

# **Moving to Work Plan FY2015 Public Housing Division**

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<b>I. Introduction</b>	
A. Table of Contents	
B. Goals .....	7
B.1 Overview .....	7
B.2 Long Term Plan .....	8
<b>II. General Housing Authority Operating Information.....</b>	<b>11</b>
A. Housing Stock Information.....	11
A.1 Planned New Public Housing Units to be Added During the Fiscal Year .....	11
A.2 Planned Public Housing Units to be Removed During the Fiscal Year ....	11
A.3 New Housing Choice Vouchers to be Project-Based During the Fiscal Year .....	12
A.4 Other Changes to the Housing Stock Anticipated During the Fiscal Year .....	12
A.5 General Description of All Planned Capital Fund Expenditures During the Plan Year .....	12
B. Leasing Information .....	13
B.1 Planned Number of Households Served at the End of the Fiscal Year...	13
B.2 Reporting Compliance with Statutory MTW Requirements.....	13
B.3 Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers, and/or Local, Non-Traditional Units and Possible Solutions.....	13
C. Wait List Information .....	13
<b>III. Proposed MTW Activities.....</b>	<b>15</b>
2015-1 Modify Reasonable Rent Procedure for 5 Percent FMR Decrease.....	15
<b>IV. Approved MTW Activities.....</b>	<b>17</b>
A. Implemented .....	17
2010-2 Income from Assets .....	17
2010-3 Earned Income Disallowance.....	19
2010-5 HQS Inspections.....	21
2010-6 HQS Inspections on AHFC Properties .....	22
2010-7 Project-Based Vouchers – Owner-Managed Waiting Lists .....	23
2010-9 Prisoner Re-Entry .....	25
2011-1 Simplification of Utility Allowance Schedules .....	26
2011-2 Local Payment Standards .....	27
2011-3 Project-Based Vouchers – Waiver of Tenant-Based Requirement.....	28
2011-5 Project-Base Vouchers at AHFC Properties and Exceed 25 Percent Limit per Building .....	29
2012-1 Raise HCV Maximum Family Contribution at Lease-Up to 50 Percent.....	30

2012-2 Nonpayment of Rent.....	31
2012-4 Sponsor-Based Rental Assistance Program, Karluk Manor.....	32
2013-1 Youth Aging Out of Foster Care.....	33
2013-2 Empowering Choice Housing Program (ECHP).....	34
2014-1 Reasonable Rent and Family Self-Sufficiency Initiative.....	36
2014-1a Population Definitions.....	41
2014-1b Minimum Rent.....	42
2014-1c Utility Reimbursement Payments.....	42
2014-1d Family Self-Sufficiency Program.....	43
2014-1e Family Choice of Rent and Flat Rents.....	43
2014-1f Ineligible Noncitizen Proration.....	44
2014-1g Annual Recertification Requirement.....	44
2014-1h Annual and Adjusted Annual Income Calculation.....	45
2014-1i Portability.....	46
2014-3 PBV Inspection Requirements.....	47
2014-4 Mountain View and San Roberto Development.....	49
B. Not Yet Implemented.....	52
2010-10 Use of HCV Program for Persons with Disabilities.....	52
C. On Hold.....	52
2010-11 Project-Based Voucher Assistance in Transitional Housing.....	52
2010-13 Homeownership Program.....	53
2012-3 Waiver of Automatic Termination of HAP Contract.....	54
2014-2 Use of TIC Sheets for PBV Income Calculations.....	55
D. Closed Out.....	56
2010-1 Reexamination of Income.....	56
2010-4 Rent Simplification.....	56
2010-8 Live-In Aides.....	57
2010-12 Local Preferences.....	57
2010-14 AHFC Alternate Forms.....	58
2011-4 Establish a Sponsor-Based Rental Assistance Program.....	58
2013-3 Income Limits.....	58
<b>V. MTW Sources and Uses of Funds.....</b>	<b>59</b>
A. Estimated Sources of MTW Funding for the Fiscal Year.....	59
B. Estimated Uses of MTW Funding for the Fiscal Year.....	59
C. Activities Using Only MTW Single Fund Flexibility.....	60
D. Local Asset Management Plan.....	60
<b>VI. Administrative.....</b>	<b>60</b>
A.1 Board Resolution.....	62
A.2 Certifications of Compliance.....	63
B. Public Review Process.....	65

C.	PHA Evaluations .....	71
D.1	Replacement Housing Factor (RHF) Plan .....	71
D.2	Hardship Policy and Process .....	72
D.3	Non-MTW Activities .....	79
	2014N-1 Smoke Free Housing.....	79
	2014N-2 Electronic Fund Transfers for All HAP Distributions.....	80
E.	Annual Statement/Performance and Evaluation Reports .....	83

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## **B. Goals**

### **B.1 Overview**

*"For to be free is not merely to cast off one's chains, but to live in a way that respects and enhances the freedom of others." – Nelson Mandela*

Throughout the past year, the Alaska Housing Finance Corporation Public Housing Division has been engaged in finalizing and rolling out its Rent Reform policy, setting up the framework for its development subsidiary, and adjusting and addressing housing needs relative to sequestration and budget cuts. We continue to be excited and motivated by the changes that were included in last year's plan and with that in mind, we have minimal new activities this year.

By way of introduction, AHFC is the state of Alaska's only Public Housing Authority. In that position, AHFC manages approximately 1,600 rental units and 4,700 vouchers in Alaska. We have sixteen locations throughout the state, most of which are only accessible by plane or boat and are separated by hundreds or even thousands of miles. We have locations that are above the Arctic Circle, and locations in rain forests that are closer to Seattle than to our headquarters in Anchorage. We have many single staff office locations charged with managing several programs. The uniqueness of Alaska mandates unique solutions.

AHFC was admitted to the MTW Demonstration program in 2008. This is AHFC's sixth MTW Plan and is a continuation of the ambitious plan we laid out last year. We continue to take to heart the three MTW statutory goals:

1. Reduce cost and achieve greater cost effectiveness in federal expenditures;
2. Create incentives for families to work, seek work, or prepare for work;
3. Increase housing choices for low income families;

Last year's and this year's plan are mostly centered on the Congressional mandate that MTW agencies develop a plan that establishes:

*A reasonable rent policy, which shall be designed to encourage employment and self-sufficiency by participating families, consistent with the purpose of this demonstration, such as by excluding some or all of a family's earned income for purposes of determining rent.*

*"If you are going to achieve excellence in big things, you develop the habit in little matters. Excellence is not an exception, it is a prevailing attitude." – Colin Powell*

Our guiding principles are as follows:

1. Reforms in the calculation of family income and rent shall be designed with the purpose of reducing administrative costs, making the program more transparent to the user, and ensuring changes are as close to revenue neutral as possible for families.

2. Provide housing assistance to the neediest, eligible populations in each community, with acknowledgement that multiple “categories” of need exist among extremely low income families.
3. Policy changes shall contribute to the achievement of excellence in asset management or administration of the Housing Choice Voucher Program.
4. Capital expenditures shall be dictated by physical needs assessments and the opportunity to maximize housing choice among low-income families.

## **Year in Review**

*“Things do not happen. Things are made to happen.” – John F. Kennedy*

This past year we focused considerable attention on rent reform, which required increased outreach to our residents, increased staff training, and increased resources toward making our policies and procedures successful. Primary changes and outreach included the actions below.

- We went to each of our sixteen locations with members of the rent reform team and invited all residents and voucher participants to meet with us. At those meetings we presented a draft of the rent reform policy that was being developed. We received valuable feedback in those meetings and were able to integrate many of those suggestions into the developing rent reform plan.
- We created a full time staff trainer and program developer. With that new focus, we created a schedule for weekly training sessions and increased quality assurance. This was done to ensure proper implementation of rent reform activities.
- We reinvigorated our Resident Advisory Board. In our quarterly Public Housing Division newsletter to all residents and voucher participants we asked for applications to be part of the RAB. We received an excellent response, selected new RAB members, and began meeting and getting feedback from them regarding our programs and policies.

## **B.2 Long Term Plan**

For the FY15 Plan, AHFC plans to have its five goals align with its long term plan. In this section AHFC explains its long-term MTW Plan and includes its Non-MTW activities. We believe that the inclusion of both MTW and non-MTW activities in this section clarifies our vision for AHFC and its subsidiary, ACAH.

### **AHFC’s Goals and Proposed Activities**

*“One never notices what has been done; one can only see what remains to be done.”*  
**– Marie Curie**

#### Our Proposed FY2015 Goals

1. Reduce cost and achieve greater cost effectiveness in federal expenditures.
2. Create incentives for families to work, seek work, or prepare for work.
3. Increase housing choices for low income families.



4. Maintain stability and be supportive of our elderly and disabled families, while creating administrative efficiencies.
5. Operate our new subsidiary, Alaska Corporation for Affordable Housing, to increase the supply of affordable housing in the state of Alaska.

*"Life's most persistent and urgent question is, 'What are you doing for others?'" – Martin Luther King, Jr.*

### **Goal 1: Reduce cost and achieve greater cost effectiveness in federal expenditures**

This year we expect to:

1. Implement the simplified rent calculation method for elderly and disabled households.
2. Implement a time-limited step rent program for work-able households.
3. Educate staff and participants regarding proposed time limited housing assistance.
4. Educate our families about the availability of the hardship policy and evaluate its effectiveness.

In the next ten years, we expect to:

1. Continue to reach the neediest, eligible populations in each community.
2. Evaluate the new rent calculation method, gather data to analyze the actual shelter burden impact on families, and make any necessary adjustments to our proposed rent reform model.
3. Increase transparency in how our programs are administered.
4. Examine the revenue stream to ensure the continued successful administration of the program and actual cost savings based on decreased administrative work load.
5. Continue to analyze the cost and time savings of using technology and implement those additional available savings to expand FSS activities and opportunities.

### **Goal 2: Create incentives for families to work, seek work, or prepare for work**

This year we plan to:

1. Implement an enhanced Family Self-Sufficiency program.
2. Implement a robust FSS incentives program to encourage all participants to find work or increase job skills.
3. Increase staffing and resources for our Family Self Sufficiency program to support families in their work activities.

In the next ten years, we expect to:

1. Analyze and test our Family Self Sufficiency model to determine its impact on families.
2. Partner with Alaska social service agencies, schools, and others to create greater self-sufficiency opportunities for families.
3. Study data regarding status of income from first year to second to determine trends showing decreased or increased employment among households.

### **Goal 3: Increase housing choices for low income families**

This year we plan to:

1. Begin development of the Mountain View and San Roberto projects.
2. Expand housing opportunities for populations with special or urgent needs through partnerships with state of Alaska agencies providing services to those populations.

In the next ten years, we expect to:

1. Explore additional project-based voucher opportunities.
2. With the savings generated from the rent reform structure, increase the number of families that we assist each year.
3. Find new partnership opportunities in Alaska to increase affordable housing.

### **Goal 4: Maintain stability and be supportive of our elderly and disabled families, while creating administrative efficiencies**

This year we plan to:

1. Streamline the rent calculation for elderly and disabled households.
2. Implement a triennial schedule.
3. Continue to work with staff and participant families to explain our rent structure for the elderly and disabled.

In the next ten years, we expect to:

1. Examine successes and challenges with respect to the new rent structure.
2. Educate elderly and disabled families about the hardship policy and evaluate its process to find what is working and what will need refining so that elderly and disabled families are stable and successful in their housing.
3. Provide elderly and disabled households that want to participate in Family Self Sufficiency the opportunity, although not require that participation.
4. Research further designations of certain elderly/disabled properties as “senior preference” or “senior”.

### **Goal 5: Operate our new subsidiary, Alaska Corporation for Affordable Housing, to increase the supply of affordable housing in the state of Alaska**

This year we plan to:

1. Start the development known as Mountain View/San Roberto with property we purchased in Mountain View, and property that we already own and manage on San Roberto that needs to be demolished and redeveloped.
2. Improve the local neighborhood where we develop, to be good stewards of the public funds, as well as good neighbors to those areas that we develop or redevelop.
3. Plan for future use and development of the Alaska Corporation for Affordable Housing to offer affordable housing options throughout the state of Alaska.

In the next ten years, we expect to:

1. Evaluate statewide affordable housing needs.
2. Assess the capital needs of our entire portfolio to ensure that limited federal dollars are spent efficiently and effectively.
3. Leverage other resources to increase affordable housing.
4. Research additional opportunities to provide housing units with features for persons with disabilities.

## II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

### A. Housing Stock Information

#### A.1 Planned New Public Housing Units to be Added During the Fiscal Year

AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
N/A	0	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	0	N/A	0	0
<b>Total Public Housing Units to be Added</b>									<b>0</b>		

#### AMP 274, Anchorage East

In the FY2014 Plan, AHFC was in the process of securing permission to rezone the public housing property at 1021 Boston Street to build a four-plex in that location. The request was not approved by the Municipality. AHFC is still pursuing options for that parcel.

#### A.2 Planned Public Housing Units to be Removed During the Fiscal Year

PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
AMP 274 – Anchorage East	16	Redevelopment of 16 units on San Roberto Avenue in Anchorage. Current disposition application with the HUD SAC office.
N/A	0	N/A
N/A	0	N/A
<b>Total to be Removed</b>	<b>16</b>	

### A.3 New Housing Choice Vouchers to be Project-Based During the Fiscal Year

Property Name	Number of New PBV Vouchers	Description of Project
Mountain View	70	Development of 70 new affordable housing units under AHFC's subsidiary corporation, Alaska Corporation for Affordable Housing. Planned units will be 1- and 2-bedroom with 20 reserved for seniors. Property will be managed by a third party.
N/A	0	N/A
N/A	0	N/A
N/A	0	N/A

Anticipated Total New Vouchers to be Project-Based	70	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	70
		Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	0

### A.4 Other Changes to the Housing Stock Anticipated During the Fiscal Year

AHFC is in the preliminary stages of researching additional housing options for the communities of Bethel, Kodiak, and Nome. We plan to either buy existing property, build on existing lots we own, or purchase land and build on that land. One option is the possible use of AHFC's banked Faircloth Amendment units under the Annual Contribution Contract to expand available public housing units. Another option is to pursue a Rental Assistance Demonstration application.

### A.5 General Description of All Planned Capital Fund Expenditures During the Plan Year

The planned uses of the CFP funds are to make up the difference in funding AMP operating costs in the Public Housing program due to funding shortfalls. Any remaining funds are to be put toward funding new housing units in the affordable housing development program as laid out in the MTW plan.

## B. Leasing Information

### B.1 Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/Leased***
Federal MTW Public Housing Units to be Leased	1,217	14,606
Federal MTW Voucher (HCV) Units to be Utilized <sup>1</sup>	4,074	48,886
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs <sup>2</sup>	35	420
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs <sup>3</sup>	479	5,748
<b>Total Households Projected to be Served</b>	<b>5,805</b>	<b>69,660</b>

1 - Moving to Work (4,307) less Moving Home Program

2 - Karluk Manor

3 - Empowering Choice Housing Program (254), Moving Home Program (150), and HOME Tenant-Based Rental Assistance (75).

Note: NonElderly Disabled (45) and Veterans Affairs Supportive Housing (230) vouchers administrative costs are supported with MTW funds; however, these are not included in the totals.

### B.2 Reporting Compliance with Statutory MTW Requirements

N/A

### B.3 Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers, and/or Local, Non-Traditional Units and Possible Solutions

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
N/A	N/A
N/A	N/A
N/A	N/A

## C. Wait List Information

As of 03/01/2014, AHFC had the following waiting list statistics.

