of the homeownership program.	\$6,250 per participant	\$1,562 per participant	Pending.

## 2021-1 Step Program Set-Aside Pilot

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors      March 25, 2020  
 Reviewed by HUD      August 26, 2020

### 2. Description

This activity proposes a set-aside of ten (10) percent of AHFC's current voucher allocation (approximately 440) in AHFC's voucher jurisdictions of Anchorage, Fairbanks, Juneau, Mat-Su, and Soldotna to create a Step Set-Aside voucher program.

Families will be able to apply for both the Housing Choice Voucher waiting list in a community (if it is open) as well as the new Step Set-Aside waiting list. Each jurisdiction will maintain and manage its own waiting list, in the same manner utilized for other AHFC programs. When a family's name reaches the top of the Step Set-Aside waiting list, families will be advised of the program structure and obligations in writing; families can decide to go through the eligibility process or remain on the Housing Choice Voucher waiting list.

Any family that meets Housing Choice Voucher Program qualifications is eligible to apply for the Step Set-Aside Program voucher. The only additional qualification is that the family agrees to meet the conditions of the Step Program voucher. Those conditions include:

- Voucher assistance is limited to five (5) years, with the possibility of two additional one-year terms based on the family's shelter burden at time of exit and willingness to participate in Jumpstart supportive services.
- A family's first year of assistance is based on a family contribution of 28.5 percent of gross monthly income. A family's contribution is then gradually stepped up; the family receives a percentage of the payment each subsequent year as follows.
  - 60 percent of payment standard in year 2
  - 50 percent of payment standard in year 3
  - 40 percent of payment standard in year 4
  - 30 percent of payment standard in year 5
- See the Hardship Case Criteria section below for a description of the hardship process.

### Statutory Objective

- Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational, or other programs that assist in obtaining employment and becoming economically self-sufficient
- Increase housing choices for low-income families

**Authorization**

Attachment C, paragraphs D.1.b, D.2.a, and D.4

**Regulation Citation**

None

**3. Implementation Plan**

Before advertising this voucher set-aside opportunity to the public, AHFC will first advertise it to families on its current waiting lists in the communities of Anchorage, Fairbanks, Juneau, Matanuska-Susitna, and Soldotna. Families will have the opportunity to be placed on a new waiting list for the Step Program Set-Aside and retain their position on the current Housing Choice Voucher Program waiting list.

AHFC is currently investigating the capabilities and opportunities available in its current computer software package for electronic application, waiting list, and intake processes.

**C. Activities On Hold**

None at this time.

**D. Closed Out Activities**

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**2010-1 Reexamination of Income****1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

This activity was implemented with Numbered Memo 10-45 on December 7, 2010. After comments from staff, AHFC implemented this for elderly/disabled Public Housing residents only with Numbered Memo 11-08 on January 27, 2011.

**2. Description**

Transition elderly and disabled families on fixed income to a biennial examination schedule.

**Statutory Objective**

Reduce cost and achieve greater cost effectiveness in federal expenditures

**MTW Authorization and Need**

Attachment C, paragraph C.4 (changed, HCV eliminated)

**Regulation Citation**

24 CFR 960.257

### 3. Closure Reason

This activity is closed as AHFC’s reasonable rent activity implements an alternate annual family income calculation. This activity was superseded by Activity 2014-1 and its alternate rent structure. This activity is completed.

#### Final Outcomes and Lessons Learned

Staff reported positive results from reducing the number of annual examinations for families with all adults on fixed income. Success in this activity led to the use of a triennial examination schedule for Classic Program families. We also learned that the more complicated rent calculation method proposed under this activity was difficult to administer. This led to the development of the simple 28.5 percent calculation under activity 2014-1.

#### Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

#### Summary Table

Because this activity was changed from all elderly/disabled households to just Public Housing elderly/households, the original benchmark was revised.

Metric	Baseline	Benchmark	Outcome
Number of reexaminations a year	Zero	Reduction of 1,300 reexaminations a year	Modified in January 2011

Revised Metric	Baseline	Revised Benchmark	Outcome
Staff time to perform annual examinations for a population on fixed income	Zero	Reduction of hours spent in reexamination of 100 percent elderly/disabled families.	462 families are 100 percent elder/disabled.  This equates to a savings of 347 staff hours every year (1.5 hrs/exam x (462 ÷ 2) exams/yr.).



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## 2010-4 Rent Simplification

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

This activity began with non-MTW activity Interim Reexamination Policy and MTW activities 2010-2 and 2010-3. This activity was closed in the FY2013 MTW Report for the period ending June 30, 2013.

### 2. Description

Develop an alternate rent structure.

#### Statutory Objective

Reduce cost and achieve greater cost effectiveness in federal expenditures

#### MTW Authorization and Need

Attachment C, paragraphs C.11 and D.2.a

#### Regulation Citation

24 CFR 5.609

### 3. Closure Reason

With the implementation of Activity 2014-1 Reasonable Rent and Family Self-Sufficiency, this activity was no longer needed.

#### Final Outcome and Lessons Learned

Staff reported positive results from former activity 2010-2 (Asset Threshold) as it decreased staff time verifying small asset balances. It also decreased error rates for posting and updating small asset balances. Positive results from this activity encouraged the incorporation of former activity 2010-2 into activity 2014-1 as 2014-1h.

Former activity 2010-3 (EID Elimination) showed immediate results in the decrease of staff administrative time. AHFC wanted to incentivize families to increase income from wages, but past results from the Earned Income Disallowance did not produce long-term results by encouraging families to retain employment once the disallowance period ended. AHFC considered these results when evaluating how to better incentivize families to retain employment.

#### Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

#### Summary Table

This activity was never fully developed, so no benchmarks or outcomes are available.

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## 2010-8 Live-In Aides

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

### 2. Description

Restructure the live-in aide program to coordinate with the state-funded agencies that provide most of the live-in aides for low-income Alaskans.

#### Statutory Objective

Increase housing choices for low-income families

#### MTW Authorization and Need

Attachment C, paragraph D.4

#### Regulation Citation

24 CFR 982.316

### 3. Closure Reason

PIH Notice 2009-22 revised guidance issued in 2008-20. With issuance of revised guidance, the waiver was not needed. Activity completed.

#### Final Outcome and Lessons Learned

AHFC never instituted this activity as the PIH notice was issued prior to development or implementation of this activity.

#### Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

#### Summary Table

This activity was never fully developed, so no benchmarks or outcomes are available.

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## 2010-11 Project-Based Voucher Assistance in Transitional Housing

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

### 2. Description

Project-base vouchers for no longer than 24 months in transitional housing that serves homeless or hard-to-serve populations.

**Statutory Objective**

Increase housing choices for low-income families

**MTW Authorization and Need**

Attachment C, paragraph B.4

**Regulation Citation**

24 CFR 983.53

**3. Closure Reason**

AHFC has not pursued project-based vouchers in a transitional facility as AHFC has targeted voucher funds to specific, vulnerable populations (Returning Home Program (2010-9), Sponsor-Based Rental Assistance Program at Karluk Manor (2012-4), Forget-Me-Not Manor (2018-1), and Dena'ina House (2018-2), Making A Home Program (2013-1), and Empowering Choice Housing Program (2013-2)). AHFC continues to speak with its community partners for possible opportunities using this flexibility.

**Final Outcomes and Lessons Learned**

No comments at this time.

**Describe any Statutory Exceptions that Might Have Provided Benefit to Activity**

No comments at this time.

**Summary Table**

This activity was never fully developed, so no benchmarks or outcomes are available.

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**2010-12 Local Preferences****1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

**2. Description**

Remove a homeless or substandard housing preference from a family that refuses to accept an offer of one or more Public Housing units.

**Statutory Objective**

Reduce cost and achieve greater cost effectiveness in federal expenditures

**MTW Authorization and Need**

Attachment C, paragraph C.2

## **Regulation Citation**

24 CFR 982.205

### **3. Closure Reason**

On July 1, 2012, AHFC altered its application process to remove the availability of preferences in favor of a list that is ranked by date and time of application. AHFC honored preferences for those families who applied for the old preference-based waiting list. AHFC exhausted its last preference-based waiting list in FY2017. This activity is closed.

### **Final Outcome and Lessons Learned**

AHFC had proposed this activity as families with homeless preferences were declining a public housing unit offer while they “waited” for a voucher. AHFC never instituted this activity as we eliminated preferences from all our waiting lists. As those lists were being exhausted and closed, the need for this activity diminished.

### **Describe any Statutory Exceptions that Might Have Provided Benefit to Activity**

No comments at this time.

### **Summary Table**

This activity was never fully developed, so no benchmarks or outcomes are available.

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## **2010-14 AHFC Alternate Forms**

### **1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	April 23, 2009
Reviewed by HUD	August 6, 2009

### **2. Description**

Using HUD forms as a base, develop customized AHFC forms to coincide with MTW activities.

### **Statutory Objective**

Reduce cost and achieve greater cost effectiveness in federal expenditures

### **MTW Authorization and Need**

Attachment C, paragraph D.1

### **3. Closure Reason**

As suggested by HUD, this activity is closed with the publication of the FY2015 Annual Plan. AHFC will continue to develop forms that are based on HUD forms and will identify those needed forms as part of each activity.