Housing Program(s)	Wait List Type*	Number of Households on List**	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Anchorage Housing Choice Voucher	Community-Wide	1,631	Closed	No
Anchorage Public Housing	Community-Wide	2,466	Closed	No
Bethel Public Housing	Community-Wide	59	Open	Yes

Housing Program(s)	Wait List Type*	Number of Households on List**	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Cordova Public Housing	Community-Wide	5	Open	Yes
Fairbanks Housing Choice Voucher	Community-Wide	542	Closed	No
Fairbanks Public Housing	Community-Wide	363	Open	Yes
Homer Housing Choice Voucher	Community-Wide	112	Closed	No
Juneau Housing Choice Voucher	Community-Wide	234	Closed	No
Juneau Public Housing	Community-Wide	225	Partially Open	Yes
Ketchikan Housing Choice Voucher	Community-Wide	234	Closed	No
Ketchikan Public Housing	Community-Wide	141	Partially Open	Yes
Kodiak Housing Choice Voucher	Community-Wide	75	Closed	Yes
Kodiak Public Housing	Community-Wide	78	Partially Open	Yes
Mat-Su Housing Choice Voucher	Community-Wide	672	Closed	No
Mat-Su Public Housing	Community-Wide	152	Closed	No
Nome Public Housing	Community-Wide	17	Open	Yes
Petersburg Housing Choice Voucher	Community-Wide	28	Open	Yes
Sitka Housing Choice Voucher	Community-Wide	216	Closed	Yes
Sitka Public Housing	Community-Wide	136	Partially Open	Yes
Soldotna Housing Choice Voucher	Community-Wide	311	Closed	No
Valdez Housing Choice Voucher	Community-Wide	35	Closed	Yes
Valdez Public Housing	Community-Wide	13	Open	Yes
Wrangell Housing Choice Voucher	Community-Wide	13	Open	Yes
Wrangell Public Housing	Community-Wide	22	Open	Yes

\*\*\* For Partially Open Wait Lists provide a description of the populations for which the waiting list is open.  
All partially open waiting lists are for specific bedroom sizes, not populations.

If Local, Non-Traditional Housing Program, please describe:

N/A

If Other Wait List Type, please describe:

N/A

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

N/A

### III. PROPOSED MTW ACTIVITIES

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

##### **Description**

Current HUD regulations require a PHA to re-determine rent reasonableness for any unit under contract within 60 days of a five percent decrease in the Fair Market Rent (FMR). 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 will require an adjustment of the payment standard. Payment standard evaluation and adjustment will not typically occur at the same time that HUD publishes revised FMRs.

AHFC will apply revised payment standards as follows:

- New admissions will use the revised payment standard upon issuance.
- Classic Program families will have the revised payment standard applied at the first regular examination following publication.
- Step Program families will only receive a revised rate if the payment standard has changed by more than 20 percent in a rolling three-year period.

AHFC will continue 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 would like to conduct rent reasonableness as part of each family's regular examination process. The revised payment standard and rent reasonableness would coincide with the effective date of the family's examination.

##### **Statutory Objective**

Reduces costs and achieves greater cost effectiveness in administering federal expenditures.

##### **Anticipated Impact**

AHFC does not anticipate that this small change will adversely impact families. AHFC began setting its own payment standards as we felt that we could be more responsive to local market conditions than the FMR. This has become increasingly apparent as some FMRs

have had dramatic increases or decreases in one year's time (down 30 percent one year, up 10 percent the next year) which are not always accurate assessments of actual changes in the affordable housing market.

AHFC feels that it is much more responsive to local market conditions and the availability of rental housing. See MTW Activity 2011-2.

**Anticipated Schedule**

AHFC will implement this activity along with its current activities to convert public housing and voucher families to its new rent reform model (Activity 2014-1).

**Metrics**

**CE #1: Agency Cost Savings**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.

**CE #2: Staff Time Savings**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.

**CE #3: Decrease in Error Rate of Task Execution**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage).	Expected average error rate of task after implementation of the activity (percentage).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.



### MTW Authorization and Need

Attachment C, paragraph D.2.c

AHFC's development of its reasonable rent policy (Activity 2014-1) and local payment standards (Activity 2011-2) already considers changes in local market conditions and allows AHFC to adapt quickly to those changes. This is a repetitive, administrative function that provides no additional rental assistance benefit to families and does not generate any additional HAP savings.

### Regulation Citation

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

## 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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#### 2010-2 Income from Assets

##### Description and Status

AHFC will allow self-certification of a family's total assets up to \$10,000 and will exclude the income generated from a family's total assets when assets total less than \$10,000.

Implemented on October 26, 2009 with Numbered Memo 09-28. Staff continues to monitor, and as shown in the FY2011 MTW Report, this appears to be a successful activity. This activity is included as part of AHFC's reasonable rent plan (Activity 2014-1). Reference activity 2014-1h.

##### Changes or Modifications

No changes to this activity during this fiscal year.

##### Metrics, Baselines, Benchmarks

##### CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Decrease cost of performing asset verifications for small asset accounts - HCV	\$9,432 - 2,985 asset transactions (as of 10/31/09)	\$8,500 (reduce time by 10 percent)	2010 - 1,580 transactions 2011 - 182 transactions 2012 - 104 transactions	Yes

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Decrease cost of performing asset verifications for small asset accounts - PH	\$3,311 - 1,048 asset transactions (as of 10/31/09)	\$2,980 (reduce time by 10 percent)	2010 - 771 transactions 2011 - 43 transactions 2012 - 53 transactions	Yes

### CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Decrease time spent performing asset verifications for small asset accounts - PH	HCV - 1,580 clients with assets entered (as of 10/31/2009)	248.75 staff hours	2010 - 131.67 hours 2011 - 15.17 hours 2012 - 8.67 hours	Yes
Decrease time spent performing asset verifications for small asset accounts - HCV	PH - 1,048 clients with assets entered (as of 10/31/2009)	87.33 staff hours	2010 - 64.25 hours 2011 - 3.58 hours 2012 - 4.42 hours	Yes

### CE #3: Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	0	0		

AHFC has entered zeroes as the baseline and benchmark as the activity was begun in 2009, and all families have already had their balances reduced to zero.

### CE #5: Increase in Agency Rental Revenue

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Rental revenue in dollars (increase).	Imputed interest rate of 0.2 percent on assets up to \$10,000 results in a rent increase of only \$0.49.	\$0.00		

AHFC anticipates that this will be a revenue neutral activity as families with \$10,000 or less of assets contribute less than \$1.00 to their portion.

### Authorization

Attachment C, paragraphs C.11 and D.2.a. (no change)

## Regulation Citation

24 CFR 5.609

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## 2010-3 Earned Income Disallowance

### Description and Status

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

Implemented on October 26, 2009 with Numbered Memo 09-28. Staff continues to monitor, and as shown in the FY2012 MTW Report (Public Housing-25 clients are still eligible, only one is using at this time. Voucher-7 clients are still eligible, no one is using at this time), this appears to be a successful activity.

This activity is included as part of AHFC's reasonable rent plan (Activity 2014-1). Reference activity 2014-1h.

### Changes or Modifications

No changes to this activity during this fiscal year.

### Metrics, Baselines, Benchmarks

In order to calculate a time savings, AHFC calculated that staff spent an average of 20 hours total per adult during an EID activity. It is difficult to provide a measure of actual time saved for an activity that does not occur.

AHFC did observe that once the disregard incentive was exhausted, individuals did not retain employment. A short-term incentive does not appear to encourage families to increase current earnings or secure long-term employment.

### CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Decrease the cost associated with EID calculations - HCV	\$9,859 (13 clients)	\$2,465 (reduce costs by 75 percent)	2010 - \$1,517 2011 - \$5,309 2012 - \$0 2013 - \$0 2014 - \$0	Yes
Decrease the cost associated with EID calculations - PH	\$21,992 (29 clients)	\$5,498 (reduce costs by 75 percent)	2010 - \$6,067 2011 - \$18,959 2012 - \$0 2013 - \$0 2014 - \$0	Yes

**CE #2: Staff Time Savings**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Decrease staff time associated with EID calculations – HCV	260 hours (13 clients at 20 hours each)	65 hours (reduce times by 75 percent)	2010 – 40 hours 2011 - 140 hours 2012 - 0 hours 2013 - 0 hours 2014 - 0 hours	Yes
Decrease staff time associated with EID calculations – PH	580 hours (29 clients at 20 hours each)	145 hours (reduce times by 75 percent)	2010 - 160 hours 2011 - 500 hours 2012 - 0 hours 2013 - 0 hours 2014 - 0 hours	Yes

**CE #3: Decrease in Error Rate of Task Execution**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	0	0		

AHFC has entered zeroes as the baseline and benchmark as the activity was begun in 2009, and all families that were participating have exhausted their eligible time. No new families were enrolled to track error rates.

**CE #5: Increase in Agency Rental Revenue**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Rental revenue in dollars (increase).	As of October 2009, 29 public housing families were disregarding \$587,415 in income.	0 families disregarding \$0 income		
Rental revenue in dollars (increase).	As of October 2009, 13 voucher families were disregarding \$121,566 in income.	0 families disregarding \$0 income		

Because all of these families have completed their participation, AHFC does not have any data on how the disregarded income impacted total agency revenue.

**Authorization**

Attachment C, paragraphs C.11 and D.2.a. (no change)

**Regulation Citation**

24 CFR 5.617 and 960.255

## 2010-5 HQS Inspections

### Description and Status

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.

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

- AHFC has implemented a biennial schedule for annual inspections.
- AHFC continues to ensure a unit passes HQS before it goes under a HAP contract.

The initial year of inspection scheduling has completed, and all families, where appropriate, have been transitioned to the biennial schedule. This activity has reduced AHFC's inspection activity significantly. This activity is ongoing.

### Changes or Modifications

No changes to this activity during this fiscal year.

### Metrics, Baselines, Benchmarks

#### CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Reduce staff cost associated with annual HCV inspections	\$155,312 (4,096 units as of 6/30/12)	\$77,656 (reduce by 50 percent)	2013 - \$79,514 2014 - \$26,429	Yes

AHFC is using an average staff cost of \$25.00 per hour (2015 HPS II, Level 6) to determine agency cost.

#### CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Reduce staff time associated with annual HCV inspections	4,096 hours per year	2,048 hours per year	2013 - 2,097 hours 2014 - 1,394 hours	Yes

The baseline is set based on the number of vouchers leased as of May 1, 2012 and allowing for one hour per inspection.

#### CE #3: Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	0	0		

AHFC did not have errors in the execution of the annual inspection process. All annual inspections were conducted as required.

**Authorization**

Attachment C, paragraph D.5 (no change) and paragraph D.7(d) (additional)

**Regulation Citation**

24 CFR 982.405

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**2010-6 HQS Inspections on AHFC Properties**

**Description and Status**

Allow AHFC staff 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.

This activity was implemented by staff by Numbered Memo 11-11 dated March 22, 2011. It became effective April 1, 2011. Activity is ongoing.

**Changes or Modifications**

No changes to this activity during this fiscal year.

**Metrics, Baselines, Benchmarks**

**CE #1: Agency Cost Savings**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Reduce the cost of annual inspections at AHFC properties by contracted inspectors.	\$150 per inspection or \$12,000 per year for 80 HQS inspections on AHFC properties.	Save \$12,000 per year	Savings (difference between staff cost & contractor cost): 2011 - \$3,250 2012 - \$3,250 2013 - \$2,130 2014 - \$2,242	Yes

**CE #2: Staff Time Savings**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	80 hours	80 hours		

The baseline and benchmark were set based on the original number of AHFC-owned units with the potential to be leased by a voucher family. No time is expected to be saved in this activity as AHFC staff accompanied the third-party inspector at all inspections.

### CE #3: Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	0	0		

As an AHFC staff member accompanied the inspector, there were no errors during the inspection process. As AHFC implemented this activity in 2011 and there are no longer any third-party inspectors, AHFC does not have any data to report.

#### Authorization

Attachment C, paragraph D.2.c and paragraph D.5 (no change)

#### Regulation Citation

24 CFR 982.507

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

### Description and Status

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.

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

- MainTree in Homer – 10 units – came on-line in March 2012.
- Loussac Place in Anchorage – 60 units – the first phase came on-line in July 2012.

### Changes or Modifications

No changes to this activity during this fiscal year.

### Metrics, Baselines, Benchmarks

#### CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	\$300 (8 Issued)	\$0	2014 - \$37.50 (1 failure)	Yes

AHFC anticipates that staff spends 1.5 hours per application to collect, post, maintain, and select an applicant family from a waiting list. AHFC used an average cost of \$25.00 per hour 2015 HPS II, Level 6). AHFC is still responsible for the eligibility process and has not included that time or cost in this activity.

### CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Decrease time to fill PBV units – Loussac Place	30 days per unit	15 days between referral and return back to owner or leasing	2012 – 7.9 days 2013 – 13 .0 days 2014 – 12.50 days	Yes
Decrease time to fill PBV units – Main Tree	30 days per unit	15 days between referral and return back to owner or leasing	2013 – 19.7 days 2014 – 26.33 days	Yes

An additional savings that cannot be calculated is the time it takes to interview families from an AHFC waiting list that would be rejected by an owner as not suitable for tenancy. Having an owner-managed waiting list insures that every family interviewed by AHFC is a successful candidate for tenancy.

### CE #3: Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	0	0		

This activity is not designed to reduce staff errors with processing applications for a waiting list. This activity was designed to reduce the number of applicant families that would be approved by AHFC and then later rejected by an owner as suitable for tenancy.

### HC #3: Decrease in Wait List Time

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	770 days per applicant	Pending – will be available in FY2015 Report		

AHFC has never run a project-based voucher waiting list, so we don't have any historical data for the time spent on this type of waiting list. We have chosen to use the average waiting list time for our 2- and 3-bedroom waiting list (average 770 days per application) in Anchorage as the baseline as those units tend to turnover faster than other units (average 40 per year). The Benchmark will have to be measured by the property manager who is a third party.

#### Authorization

Attachment C, paragraph D.4 (no change)

#### Regulation Citation

24 CFR 983.251



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## 2010-9 Prisoner Re-Entry

### Description and Status

Develop a tenant-based assistance program targeting civilian re-entry of individuals released from the prison system. HAP payments are made with HOME Investment Partnership funds. The purpose of this activity is to assist with the reduction of recidivism due to prisoner homelessness upon release from incarceration.

Operational and staff costs are supported with MTW funds. AHFC has a fee-for-service for each housing unit month. These HOME administrative fees are booked as non-MTW revenue. Families are eligible for 24 months of rental assistance.

AHFC is following HOME rules at 24 CFR 92 for tenant-based assistance. Family annual income is calculated using the rules at 24 CFR 5.630, and families meet HOME income eligibility limits.

### Changes or Modifications

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.

### Metrics, Baselines, Benchmarks

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase rental assistance opportunities for families under the supervision of the State of Alaska Department of Corrections.	0	20 per year	2010 - 3 2011 - 6 2012 - 42 2013 - 55 2014 - 57	Yes

#### Original Benchmark:

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase housing choice for families who are typically homeless upon release from incarceration.	0	20 per year	2010 - 3 2011 - 6 2012 - 42 2013 - 55 2014 - 57	Yes.

### Authorization

Old authorization: Attachment C, paragraph D.2.d and paragraph D.3.a.

New authorization: MTW Agreement Attachment D signed January 30, 2012.

## 2011-1 Simplification of Utility Allowance Schedules

### Description and Status

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.

Implemented on February 1, 2011 with Numbered Memo 11-04. Monitoring of the combined forms continues. Activity is ongoing.

### Changes or Modifications

No changes to this activity during this fiscal year.

### Metrics, Baselines, Benchmarks

#### CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Reduce staff cost by decreasing the number of utility allowance schedules for Anchorage, Mat-Su, and Valdez.	\$1,400	\$600	\$600	Yes.

AHFC has assigned a value of \$25.00 per hour (2015 HPS II, Level 6) to determine agency cost.

#### CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Reduce staff time by creating one schedule for Anchorage, Mat-Su, and Valdez	56 hours (8 hours per schedule)	24 hours	2012 - 24 hours 2013 - 24 hours 2014 - 24 hours	Yes.

AHFC has calculated the baseline hours (seven schedules into three schedules) as follows:

- Three electric providers in Anchorage to one combined electric schedule
- Two unit type groupings in Mat-Su combined into one schedule
- Two unit type groupings in Valdez combined into one schedule

#### CE #3: Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	0	0		

AHFC has set the baseline and benchmark to zero as this was implemented in 2012, and data is not available. Staff has noticed that participants are having an easier time with the leasing process by only having one utility sheet to use. Feedback from shoppers has been universally positive as many were confused by the multiple schedules and rates.