**Final Outcome and Lessons Learned**

Not applicable. AHFC does continue to develop custom forms for use with activities. Custom forms are submitted as part of AHFC's activities.

**Describe any Statutory Exceptions that Might Have Provided Benefit to Activity**

No comments at this time.

**Summary Table**

At the time of this activity, no benchmarks or outcomes were developed.

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**2012-3 Waiver of Automatic Termination of HAP Contract****1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors	April 20, 2011
Reviewed by HUD	June 21, 2011

**2. Description**

Waive HUD regulations at 24 CFR 982.455 that require AHFC automatically terminate a HAP contract 180 days after the last housing assistance payment to the owner.

**MTW Authorization and Need**

Attachment C, paragraphs D.1.a and D.2.d.

**Regulation Citation**

24 CFR 982.455 and language in the Housing Assistance Payments Contract, Part B, Section 4, Term of HAP Contract.

**3. Closure Reason**

With the implementation of Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative, AHFC provided time limits to its work-able families. The remaining population, Classic Program families, consist of elderly and disabled families. These are the most vulnerable families, and AHFC does not wish to place restrictions on these families.

This activity is closed as part of the submission of the FY2018 Annual Plan.

**Final Outcome and Lessons Learned**

AHFC implemented its rent reform activity prior to implementation of this activity. As a result, no baselines or benchmarks were developed.

**Describe any Statutory Exceptions that Might Have Provided Benefit to Activity**

No comments at this time.

**Summary Table**

At the time of this activity, no benchmarks or outcomes were developed.

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## 2013-3 Income Limits

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors      April 4, 2012  
Reviewed by HUD    June 25, 2012

### 2. Description

In order to address community concerns about services to those most disadvantaged due to inadequate access to decent, safe, and sanitary housing, AHFC is proposing to lower its income limits to serve those populations most in need.

#### **Statutory Objective**

Increase housing choices for low-income families

#### **MTW Authorization and Need**

- Attachment C, paragraph C.5 (Public Housing admission)
- Attachment C, paragraph D.3 (Housing Choice Voucher admission)

#### **Regulation Citation**

In the Moving to Work Agreement (Section II.D), AHFC agreed to ensure that at least 75 percent of families assisted are very low-income (50 percent of area median income) families. AHFC continues to measure this compliance each year as part of its annual reporting process.

### 3. Closure Reason

This activity has been incorporated into AHFC's Moving to Work planning process. With the implementation of set-asides for vulnerable populations, AHFC feels it has addressed the need for affordable housing for its poorest and most vulnerable families.

#### **Final Outcome and Lessons Learned**

AHFC's certification as part of its Annual Report demonstrates that AHFC continues to serve the poorest families in its jurisdictions. This was achieved through development of the Empowering Choice Housing Program (Activity 2013-2), Making A Home Program (Activity 2013-1), Moving Home Program (Activity 2010-10), Returning Home Program (Activity 2010-9), and Sponsor-Based Rental Assistance Programs (Activities 2012-4, 2018-1, and 2018-2).

#### **Describe any Statutory Exceptions that Might Have Provided Benefit to Activity**

No comments at this time.

#### **Summary Table**

At the time of this activity, no benchmarks or outcomes were developed.

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## 2014-2 Use of TIC Sheets for PBV Income Calculations

### 1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors      February 27, 2013  
Reviewed by HUD      September 10, 2013

### 2. Description

For project-based voucher (PBV) developments that also utilize Low Income Housing Tax Credit (LIHTC) Program financing, AHFC would like to substitute the LIHTC Tenant Income Certification (TIC) for income and asset verification and determination of subsidy.

#### **Statutory Objective**

Reduce cost and achieve greater cost effectiveness in federal expenditures

#### **MTW Authorization and Need**

Attachment C, paragraphs D.2.a. and D.3.

#### **Regulation Citation**

HUD regulations at 24 CFR 983.2(c)(6)(ii) which refers to 24 CFR 982.516.

### 3. Closure Reason

AHFC began talks with an operator of its project-based vouchers and discovered after further consultation that AHFC staff would prefer to mirror traditional Classic and Step Program calculations for ease of administration. AHFC began the process of converting its current traditional project-based voucher families to a streamlined rent calculation instead. This activity is closed as part of the submission of the FY2018 Annual Plan.

#### **Final Outcome and Lessons Learned**

Initial cooperation with third-party managers of properties with project-based vouchers demonstrated that this might be an administrative efficiency that AHFC could implement. Further discussions with these managers after implementation of rent reform revealed that these managers liked AHFC's Classic and Step program models. AHFC has since implemented these models for new developments (Ridgeline Terrace and Susitna Square) and implemented the streamlined calculation method (2014-1h) for existing project-based locations.

#### **Describe any Statutory Exceptions that Might Have Provided Benefit to Activity**

No comments at this time.

#### **Summary Table**

At the time of this activity, no benchmarks or outcomes were developed.

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## 2016-1 Section 811 Sponsor-Based Assistance Match

### 1. Plan Year Approved or Amended

Reviewed & Approved by HUD

9/14/2015

### 2. Description

Formerly called the Housing First Sponsor-Based Assistance RFP. Under the Moving to Work Demonstration Program, housing authorities have the authority to fund rental assistance outside of Section 8 and 9 regulations under the 1937 Housing Act. When this activity was first proposed in AHFC's FY2018 Annual Plan, PHD planned to collaborate with our Planning and Program Development Department to offer additional project-based vouchers to incentivize owners to participate in the Section 811 project-based rental assistance program. AHFC has solicited two proposals for the award of these funds with unsuccessful responses prior to the selection of its current partner. At this time, none of the private market owners that dedicated units to the Section 811 project-based vouchers want the additional units offered by the Public Housing Department.

PHD offered to change the form of additional subsidy from a project-based voucher to sponsor-based rental assistance for ease of administration. At this time, AHFC has not received any new requests for Section 811 project-based rental assistance.

AHFC is eligible to obligate Section 811 funds through September 2023.

#### **Statutory Objective**

Increase housing choices for low-income families.

#### **MTW Authorization and Need**

- Attachment D of the MTW Agreement signed January 30, 2012.
- Attachment C, paragraph B.2

#### **Regulation Citation**

- Section 13 and 35 of the 1937 Act
- 24 CFR 941 subpart F

### 3. Closure Reason

The deadline to obligate Section 811 funds ended in September 2023. AHFC did not have any successful awards under this activity.

This activity is closed as part of the submission of the FY2025 Annual Plan.

#### **Final Outcome and Lessons Learned**

The State of Alaska was anticipating that more private market owners would choose to participate in this program. Because the response level was low, the State of Alaska has families that would qualify under this program unable to secure a unit. As a result, the State of Alaska has dedicated monies to a tenant-based program in partnership with AHFC. At this time, the monies serve approximately ten (10) families per year.



AHFC learning that owners seeking sponsor based rental subsidies also needed capital for development the GOAL program serves the upfront development cost and sponsor-based assistance. Six developments were awarded this type of funding under activities 2011-4 and 2023-3 during the lifespan of this activity.

**Describe any Statutory Exceptions that Might Have Provided Benefit to Activity**

No comments at this time.

**Summary Table**

At the time of this activity, no benchmarks or outcomes were developed.

## V. PLANNED APPLICATION OF MTW FUNDS

### A. Planned Application of MTW Funds

#### A.1 Estimated Sources of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$9,031,702
70600	HUD PHA Operating Grants	\$50,682,212
70610	Capital Grants	\$800,000
70700 (70710 + 70720 + 70730 + 70740 + 70750)	Total Fee Revenue	\$2,748,174
71100+72000	Interest Income	\$238,237
71600	Gain or Loss on Sale of Capital Assets	\$0
71200 + 71300 + 71310 + 71400 + 71500	Other Income	\$7,787
70000	<b>Total Revenue</b>	<b>\$63,508,112</b>

#### A.2 Estimated Application of MTW Funds

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100 + 91200 + 91400 + 91500 + 91600 + 91700 + 91800 + 91900)	Total Operating - Administrative	\$9,820,566
91300 + 91310 + 92000	Management Fee Expense	\$2,308,006
91810	Allocated Overhead	\$0
92500 (92100 + 92200 + 92300 + 92400)	Total Tenant Services	\$951,084
93000 (93100 + 93600 + 93200 + 93300 + 93400 + 93800)	Total Utilities	\$5,930,278
93500 + 93700	Labor	\$0
94000 (94100 + 94200 + 94300 + 94500)	Total Ordinary Maintenance	\$5,390,460
95000 (95100 + 95200 + 95300 + 95500)	Total Protective Services	\$100,000
96100 (96110 + 96120 + 96130 + 96140)	Total Insurance Premiums	\$1,993,737
96000 (96200 + 96210 + 96300 + 96400 + 96500 + 96600 + 96800)	Total Other General Expenses	\$408,367
96700 (96710 + 96720 + 96730)	Total Interest Expense and Amortization Cost	\$0
97100 + 97200	Total Extraordinary Maintenance	\$568,624
97300 + 97350	Housing Assistance Payments + HAP Portability-In	\$29,498,104
97400	Depreciation Expense	\$5,090,755
97500 + 97600 + 97700 + 97800	All Other Expenses	\$1,448,131
90000	<b>Total Expenses</b>	<b>\$63,508,112</b>

Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:

N/A

### A.3 Description of Planned Application of MTW Funding Flexibility

During FY2025, AHFC will allocate MTW funding flexibility revenues among our housing and administrative programs. AHFC uses single fund authority to support the following local programs:

- Helping resident and voucher households in its Jumpstart program (see Activity 2014-1d) achieve greater economic stability through attaining education goals, overcoming barriers, and gaining job opportunities through the payment of incentives.
- Offering rental assistance to vulnerable, very low-income persons that may not be normally served in traditional HUD programs (see Activities 2011-4a, 2011-4b, 2011-4c, 2011-4d 2011-4e. 2011-4f, 2023-2, 2023-3a and 2024-1). We will be expanding assistance opportunities with pending activities (see Activities 2010-13, 2021-1, 2023-3b, and 2024-2).
- Providing direct support of local low-income housing operations and capital repairs to ensure safe, decent, and affordable housing.

### A.4 Planned Application of PHA Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY – Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP	\$48,124,424	\$10,000,000.00
HCV Admin Fee	\$ 5,545,504	\$2,000,000.00
PH Operating Subsidy	\$16,463,840	\$5,000,000.00
<b>Total</b>	<b>\$70,133,768</b>	<b>\$17,000,000.00</b>

AHFC anticipates that all HUD budgeted funds will cover expenses. AHFC also has significant funds in HUD-held HAP reserves and has an implementation plan to address spending of those funds over a period of five (5) years, to:

- Increase Affordable Housing Opportunities. We plan to increase statewide affordable housing capacity by leveraging resources and using flexibilities of the MTW program and the Alaska Corporation for Affordable Housing (ACAH): \$25M
- Ensure Safety of People and Housing. We will continue to make the safety of residents, clients, and staff a priority in order to support the mission: \$3M
- Accelerate Digital transformation. We are in the process of transitioning to a digital strategy that will make a meaningful impact on staff workload, relationships with clients and landlords, and our ability to collect, manage, and report on data required to support our mission: \$2M
- Address Acute Staffing Shortage. We will relieve pressure on current staff and clients by reaching full organization capacity through hiring and retention: \$2.7M
- Reorient Voucher Programs to Meet Changing Community Needs. We will evaluate the changing needs of communities, individuals, and landlords and develop new programs or revise existing ones to meet those needs: \$5M

- Develop a Framework to Assess the Long-Term Viability of Owned Properties. We will build and foster skill sets and infrastructure that are required to assess the financial condition of individual properties: \$3M
- Lease (with the intent to purchase at a later date) a mixed-use property to serve as a combined office and maintenance facility at 700 Bragaw St Anchorage AK. This facility merged Asset Management Project (AMP) offices serving Anchorage located at 1525 Boniface Pkwy for AMP 274 and 801 Karluk St for AMP 271 to reduce redundancies and create a centralized office and maintenance facility for Anchorage’s AMP Sites: Approximately \$9M

**A.4 Local Asset Management Plan**

Is the MTW PHA allocating costs within statute?	Yes
Is the MTW PHA implementing a local asset management plan (LAMP)?	No
Has the MTW PHA provided a LAMP in the appendix?	No
If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year.	N/A

**A.5 Rental Assistance Demonstration (RAD) Participation**

AHFC does not have any RAD activities at this time.

Description of RAD Participation	N/A
Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.	N/A
If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?	N/A

**VI. ADMINISTRATIVE**

- A. Board Resolution and Certifications of Compliance
- B. Documentation of Public Process
- C. Planned and Ongoing Evaluations
- D. Lobbying Disclosure
- E. Appendix

**A. Board Resolution and Certifications of Compliance**

## A.1 Board Resolution for FY2025 Annual Plan



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### BOARD RESOLUTION OF ALASKA HOUSING FINANCE CORPORATION RESOLUTION 2024-02

#### RESOLUTION APPROVING THE FY2025 MOVING TO WORK ANNUAL PLAN AND CAPITAL FUND PROGRAM

**WHEREAS**, the Alaska Housing Finance Corporation's (AHFC) Board of Directors authorized AHFC's participation in the Moving to Work (MTW) Demonstration Program with Resolution 08-19 on June 18, 2008; and

**WHEREAS**, AHFC executed its Moving to Work Agreement with the U.S. Department of Housing and Urban Development (HUD) on June 24, 2008; and

**WHEREAS**, AHFC's Board of Directors approved an extension of AHFC's participation in the MTW Program with Resolution 16-11 on May 25, 2016 extending AHFC's participation to June 30, 2028; and

**WHEREAS**, in compliance with the MTW Agreement, a draft plan for fiscal year 2025 was developed and covers activities falling within the Public Housing Program, the Capital Fund Program, and the Housing Choice Voucher Program, including but not limited to rental subsidy, operations, administration, and modernization; and

**WHEREAS**, AHFC invited comment on the plan through notices posted on its web site on March 1, 2024 allowing for a 30-day comment period with a public hearing held on March 21, 2024; and

**WHEREAS**, public comments and responses are contained within the plan; and

**WHEREAS**, this annual plan is due to HUD at least 75 days before the AHFC fiscal year end;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Directors of Alaska Housing Finance Corporation hereby recommends said plan and directs staff to submit it to HUD for approval.

**PASSED AND APPROVED**, by the Board of Directors of Alaska Housing Finance Corporation this 24th day of April, 2024.

  
Brent LeValley – Board Chair

## A.2 Board Resolution for Amendment One to the FY2025 Moving to Work Plan



### BOARD RESOLUTION OF ALASKA HOUSING FINANCE CORPORATION

#### RESOLUTION 24- 13

#### RESOLUTION APPROVING AMENDMENT ONE TO THE FY2025 MOVING TO WORK ANNUAL PLAN AND CAPITAL FUND PROGRAM

**WHEREAS**, the Alaska Housing Finance Corporation, a statewide public housing agency, is a Moving to Work (MTW) Agency under the June 24, 2008 Moving to Work Agreement executed by the U.S. Department of Housing and Urban Development (HUD) and AHFC; and

**WHEREAS**, AHFC's Board of Directors approved an extension of AHFC's participation in the MTW Demonstration Program with Resolution 16-11 on May 25, 2016 extending AHFC's participation to 2028; and

**WHEREAS**, AHFC's Board of Directors approved the FY2025 Moving to Work Annual Plan and Capital Fund Program with Resolution 24-02 on April 24, 2024; and

**WHEREAS**, AHFC must amend its FY2025 Plan to allow for the change of funding from HOME funds to MTW funding flexibility for the Making a Home and Returning Home programs as detailed in the Plan; and

**WHEREAS**, AHFC invited comment on the Plan through notices posted on its web site and in the Anchorage Daily News, Fairbanks Newsminer and Juneau Empire on July 11, 2024 allowing for a 30-day comment period with a public hearing held on July 25, 2024 ; and

**WHEREAS**, responses to public comments are contained within the plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of the Alaska Housing Finance Corporation hereby recommends said plan and directs staff to submit it to the U.S. Department of Housing and Urban Development for approval.

**PASSED AND APPROVED** by the Board of Alaska Housing Finance Corporation this 21<sup>st</sup> day of August, 2024.

  
Brent LeValley - Board Chair

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907-338-6100 (Anchorage) or (Toll-Free) 1-800-478-AHFC (2432) • 907-338-1683 (Fax) • www.ahfc.us



## A.3 Certifications of Compliance

OMB Approval No. 2577-0216 (exp. 3/31/2024)

CERTIFICATIONS OF COMPLIANCE	
<p align="center"><b>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING</b></p> <p align="center"><b>Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan</b></p>	
<p>Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (07/01/2024), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:</p>	
<p>(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.</p>	
<p>(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.</p>	
<p>(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).</p>	
<p>(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.</p>	
<p>(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.</p>	
<p>(6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan.</p>	
<p>(7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C-1(d)(16)). The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15, which means that it will take meaningful actions to further the goals identified in its Analysis of Impediments to Fair Housing Choice(AI), Assessment of Fair Housing (AFH), and/or other fair housing planning documents conducted in accordance with the requirements of 24 CFR Part 5, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o), and will address impediments to fair housing choice identified in its AI, AFH, and/or other fair housing planning documents associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.</p>	
<p>(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.</p>	
<p>(9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status.</p>	
<p>(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.</p>	
<p>(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.</p>	

form HUD 50900: Certifications of Compliance (3/2021)  
30

- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

Alaska Housing Finance Corporation

AK001 and AK901

MTW PHA NAME

MTW PHA NUMBER/HA CODE

*I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).*

Brent LeValley

Chair

NAME OF AUTHORIZED OFFICIAL

TITLE

SIGNATURE

DATE



4/24/2024

form HUD 50900: Certifications of Compliance (3/2021)

31



## B. Documentation of Public Process

### B.1 Public Notice for FY2025 Moving to Work Plan

Alaska Housing Finance Corporation published a public notice seeking comment on the FY2025 Annual Plan on its web site and in the *Anchorage Daily News*, *Fairbanks News-Miner*, and *Juneau Empire* newspapers. The notice was published on March 1, 2024 on AHFC's web site.