### CE #5: Increase in Agency Rental Revenue

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Rental revenue in dollars (increase).	0	0		

AHFC did not design this activity as a cost savings method, but rather as a simplification for ease of participant use. Staff noticed that paperwork turned in by families was incomplete or incorrect because they could not determine how to use the multiple utility schedules. AHFC feels that this is a revenue neutral activity.

#### Authorization

Attachment C, paragraph C.11 and D.2 (no change)

#### Regulation Citation

24 CFR 982.517

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## 2011-2 Local Payment Standards

### Description and Status

This activity proposes establishing payment standards that do not rely on HUD's Fair Market Rents for AHFC housing choice voucher jurisdictions. AHFC will continue to examine each market on an annual basis to determine if the payment standard is appropriate. AHFC will also ensure that it establishes a payment standard that reflects, not leads, the market. As one of its tools, staff will use 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. Staff will also continue to collect its own survey data on rentals in the local market.

Revised Payment Standards were developed and began on February 1, 2014 with the issuance of Numbered Memo 14-01.

### Changes or Modifications

No changes to this activity during this fiscal year.

### Metrics, Baselines, Benchmarks

#### CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	0	0		

AHFC anticipates that this will be a revenue neutral activity as staff will still survey local rental markets as well as consider additional rental market data gathered by the State of Alaska. AHFC will then compare that data to Fair Market Rents to determine an appropriate payment standard.

## CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	0	0		

AHFC anticipates that this will not impact time devoted to this task as staff will still survey local rental markets as well as consider additional rental market data gathered by the State of Alaska. AHFC will then compare that data to Fair Market Rents to determine an appropriate payment standard.

### Original Metric

Metric	Baseline	Benchmark	Outcome
Reduce voucher turn-back rate to less than five (5) percent.	Currently, a 21.8 percent turn-back rate.	Less than five (5) percent for inadequate payment standard	New rates just began. No data yet.

### Authorization

Attachment C, paragraph D.2.a. (no change)

### Regulation Citation

24 CFR 982.503.

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

### Description and Status

Waive the requirement to provide a tenant-based voucher to a family upon termination of project-based voucher assistance. The project-based voucher policy was approved by AHFC's Board of Directors and implemented in 2011. AHFC monitors the turnover at the development. Activity is ongoing.

### Changes or Modifications

No changes to this activity during this fiscal year.

### Metrics, Baselines, Benchmarks

#### CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Decrease cost to examine and brief families.	2.0 hours per family to examine and brief.	0	2012 - \$0 2013 - Savings \$683 2014 - Savings \$400	Yes.

Savings are based on a cost of \$25.00 per hour (2015 HPS II, Level 6) with an average of eight (8) vacancies per year at current project-based voucher properties.

## CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Decrease staff time to examine and brief families.	2.0 hours per family to examine and brief.	0	2012 - 0 2013 - 16 hours 2014 - 16 hours	Yes.

Savings are based on an average of eight (8) vacancies per year at current project-based voucher properties.

### Authorization

Attachment C, paragraph D.1 (no change)

### Regulation Citation

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

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

### Description and Status

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 of the replacement units at Loussac Manor. In accordance with recently developed PBV policy, rent to owner will be determined by an independent entity approved by HUD.

Loussac Place contains 120 affordable housing units of which 60 are project-based vouchers in use. The vouchers are distributed throughout the bedroom sizes (one through four bedroom units) 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. The units have been fully occupied since November 2012.

AHFC is also looking at this option as part of its financing for its upcoming development in Mountain View (see activity 2014-4).

### Changes or Modifications

No changes to this activity during this fiscal year.

## Metrics, Baselines, Benchmarks

### HC #4: Displacement Prevention

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	0	0		

AHFC will not be displacing any families; this will only impact those families that choose to no longer live at the project-based voucher development. New developments are trending towards a townhouse-style of development with five or less units per building. The building cap limits the number of units that can be made available for families at 50 percent or less of area median income. AHFC wants to ensure that families will have a wide variety of units from which to choose without worrying about the number of project-based vouchers in each building.

#### Original Benchmark:

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase the number of affordable housing units.	0	60	2012 – 10 units 2013 – additional 60 units 2014 – 4 additional units Total – 74 units	Yes.

#### Authorization

Attachment C, paragraphs D.1.e , paragraph D.7.a , and paragraph D.7.b (no change)

#### Regulation Citation

24 CFR 983.56

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

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. With the implementation of 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative, this activity was slightly modified to account for Step Program families that would be transitioning to a fixed HAP subsidy. Once on a fixed subsidy amount, these families will no longer be subject to a maximum family contribution if they decide to move.

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 reasonable rent plan (Activity 2014-1). Reference activity 2014-1h.

### Changes or Modifications

AHFC will require those families on an income-based formula (Classic and Set Aside) to adhere to this maximum family contribution of 50 percent. Families that are on a fixed subsidy will not have a family maximum due to the automatic decrease in subsidy each year.

### Metrics, Baselines, Benchmarks

#### HC #5: Increase in Resident Mobility

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	0	2014 - 87.8 percent in better unit	

Alaska does not have any designated poverty zones, but does have neighborhoods with a concentration of lower rents. As of the date of this report, of the 2,296 families leased in Anchorage's jurisdiction, 12.2 percent of families are leased in lower rent neighborhoods. AFHC does not have any baseline data as this measurement was added after the implementation of the activity.

#### Original Metrics:

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase the number of voucher clients able to lease due to increased income contribution from families.	Zero	No rejections due to units being more than 40 percent of income.	2012 - 24 Leased 2013 - 29 Leased 2014 - 25 Leased	Yes

#### Authorization

Attachment C, paragraph D.2.a. (no change)

#### Regulation Citation

24 CFR 982.508

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## 2012-2 Nonpayment of Rent

### Description and Status

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. AHFC implemented its new Public Housing Program Residential Lease Agreement effective January 1, 2012 with Numbered Memo 12-03. The nonpayment of rent period was shortened to seven days to match the Alaska Landlord-Tenant Act. The new lease was offered to each family at their annual anniversary appointment.

## Changes or Modifications

No changes to this activity during this fiscal year.

## Metrics, Baselines, Benchmarks

AHFC began this activity on September 1, 2013 with Numbered Memo 13-36. 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 7th calendar day of each month. Activity is ongoing.

### CE #1: Agency Cost Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

This data will be reported in the FY2015 MTW Annual Report.

### CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	0	0		

AHFC anticipates that this will be a time neutral activity as staff must still process the same paperwork in order to evict a family.

### Original Metric

Metric	Baseline	Benchmark	Outcome
Reduce the amount of rent owed by vacated tenants	36 percent of annual vacated tenant debt is rent.	Reduce rent to 25 percent of annual vacated tenant debt	Tenant notification was in July 2013 with a start date set for September 1, 2013.

### Authorization

Attachment C, paragraph C.9.b. (no change)

### Regulation Citation

24 CFR 966.4(l)(3)

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## 2012-4 Sponsor-Based Rental Assistance Program, Karluk Manor

### Description and Status

Fund rental assistance outside Section 8 rules consistent with 'broader uses of funds' authority in Attachment D of the Agreement. Provide the funding equivalent for rental



assistance of 35 project-based voucher units at a Housing First development, Karluk Manor. Karluk Manor's 48 units are fully leased, and AHFC continues to monitor the funding requests each month. Activity is ongoing.

**Changes or Modifications**

Prior to the end of FY2015, AHFC plans to extend rental assistance to all 48 units at Karluk Manor. Records each month show that all individuals at Karluk Manor are income eligible under voucher income limits. An amendment to the contract is in process to begin this increased funding no later than July 1, 2015.

**Metrics, Baselines, Benchmarks**

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increased rental assistance made available to households at or below 50 percent of area median income.	0	35 units Increase to 48 units- 7/1/15	35 units	Yes.

**Original Metric**

Metric	Baseline	Benchmark	Outcome
Serve 35 chronic homeless individuals with a physical or mental disability, substance abuse, or chronic health condition.	Zero	Fill 35 units each year	AHFC monitors the occupancy each month to ensure payment equivalent to 35 vouchers. For FY2013 average HAP per month is \$20,115 or \$575 per voucher per month. 35 units occupied each month.

**Authorization**

Attachment D of the MTW Agreement signed January 30, 2012.

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**2013-1 Youth Aging Out of Foster Care**

**Description and Status**

A time-limited (36 months), tenant-based rental assistance program targeting youth ages 18 to 24 aging out of Alaskan foster care. The program serves direct referrals from the State of Alaska Department of Health and Social Services. These referrals are eligible for three years of rental assistance.

Due to the success of the TBRA Parolee/Probationer program with the Alaska Department of Corrections, AHFC partnered with the State of Alaska Office of Children's Services to provide a similar program for youth aging out of foster care. A Memorandum of Agreement was executed in July 2012. The program began on November 1, 2012.

HOME Investment Partnership Program funds pay for the monthly HAP. Operational and staff costs are supported with MTW funds. AHFC has developed a fee-for-service for each housing unit month. These HOME administrative fees are booked as Non-MTW revenue.

AHFC is following HOME rules at 24 CFR 92 for tenant-based assistance. Family annual income is calculated using the rules at 24 CFR 5.630.

**Changes or Modifications**

No changes to this activity during this fiscal year.

**Metrics, Baselines, Benchmarks**

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Serve 40 youth aging out of foster care through direct referral from the State of Alaska Office of Children’s Services	0	40 per year	2013 – 15 leased; 6 shopping 2014 – 21 leased; 6 shopping	No

At this time, the Office of Children’s Services has only three representatives to provide the specialized case work needed to support these youth. We anticipate that as the program develops, additional youth will be housed.

**HC #3: Decrease in Wait List Time**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	0	0		

AHFC does not have any baseline or benchmark data for this metric as this was a population that was not traditionally served by AHFC in the past. The program was developed because AHFC felt that this population was not utilizing rental assistance and was becoming part of the homeless population.

**Authorization**

Attachment D of the MTW Agreement signed January 30, 2012 allows for “broader uses of funds.” AHFC will rely on that authority to use MTW block grant funds to partially offset administrative costs to support this HOME-funded activity.

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

**Description and Status**

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), a set aside of MTW vouchers to exclusively serve families displaced due to domestic violence and sexual assault. This is a time-limited (36 month) program for families referred directly from the ANDVSA member agency.

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

This program is available in every community currently offering an AHFC Housing Choice Voucher Program. This proposal was approved by the AHFC Board of Directors with Resolution 2012-29 and begun on November 1, 2012 with Numbered Memo 12-42. AHFC received two legislative appropriations for additional rental assistance. Activity is ongoing.

**Changes or Modifications**

No changes to this activity during this fiscal year.

**Metrics, Baselines, Benchmarks**

**CE #4: Increase in Resources Leveraged**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	0	2013-\$1.34 million 2014-\$1.5 million	\$2.84 million	Yes.

AHFC's block grant HAP is supplemented by an additional appropriation from the State of Alaska to increase the number of ECHP vouchers available to families. These additional funds would not be available to AHFC for rental assistance without this program.

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Serve 100 families displaced due to domestic violence by referral from the Alaska Network on Domestic Violence and Sexual Assault.	0	100 families per year	2013 - 57 leased; 38 shopping 2014 - 146 leased	Yes.

This program is responsible for leveraging additional funds from the State of Alaska to provide additional units of housing not previously available to AHFC through traditional federal funding.

**HC #3: Decrease in Wait List Time**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	0	0	2014 - 66 days	

AHFC does not have baseline data for the actual decrease in waiting list time. Also, AHFC does not maintain a waiting list for ECHP vouchers for voucher locations outside of Anchorage. As of the date of this report, families are spending an average of 66 days on the Anchorage ECHP waiting list.

## HC #5: Increase in Resident Mobility

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	254 – all are eligible		

AHFC provides a waiver to families to move to any Alaskan voucher community upon issuance of a voucher to assist with safety issues.

### Original Metric

Metric	Baseline	Benchmark	Outcome
Serve 150 families with monies provided by the State of Alaska.	Zero	250 per year	As of 06/30/2013, 57 families were leased in nine voucher communities. An additional 38 were shopping.
Serve 100 families with monies provided in AHFC's MTW Block Grant.			

In June and July 2013, the average HAP decreased to approximately \$765 per unit. As of the end of September 2013, HAP was averaging \$716 per unit. AHFC and its partners anticipate an increase in the leasing rates for FY2014 to get closer to an increased leasing of 250 families.

### Authorization

Attachment C, paragraph B.1.b.iv, paragraph D.2.d, and paragraph D.4. (no change)

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

### Description and Status

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). This activity was issued to staff on January 13, 2014 with Numbered Memo 14-01. The program began for Housing Choice Voucher families effective February 1, 2014 for all new admissions and transitioning families with annual examinations effective May 1, 2014 and later.

### Changes or Modifications

Further clarification of this activity was sent to HUD with amendments 1 and 2 to the FY2014 MTW Plan.

### Metrics, Baselines, Benchmarks

Setting an income-based rent of 28.5 percent allows AHFC to break even in its first year of operation under the new model. Conservative estimates put annual HAP savings at

approximately \$1.5 million per year for the voucher program once families begin to transition from Year 2 to Year 3 (projected savings are based on AHFC paying 50 percent of the current payment standard).

**CE #1: Agency Cost Savings**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.

**CE #2: Staff Time Savings**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.

**CE #3: Decrease in Error Rate of Task Execution**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage).	Expected average error rate of task after implementation of the activity (percentage).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.

**CE #5: Increase in Agency Rental Revenue**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Rental revenue in dollars (increase).	Rental revenue prior to implementation of the activity (in dollars).	Expected rental revenue after implementation of the activity (in dollars).	Actual rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.

**SS #1: Increase in Household Income**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.

**SS #2: Increase in Household Savings**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average savings/escrow amount of households affected by this policy prior to implementation of the activity (in dollars). This number may be zero.	Expected average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars).	Actual average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.

**SS #3: Increase in Positive Outcomes in Employment Status**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category:	Head(s) of households in <<category name>> prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households in <<category name>> after implementation of the activity (number).	Actual head(s) of households in <<category name>> after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
(1) Employed Full-Time (2) Employed Part-Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero.	Expected percentage of total work-able households in <<category name>> after implementation of the activity (percent).	Actual percentage of total work-able households in <<category name>> after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.

**SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number)	Expected number of households receiving TANF after implementation of the activity (number).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.

**SS #5: Households Assisted by Services that Increase Self Sufficiency**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self sufficiency services after implementation of the activity (number).	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

AHFC does not expect a large number of enrollments in the first year as subsidy is still based on income, but we expect the number of enrollees to increase in Year 2. Preliminary data will be available in the FY2015 Annual Report.

**SS #6: Reducing Per Unit Subsidy Costs for Participating Households**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.

**SS #7: Increase in Agency Rental Revenue**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increase).	PHA rental revenue prior to implementation of the activity (in dollars).	Expected PHA rental revenue after implementation of the activity (in dollars).	Actual PHA rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.



## SS #8: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.

### Authorization

Attachment C, paragraph C.4 and paragraph C.11 (no change)

Attachment C, paragraph D.2 and paragraph D.3 (no change)

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## 2014-1a Population Definitions

### Description and Status

HUD definitions of Working Family, Disabled Family, Elderly Family, and Full-Time Student are currently provided at 24 CFR 5.403. AHFC proposes the following definitions as part of its rent reform activity.

1. **Disabled or Elderly 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 students.
2. **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.
3. **Work-Able Family** is defined as any household that does not meet the definition of an elderly/disabled family.

### Changes or Modifications

Disabled or Elderly Families are now called "Classic Program" families. Work-Able Families are now called "Step Program" families.

### **Authorization**

Public Housing – Attachment C, paragraph C.2. (no change)  
Housing Choice Voucher – Attachment C, paragraph D.4. (no change)

### **Requested Regulation Waiver**

HUD definitions of Working Family, Disabled Family, Elderly Family, and Full-Time Student are currently provided at 24 CFR 5.403 and 24 CFR 5.612.