#### Public Comment and Hearing Notice

Alaska Housing Finance Corporation  
Moving to Work Plan and Capital Fund Program

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2025 Moving to Work (MTW) Plan and Capital Fund Program. The Plan is available on the AHFC website at [www.ahfc.us/tenants/resources/mtw-plans-and-reports](http://www.ahfc.us/tenants/resources/mtw-plans-and-reports). The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments are accepted until **March 31<sup>st</sup>, 2024**. Please submit comments to [klong@ahfc.us](mailto:klong@ahfc.us) or mail to:

Alaska Housing Finance Corporation (AHFC)  
ATTN: Korene Long  
PO Box 101020  
Anchorage, AK 99510-1020

2. A public hearing is scheduled for: **March 21<sup>st</sup>, 2024, 4:30-6:00 p.m.**

4300 Boniface Parkway Anchorage, AK 99501  
Board Room

Individuals unable to attend the hearing in person may participate by telephone at **877-668-4493**; the "**meeting number**" to the hearing is **2663 907 0321**. No password is required.

Section 230 of the Consolidated Appropriations Act of 2008 designates AHFC as an MTW agency. The MTW designation allows AHFC to waive parts of the 1937 Housing Act and regulations to address local needs. Requested waivers are detailed in the Plan. The Plan also outlines general information about resources and operations of the AHFC Public Housing Division.

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids, services, or special modifications to participate in this public meeting should call **907-330-8432** at least three business days prior to the scheduled meeting date to arrange an accommodation.

**B.2 Anchorage Daily News Affidavit of Publication**

# ANCHORAGE DAILY NEWS

## AFFIDAVIT OF PUBLICATION

Account #: 109426 AK HOUSING FINANCE CORP  
PO BOX 100320, ANCHORAGE, AK 99510

Order #: W0043176

Cost: \$498.78

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

Lisi Misa being first duly sworn on oath deposes and says that she is a representative of the Anchorage Daily News, a daily newspaper. That said newspaper has been approved by the Third Judicial Court, Anchorage, Alaska, and it now and has been published in the English language continually as a daily newspaper in Anchorage, Alaska, and it is now and during all said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a copy of an advertisement as it was published in regular issues (and not in supplemental form) of said newspaper on

03/01/2024, 03/14/2024

and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is not in excess of the rate charged private individuals.

Signed Lisi Misa

Subscribed and sworn to before me  
this 15th day of March 2024.

Lisa McGuire

Notary Public in and for  
The State of Alaska.  
Third Division  
Anchorage, Alaska

MY COMMISSION EXPIRES

2026-08-04

**Public Comment and Hearing Notice**  
Alaska Housing Finance Corporation  
Moving to Work Plan and Capital Fund Program

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2025 Moving to Work (MTW) Plan and Capital Fund Program. The Plan is available on the AHFC website at [www.ahfc.us/tenants/resources/mtw-plans-and-reports](http://www.ahfc.us/tenants/resources/mtw-plans-and-reports) <https://www.ahfc.us/publichousing/resources/mtw-plans-and-reports/>. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

- Written comments are accepted until March 31st, 2024. Please submit comments to [klong@ahfc.us](mailto:klong@ahfc.us) or mail to:  
  
Alaska Housing Finance Corporation (AHFC)  
ATTN: Korene Long  
PO Box 101020  
Anchorage, AK 99510-1020
- A public hearing is scheduled for: March 21st, 2024, 4:30-6:00 p.m.  
  
4300 Boniface Parkway Anchorage, AK 99501  
Board Room

Individuals unable to attend the hearing in person may participate by telephone at 877-668-4493; the "meeting number" to the hearing is 2663 907 0321. No password is required.

Section 230 of the Consolidated Appropriations Act of 2008 designates AHFC as an MTW agency. The MTW designation allows AHFC to waive parts of the 1937 Housing Act and regulations to address local needs. Requested waivers are detailed in the Plan. The Plan also outlines general information about resources and operations of the AHFC Public Housing Division.

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Pub: Mar. 1, 14/2024

Lisa M. McGuire  
ELECTRONIC NOTARY PUBLIC  
STATE OF ALASKA  
MY COMMISSION EXPIRES 08-04-2026

**B.3 Fairbanks Daily News-Miner Affidavit of Publication**

AFFP  
PN Moving to Work Plan

**Affidavit of Publication**

STATE OF ALASKA )  
COUNTY OF FAIRBANKS ) SS  
NORTH STAR BOROUGH )

00073184  
Public Comment and Hearing Notice  
Alaska Housing  
Finance Corporation  
Moving to Work Plan and Capital Fund  
Program

Kaira Lum, being duly sworn, says:

That she is Affidavit Clerk of the Fairbanks Daily News-Miner, a daily newspaper of general circulation, printed and published in Fairbanks, Fairbanks North Star Borough County, Alaska; that the publication, a copy of which is attached hereto, was published in the said newspaper on March 01, 2024, March 14, 2024

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2025 Moving to Work (MTW) Plan and Capital Fund Program. The Plan is available on the AHFC website at [www.ahfc.us/tenants/resources/mtw-plans-and-reports](http://www.ahfc.us/tenants/resources/mtw-plans-and-reports). The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments are accepted until March 31st, 2024. Please submit comments to [klong@ahfc.us](mailto:klong@ahfc.us) or mail to:

Alaska Housing  
Finance Corporation  
(AHFC)  
ATTN: Korene Long  
PO Box 101020  
Anchorage, AK  
99510-1020

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

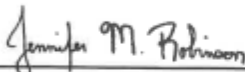


\_\_\_\_\_  
Affidavit Clerk

2. A public hearing is scheduled for:  
March 21st, 2024,  
4:30-6:00 p.m.

4300 Bonifac Parkway Anchorage, AK 99501  
Board Room

Subscribed to and sworn to me this 14th day of March 2024.



\_\_\_\_\_  
Jennifer M Robinson, Notary Public, Fairbanks North Star Borough County, Alaska

My commission expires: February 11, 2026

Individuals unable to attend the hearing in person may participate by telephone at 877-668-4493; the "meeting number" to the hearing is 2663 907 0321. No password is required.

Section 230 of the Consolidated Appropriations Act of 2008 designates AHFC as an MTW agency. The MTW designation allows AHFC to waive parts of the 1937 Housing Act and regulations to address local needs. Requested waivers are detailed in the Plan. The Plan also outlines general information about resources and operations of the AHFC Public Housing Division.

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Publish: 3-1  
& 3-14-2024

00007758 00073184 907-338-9218

Kayla Richardson  
Alaska Housing Finance Corp  
PO BOX 101020  
Anchorage, AK 99510

STATE OF ALASKA  
NOTARY PUBLIC  
Jennifer M. Robinson  
My Commission Expires February 11, 2026



**B.4 Juneau Empire Affidavit of Publication**

**PUBLISHER'S AFFIDAVIT**

UNITED STATES OF AMERICA,  
STATE OF ALASKA

}  
SS:

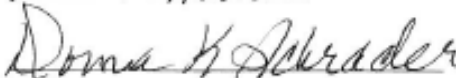
Cara Hall, being first duly sworn, on oath deposes and says:  
That I am and was at all times here in this affidavit mentions,  
Supervisor of Legals of the Sound Publishing / JUNEAU EMPIRE, a  
newspaper of general circulation and published at JUNEAU, Alaska, that  
the advertisement, a printed copy of which is hereto annexed was  
published in said paper on the dates listed below:

Moving work plan and Capt Fund Program  
March 2, 2024  
March 13, 2024

x 

SUBSCRIBED AND SWORN before me on this

14<sup>TH</sup> day of Mar, 2024.



NOTARY PUBLIC in favor for the State of Alaska.

My Commission Expires October 19, 2027

NOTARY PUBLIC  
DONNA K SCHRADER  
STATE OF ALASKA  
My Commission Expires October 19, 2027

**Public Comment and Hearing Notice**  
Alaska Housing Finance Corporation  
Moving to Work Plan and Capital Fund Program

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2025 Moving to Work (MTW) Plan and Capital Fund Program. The Plan is available on the AHFC website at [www.ahfc.us/tenants/resources/mtw-plans-and-reports](http://www.ahfc.us/tenants/resources/mtw-plans-and-reports). The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments are accepted until **March 31st, 2024**. Please submit comments to [klong@ahfc.us](mailto:klong@ahfc.us) or mail to:  
Alaska Housing Finance Corporation (AHFC)  
ATTN: Korene Long  
PO Box 101020  
Anchorage, AK 99510-1020

2. A public hearing is scheduled for: **March 21st, 2024, 4:30-6:00 p.m.**  
4300 Boniface Parkway Anchorage, AK 99501  
Board Room

Individuals unable to attend the hearing in person may participate by telephone at 877-668-4493; the "meeting number" to the hearing is 2863 907 0321. No password is required.

Section 230 of the Consolidated Appropriations Act of 2008 designates AHFC as an MTW agency. The MTW designation allows AHFC to waive parts of the 1937 Housing Act and regulations to address local needs. Requested waivers are detailed in the Plan. The Plan also outlines general information about resources and operations of the AHFC Public Housing Division.