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

### **Description and Status**

This supporting activity is for the purpose of establishing 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 proposes the following minimum rents as part of its rent reform activity.

1. **Classic Program family** – the minimum rent will be \$25. This is lower than the current \$50 minimum rent. Because AHFC is limiting this population, and it is anticipated that these families will not have wage earners, staff felt that it was more reasonable to set a \$25 rate. AHFC does not require a waiver for this proposal.
2. **Step Program family** – the minimum rent will be \$100. Staff felt that this was a more reasonable minimum rent and prepared the family for the increase in their monthly rental obligation in year 2.

### **Changes or Modifications**

Disabled or Elderly Families are now called “Classic Program” families. Work-Able Families are now called “Step Program” families.

### **Authorization**

Public Housing – Attachment C, paragraph C.11. (no change)  
Housing Choice Voucher – Attachment C, paragraph D.2.a. (no change)

### **Requested Regulation Waiver**

HUD regulations at 24 CFR 5.630.

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

### **Description and Status**

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 proposes eliminating 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 the Administrative Section for a discussion of the hardship policy.

**Changes or Modifications**

No changes to this activity during this fiscal year.

**Authorization**

Public Housing – Attachment C, paragraph C.11. (no change)

Housing Choice Voucher – Attachment C, paragraph D.2.a. (no change)

**Requested Regulation Waiver**

Housing Choice Voucher - HUD regulations at 24 CFR 982.517.

Public Housing – HUD regulations at 24 CFR 960.253, 965.502 through 965.506, and 966.4.

Both – HUD regulations at 24 CFR 5.632.

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**2014-1d Family Self-Sufficiency Program****Description and Status**

An expansion of AHFC's current FSS Program to other AHFC public housing and voucher locations not currently served. Preliminarily, AHFC plans to offer the FSS Program to any work-able family that wishes to participate. Because of the limited number of FSS staff and wide geographic dispersion of AHFC programs, FSS staff may follow families telephonically.

Currently, AHFC is finalizing its program guidelines and manuals. AHFC plans to begin offering new enrollments and closing out old escrow accounts as staff transitions families to the new rent model.

**Changes or Modifications**

Amendment 2 to the FY2014 Moving to Work Plan was submitted to HUD on February 19, 2014.

**Authorization**

Attachment C, paragraph E. (no change)

**Requested Regulation Waiver**

HUD regulations at 24 CFR 984.

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

This supporting activity proposes waiving the annual requirement to offer a public housing family the choice of a flat or income-based rent. AHFC currently sets a market rent rate for its Public Housing units each year. This market rent is called the flat rent. If a family's income rises to a point where their required contribution would exceed the flat rent, AHFC offers the family the flat rent rate. With the implementation of time limits and subsidy steps, families will be allowed to keep any earnings over their required contribution. The need for a maximum rent cap is eliminated through the new proposed rent calculation method.

### **Changes or Modifications**

No changes to this activity during this fiscal year.

### **Authorization**

Attachment C, paragraph C.11. (no change)

### **Requested Regulation Waiver**

HUD regulations at 24 CFR 960.253.

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## **2014-1f Ineligible Noncitizen Proration**

### **Description and Status**

This supporting activity proposes 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 clients, 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.

### **Changes or Modifications**

No changes to this activity during this fiscal year.

### **Authorization**

Attachment C, paragraph C.4 and paragraph C.11. (no change)

Attachment C, paragraph D.2.a and D.3.a. (no change)

### **Requested Regulation Waiver**

HUD regulations at 24 CFR 5.520.

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

### **Description and Status**

This supporting activity proposes an alternate recertification schedule for families subject to rent reform activities. AHFC will continue to verify family composition on an annual basis for both Classic and Step Program populations. AHFC will be altering how it conducts its annual income certifications. AHFC will continue 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 will be moved to a triennial (every three years) examination schedule. In the no examination years for Public Housing, AHFC will continue to verify household composition and certify compliance with community service obligations.

- **Step Program** – these families will 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. AHFC will not conduct any additional income verification processes unless the family requests a hardship. Each year, AHFC will discuss the EIV report with the family, and the family will self-certify to its accuracy. AHFC will report those figures on the 50058.
- **Transitioning Current Clientele** – AHFC will conduct a full income examination at each family’s annual anniversary prior to transitioning the family to the new subsidy model. These families will be placed in the model in accordance with their current income level. For example, if a family is currently receiving 50 percent of the payment standard, they will enter the program at step three of the model. They will receive assistance for three years at the 50 percent level before transitioning to 40 percent in year 4 and then 30 percent in year 5.

### **Changes or Modifications**

No changes to this activity during this fiscal year.

### **Authorization**

Public Housing - Attachment C, paragraph C.4 and paragraph C.11. (no change)

Housing Choice Voucher - Attachment C, paragraph D.1.c, D.2.a, and D.3.b. (no change)

### **Requested Regulation Waiver**

Public Housing – HUD regulations at 24 CFR 960.257.

Housing Choice Voucher – HUD regulations at 24 CFR 982.516

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

### **Description and Status**

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

- Guidelines provided for income sources and which are included or excluded as part of a family’s annual income.
- Guidelines provided for determining an asset and when an asset becomes annual income. Activity 2010-2 does change the asset threshold.
- Guidelines provided for determining when a welfare benefit reduction affects annual income.

AHFC has waivers for the following regulations and plans to continue using the waiver.

- Activity 2010-1 sets a biennial examination schedule for elderly/disabled families. With the new model, families that qualify under this definition is expanded and will transition to a triennial schedule. See supporting Activity 2014-1h.
- Activity 2010-2 raising the asset threshold from \$5,000 to \$10,000.
- Activity 2010-3 eliminating the Earned Income Disallowance program for persons with disabilities and families engaging in work activities.

- Activity 2010-14 AHFC Alternate Forms allows AHFC to create its own forms for use in its activity. As policy is developed, it is anticipated that AHFC will be developing alternates to current HUD forms.
- Activity 2012-1 which raised the allowable voucher family contribution towards rent from 40 percent of monthly adjusted income to 50 percent of monthly adjusted income when leasing.

As part of this plan, AHFC is proposing the following waivers. Families that believe they will suffer a financial hardship due to the elimination of these allowances will be able to request a hardship (see the Administrative Section of this Plan).

- Elimination of the annual \$400 allowance for an elderly/disabled family.
- Elimination of the allowance of \$480 for each minor dependent in a household.
- Elimination of the medical allowance for out-of-pocket expenses for elderly/disabled families.
- Elimination of the handicap allowance for out-of-pocket expenses which 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.

### **Changes or Modifications**

No changes to this activity during this fiscal year.

### **Authorization**

Attachment C, paragraph C.4 and paragraph C.11. (no change)

Attachment C, paragraph D.2.a and D.3.a. (no change)

### **Requested Regulation Waiver**

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

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## **2014-1i Portability**

### **Description and Status**

This supporting activity proposes changes to AHFC's Housing Choice Voucher Administrative Plan regarding requirements that Step Program families must meet before allowing a family to port AHFC's voucher to another housing authority's jurisdiction. AHFC does not propose any changes to current HUD regulations regarding portability for Nonelderly Disabled (NED) Vouchers or Veterans Affairs Supportive Housing (VASH) Vouchers. AHFC will also continue to offer portability under current HUD regulations to all MTW tenant-based voucher holders that are classified as Classic Program.

AHFC does not plan to make any changes to the rules governing port-in vouchers, except to streamline the calculation of family income as specified in Activity 2014-1h. AHFC will continue to enforce the regulations regarding nonresident applicants under 24 CFR 982.353(c). AHFC will also continue to enforce the regulations regarding income

eligibility under 24 CFR 982.353(d). AHFC does not propose 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).

### **Changes or Modifications**

No changes to this activity during this fiscal year.

### **Authorization**

Housing Choice Voucher - Attachment C, paragraph D.1.g. (no change)

### **Requested Regulation Waiver**

Housing Choice Voucher – HUD regulations at 24 CFR 982.353

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## **2014-3 PBV Inspection Requirements**

### **Description and Status**

For project-based voucher (PBV) developments, AHFC would like 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 would like to base its initial and annual inspection requirement on the needs of each individual development. AHFC would reserve the right to inspect any time it suspects that the owner is not in compliance with Housing Quality 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 will detail the inspection requirements in the HAP Contract with each owner. AHFC would like to choose from the following options:

- Continue to conduct the initial and annual move-in inspection in accordance with its Housing Choice Voucher Administrative Plan.
- Allow owners with qualified staff to conduct the initial move-in and send the HUD-required forms to AHFC.

- Conduct annual reviews consisting of a sample of units that is consistent with its current quality assurance plan. The plan details the inspection universe and how units will be selected. This plan may include inspections conducted by AHFC's Internal Audit department.
- Allow quality assurance staff to substitute inspections conducted by its Internal Audit department for its annual inspection requirement. In some instances, Internal Audit inspects a far larger number of units than the quality assurance plan would specify.
- Determine any additional number and type of units that need to be inspected if quality assurance inspections fail. This number can vary widely if the units that fail are based in a particular building or spread throughout the development.
- Include PBV units as part of an area's annual quality assurance inspection plan. For smaller developments in small communities, AHFC is more intimately acquainted with the building, its owner, and its tenants.

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 which includes unit inspections. AHFC's quality assurance staff will review Internal Audit's findings and consider those inspections as part of its inspection universe.

**Changes or Modifications**

No changes to this activity during this fiscal year.

**Metrics, Baselines, Benchmarks**

AHFC will measure the success of this activity by analyzing the number of failed inspections at PBV properties as a percentage of the inspections conducted in a particular period.

- The baseline is zero as PBV units are new (both developments were constructed in 2012) to AHFC's portfolio.
- AHFC will count the number of inspections conducted during the period under review. AHFC will look at the number of failed inspections as a percentage of the total inspections at a particular development. AHFC will also examine the types and severity of fails to see if they are owner or tenant caused.
- AHFC will increase its inspection requirements if a property experiences more than a 20 percent fail rate for major fail items.

AHFC will examine its computer records to determine the number of move-in, annual, complaint, and quality assurance inspections at each PBV property. AHFC will also review the number of failed inspections, the types of fails (minor or major), and the owner's responsiveness to the failed inspections.

**CE #1: Agency Cost Savings**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	0	0		

AHFC anticipates that this will be a revenue neutral activity as staff will still perform inspections whether it be voucher, audit, or quality assurance staff.



## CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	0	0		

AHFC anticipates that this activity will not result in time savings as staff will still perform inspections whether it be voucher, audit, or quality assurance staff.

## CE #3: Decrease in Error Rate of Task Execution

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	0	0		

AHFC does not have errors for completion of annual or quality assurance inspections. All are completed as required, and AHFC does not anticipate that this will change.

## Authorization

Attachment C, paragraph D.5 and paragraph D.7.d. (no change)

## Requested Regulation Waiver

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

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## 2014-4 Mountain View and San Roberto Development

### Description and Status

AHFC will use its MTW funds and its development expertise to support affordable housing acquisition and development. AHFC will also pursue disposition and redevelopment of its current Public Housing portfolio through its subsidiary entity, Alaska Corporation for Affordable Housing (ACAH).

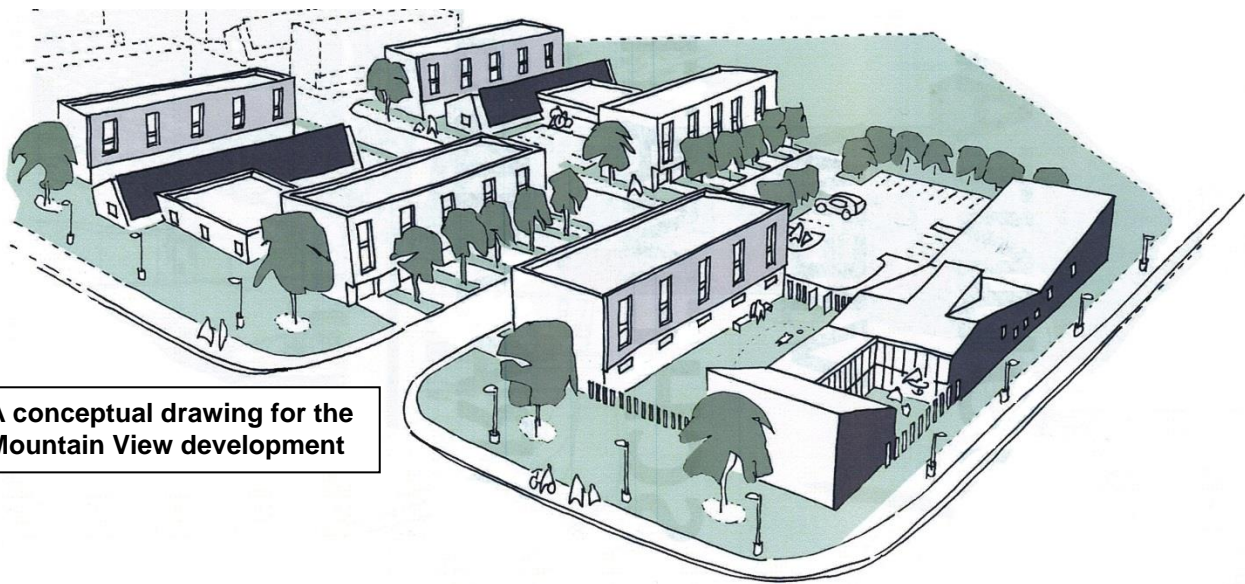
An architectural rendering of the proposed development at Mountain View is shown below. The development will contain:

- A community center
- Four buildings containing a total of 20 units for seniors
- Ten family buildings containing 50 two-bedroom units

- Several recreation and play areas
- On-site parking

**Changes or Modifications**

AHFC’s disposition application was approved by HUD’s SAC office to demolish 16 units on San Roberto Avenue in Anchorage and rebuild 18 units of affordable housing. Letters have been sent to the current residents to begin the relocation process.



**A conceptual drawing for the Mountain View development**

**Metrics, Baselines, Benchmarks**

**CE #4: Increase in Resources Leveraged**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (in dollars). This number may be zero.	Expected amount leveraged after implementation of the activity (in dollars).	Actual amount leveraged after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

Preliminary data will be available in the FY2015 Annual Report.

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Add new units of housing for seniors at or below 80 percent of area median income.	Zero	20 new units in Mountain View	pending	Pending

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Add new units of housing for families at or below 80 percent of area median income.	Zero	50 new units in Mountain View	Pending	Pending
Add new units of housing for families at or below 80 percent of area median income.	16 public housing family units on San Roberto Avenue	18 new units on San Roberto Avenue	Pending	Pending

### HC #2: Units of Housing Preserved

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase). If units reach a specific type of household, give that type in this box.	16 units of family housing at 80 percent of area median income	16 units of family housing at 50 percent of area median income		

### HC #5: Increase in Resident Mobility

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	70		

This data is for Ridgeline Terrace only. This is a new construction development consisting of 70 units; 20 units are reserved for elderly/disabled families and 50 units are reserved for families. These units will be a combination of project-based vouchers, tax credit, and market rate rental units.

#### Authorization

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

## B. Not Yet Implemented

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### 2010-10 Use of HCV Program for Persons with Disabilities

#### Description and Status

Exploration of alternate methods of providing housing assistance for persons with disabilities. Currently, AHFC offers the following voucher types using its MTW Block Grant. These are largely carryovers from earlier HUD voucher offerings.

- Anchorage reserves 20 vouchers for Chronically Mentally Ill (ACMI) individuals referred through Anchorage Community Mental Health Services.
- Statewide, 96 vouchers (DIS-SW) are reserved for persons with disabilities. This is a set aside of MTW vouchers for this population.
- Statewide, AHFC had reserved 20 vouchers for persons with qualified Medicaid waivers. This waiting list was recently closed in anticipation of a new statewide waiting list initiative (see below).