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Pub: Mar. 2 & 13, 2024 991892

## **B.5 Public Comments from the March 21, 2024 Public Hearing**

A transcript of the entire proceeding is on record at the AHFC Public Housing Division headquarters. Attendance: AHFC staff members attending (three), four members of the AHFC Resident Advisory Board called into the public hearing.

Catherine Stone provided an introduction to the public hearing and explained the purpose of the hearing. Mrs. Stone then provided a short overview of the FY2025 MTW Plan.

### **Hugh Brown, Resident Advisory Board member, commented:**

Mr. Brown stated that AHFC produced a comprehensive Fiscal Year 2025 Moving to Work Plan in regards to AHFC's overview of long-term and short-term goals for MTW. He reviewed the section on Who we serve and Core Competencies. He stated it is important for AHFC to match the unique needs of Alaska with the resources. Mr. Brown stated AHFC's Sponsor Based Rental Assistance through the Alaska Corporation for Affordable Housing is very strong. He stated he was a recipient of the program and suggested we do more marketing to consumers to make them aware of the Public Housing we provide and other resources because Alaska has produced programs that have been implemented nationally.

AHFC: AHFC thanked Mr. Brown for his feedback.

## **B.6 Written Public Comments**

No written comments were provided as of the close of the public comment period.

## **B.7 Resident Advisory Board Comments**

The FY2025 Plan was made available to each Resident Advisory Board member as part of the public comment process. There were no additional comments provided at that time.

## **B.8 Public Notice for FY2025 Moving to Work Plan Amendment One**

Alaska Housing Finance Corporation published a public notice seeking comment on the FY2025 Annual Plan on its web site and in the *Anchorage Daily News*, *Fairbanks News-Miner*, and *Juneau Empire* newspapers. The notice was published on July 10, 2024 on AHFC's web site.

**Public Comment and Hearing Notice**  
Alaska Housing Finance Corporation  
Moving to Work Plan, Amendment 1

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on Amendment 1 to the Alaska Housing Finance Corporation (AHFC) FY2025 Moving to Work (MTW) Plan. This Amendment proposes a change in funding source for the Making a Home and Returning Home programs.

The Plan is available on the AHFC website at <https://www.ahfc.us/tenants/resources/mtw-plans-and-reports>. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments will be accepted until **Noon, August 12, 2024**. Please submit comments to [klong@ahfc.us](mailto:klong@ahfc.us) or mail to:

Alaska Housing Finance Corporation (AHFC)  
ATTN: Korene Long  
PO Box 101020  
Anchorage, AK 99510-1020

2. A public hearing is scheduled for: **July 25, 2024, 4:30-6:00 p.m.**

4300 Boniface Parkway, Anchorage  
First Floor Conference Room

Individuals unable to attend the hearing in person may participate by telephone. Please dial **1-877-668-4493**; the "meeting number" to the hearing is **2663 717 4696**. No password is required.

Section 230 of the Consolidated Appropriations Act of 2008 designates AHFC as an MTW agency. The MTW designation allows AHFC to waive parts of the 1937 Housing Act and regulations to address local needs. Requested waivers are detailed in the Plan. The Plan also outlines general information about resources and operations of the AHFC Public Housing Division.

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids or services or special modifications to participate in this public meeting should call **907-330-8432** at least three business days prior to the scheduled meeting date to arrange an accommodation.

B.9 Anchorage Daily News Affidavit of Publication

# ANCHORAGE DAILY NEWS AFFIDAVIT OF PUBLICATION

Account #: 109426 AK HOUSING FINANCE CORP  
PO BOX 100320, ANCHORAGE, AK 99510

Order #: W0046852

Cost: \$524.8

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

Lisi Misa being first duly sworn on oath deposes and says that she is a representative of the Anchorage Daily News, a daily newspaper. That said newspaper has been approved by the Third Judicial Court, Anchorage, Alaska, and it now and has been published in the English language continually as a daily newspaper in Anchorage, Alaska, and it is now and during all said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a copy of an advertisement as it was published in regular issues (and not in supplemental form) of said newspaper on

07/14/2024, 07/21/2024

and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is not in excess of the rate charged private individuals.

Signed Lisi Misa

Subscribed and sworn to before me  
2024-07-22

Jada L. Nowling

Notary Public in and for  
The State of Alaska.  
Third Division  
Anchorage, Alaska

MY COMMISSION EXPIRES  
2028-07-14

**Public Comment and Hearing Notice**  
Alaska Housing Finance Corporation  
Moving to Work Plan, Amendment 1

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on Amendment 1 to the Alaska Housing Finance Corporation (AHFC) FY2025 Moving to Work (MTW) Plan. This Amendment proposes a change in funding source for the Making a Home and Returning Home programs.

The Plan is available on the AHFC website at <https://www.ahfc.us/tenants/resources/mtw-plans-and-reports> and <https://www.ahfc.us/publichousing/resources/>. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432 outside of Anchorage.

1. Written comments will be accepted until **Noon, August 12, 2024**. Please submit comments to [klong@ahfc.us](mailto:klong@ahfc.us) or mail to:

Alaska Housing Finance Corporation (AHFC)  
ATTN: Korene Long  
PO Box 101020  
Anchorage, AK 99510-1020

2. A public hearing is scheduled for: **July 25, 2024, 4:30-6:00 p.m.**

4300 Boniface Parkway, Anchorage  
First Floor Conference Room

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Section 230 of the Consolidated Appropriations Act of 2008 designates AHFC as an MTW agency. The MTW designation allows AHFC to waive parts of the 1937 Housing Act and regulations to address local needs. Requested waivers are detailed in the Plan. The Plan also outlines general information about resources and operations of the AHFC Public Housing Division.

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids or services or special modifications to participate in this public meeting should call **907-330-8432** at least three business days prior to the scheduled meeting date to arrange an accommodation.

PUB: July 14, 21, 2024



Document Ref: CAADP-6-100P-1000-10284

## B.10 Fairbanks Daily News Miner Affidavit of Publication

AFFP

Moving to Work Plan, Amend 1

### Affidavit of Publication

STATE OF ALASKA )  
COUNTY OF FAIRBANKS ) SS  
NORTH STAR BOROUGH )

00076007  
Public Comment and Hearing Notice  
Alaska Housing  
Finance Corporation  
Moving to Work Plan, Amendment 1

Kaira Lum, being duly sworn, says:

That she is Affidavit Clerk of the Fairbanks Daily News-Miner, a daily newspaper of general circulation, printed and published in Fairbanks, Fairbanks North Star Borough County, Alaska; that the publication, a copy of which is attached hereto, was published in the said newspaper on

July 10, 2024, July 17, 2024

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on Amendment 1 to the Alaska Housing Finance Corporation (AHFC) FY2025 Moving to Work (MTW) Plan. This Amendment proposes a change in funding source for the Making a Home and Returning Home programs.

The Plan is available on the AHFC website at <https://www.ahfc.us/tenants/resources/mtw-plans-and-reports>. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

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(AHFC)  
ATTN: Korene Long  
PO Box 101020  
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Publish: 7-10 &  
7-17-2024

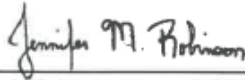
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Affidavit Clerk

Subscribed to and sworn to me this 17th day of July 2024.




Jennifer M Robinson, Notary Public, Fairbanks North Star Borough County, Alaska

My commission expires: February 11, 2026

00007758 00076007 907-338-9218

Kayla Richardson  
Alaska Housing Finance Corp  
PO BOX 101020  
Anchorage, AK 99510

STATE OF ALASKA  
NOTARY PUBLIC  
Jennifer M. Robinson  
My Commission Expires February 11, 2026





00076007

**Public Comment and  
Hearing Notice**  
Alaska Housing  
Finance Corporation  
Moving to Work Plan,  
Amendment 1

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on Amendment 1 to the Alaska Housing Finance Corporation (AHFC) FY2025 Moving to Work (MTW) Plan. This Amendment proposes a change in funding source for the Making a Home and Returning Home programs.

The Plan is available on the AHFC website at <https://www.ahfc.us/tenants/resources/mtw-plans-and-reports>. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments will be accepted until **Noon, August 12, 2024**. Please submit comments to [klong@ahfc.us](mailto:klong@ahfc.us) or mail to:

Alaska Housing Finance Corporation  
(AHFC)  
ATTN: Korene Long  
PO Box 101020  
Anchorage, AK 99510-1020

2. A public hearing is scheduled for: **July 25, 2024, 4:30-6:00 p.m.**

4300 Boniface Parkway,  
Anchorage  
First Floor Conference  
Room

Individuals unable to attend the hearing in person may participate by telephone. Please dial **1-877-668-4493**; the "meeting number" to the hearing is **2663 717 4696**. No password is required.

Section 230 of the Consolidated Appropriations Act of 2008 designates AHFC as an MTW agency. The MTW designation allows AHFC to waive parts of the 1937 Housing Act and regulations to address local needs. Requested waivers are detailed in the Plan. The Plan also outlines general information about resources and operations of the AHFC Public Housing Division.

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids or services or special modifications to participate in this public meeting should call **907-330-8432** at least three business days prior to the scheduled meeting date to arrange an accommodation.