#### Implementation Plan and Timeline

AHFC is currently in discussions with the State of Alaska Department of Health and Social Services to group all these vouchers into one set aside and serve a population that will be referred by an appropriate agency serving persons with disabilities. The hope is to tie supportive services to the rental assistance to help ensure long-term success.

#### Changes or Modifications

Changes in the administration of these vouchers will be changed once the Memorandum of Agreement is signed with Department of Health and Social Services.

#### Original Benchmarks

Metric	Baseline	Benchmark	Outcome
Increase housing opportunities for special needs populations	37 families per year	37 families per year	As of 06/30/2013: QMV – 20 families leased ACMI – 11 families leased DIS-SW – 79 families leased

AHFC anticipates changing these benchmarks and metrics once the target population is identified, and the agreement is finalized.

#### Authorization and Changes to Authorization

Attachment C, paragraph D.3 and D.4 (no change)

## C. On Hold

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

#### Description and Status

Project-base vouchers for no longer than 24 months in transitional housing that serves homeless populations. AHFC is serving part of the homeless population through its Prisoner

Re-Entry (Activity 2010-9), Youth Aging Out of Foster Care (2013-1) and Empowering Choice Housing Program (2013-2).

**Reason for Hold**

AHFC has not pursued project-based vouchers in a transitional facility as AHFC has not had excess funds in its Voucher Program to fund these vouchers. Activity is still in development.

**Implementation Plan and Timeline**

None at this time. Once AHFC is able to operate its voucher program with a loss, AHFC will again explore this activity.

**Changes or Modifications**

No changes to this activity during this fiscal year.

**Authorization and Changes to Authorization**

Attachment C, paragraph B.4 (no change)

**Regulation Citation**

24 CFR 983.53

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**2010-13 Homeownership Program**

**Description and Status**

Offer down payment assistance in lieu of a monthly HAP payment.

AHFC currently has 41 homeowners receiving assistance for homeownership under a HAP plan. AHFC suspended applications for this program in 2008, when administrative costs exceeded budget authority. The Board of Directors approved the permanent closure on March 9, 2011.

**Reason for Hold**

Further development of this activity is tied to future leasing rates and available funds. Staff is also exploring the possibility of other funding sources that may be available to fund the down payment while using MTW funds to cover the administrative cost. Activity is on hold.

**Implementation Plan and Timeline**

None at this time. Once AHFC is able to operate its voucher program with a loss, AHFC will again explore this activity.

**Changes or Modifications**

No changes to this activity during this fiscal year.

### Original Benchmarks

Metric	Baseline	Benchmark	Outcome
Reduce administrative costs of the homeownership program.	\$6,250 per participant	\$1,562 per participant	Lack of available funds has postponed implementation.

### Authorization and Changes to Authorization

Attachment C, paragraph D.8.a (no change)

### Regulation Citation

24 CFR 982.625

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## 2012-3 Waiver of Automatic Termination of HAP Contract

### Description and Status

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.

### Reason for Hold

Staff was gathering statistics to see how many families would be affected by the shortened time frame. This activity will be closed for work-able families as AHFC's reasonable rent plan (Activity 2014-1) implements a time-limited program.

Staff has not discussed what will happen if a family under the elderly/disabled classification goes to zero HAP. AHFC does not currently have any families under that designation that would be in that situation.

### Implementation Plan and Timeline

Staff will continue to monitor this possibility as families transition to rent reform. Any proposed action that would end voucher assistance outside of regulations will go out for public comment before it is implemented.

### Changes or Modifications

No changes to this activity during this fiscal year.

### Authorization and Changes to Authorization

Attachment C, paragraph D.1.a and paragraph D.2.d. (no change)

### Regulation Citation

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

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

### **Description and Status**

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.

AHFC will still conduct its standard screening criteria in accordance with its Housing Choice Voucher Administrative Plan before admitting any family to the PBV Program. AHFC also plans to certify eligible citizenship status for each family member. AHFC will compare information received on the TIC form with reports from the Enterprise Income Verification (EIV) system and review for discrepancies. Discrepancies will continue to be resolved directly with the family.

For new admissions, AHFC will continue to require that the partner agency provide both the TIC sheet and income verifications used so that AHFC can verify accurate and complete income examinations as well as verifying income eligibility for the PBV program.

### **Reason for Hold**

AHFC began talks with the operator for its project-based vouchers and discovered a few calculation and procedural points that will need to be resolved before this activity can move forward. AHFC and the operator are also considering moving these project-based vouchers under its rent reform activity.

### **Implementation Plan and Timeline**

Staff will continue discussions with the operator and conduct an impact analysis on current project-based voucher families.

### **Changes or Modifications**

No changes to this activity during this fiscal year.

### **Authorization and Changes to Authorization**

Attachment C, paragraph D.2.a. and paragraph D.3. (no change)

### **Requested Regulation Waiver**

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

## D. Closed Out

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### 2010-1 Reexamination of Income

#### Description and Status

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

This activity was implemented by staff 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.

#### Reason for Closure and Year Closed

This activity is closed as AHFC's reasonable rent plan implements an alternate annual family income calculation. This activity has been incorporated into MTW Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative. This activity is completed.

#### Metrics, Baselines, Benchmarks

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.).

#### Authorization

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

#### Regulation Citation

24 CFR 960.257

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### 2010-4 Rent Simplification

#### Description and Status

Alternate rent structure. This activity began with non-MTW activity Interim Reexamination Policy and MTW activities 2010-2 and 2010-3. AHFC has proposed its Reasonable Rent and Family Self-Sufficiency Activity in this plan as Activity 2014-1. This activity is now closed.



**Reason for Closure and Year Closed**

This activity was closed in the FY2013 MTW Report for the period ending June 30, 2013.

**Authorization and Changes to Authorization**

Attachment C, paragraph C.11 and paragraph D.2.a (no change)

**Regulation Citation**

24 CFR 5.609

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**2010-8 Live-In Aides****Description and Status**

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.

**Reason for Closure and Year Closed**

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

**Authorization and Changes to Authorization**

Attachment C, paragraph D.4 (no change)

**Regulation Citation**

24 CFR 982.316

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**2010-12 Local Preferences****Description and Status**

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

**Reason for Closure and Year Closed**

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 continues to honor those families who applied for a preference-based waiting list. Because AHFC is exhausting those lists, this activity is no longer necessary. This activity is closed.

**Authorization and Changes to Authorization**

Attachment C, paragraph C.2 (no change)

**Regulation Citation**

24 CFR 982.205

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

### **Description and Status**

Using HUD forms as a base, develop customized AHFC forms to coincide with MTW activities. All custom forms are forwarded to the MTW coordinator for review. The following forms were created during this fiscal year to coincide with rent reform activities:

- AHFC MTW Voucher (form V765) – based on the HUD-52646, removed the statement regarding family contribution at 30 percent of adjusted monthly income.
- Authorization for the Release of Information/Privacy Act Notice (form VF200EIV) – based on the HUD-9886, extends the expiration time from 15 months to 60 months. Will be used only for public housing and housing choice voucher clients.

### **Reason for Closure and Year Closed**

As suggested by HUD, this activity is closed with the publication of this plan year. AHFC will continue to develop forms for implementation of rent reform activities that are based on HUD forms and will identify those needed forms as part of each activity.

### **Changes or Modifications**

No changes to this activity during this fiscal year.

### **Authorization and Changes to Authorization**

Attachment C, paragraph D.1 (no change)

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

### **Description and Status**

Serve additional families through a program that mirrors the Voucher Program with savings from HAP efficiencies.

### **Reason for Closure and Year Closed**

After advice from the MTW office in 2011, AHFC discovered this was a two-part process. As each opportunity is identified, AHFC will seek individual approval. This activity is closed.

### **Authorization and Changes to Authorization**

Attachment D signed by HUD on January 30, 2012

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## **2013-3 Income Limits**

### **Description and Status**

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.

### **Reason for Closure and Year Closed**

This activity has been incorporated into MTW Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative. With the implementation of time limits for work-able families and

set asides for vulnerable populations, AHFC feels it has addressed the need for affordable housing for its poorest families.

### Authorization and Changes to Authorization

Attachment C of the MTW Agreement, paragraph C.5 (Public Housing admission) (no change)  
Attachment C of the MTW Agreement, paragraph D.3 (Housing Choice Voucher admission) (no change)

### 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 currently meets that target; see statistics in section VI of this report.

## V. MTW SOURCES AND USES OF FUNDS

### A. Estimated Sources of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	6,409,691.08
70600	HUD PHA Operating Grants	45,943,605.51
70610	Capital Grants	255,250.00
70700 (70710 + 70720 + 70730 + 70740 + 70750)	Total Fee Revenue	0.00
71100+72000	Interest Income	8,361.83
71600	Gain or Loss on Sale of Capital Assets	10,309.69
71200 + 71300 + 71310 + 71400 + 71500	Other Income	423,813.65
<b>70000</b>	<b>Total Revenue</b>	<b>53,051,031.76</b>

### B. Estimated Uses of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100 + 91200 + 91400 + 91500 + 91600 + 91700 + 91800 + 91900)	Total Operating - Administrative	8,128,281.81
91300 + 91310 + 92000	Management Fee Expense	2,365,051.50
91810	Allocated Overhead	0.00
92500 (92100 + 92200 + 92300 + 92400)	Total Tenant Services	291,130.97
93000 (93100 + 93600 + 93200 + 93300 + 93400 + 93800)	Total Utilities	3,560,614.31
93500 + 93700	Labor	0.00
94000 (94100 + 94200 + 94300 + 94500)	Total Ordinary Maintenance	4,961,721.87
95000 (95100 + 95200 + 95300 + 95500)	Total Protective Services	7,209.60
96100 (96110 + 96120 + 96130 + 96140)	Total insurance Premiums	956,128.50
96000 (96200 + 96210 + 96300 + 96400 + 96500 + 96600 + 96800)	Total Other General Expenses	383,789.17
96700 (96710 + 96720 + 96730)	Total Interest Expense and Amortization Cost	1,589.76

FDS Line Item	FDS Line Item Name	Dollar Amount
97100 + 97200	Total Extraordinary Maintenance	13,542.47
97300 + 97350	Housing Assistance Payments + HAP Portability-In	30,787,803.00
97400	Depreciation Expense	5,514,076.80
97500 + 97600 + 97700 + 97800	All Other Expenses	12,936.83
<b>90000</b>	<b>Total Expenses</b>	<b>56,983,876.59</b>

Removing the Depreciation Expense line from the Estimated Uses Table shows AHFC with a slight profit. Any profits will be placed into the MTW Reserves account.

**C. Activities Using Only MTW Single Fund Flexibility**

N/A.

**D. Local Asset Management Plan**

Is the PHA allocating costs within statute?

Is the PHA implementing a local asset management plan (LAMP)?

Has the PHA provided a LAMP in the appendix?

Yes	or	<input type="checkbox"/>
<input type="checkbox"/>	or	No
<input type="checkbox"/>	or	No

**VI. ADMINISTRATIVE**

- A. Board Resolution and Certification of Compliance
- B. Public Review Process
- C. PHA Evaluations
- D. Appendix Items
  - 1. Replacement Housing Factor (RHF) Plan
  - 2. Hardship Policy and Process
  - 3. Non-MTW Activities
- E. Annual Statement/Performance and Evaluation Report
  - 1. AK06R001501-06 = 507
  - 2. AK06R001501-07 = 508
  - 3. AK06R001502-07 = 508
  - 4. AK06R001501-08 = 509
  - 5. AK06R001501-09 = 510
  - 6. AK06P001501-10 = 511
  - 7. AK06R001501-10 = 511
  - 8. AK06R001502-10 = 511
  - 9. AK06P001501-11 = 512
  - 10. AK06R001502-11 = 512
  - 11. AK06P001501-12 = 513
  - 12. AK06R001501-12 = 513
  - 13. AK06R001502-12 = 513
  - 14. AK06P001501-13 = 514
  - 15. AK06R001501-13 = 514

16. AK06R001502-13 = 514
17. AK06P001501-14 = 515
18. AK06R001501-14 = 515
19. AK06R001502-14 = 515

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## A.1 Board Resolution

### ALASKA HOUSING FINANCE CORPORATION RESOLUTION NO. 2014-22

#### RESOLUTION OF THE BOARD OF DIRECTORS ALASKA HOUSING FINANCE CORPORATION APPROVAL OF THE STATE FISCAL YEAR 2015 MOVING TO WORK PLAN

**WHEREAS**, the Alaska Housing Finance Corporation, a statewide public housing agency, developed its Public Housing Division Moving to Work (MTW) Plan in compliance with the June 24, 2008 Moving to Work Agreement executed by the U.S. Department of Housing and Urban Development (HUD) and AHFC; and

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

**WHEREAS**, the scope of the plan 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 as expressly outlined in the MTW Agreement; and

**WHEREAS**, in accordance with the MTW Agreement, a draft plan was published on April 7, 2014 allowing for a 30-day comment period with a public hearing held on April 29, 2014; and

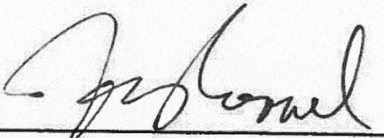
**WHEREAS**, AHFC invited comment through notices posted in AHFC offices and on its website, notices sent via computer list-serves to partner agencies, and notices in the *Anchorage Daily News*, *Fairbanks News Miner*, and *Juneau Empire*; and

**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.

This resolution shall take effect immediately.

PASSED AND APPROVED this 14th day of May, 2014.

  
\_\_\_\_\_  
Frank Roppel, Chair  
Board of Directors

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## A.2 Certifications of Compliance

OMB Control Number: 2577-0216  
Expiration Date: 05/31/2016

### Annual Moving to Work Plan Certifications of Compliance

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

#### **Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan\***

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2014, 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:

1. The 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 PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The 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.
3. The 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.
4. The 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.
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.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The 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.
10. The 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 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The 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

Attachment B

1

- restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. The 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.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
  15. The 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 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.
  16. With respect to public housing the 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.
  17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
  20. The 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.
  21. 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 PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Alaska Housing Finance Corporation (AHFC)  
PHA Name

AK001 / AK901  
PHA Number/HA Code

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 (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Franklin C. Roppel  
Name of Authorized Official

Chair  
Title

  
\_\_\_\_\_  
Signature

May 14 2014  
\_\_\_\_\_  
Date

\*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.



## B. Public Review Process

Alaska Housing Finance Corporation published a public notice seeking comment on the FY2015 Annual Plan in the *Anchorage Daily News*, *Juneau Empire*, and *Fairbanks News Miner* on April 6, 2014. In addition, AHFC published the public comment notice on its web site. There were no written public comments received.

### Anchorage Daily News Proof of Ad

268423  
0000986603  
\$ 239.06

## AFFIDAVIT OF PUBLICATION

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

Joleesa Stepetin  
being first duly sworn on oath deposes and says that he 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

April 06, 2014

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

Joleesa Stepetin

Subscribed and sworn to before me  
this 7th day of April, 2014

Britney Thompson

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

5/18/15

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

The public is invited to participate in a public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2015 Moving to Work (MTW) Plan.

The Plan is available on the AHFC website at [www.ahfc.us](http://www.ahfc.us). From the "Home" page, click on the "Notices" link (at the bottom). On the left side, the plan is available under the "Public Hearings" or "Requests for Comments" links. 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.

AHFC provides for a 30 day public comment period and welcomes community input. Written comments will be accepted until **12:00 Noon, May 5, 2014**. Please submit comments to [pstantor@ahfc.us](mailto:pstantor@ahfc.us) or mail to:

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

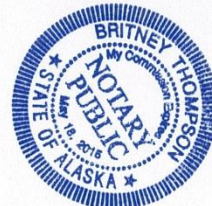
AHFC has scheduled a public hearing to accept public comments on both Plans. Individuals unable to attend the hearing in person may participate by telephone. Please dial 1-877-666-4493; the "access code" to the hearing is 924142864. The hearing is scheduled for:

**Tuesday, April 29, 2014, 4:00-6:00 p.m.**  
AHFC Board Room  
4300 Boniface Parkway, Anchorage

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

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 three business days prior to the scheduled meeting date to arrange an accommodation.

Published: April 6, 2014



17237  
Public Comment and Hearing Notice  
Alaska Housing Finance Corporation  
Moving to Work Plan

AFFP  
17237Public Comment and Hearin

The public is invited to participate in a public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2015 Moving to Work (MTW) Plan.

### Affidavit of Publication

UNITED STATES OF AMERICA }  
STATE OF ALASKA } SS.  
FOURTH DISTRICT }

The Plan is available on the AHFC website at [www.ahfc.us](http://www.ahfc.us). From the "Home" page, click on the "Notices" link (at the bottom). On the left side, the plan is available under the "Public Hearings" or "Requests for Comments" links. 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.

Before me, the undersigned, a notary public, this day personally appeared E. Sum-Yee Lai, who, being first duly sworn, according to law, says that he/she is an Advertising Clerk of the Fairbanks Daily News-Miner, a newspaper (i) published in newspaper format, (ii) distributed daily more than 50 weeks per year, (iii) with a total circulation of more than 500 and more than 10% of the population of the Fourth Judicial District, (iv) holding a second class mailing permit from the United States Postal Service, (v) not published primarily to distribute advertising, and (vi) not intended for a particular professional or occupational group. The advertisement which is attached is a true copy of the advertisement published in said paper on the following day(s):

AHFC provides for a 30 day public comment period and welcomes community input. Written comments will be accepted until 12:00 Noon, May 5, 2014. Please submit comments to [pstantor@ahfc.us](mailto:pstantor@ahfc.us) or mail to:

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

April 09, 2014

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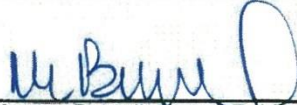
and that the rate charged thereon is not excess of the rate charged private individuals, with the usual discounts.



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

Advertising Clerk

Subscribed to and sworn to me this 9th day of April 2014.



Marena Burnell, Notary Public in and for the State Alaska.

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 three business days prior to the scheduled meeting date to arrange an accommodation.

My commission expires: December 07, 2017

Publish: April 9, 2014

00004229 00017237

PAULA GRABER  
ALASKA HOUSING FINANCE CORP  
PO BOX 100320  
ANCHORAGE, AK 99510

NOTARY PUBLIC  
M. BURNELL  
STATE OF ALASKA  
My commission Expires December 7, 20\_\_\_\_

# Affidavit of Publication

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

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

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Tuesday, April 29, 2014, 4:00-6:00 p.m.  
AHFC Board Room  
4300 Boniface Parkway, Anchorage

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United States of America

Ad #: 158987

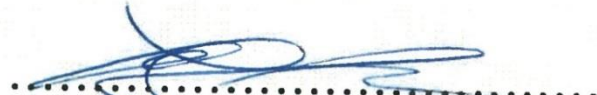
State of Alaska  
First Division

Legal #  
Account #11100176

I, Alexis Cropley, being first duly sworn, oath, depose, and say that I am the Principle Clerk of the JUNEAU EMPIRE, a newspaper of general circulation, published in the city of Juneau, State of Alaska; that the publication was published in said newspaper and on [www.juneauempire.com](http://www.juneauempire.com), the online edition, on the 8<sup>th</sup>, of April 2014 and thereafter for 0 additional day(s), the last date of publication being April 8, 2014



.....  
Subscribed and sworn to before me this  
April 15<sup>th</sup>, 2014



.....  
Notary Public in and for the State of Alaska.



Alaska Housing Finance Corporation held a public hearing on April 29, 2014. The following members of the Alaska Housing Finance Corporation Resident Advisory Board attended the hearing either in person or telephonically: Lisa Birge, Alberta Bulacan, Ronny Caton, Victoria Garcia, Gina Hoyt, Dolly Lamont, Ronald Mallott, Billie Meisinger, and Sean Reilly.

Michael Courtney, PHD Director of Housing Operations, conducted the hearing.

**Ronald Mallott, Resident Advisory Board Member, commented:**

Mr. Mallott commented that there seemed to be limited parking at AHFC's planned development in Mountain View. He questioned whether there would be enough parking for residents. Mr. Mallott was concerned as some of the units are designated for seniors, and he said that seniors would need to be able to park their vehicles on site as walking can be an issue.

Mr. Mallott was also concerned that AHFC had approved permanent closure of the homeownership program. He stated that homeownership is a dream of many families, and closing the program takes away hope from families with limited financial resources.

**AHFC responded:**

AHFC thanks Mr. Mallott for his comments. Mr. Courtney clarified that the drawing shown was a conceptual drawing of the new development, and plans for the final development were still in the planning stages. AHFC is planning on having some units with garages in addition to parking spaces. Mr. Courtney added that any parking for the new development would be in compliance with Anchorage Municipal Code requirements.

Mr. Courtney clarified that AHFC did not permanently close the homeownership program. He said that the individuals that were participating in the program are still in the program. He also clarified that AHFC has another option for homeownership that it is considering, but funds are not yet available.

**Sean Reilly, Resident Advisory Board Member, commented:**

Mr. Reilly began his comments with a discussion of the difficulty of finding a job when he and his family first moved to Alaska. He said that if AHFC institutes any type of work program, especially in Fairbanks, that AHFC should consider that the cost of living is high and individuals may have a hard time being self-sufficient with a minimum wage job. Mr. Reilly suggested that AHFC investigate a program that will give a preference to individuals seeking self-sufficiency.

Mr. Reilly was further concerned about people who would be leaving the voucher program and then have to get back on the voucher program because they were not yet self-sufficient. Mr. Reilly also said that sometimes families face additional costs that they can't pay for, and they need housing assistance.

Mr. Reilly suggested that AHFC should create more efficiencies by using e-mail to save people from having to travel to AHFC to report changes. He suggested making forms available so that people could fill them out and e-mail them in.

Lastly, Mr. Reilly stated that when he and his wife moved to Fairbanks they were limited in their choice of available housing. He also feels that energy efficient housing with energy efficient systems are important because the cost of heating is high in Alaska.

**AHFC responded:**

AHFC thanks Mr. Reilly for his comments. Mr. Courtney discussed AHFC's rent reform philosophy and also mentioned that AHFC is working toward partnering with resource agencies around the state to help its clientele get the resources they need.

Mr. Courtney clarified that AHFC is not prohibiting families that need additional assistance from applying again for rental assistance. Those families that need to apply for additional assistance will be eligible to apply for open waiting lists once their rental assistance has ended.

He also mentioned that AHFC is trying alternatives to reduce the reporting burden on families such as moving elderly and disabled families to triennial examinations and sending mail-out packages rather than requiring appointments.

Lastly, Mr. Courtney stated that AHFC was aware of the lack of affordable housing in Fairbanks and the high energy costs. He clarified that AHFC is one of the leading agencies in the United States for promoting energy efficiency and high efficiency developments. In AHFC's public housing units, our modernization efforts focus on installing more efficient heating, hot water, and lighting systems. Mr. Courtney did add that for the private market, we have a limited role as each owner must decide to invest in energy efficient products in their units.

**Lisa Birge, Resident Advisory Board Member, commented:**

Ms. Birge had several questions about how families would be eligible to re-apply once they had completed their first five years of assistance. She also asked if this means that AHFC's waiting lists are going to be moving quicker.

Ms. Birge stated that although the limited time periods are a little scary for some families, she is excited by the changes. She feels that this is the push that some families will need to move to work and self-sufficiency. She is pleased with the changes.

**AHFC responded:**

AHFC thanks Ms. Birge for her comments. Mr. Courtney answered Ms. Birge's questions. He also stated that one of the guiding principles for creating shortened periods of rental assistance was to allow families that have been waiting for extraordinarily long times to have an opportunity to receive rental assistance.

**Dolly Lamont, Resident Advisory Board Member, commented:**

Ms. Lamont had several questions regarding how the Step Program rents were going to work. Ms. Lamont then stated that she was concerned because she felt some people would be unable to work because of their criminal record or a learning disability. She stated that AHFC should consider if someone has a learning disability.

Ms. Lamont also had additional questions about what types of disabilities would exempt someone under the Step Program. She also had questions about whether providing care for someone would exempt them from the Step Program.

Lastly, Ms. Lamont had questions regarding the notice she must give to AHFC to vacate her unit, and how much notice time is required.

**AHFC responded:**

AHFC thanks Ms. Lamont for her comments. Mr. Courtney clarified that AHFC does have the Classic Program for families with adults that are either elders or persons with a disability. Mr. Courtney also referenced AHFC's Bridge Policy for those families that had special circumstances.

Mr. Courtney stated that AHFC does not have a specific list of disabilities or conditions that would exempt a person from the Step Program. He stated that AHFC does have a process that a person can use to be qualified as a person with a disability under AHFC's program. He referred Ms. Lamont to her local AHFC office for assistance with the process. Mr. Courtney did clarify with Ms. Lamont that all adults in a household would need to be elderly or a person with a disability to be exempt from the Step Program.

Mr. Courtney stated that AHFC complies with Alaska Landlord-Tenant Law, and a proper notice under those rules is required to avoid having to pay an extra month's rent. Mr. Courtney encouraged Ms. Lamont to contact Alaska Legal Services for legal advice on her specific questions.

**Gina Hoyt, Resident Advisory Board Member, commented:**

Ms. Hoyt questioned if AHFC had any programs for persons who needed to get their professional license and were unable to pay for it. She questioned whether AHFC could help pay for it, or if AHFC had money for persons who wanted to take courses at the university.

**AHFC responded:**

AHFC thanks Ms. Hoyt for her comments. Mr. Courtney replied that AHFC does have a small scholarship program that it offers each year to AHFC participating families. He referred Ms. Hoyt to her local AHFC office to get details.

**Ronny Caton, Resident Advisory Board Member, commented:**

Ms. Caton asked if AHFC had a program that helped people pay for their move to other cities or states when they had a voucher.

**AHFC responded:**

AHFC thanks Ms. Caton for her comments. Mr. Courtney stated that AHFC does not pay for moving expenses for voucher families. He referred Ms. Caton to her local AHFC office to get answers to her specific questions about moving her voucher to another state.

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## C. PHA Evaluations

None.

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### D.1 Replacement Housing Factor (RHF) Plan

#### First Increment Funding

Alaska Housing Finance Corporation (AHFC) has received first increment Replacement Housing Factor (RHF) funds from HUD's Federal Fiscal Year (FFY) 2006 appropriation and expects to continue to receive RHF funding. AHFC intends to combine the RHF funds received into the MTW Block Grant, be eligible for the second increment of RHF Funds, and utilize these RHF funds pursuant to one of three options of AHFC's Amended MTW Agreement. AHFC needs to accumulate the RHF grants in order to have sufficient funds to develop new affordable housing units. The subject grants are:

FFY Grant Year	Grant Number	Amount
2006	AK06R001501-06	\$ 176,769
2007	AK06R001501-07	\$ 155,875
2008	AK06R001501-08	\$ 53,245
2009	AK06R001501-09	\$ 42,130
2010	AK06R001501-10	\$ 82,805
<b>Total</b>		<b>\$ 510,824</b>

This funding will be used to fill gaps in financing as needed to develop affordable housing units at the following scattered that are currently owned by AHFC and located in Anchorage, Alaska. AHFC will ensure that the requisite number of affordable housing units required under the "Proportionality Test" will be developed. AHFC plans to commit RHF funds to develop up to 16 affordable housing rental units at development sites listed below:

#### Central Terrace

It is AHFC's understanding from the information posted on the HUD Capital Fund webpage that the obligation end date for these funds will be October 29, 2012 and the disbursement end date will be October 29, 2014. AHFC will develop new units in accordance with the requirements found in AHFC's MTW Agreement.

AHFC confirms that its Amended FY2012 MTW Annual Plan was submitted to HUD on November 23, 2011. AHFC is in compliance with the obligation and expenditure deadlines on all of its Capital Fund Grants and is current on its LOCCS reporting.

#### Second Increment Funding

AHFC has received second increment Replacement Housing Factor (RHF) funds. AHFC intends to combine the RHF funds received into the MTW Block Grant and utilize these RHF funds pursuant to one of three options of AHFC's Amended MTW Agreement. AHFC needs to accumulate the RHF grants in order to have sufficient funds to develop new affordable housing units.

The subject grants are:

FFY Grant Year	Grant Number	Amount
2006	AK06R001502-06	\$ 3,719
2007	AK06R001502-07	\$ 4,319
2008		\$ 0.00
2009	AK06R001502-09	\$ 53,111
2010	AK06R001502-10	\$ 89,738
<b>Total</b>		<b>\$ 150,887</b>

This funding will be used to fill gaps in financing as needed to develop affordable housing units at the following scattered sites that are currently owned by AHFC and located in Anchorage, Alaska. AHFC will ensure that the requisite number of affordable housing units required under the “Proportionality Test” will be developed. AHFC plans to commit RHF funds to develop up to 16 affordable housing rental units.

### **Anchorage Area AMP 271 and 274 (Central Terrace, Fairmount, and New Willows)**

It is AHFC’s understanding from the information posted on the HUD Capital Fund webpage that the obligation end date for these funds will be October 29, 2012 and the disbursement end date will be October 29, 2014. AHFC will develop new units in accordance with the requirements found in AHFC’s MTW Agreement.

AHFC confirms that its Amended FY 2012 MTW Annual Plan was submitted to HUD on November 23, 2011. AHFC is in compliance with the obligation and expenditure deadlines on all of its Capital Fund Grants and is current on its LOCCS reporting.

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## **D.2 Hardship Policy and Process**

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 this overall 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.

Each of these hardship policies is summarized below.

### **1. Bridge Policy**

The Bridge Policy is designed to address hardships that occur due to extraordinary financial situations. In order to qualify for a Bridge hardship:

1. The family must have an extraordinary change in life circumstances that significantly impacts the family’s income; AND



2. The hardship must be of long-term duration (anticipated to last at least 90 days); AND
3. The hardship event must cause the family to experience a shelter burden in excess of 50 percent of gross or adjusted monthly income.

In addition, all families must:

1. Be in compliance with AHFC policies (including completion of a financial literacy course); AND
2. Submit a hardship request with appropriate documentation.

### **1.1 Shelter Burden**

Shelter burden is calculated by adding any allowance for tenant-paid utilities to the unit's contract rent, then subtracting AHFC's portion and dividing the result by the family's gross or adjusted monthly income. Adjusted income will only be considered if the family's need is based upon medical, disability, or child care expenses for which they would have been eligible for deductions prior to rent reform. Any gross rent that exceeds the family's applicable payment standard is the family's responsibility to pay and is not included when calculating the shelter burden.

### **1.2 Hardship Requests**

All families will be advised of the availability of the Bridge Process at initial and regular examinations and at voucher briefing classes. Families must submit a request to begin the Bridge Process. The request collects the necessary information to enable the Bridge Committee to review the family's request. This includes:

- The family's current income and asset information;
- A description of the circumstances resulting in the hardship;
- Steps the family has taken to meet their financial needs;
- An explanation of what the family is seeking from the Bridge Committee; and
- Family-provided documentation to verify the circumstances presented in the request.

#### **1.2.1 Local AHFC Office**

Local AHFC offices will collect hardship requests from families and provide information and assistance with the process. Local offices will also offer families counseling, referrals, and information about available community resources to assist families.

#### **1.2.2 Request Preliminary Review**

The Director of Housing Operations or designee will complete a preliminary review of the family's request. The review will determine whether the request:

- Meets the Bridge minimum qualifications and will go forward to the Bridge Committee
- Can be addressed through other avenues available to AHFC outside of the Bridge Policy

AHFC will provide a written determination regarding the outcome of the Preliminary Review within ten (10) business days of the local office's receipt of the request. The notice will contain the following information:

- A brief statement regarding the outcome of the review and reason for the determination
- A statement advising the family of their options should they disagree with the determination
- An estimated timeframe for the next meeting of the Bridge Committee

### **1.2.3 Request Preliminary Review**

Families that meet the qualifying criteria for the Bridge Process and disagree with the Preliminary Review decision have the following options.