Publish: 7-10 &  
7-17-2024



AHFC  
7/18

2025-11-18 10:10:10 AM

**B.11 Juneau Empire Affidavit of Publication  
Juneau Empire Affidavit of Publication**

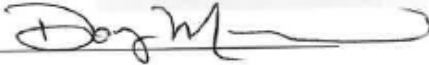
**PUBLISHER'S AFFIDAVIT**

UNITED STATES OF AMERICA,  
STATE OF ALASKA

}  
SS:

Doug Munn being first duly sworn, on oath deposes and says:  
That I am and was at all times here in this affidavit mentions, Supervisor of Legals of the Sound Publishing / JUNEAU EMPIRE, a newspaper of general circulation and published at JUNEAU, Alaska, that the advertisement, a printed copy of which is hereto annexed was published in said paper on the dates listed below:

Moving to work plan Amendment 1  
July 10, 2024  
July 17, 2024

X 

SUBSCRIBED AND SWORN before me on this

19<sup>th</sup> day of July, 2024.



NOTARY PUBLIC in favor for the State of Alaska.

My Commission Expires October 19, 2027

NOTARY PUBLIC  
DONNA K SCHRADER  
STATE OF ALASKA  
My Commission Expires October 19, 2027

**Public Comment and Hearing Notice**  
Alaska Housing Finance Corporation  
Moving to Work Plan, Amendment 1

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on Amendment 1 to the Alaska Housing Finance Corporation (AHFC) FY2025 Moving to Work (MTW) Plan. This Amendment proposes a change in funding source for the Making a Home and Returning Home programs.

The Plan is available on the AHFC website at <https://www.ahfc.us/tenants/resources/mtw-plans-and-reports>. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

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Alaska Housing Finance Corporation (AHFC)  
ATTN: Korene Long  
PO Box 101020  
Anchorage, AK 99510-1020

2. A public hearing is scheduled for: July 25, 2024, 4:30-6:00 p.m.

4300 Boniface Parkway, Anchorage  
First Floor Conference Room

Individuals unable to attend the hearing in person may participate by telephone. Please dial 1-877-668-4493; the "meeting number" to the hearing is 2663 717 4596. No password is required.

Section 230 of the Consolidated Appropriations Act of 2008 designates AHFC as an MTW agency. The MTW designation allows AHFC to waive parts of the 1937 Housing Act and regulations to address local needs. Requested waivers are detailed in the Plan. The Plan also outlines general information about resources and operations of the AHFC Public Housing Division.

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids or services or special modifications to participate in this public meeting should call 907-330-8432 at least three business days prior to the scheduled meeting date to arrange an accommodation.

Pub: July 10 & 17, 2024 998986

**B.12 Public Comments from the July 25, 2024 Public Hearing**

A transcript of the entire proceeding is on record at the AHFC Public Housing Division headquarters. Attendance: AHFC staff members attending (three) called into the public hearing.

Catherine Stone provided an introduction to the public hearing and explained the purpose of the hearing. Mrs. Stone then provided an overview of Amendment 1 to the FY2025 MTW Plan.

**B.13 Written Public Comments**

No written comments were provided as of the close of the public comment period.

### **B.14 Resident Advisory Board Comments**

Amendment 1 to the FY2025 Plan was made available to each Resident Advisory Board member as part of the public comment process. There were no additional comments provided at that time.

## **C. Planned and Ongoing Evaluations**

### **C.1 Step Program Evaluation**

The goals of the evaluation are to maintain a systematic approach to collecting, analyzing, and using information to answer key questions about Step’s efficiency and efficacy. Main areas of focus include housing income changes and employment status, current and projected shelter burden, and identification of data gaps and program recommendations.

The evaluation, conducted quarterly, measures current program data against baselines obtained in September 2014. AHFC utilizes household shelter burden (housing costs compared to income) as a measure of housing affordability. The evaluation looks at data for the entire Step population (all families participating in the quarter) with specific sub-populations (Rural, Economic Impact Areas, Single Caregivers with more than Two Children, and Families who Transitioned into Step with implementation of the program).

Step household income began increasing in July 2021 after a high of \$30,964 in June 30, 2019. The graduation of Year 5 families and the economic impact of the Coronavirus (COVID-19) pandemic resulted in an overall decrease in Step household income from June 2019 – June 2021. The quarter ending December 31, 2023 attained the highest average income level at \$32,346, which is well above the September 2014 baseline of \$19,929.

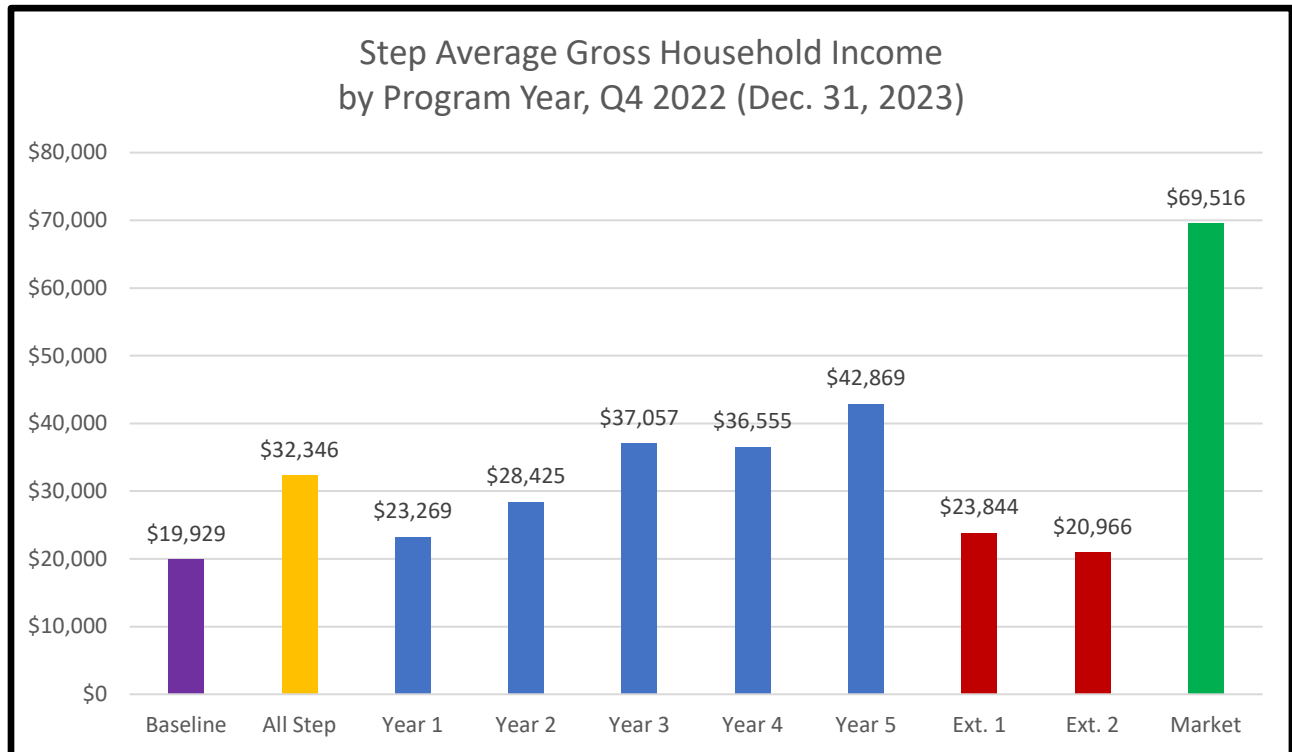
As of December 31, 2023, families entering Step Year 5 reported average gross annual income of \$42,869. Average shelter burden for these families was projected to be 37.6 percent at market rents. This is below AHFC’s 50 percent shelter burden target. In September 2014, baseline shelter burden at market rents was anticipated to be 74.7 percent.

The following table provides the number of households by year in Step, including Extensions and Market Rent households (public housing families who have graduated from Step but have chosen to stay in public housing and pay market rent), as of December 31, 2023 compared to June 30, 2019.

Step Year	Number of Households		
	as of June 30, 2019	as of Dec. 31, 2023	Difference
Year 1	456	315	- 141
Year 2	388	303	- 85
Year 3	262	394	+ 132
Year 4	272	186	- 86
Year 5	<b>677</b>	<b>163</b>	<b>- 514</b>
Extension 1	41	24	- 17

Step Year	Number of Households		
	as of June 30, 2019	as of Dec. 31, 2023	Difference
Extension 2	0	11	+ 11
Market Rent	9	87	+ 78

The chart below shows average household income reported for families in each year of the program as collected from examinations when participants entered the Step year.



Below is a comparison of household annual income by program year for June 30, 2019 and December 31, 2023.

Year in Step Program	Average Income		
	June 30, 2019	December 31, 2023	Difference
Year 1	\$20,496	\$23,269	+\$2,773
Year 2	\$26,319	\$28,425	+\$2,106
Year 3	\$33,374	\$37,057	+\$3,683
Year 4	\$34,388	\$36,555	+\$2,167
Year 5	\$38,737	\$42,869	+\$4,132
Extension 1	\$24,689	\$23,844	-\$845
Extension 2	N/A	\$20,966	N/A

For December 31, 2023, average household income at each program year increased when compared to June 30, 2019. Average household income for families in Year 1 (measured at intake) was \$23,269 (\$3,340 greater than family income at the baseline, \$19,929, established in September 2014).