- They may request their Bridge Hardship Request be presented to the Bridge Committee for a final decision;
- They may submit any additional information they wish the Bridge Committee to consider in their decision. Their written request as well as any additional information the family would like the Bridge Committee to consider must be postmarked or received by AHFC within ten calendar days of the date of the Preliminary Review written decision;
- if the Preliminary Review determination was that the family's Bridge Hardship Request did not meet qualify as a hardship, should the Bridge Committee uphold the determination, the family will be required to pay AHFC back any difference in rent or housing assistance paid on their behalf due to temporary adjustments applied while they awaited the Bridge Committee's decision.

### **1.3 Central Office Process**

The Central Office is responsible for scheduling the Bridge Committee and assembling the documentation for the Committee to review. AHFC will assemble packets containing the following information for the Committee:

- A family biography containing a breakdown of minors and adults,
- The family's admission date,
- The family's classification,
- The family's gross income at admission, at the last examination, and at the time of request,
- Facts regarding the family's participation in any Family Self-Sufficiency activities, and
- The family's hardship request and supporting documentation.

All personal and identifying information will be redacted from the Committee packets. No names will be included so that the Committee will not have any information identifying a particular family.

### **1.4 Family Rent Awaiting a Bridge Committee Decision**

To avoid the family facing continued hardship while awaiting a Bridge Committee decision, AHFC will temporarily adjust the family's minimum family contribution to 50 percent of gross or adjusted (if asking for expenses) monthly income. The temporary rent will begin on the

first of the month following receipt of the family's Bridge Hardship Request and remain in effect until the Committee's written decision has been rendered.

## **1.5 Bridge Committee**

The committee is composed of five members with the intent of encompassing a balance of individuals representing minority, urban, rural, disability, landlord, and social work viewpoints. These members do not work for the Public Housing Division and are not involved in the daily case management functions of PHD clientele.

The Director of Housing Operations or designee will serve as a liaison to attend committee meetings and record committee decisions. The liaison will be responsible for:

- evaluating family packets to ensure families meet qualifying factors and have included sufficient information for the committee;
- assembling family informational packets for committee review;
- clarifying any information in family packets or providing program operational information to the committee; and
- communicating committee decisions to families;

Three members will constitute a quorum for purposes of conducting business. The liaison is not a voting member of the committee.

### **1.5.1 Decision Qualifiers**

The Committee may consider the following factors when determining a response:

- family requests for a hardship within the previous twelve (12) months;
- the family's participation in AHFC's Family Self-Sufficiency Program and any completed activities;
- any family efforts towards financial independence; and
- any family efforts to remediate the financial hardship.

The Committee may also consider whether a family resides in an Enhanced Economic Impact Area. These are areas of Alaska that may have more challenging economic conditions. This information will be provided as part of the family's information packet. Impact areas meet at least two of the following three factors:

- Unemployment in the community exceeds ten percent (10%).
- The local rental market has a vacancy rate below three percent (3%).
- The community's area median income is less an 80 percent (80%) of Alaska's statewide median income.

### **1.5.2 Decision Options**

The Committee may:

1. Determine the level and duration of any family rent reductions in accordance with each family's request and circumstances;
2. Decide to extend a family's rental assistance beyond the five-year period;
3. Change the family's classification;
4. Deny the family's request;

5. Any combination of the above.

The Public Housing Division Director has the discretion to overrule a decision of the hardship Committee if the decision falls outside of the Committee's authority.

### **1.5.3 Hardship Request Decision**

Once a decision has been made, a Bridge Program Hardship Request Decision will be issued to the family. The decision will include:

- The date of the Committee meeting.
- The determination of whether the request is approved or denied.
- The Committee's decision.
- The family's rent and rent period will be specified.
- The family's right to submit a new hardship request with additional facts or documentation.

## **2. Minimum Rent Hardship Exemption**

In the 1998 Quality Housing and Work Responsibility Act (QHWRA, in regulation at 24 CFR 5.630), Congress dictated that the following situations are eligible for a hardship exemption:

- The family has lost eligibility for or is waiting on an eligibility determination for a federal, state, or local assistance program.
- The family would be evicted as a result of the minimum rent requirement.
- The income of the family has decreased because of changed circumstances, including loss of employment.
- A death in the family has occurred.
- Such other circumstances as determined by HUD or a PHA.

AHFC will also consider the following situations as eligible financial hardships:

- Families paying more than 50 percent of their monthly adjusted income towards unreimbursed childcare or medical expenses.
- Families who have incurred additional expenses as the result of a family emergency.
- Other good cause as determined by AHFC.

### **2.1 Hardship Exemption Requests**

In order to qualify for a hardship exemption, the family must complete and submit the Hardship Exemption from Paying Minimum Rent Request (form PW324). The request must be submitted within fourteen (14) calendar days of:

- the date of a Notice of Rent Change, OR
- the date of a Notice to Quit: Notice of Lease Termination for Nonpayment of Rent, OR
- the date of the financial hardship event.

If the family does not submit the supporting documentation with their request, they have an additional five (5) calendar days to submit it to staff.

## **2.2 Suspension Of Minimum Rent**

Once the request has been submitted, AHFC must suspend the minimum rent beginning the first of the month following the request. The suspension will remain in effect until a determination has been made regarding the family's request.

## **2.3 Prohibition Against Eviction**

Once the request has been submitted, AHFC is prohibited from evicting the family for nonpayment of rent. This prohibition lasts for 90 days from the first of the month following the family's request. This prohibition remains in place even if AHFC finds that a hardship does not exist.

## **2.4 Hardship Exemption Committee**

AHFC has established a Hardship Exemption Committee. This Committee will meet once a month, as needed, to evaluate and issue determinations on hardship exemption requests.

### **2.4.1 Exemption Options**

Once a decision to grant a hardship exemption is made by the Committee, the Committee may decide to:

- Reduce the family's rent portion to 30 percent of monthly adjusted income;
- Reduce the family's rent portion to 10 percent of monthly gross income;
- Reduce the family's rent to a minimum of \$25;
- Grant additional income allowances for unreimbursed, verified childcare or medical expenses;
- Waive the minimum rent requirement;
- Any combination of the above.

### **2.4.2 Hardship Exemption Decision**

Once a decision has been made, a Hardship Exemption Decision (form PW326) will be issued to the family. A copy will be provided for the file. The Decision will include:

- The date of the family's request.
- The family's reason for the hardship exemption request.
- The exemption period requested.
- The determination of whether the financial hardship is short or long term.
- The determination of whether the exemption is approved or denied.
- The family's right to grieve the decision.

The Public Housing Division Director has the discretion to overrule a decision of the Hardship Exemption Committee.

### **2.4.3 Short-Term or Temporary Hardship**

If AHFC determines a financial hardship is temporary or short-term:

1. The minimum rent will be reinstated once the 90-day period has expired.
2. The family will not be subject to a late rent fee for the suspended period.
3. The family will be responsible for paying for any rent or late fees accrued prior to the hardship exemption request.

4. The family will sign a Repayment Agreement with AHFC for the suspended minimum rent and any accrued rent or late fees at the conclusion of the hardship exemption.
5. The family will meet with AHFC to review the family's circumstances after 90 days.

#### **2.4.4 Long-Term Hardship**

If AHFC determines a hardship is long-term:

1. The minimum rent will be suspended until the end of the qualifying financial hardship.
2. The family will not be subject to a late rent fee for the suspended period.
3. The family will be responsible for paying for any rent or late fees accrued prior to the hardship exemption request.
4. The family will sign a Repayment Agreement with AHFC for the suspended minimum rent and any accrued rent or late fees at the conclusion of the hardship exemption.
5. The family will meet with AHFC to review the family's circumstances after 90 days.

#### **2.4.5 No Financial Hardship**

If AHFC determines the family does not have a qualifying financial hardship:

1. The minimum rent will be reinstated the first of the month following the Hardship Exemption Committee's decision.
2. The family will not be subject to a late rent fee for the suspended period.
3. The family will be responsible for paying for any rent or late fees accrued prior to the hardship exemption request.
4. The family will sign a Repayment Agreement with AHFC for the suspended minimum rent and any accrued rent or late fees.

### **3. Safety Net**

For families transitioning from the current public housing or voucher program, AHFC will provide a "safety net" during the initial transition year. Once a family has been transitioned from the traditional program into the new Step or Classic Program, the family will be granted one opportunity for a temporary income change to address an unanticipated change to family income or composition.

At the family's transition appointment, staff will counsel the family about their opportunity to process one income change while in the first year of their Step or Classic Program participation. The change is offered for a maximum period of 60 days.

#### **3.1 Request**

It is the family's responsibility to request the safety net. To qualify for the safety net:

- The income change must be anticipated to last for more than 30 days;
- The family must request the change by completing a Transition Safety Net Request

#### **3.2 Approval**

The safety net is available for a maximum of 60 days (two rental months) or until the effective date of the family's next regular examination, whichever is first. The safety net option is only available to families that were participants in AHFC's public housing or

voucher programs prior to February 1, 2014. Families housed from the waiting list after February 1, 2014, will not be eligible. AHFC expects this process to be eliminated once all current public housing and voucher families are transitioned into either the Classic or Step Program.

Staff will notify families and landlords of changes to the rent using the appropriate program Rent Change Notice.

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### **D.3 Non-MTW Activities**

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.

## **1. Preliminary Development Activities**

### **Anchorage East**

#### **Boston Street**

AHFC demolished three units of Public Housing on Boston Street under a *de minimis* disposition process in FY2012. AHFC is working with the Municipality of Anchorage to construct a new complex of three to four Public Housing units that will be similar to the four-unit complex built at 1248 East 9th Avenue. That complex consists of four efficiency and one-bedroom units with an accessible unit in each bedroom size. AHFC is still in the planning process with the Municipality and is not currently showing these units as part of its Public Housing unit portfolio.

### **Kodiak**

AHFC has been asked by members of the legislature about development options on a nine acre parcel AHFC owns on Kodiak Island. Since a recent increase in U.S. Coast Guard personnel, vacancy rates in Kodiak are less than one percent. The AHFC lot is steep and located on bedrock making utility upgrades expensive. No funding sources are currently available to pursue development of the site. If access to financing were available, AHFC would consider using its Faircloth subsidy to add additional, affordable units for low income families or seniors.

## **2. Activities**

### **2.1 On-Going**

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#### **2014N-1 Smoke Free Housing**

To increase the quality of indoor air, reduce smoking-related fires, and reduce maintenance costs associated with units occupied by smokers, AHFC is proposing a “smoke-free” environment in all its units, buildings, and common areas.

## **Description**

The number one cause of preventable disease in the United States Studies is cigarette smoking according to studies by the American Lung Association. Tobacco smoke has been linked to respiratory illness, heart disease, and cancer. Smoking is also a source of many fires, fire-related deaths, and fire-related injuries.

As a responsive and responsible landlord, AHFC is committed to decent, safe, sanitary housing for all its residents. Sanitary housing includes reduction of indoor air pollution.

## **Maintenance Costs**

AHFC incurs significant costs to prepare units formerly occupied by smokers for new residents. These costs include:

- Applying additional primer products that cover stains and odors that have discolored unit walls.
- Replacing materials such as carpeting and blinds that absorb odors, as the odor cannot be eliminated.
- Replacing unit carpet, Formica, or linoleum that has been damaged by burns or dropped cigarettes. Often, these cannot be patched.
- Increased common area cleaning required for common areas and entryways used by smokers. The curb appeal is diminished by discarded smoking materials in these areas.
- Significant damage to building side around units that house a heavy or chain smoker.

## **Plan**

AHFC is sending out a second survey regarding smoke-free units to its residents in April 2014. Once the responses are in, AHFC will develop an action plan for those buildings that are ready to go smoke-free.

## **Anticipated Impact**

An immediate, positive impact is expected by implementing a smoke-free policy at AHFC's senior/disabled buildings. These are large, multi-storied buildings joined by interior hallways and shared interior common spaces. AHFC can easily collect data and gather resident feedback at these properties. AHFC will then examine each of its properties and implement a smoke-free policy as appropriate.

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## **2014N-2 Electronic Fund Transfers for All HAP Distributions**

AHFC would like to pay 100 percent of its Housing Assistance Payment (HAP) distributions through direct deposit to vendor accounts.

## **Description**

With the implementation of its new software program, AHFC began offering direct deposit to vendors in 2012. At the time, AHFC requested that all vendors new to AHFC sign up for the electronic fund transfer method, but it allowed current vendors to continue receiving a printed check.



**Anticipated Impact**

One immediate cost benefit is expected to come through savings of annual mailing costs. As of December 31, 2012, AHFC was distributing payments on 1,809 vendor accounts.

- At \$0.45 per check, the cost to mail is \$814.05 per month (\$9,768.60 per year).
- After January 27, the price is increasing to \$0.46, which means the cost will be \$832.14 per month (\$9,985.68 per year).
- Currently, AHFC pays almost half (863 accounts) of its payments through EFT, savings of \$388.35 per month in postage.

The numbers shown above account for one processing run, once per month. As a courtesy to vendors, AHFC runs the payment process several times per month to accommodate new lease-ups which occur during the month. Those additional processing runs only increase AHFC’s postage and administrative costs.

**Plan**

AHFC plans to conduct outreach to its landlords to explain the electronic fund transfer process and begin transitioning its landlords to the electronic process.

- For all new contracts, AHFC is no longer allowing printed checks.
- For current landlords, AHFC is continuing to work with those remaining vendors receiving printed checks.
- Finally, AHFC will set a deadline for all existing vendors with existing contracts to transition to electronic deposit.

Activity	Description	Status
2010N-7 Designated Housing	Designation of certain Public Housing buildings as elderly or disabled only	<p>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.</p> <p>Numbered Memo 12-10 dated February 24, 2012 with an effective date of March 1, 2012 issued waiting list and operational procedures for staff.</p> <p>Activity ongoing.</p>
2010N-8 Recognition of Outstanding Performance	Recognition of staff innovations and outstanding performance	Activity ongoing.