Fifty-four percent of all Step households reported full-time employment (at least 32 hours per week at minimum wage); this is equal to the percent of households who reported full-time employment as of December 30, 2019. Full-time employment at baseline was 40 percent. Families reporting at least part-time employment increased from 64 to 68 percent (up from 54 percent at baseline).

## **D. Lobbying Disclosure**

### **D.1 SF-LLL Disclosure of Lobbying Activities**

AHFC does not have anything to disclose.

## D.2 HUD-50071 Certification of Payments to Influence Federal Transactions

OMB Approval No. 2577-0157 (Exp. 11/30/2023)

### Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Alaska Housing Finance Corporation

Program/Activity Receiving Federal Grant Funding

Housing Choice Voucher and Public Housing Programs

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-L.L.L., Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (16 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Catherine M. Stone

Title

Director, Public Housing

Signature



Date (mm/dd/yyyy)

03/21/2024

Previous edition is obsolete

form HUD 50071 (01/14)

## **E. Appendix**

AHFC submits these activities to its Board of Directors for approval as part of its overall Plan. These activities fall within current authority granted under HUD regulations and do not require HUD MTW approval.

### **E.1 Alaska Corporation for Affordable Housing (ACAH)**

The Alaska Corporation for Affordable Housing (ACAH) is a nonprofit subsidiary of the Alaska Housing Finance Corporation formed for the acquisition, development, management, or operation of affordable housing. ACAH's purpose is to undertake the types of affordable housing and services that are not open to AHFC directly, but which support AHFC's mission of providing affordable housing and services to individuals and groups in need. Properties developed through ACAH are positioned to leverage private sector resources such as low-income housing tax credits and debt financing.

ACAH continues to assess opportunities to expand affordable housing units in Fairbanks and expects to complete construction of new affordable housing in FY2025.

### **E.2 Environmental and Energy Assessments**

#### Environmental:

Facilities Management (a section within the Public Housing Department (PHD)) created a new position for our environmental review responsibility. The Environmental Impact Analyst II works with our facilities planning team to maintain statewide compliance for our maintenance and operations efforts to sustain our housing stock. This position specializes in identifying potential impacts to the environment, property, and residents prior to application of funding and provide any mitigation to be included within the developed project scope. Also, this position monitors all programmatic agreements, tracks necessary reporting requirements, and reports those changes to PHD management. At the time of this publication, the position has completed approximately 85 percent of the statewide portfolio's five-year plans and conducted several "one-off" project reviews for issuance to our responsible entity for review and approval.

#### Energy:

AHFC continues to use an active energy management methodology through constant deployment of our Building Monitoring systems, use of information from ARIS (Alaska Retrofit Information System), AKWarm (energy modeling software), and building science best practices as reported from other in state organizations to improve and monitor building performance. We are capturing specific building needs in our physical needs assessment database and funding those projects as needed. At the lowest level, AMP staff are removing old, outdated products and replacing with current energy efficient models. Alaska has its own Energy Standard, BEES (Building Energy Efficiency Standard), that PHD uses to advance building efficiency beyond base energy code requirements for our region.

### **E.3 Non-MTW Activities**

The following is a list of ongoing Non-MTW activities.

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## 2010N-7 Designated Housing

### Description and Status

Designation of certain Public Housing buildings as elderly or disabled only. HUD approved the designation of 104 units at Chugach Manor as elderly. Sixteen units are reserved for persons with disabilities. HUD granted approval of the designated housing plan on May 10, 2011. Numbered Memo 12-10 dated February 24, 2012 with an effective date of March 1, 2012 issued waiting list and operational procedures for staff.

- AHFC received approval to extend this designation on February 26, 2016 from HUD.
- AHFC received approval to extend this designation on January 31, 2018 from HUD.
- AHFC received approval to extend this designation on February 13, 2020 from HUD.
- AHFC received approval to extend this designation on April 21, 2022 from HUD.

Activity is ongoing.

---

## 2011N-6 Elder Housing Preference

### Description and Status

Mimic the policies governing the Section 8 Multifamily project-based assistance units that AHFC owns and operates to allow for an elderly super-preference, with a clause reserving at least ten percent of the units for younger, disabled households.

---

## 2019N-1 Disposition of Six Public Housing Properties

### 1. Description

AHFC proposes to dispose of six (6) single-family properties in its Public Housing Program portfolio through a sale to low-income families. The disposition will be conducted in accordance with HUD regulations at 24 CFR 970 Public Housing Program – Demolition or Disposition of Public Housing Projects.

### 2. Background

An in-depth analysis of AHFC's Public Housing portfolio coupled with development of a plan for increasing affordable housing opportunities has determined that the following properties provide homeownership opportunities to low-income families.

Address	Lot Size (ft <sup>2</sup> )	Unit Size (ft <sup>2</sup> )	Unit Description
3414 E 16th Avenue, Anchorage 99508	6,477	1,152	4 bedroom, 2 bath built in 1970
3136 E 17th Avenue, Anchorage 99508	6,600	1,200	3 bedroom, 1 bath built in 1972
3424 E 18th Avenue, Anchorage 99508	6,300	1,137	3 bedroom, 1 bath built in 1971
3148 E 19th Court, Anchorage 99508	6,090	1,026	3 bedroom, 1 bath built in 1972
1826 Columbine Street, Anchorage 99508	6,000	1,026	4 bedroom, 2 bath built in 1972
8700 Midland Place, Anchorage 99518	7,000	1,856	5 bedroom, 2 bath built in 1973



### 3. Implementation

AHFC received Section 18 Disposition approval from the HUD Special Applications Center to dispose of these six single family properties. Staff are working through the relocation process with tenants and then the properties will be sold to low-income families.

- A tenant relocation plan has been developed to ensure public housing residents are appropriately relocated during the disposition process.
- AHFC will partner with a third party to sell the homes to low-income families.
- Any proceeds from the sale of these properties will be returned to AHFC for the provision of low-income housing or to benefit public housing residents.

### 4. Update

Below is the current status of each property.

Address	Status
3414 E 16th Avenue, Anchorage 99508	Sale recorded 11/19/2021
3136 E 17th Avenue, Anchorage 99508	Sale recorded 08/26/2021
3424 E 18th Avenue, Anchorage 99508	Sale recorded 09/10/2021
3148 E 19th Court, Anchorage 99508	Sale recorded 09/29/2021
1826 Columbine Street, Anchorage 99508	Sale recorded 10/21/2021
8700 Midland Place, Anchorage 99518	Pending relocation of existing tenant family

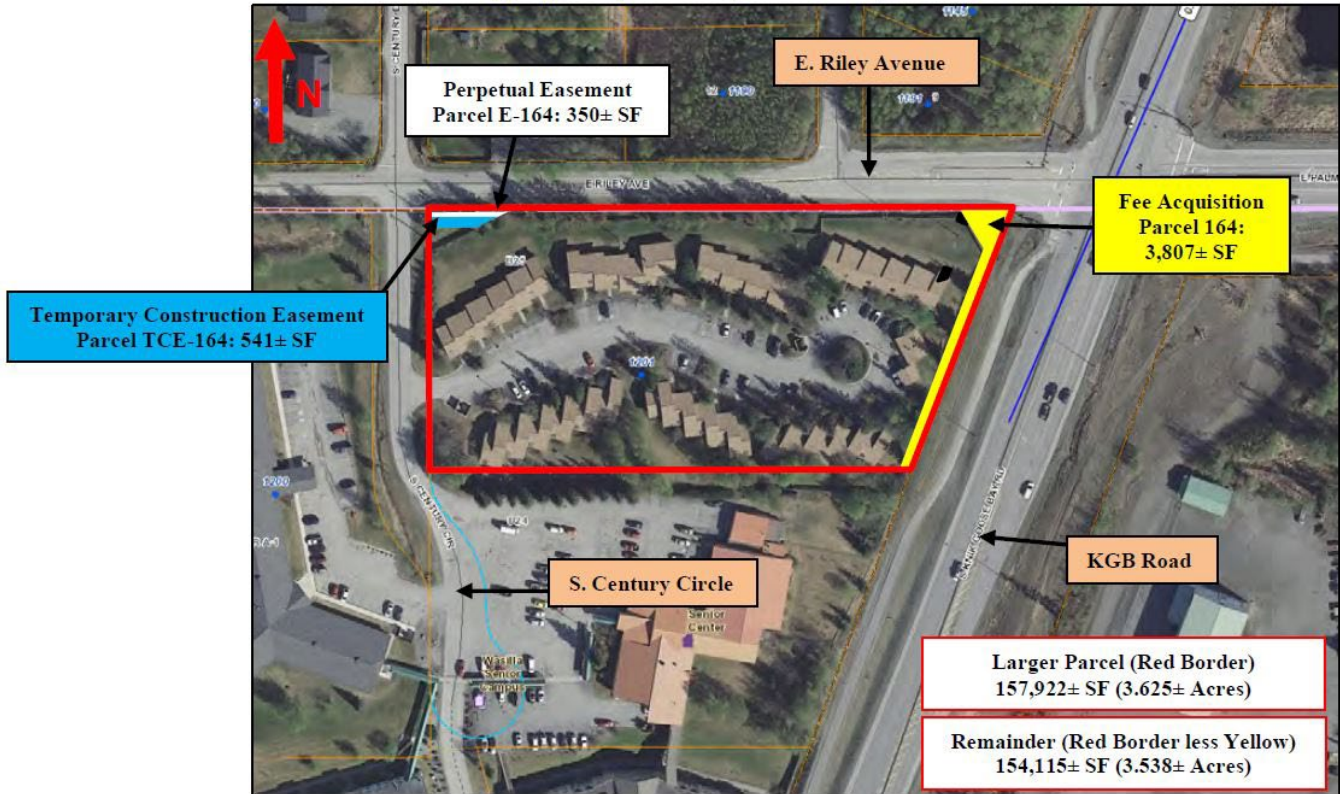
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## 2022N-1 Disposition of Property at Williwa Manor

### 1. Description

The State of Alaska Department of Transportation and Public Facilities (DOT) is planning a road widening project for Knik-Goose Bay Road, which is located on one side of AHFC's Williwa Manor development (AK001000244). DOT is proposing to purchase a corner of Williwa Manor's lot, which is bordered by East Riley Avenue on one side and Knik-Goose Bay Road on the other side.

## *Aerial Image of Acquisition, Easement, and Remainder Areas*



The legal description of the property is:

A Tract of land located in the Northwest one-quarter of the Northwest one-quarter (NW1/4 NW1/4) of Section 15, Township 17 North, Range 1 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska, and more particularly described as follows: Beginning at the Northwest (NW) corner of Section 15, marked by a General Land Office brass cap monument; thence North 89° 53' 00" East along the Section line between Section 15 and Section 10 a distance of 275.00 feet to the true point of beginning; thence South 00° 07' 00" East a distance of 280.04 feet; thence North 89° 53' 00" East a distance of 513.78 feet to the West right-of-way of the Knik Road; thence North 20° 54' 00" East, along the right-of-way to the Section line, a distance of 300.00 feet; thence South 89° 53' 00" West, along the Section line, a distance of 612.37 feet to the true point of beginning.

DOT proposes to acquire 3,807 square feet of land (shown in yellow in the picture) at a price of \$14,400. An appraisal report conducted by MacSwain Associates, LLC, will be included with the package sent to the U.S. Department of Housing and Urban Development, Special Applications Center.

### **2. Implementation**

In accordance with 24 CFR 970, AHFC will be sending a Section 18 Disposition application to the HUD Special Applications Center to remove this portion of the property from Williwá Manor.

- No tenants will be displaced as the location of the property is outside the fence line for the property.
- The existing fence will be replaced with a sound barrier wall to minimize noise.
- Any proceeds from the sale of this property will be used for the provision of low-income housing or to benefit public housing residents.

### **3. Update**

AHFC received approval for the sale through the HUD Section 18 disposition process, and the land was sold to the Alaska Department of Transportation and Public Facilities on January 21, 2022.

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## **2023N-1 Remote Video Inspections**

### **1. Description**

AHFC plans to develop an NSPIRE video inspection option using the guidance issued in PIH Notice 2020-31. This practice is not expected to have frequent or widespread use at AHFC, but rather used for those locations that are remotely administered or when the health concerns of a participant family may limit AHFC access to the unit.

### **2. Background**

Given the reluctance of participant families to allow an inspection of their unit due to the pandemic and health conditions, this would allow families to remain compliant with their program obligations as well as insuring the decent, safe, and sanitary conditions in a unit. AHFC also believes that this will create administrative cost savings as move-in inspections could be conducted timely for those locations that are administered remotely.

### **3. Implementation**

Under Numbered Memo 22-23 Housing Quality Standard Inspections Exhibit 7-3 Remote Video Inspection on 10/24/2022. This became policy on November 1<sup>st</sup>, 2022.

### **4. Update**

AHFC will update this exhibit effective 10/1/2024 to HUD's new standard NSPIRE.

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## **2023N-2 Conversion of Paper Operations to Electronic Systems**

### **1. Description**

AHFC has begun the process to introduce electronic processes in place of paper-based processes. This includes an electronic, document management system to store electronic client files instead of paper files.

### **2. Background**

AHFC has issued a corporate-wide directive to each of its departments to move to electronic systems and eliminate paper wherever possible.

### **3. Implementation**

AHFC expects that this will be a multi-year project to obtain the necessary software or software modifications, train staff and clients, and develop appropriate policies and controls. At this time, AHFC is working on the best methods to implement the electronic application process for all its waiting lists. We are also working on a method to deliver the voucher briefing in a self-guided, electronic process for eligible families.

AHFC is currently testing processes. We are researching methods of access for those persons without smartphones, access to a home computer, or internet availability.

After the intake process is complete, we plan on implementing an electronic interface for landlords, conducting inspections with a mobile device, examinations electronically.

### **4. Update**

Under Numbered Memo 22-34 Chapter 4 Examinations on 10/24/2022, AHFC has converted all HCV eligibility, interim and examination processes to an electronic process through RENTCafé. This became policy on November 1<sup>st</sup>, 2022. All AHFC offices are equipped with public use devices for these electronic processes. AHFC's Program and Policy Trainor visited all sites to conduct one on one training and assess individual needs. AHFC will continue to conduct trainings in group and individual settings. The launch of the HCV landlord interface is pending.

AHFC introduced the landlord portal of RENTCafé in January 2024. AHFC is planning to implement the processes for Public Housing which includes a work order module in FY2025.

#### **E.4 Annual Statement/Performance and Evaluation Reports for Period Ending December 31, 2023**

- AK01P001501-18 (CFP 518)
- AK01P001501-19 (CFP 519)
- AK01P001501-20 (CFP 520)
- AK01P001501-21 (CFP 521)
- AK01P001501-22 (CFP 522)
- AK01P001501-23 (CFP 523)
- AK01P001501-24 (CFP 524)

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**Part I: Summary**

PHA Name: <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: <b>AK01P001501-18</b> Replacement Housing Factor Grant No: _____ Date of CFFP: _____	FFY of Grant: <u>2018</u> FFY of Grant Approval: <u>2018</u>
--	--	---

**Type of Grant**

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **December 30, 2023**     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$2,944,471.00	\$2,978,070.00	\$2,829,615.26	\$2,656,163.50
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$2,944,471.00</b>	<b>\$2,978,070.00</b>	<b>\$2,829,615.26</b>	<b>\$2,656,163.50</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
---------------------------------	------	--------------------------------------	------

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages

<b>PHA Name:</b> <b>ALASKA HOUSING FINANCE CORPORATION</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>AK01P001501-18</b> CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2018</b>
---	--	---

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA Wide	Moving to Work Demonstration	1492	HA Wide	\$2,944,471.00	\$2,978,070.00	\$2,829,615.26	\$2,656,163.50	On-going

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: <b>AK01P001501-19</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2019</b> FFY of Grant Approval: <b>2019</b>
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**Type of Grant**

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **December 30, 2023**     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$2,941,459.00	\$2,957,669.00	\$2,661,902.10	\$1,588,248.88
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$2,941,459.00</b>	<b>\$2,957,669.00</b>	<b>\$2,661,902.10</b>	<b>\$1,588,248.88</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	





**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: <b>AK01P001501-20</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <u>2020</u> FFY of Grant Approval: <u>2020</u>
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**Type of Grant**

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **December 30, 2023**     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$3,035,482.00	\$3,057,543.00	\$2,751,788.70	\$627,922.08
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$3,035,482.00</b>	<b>\$3,057,543.00</b>	<b>\$2,751,788.70</b>	<b>\$627,922.08</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

<b>Signature of Executive Director</b>	<b>Date</b>	<b>Signature of Public Housing Director</b>	<b>Date</b>
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: <b>AK01P001501-21</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <u>2021</u> FFY of Grant Approval: <u>2021</u>
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**Type of Grant**

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **December 30, 2023**     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$3,057,543.00	\$3,056,249.00	\$2,750,624.10	\$924,360.42
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$3,057,543.00</b>	<b>\$3,056,249.00</b>	<b>\$2,750,624.10</b>	<b>\$924,360.42</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: <b>AK01P001501-22</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <u>2022</u> FFY of Grant Approval: <u>2022</u>
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**Type of Grant**

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **December 30, 2023**     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$3,042,388.00	\$3,487,239.00	\$2,581,405.90	\$849,469.38
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$3,042,388.00</b>	<b>\$3,487,239.00</b>	<b>\$2,581,405.90</b>	<b>\$849,469.38</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

<b>Signature of Executive Director</b>	<b>Date</b>	<b>Signature of Public Housing Director</b>	<b>Date</b>
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: <b>AK01P001501-23</b> Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: <u>2023</u> FFY of Grant Approval: <u>2023</u>
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**Type of Grant**

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **December 30, 2023**     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$3,517,456.00	\$3,517,456.00	\$2,794,245.60	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$3,517,456.00</b>	<b>\$3,517,456.00</b>	<b>\$2,794,245.60</b>	<b>\$0.00</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.





**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: <b>AK01P001501-24</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <u>2024</u> FFY of Grant Approval: <u>2024</u>
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**Type of Grant**

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$3,517,456.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$3,517,456.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



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