Activity	Description	Status
2011N-2 Utilize HUD's Operating Subsidy-Only Regulation	Use the "banked" units (Faircloth Amendment) under Annual Contribution Contract (ACC) and apply them to existing units in the market using a competitive procurement process	<p>AHFC received legislative approval and formed its development subsidiary, Alaska Corporation for Affordable Housing (ACAH).</p> <p>AHFC continues to investigate available properties and possible development options. Please see Activity 2014-4 for more information on a current project.</p> <p>Activity ongoing.</p>
2011N-3 Bond Financing for Rebuilding of the Anchorage San Roberto Properties	Work with the Municipality on increased code enforcement and develop a strategy for assembling contiguous parcels for redevelopment to spur neighborhood revitalization	With the formation of its development subsidiary, ACAH, AHFC is moving forward on development strategies. Please see Activity 2014-4 for more information on this project.
2011N-6 Elder Housing Preference	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	<p>AHFC is monitoring its use of the "super elderly" preference at its buildings in Fairbanks and Anchorage. AHFC will be investigating elder/disabled buildings in other communities to research if this option is appropriate for those communities.</p> <p>Activity ongoing.</p>

# E. Annual Statement/Performance and Evaluation Reports

Annual Statement /Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB Approval No. 2577-0226  
 Expires 3/31/2014

**Part I: Summary**

PHA Name: <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No: <b>AK06R001501-06</b>	FFY of Grant: <b>2006</b> FFY of Grant Approval: <b>2006</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: **01/31/2014**     
  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 20) <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 20)	\$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	\$0.00	\$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>	\$176,769.00	\$176,769.00	\$176,769.00	\$150,609.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$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>\$176,769.00</b>	<b>\$176,769.00</b>	<b>\$176,769.00</b>	<b>\$150,609.00</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 II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<b>ALASKA HOUSING FINANCE CORPORATION</b>		Capital Fund Program Grant No:		CFFP (Yes/No): <b>No</b>		2006		
		Replacement Housing Factor Grant No:		<b>AK06R001501-06</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>	
AK001000271/274 Anchorage	Demolition and replacement of units	1499		\$176,769.00	\$176,769.00	\$176,769.00	\$150,609.00	On-going
<b>TOTAL 1499</b>		<b>Total 1499</b>		<b>\$176,769.00</b>				
<b>TOTAL FFY 2006 COSTS</b>				<b>\$176,769.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____  Replacement Housing Factor Grant No: <b>AK06R001501-07</b>	FFY of Grant: <u>2007</u> FFY of Grant Approval: <u>2007</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: **01/31/2014**     
  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 20) <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 20)	\$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	\$155,875.00	\$155,875.00	\$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	\$0.00	\$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>	\$155,875.00	\$155,875.00	\$155,875.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$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>\$155,875.00</b>	<b>\$311,750.00</b>	<b>\$311,750.00</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

<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 II: Supporting Pages**

PHA Name: <b>ALASKA HOUSING FINANCE CORPORATION</b>		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No: <b>AK06R001501-07</b>				Federal FY of Grant: <b>2007</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>	
AK001000271/274 <b>Anchorage</b>	Demolition and replacement of units	1499		\$155,875.00	\$155,875.00	\$155,875.00	\$0.00	On-going
<b>TOTAL 1499</b>		<b>Total 1499</b>		<b>\$155,875.00</b>	<b>\$155,875.00</b>	<b>\$155,875.00</b>	<b>\$0.00</b>	
<b>TOTAL FFY 2007 COSTS</b>				<b>\$155,875.00</b>	<b>\$155,875.00</b>	<b>\$155,875.00</b>	<b>\$0.00</b>	

**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No:  <b>AK06R001502-07</b>	FFY of Grant: <u>2007</u> FFY of Grant Approval: <u>2007</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: **01/31/2014**     
  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 20) <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 20)	\$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	\$0.00	\$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>	\$4,319.00	\$4,319.00	\$4,319.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$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>\$4,319.00</b>	<b>\$4,319.00</b>	<b>\$4,319.00</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

<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 II: Supporting Pages**

PHA Name: <b>ALASKA HOUSING FINANCE CORPORATION</b>		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No: <b>AK06R001502-07</b>				Federal FY of Grant: <b>2007</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>	
AK001000271/274 <b>Anchorage</b>	Demolition and replacement of units	1499		\$4,319.00	\$4,319.00	\$4,319.00	\$0.00	On-going
<b>TOTAL 1499</b>		<b>Total 1499</b>		<b>\$4,319.00</b>	<b>\$4,319.00</b>	<b>\$4,319.00</b>	<b>\$0.00</b>	
<b>TOTAL FFY 2007 COSTS</b>				<b>\$4,319.00</b>	<b>\$4,319.00</b>	<b>\$4,319.00</b>	<b>\$0.00</b>	



**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____  Replacement Housing Factor Grant No: <b>AK06R001501-08</b>	FFY of Grant: <u>2008</u> FFY of Grant Approval: <u>2008</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: **01/31/2014**     
  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 20) <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 20)	\$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	\$0.00	\$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>	\$53,245.00	\$53,245.00	\$53,245.00	\$23,375.62
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$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>\$53,245.00</b>	<b>\$53,245.00</b>	<b>\$53,245.00</b>	<b>\$23,375.62</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 II: Supporting Pages**

PHA Name: <b>ALASKA HOUSING FINANCE CORPORATION</b>		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No: <b>AK06R001501-08</b>				Federal FY of Grant: <b>2007</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>	
AK001000271/274 <b>Anchorage</b>	Demolition and replacement of units	1499		\$53,245.00	\$53,245.00	\$53,245.00	\$23,375.62	On-going
<b>TOTAL 1499</b>		<b>Total 1499</b>		<b>\$53,245.00</b>	<b>\$53,245.00</b>	<b>\$53,245.00</b>	<b>\$23,375.62</b>	
<b>TOTAL FFY 2008 COSTS</b>				<b>\$53,245.00</b>	<b>\$53,245.00</b>	<b>\$53,245.00</b>	<b>\$23,375.62</b>	

**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____  Replacement Housing Factor Grant No: <b>AK06R001501-09</b>	FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</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: **01/31/2014**     
  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 20) <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 20)	\$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	\$0.00	\$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>	\$42,130.00	\$42,130.00	\$42,130.00	\$39,272.49
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$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>\$42,130.00</b>	<b>\$42,130.00</b>	<b>\$42,130.00</b>	<b>\$39,272.49</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>AK06P001501-10</b> Date of CFFP: _____	Replacement Housing Factor Grant No:  FFY of Grant: <u>2010</u> FFY of Grant Approval: <u>2010</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: **01/31/2014**     
  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 20) <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 20)	\$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 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling 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	\$2,729,765.00	\$2,729,765.00	\$2,729,765.00	\$321,006.00
16	1495.1 Relocation Cost	\$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	\$0.00	\$0.00	\$0.00	\$0.00
18b	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>\$2,729,765.00</b>	<b>\$2,729,765.00</b>	<b>\$2,729,765.00</b>	<b>\$321,006.00</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

<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 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>AK06P001501-10</b> CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>FFY 2010</b>
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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>	
<b>Performance and Evaluation Report for Period Ending: 01/31/2014</b>								
HA-Wide	Moving to Work Demonstration	1492		\$2,729,765.00	\$2,729,765.00	\$2,729,765.00	\$321,006.00	On-going

**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No:  <b>AK06R001501-10</b>	FFY of Grant: <u>2010</u> FFY of Grant Approval: <u>2010</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: 01/31/2014     
  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 20) <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 20)	\$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	\$0.00	\$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>	\$82,805.00	\$82,805.00	\$82,805.00	\$9,898.05
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$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>\$82,805.00</b>	<b>\$82,805.00</b>	<b>\$82,805.00</b>	<b>\$9,898.05</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>	<b>Grant Type and Number</b> Capital Fund Program Grant No: _____ Date of CFFP: _____  Replacement Housing Factor Grant No: <b>AK06R001502-10</b>	FFY of Grant: <u>2010</u> FFY of Grant Approval: <u>2010</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: **01/31/2014**     
  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 20) <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 20)	\$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	\$0.00	\$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>	\$89,738.00	\$89,738.00	\$89,738.00	\$3,374.25
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$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>\$89,738.00</b>	<b>\$89,738.00</b>	<b>\$89,738.00</b>	<b>\$3,374.25</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>AK06P001501-11</b> Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: <u>2011</u> FFY of Grant Approval: <u>2011</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: **01/31/2014**     
  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 20) <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 20)	\$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 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling 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	\$2,270,134.00	\$2,270,134.00	\$2,270,134.00	\$0.00
16	1495.1 Relocation Cost	\$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	\$0.00	\$0.00	\$0.00	\$0.00
18b	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>\$2,270,134.00</b>	<b>\$2,270,134.00</b>	<b>\$2,270,134.00</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

<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 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>AK06P001501-11</b> CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>FFY 2011</b>
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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>	
<b>Performance and Evaluation Report for Period Ending: 01/31/2014</b>								
HA-Wide	Moving to Work Demonstration	1492		\$2,270,134.00	\$2,270,134.00	\$2,270,134.00	\$0.00	

**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No:  <b>AK06R001502-11</b>	FFY of Grant: <u>2011</u> FFY of Grant Approval: <u>2011</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: 01/31/2014     
  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 20) <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 20)	\$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	\$0.00	\$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>	\$130,906.00	\$130,906.00	\$130,906.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$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>\$130,906.00</b>	<b>\$130,906.00</b>	<b>\$130,906.00</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

<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 II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<b>ALASKA HOUSING FINANCE CORPORATION</b>		Capital Fund Program Grant No:		CFFP (Yes/No): <b>No</b>		<b>2011</b>		
		Replacement Housing Factor Grant No:		<b>AK06R001502-11</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>	
AK001000271/27 Anchorage	Demolition/replacement of units	1499		\$130,906.00	\$130,906.00	\$130,906.00	\$0.00	On-going
<b>TOTAL 1499</b>		<b>Total 1499</b>		<b>\$130,906.00</b>	<b>\$130,906.00</b>	<b>\$130,906.00</b>	<b>\$0.00</b>	
<b>TOTAL FFY 2011 COSTS</b>				<b>\$130,906.00</b>	<b>\$130,906.00</b>	<b>\$130,906.00</b>	<b>\$0.00</b>	

**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: <b>AK06P001501-12</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2012</b> FFY of Grant Approval: <b>2012</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: **01/31/2014**     
  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 20) <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 20)	\$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	\$1,980,102.00	\$1,980,102.00	\$1,980,102.00	\$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
18b	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>\$1,980,102.00</b>	<b>\$1,980,102.00</b>	<b>\$1,980,102.00</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

<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 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>AK06P001501-12</b> CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> <b>FFY 2012</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		\$1,980,102.00	\$1,980,102.00	\$1,980,102.00	\$0.00	On-going





**Capital Fund Program - Five-Year Action Plan**

**Part I: Summary (Continuation)**

PHA Name/Number		Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No: _____	
<b>ALASKA HOUSING FINANCE CORPORATION</b>		<b>ALASKA</b>				
A.	Development Number and Name	Year 1 FFY <b>2012</b>	Work Statement for Year 2 FFY Grant: <b>2013</b> PHA FY: <b>2014</b>	Work Statement for Year 3 FFY Grant: <b>2014</b> PHA FY: <b>2015</b>	Work Statement for Year 4 FFY Grant: <b>2015</b> PHA FY: <b>2016</b>	Work Statement for Year 5 FFY Grant: <b>2016</b> PHA FY: <b>2017</b>
	Annual Statement					
	HA-Wide Physical Activities		\$200,000	\$200,000	\$200,000	\$200,000
B.	Physical Improvements Subtotal		\$709,595	\$712,500	\$710,000	\$709,375
C.	Management Improvements		\$0	\$0	\$0	\$0
D.	PHA-Wide Non-dwelling Structures and Equipment		\$40,000	\$40,000	\$40,000	\$40,000
E.	Administration		\$198,010	\$198,010	\$198,010	\$198,010
F.	Other		\$249,997	\$247,092	\$249,592	\$250,217
G.	Operations		\$182,500	\$182,500	\$182,500	\$182,500
H.	Demolition		\$0	\$0	\$0	\$0
I.	Development (RHF Funds)		\$235,016	\$235,016	\$235,016	\$235,016
J.	Capital Fund Financing -- Debt Service		\$600,000	\$600,000	\$600,000	\$600,000
K.	<b>Total CFP Funds</b>		<b>\$2,215,118</b>	<b>\$2,215,118</b>	<b>\$2,215,118</b>	<b>\$2,215,118</b>
L.	Total Non-CFP Funds		\$0	\$0	\$0	\$0
M.	Grand Total		<b>\$2,215,118</b>	<b>\$2,215,118</b>	<b>\$2,215,118</b>	<b>\$2,215,118</b>

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages---Work Activities**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/30/2011

Activities for Year 1  <b>2012</b>	Activities for Year 2 FFY Grant: <b>2013</b> PHA FY: <b>2014</b>			Activities for Year 3 FFY Grant: <b>2014</b> PHA FY: <b>2015</b>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AK001000271	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 271:</b>	\$70,175 \$17,545 <hr/> <b>\$87,720</b>	AK001000260, Beringvue	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total Beringvue:</b>	\$180,000 \$45,000 <hr/> <b>\$225,000</b>
	AK001000274	<b>CFP Financing - Debt Service</b>  <b>Total : AMP 274 (San Roberto)</b>	\$600,000 <hr/> <b>\$600,000</b>	AK001000274 San Roberto Redevelopment	<b>CFP Financing - Debt Service</b>  <b>Total : AMP 274 (San Roberto)</b>	\$600,000 <hr/> <b>\$600,000</b>
	AK001000275 Birch Park I & II	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total Birch Park I &amp; II:</b>	\$110,000 \$27,500 <hr/> <b>\$137,500</b>	AK001000271	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 271:</b>	\$110,000 \$27,500 <hr/> <b>\$137,500</b>
	AK001000257 Bethel Heights	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total Bethel Heights:</b>	\$107,500 \$26,875 <hr/> <b>\$134,375</b>	AK001000274	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 274:</b>	\$120,000 \$30,000 <hr/> <b>\$150,000</b>
	AK001000274	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 274:</b>	\$120,000 \$30,000 <hr/> <b>\$150,000</b>			

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages---Work Activities**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/30/2011

Activities for Year 1  <b>2012</b>	Activities for Year 4 FFY Grant: <b>2015</b> PHA FY: <b>2016</b>			Activities for Year 5 FFY Grant: <b>2016</b> PHA FY: <b>2017</b>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See  Annual  Statement	AK001000277, Cedar Park/ Cedar Park Annex	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total Cedar Park Annex:</b>	\$98,000 \$24,500 <b>\$122,500</b>	AK001000271	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 271:</b>	\$202,000 \$50,500 <b>\$252,500</b>
	AK001000277, Riverbend	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total Riverbend</b>	\$70,000 \$17,500 <b>\$87,500</b>	AK001000274 San Roberto Redevelopment	<b>CFP Financing - Debt Service</b>   <b>Total : AMP 274 (San Roberto)</b>	\$600,000   <b>\$600,000</b>
	AK001000271	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 271:</b>	\$120,000 \$30,000 <b>\$150,000</b>	AK001000274	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 274:</b>	\$205,500 \$51,375 <b>\$256,875</b>
	AK001000274 San Roberto Redevelopment	<b>CFP Financing - Debt Service</b>   <b>Total : AMP 274 (San Roberto)</b>	\$600,000   <b>\$600,000</b>			
	AK001000274	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 274:</b>	\$120,000 \$30,000 <b>\$150,000</b>			

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages---Work Activities**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/30/2011

Activities for Year 1  <b>2012</b>	Activities for Year 2 FFY Grant: <b>2013</b> PHA FY: <b>2014</b>			Activities for Year 3 FFY Grant: <b>2014</b> PHA FY: <b>2015</b>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See  Annual  Statement	<b>HA - WIDE</b>	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460	\$50,000 \$50,000	<b>HA - WIDE</b>	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460	\$50,000 \$50,000
		<b>Total Extraordinary Maintenance:</b>	<b>\$100,000</b>		<b>Total Extraordinary Maintenance:</b>	<b>\$100,000</b>
	<b>HA - WIDE</b>	Code compliance issues - 1450 Code compliance issues - 1460	\$50,000 \$50,000	<b>HA - WIDE</b>	Code compliance issues - 1450 Code compliance issues - 1460	\$50,000 \$50,000
		<b>Total Code Compliance:</b>	<b>\$100,000</b>		<b>Total Code Compliance:</b>	<b>\$100,000</b>
	<b>HA - WIDE</b>	<b>Nondwelling Equipment:</b> 1. Vehicles to improve public housing maintenance operations  2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$30,000  \$10,000	<b>HA - WIDE</b>	<b>Nondwelling Equipment:</b> 1. Vehicles to improve public housing maintenance operations  2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$30,000  \$10,000
		<b>Total NDE:</b>	<b>\$40,000</b>		<b>Total NDE:</b>	<b>\$40,000</b>

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages---Work Activities**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/30/2011

Activities for Year 1  <b>2012</b>	Activities for Year 4 FFY Grant: <b>2015</b> PHA FY: <b>2016</b>			Activities for Year 5 FFY Grant: <b>2016</b> PHA FY: <b>2017</b>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See  Annual  Statement	<b>HA - WIDE</b>	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460  <b>Total Extraordinary Maintenance:</b>	\$50,000 \$50,000 <hr/> <b>\$100,000</b>	<b>HA - WIDE</b>	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460  <b>Total Extraordinary Maintenance:</b>	\$50,000 \$50,000 <hr/> <b>\$100,000</b>
	<b>HA - WIDE</b>	Code compliance issues - 1450 Code compliance issues - 1460  <b>Total Code Compliance:</b>	\$50,000 \$50,000 <hr/> <b>\$100,000</b>	<b>HA - WIDE</b>	Code compliance issues - 1450 Code compliance issues - 1460  <b>Total Code Compliance:</b>	\$50,000 \$50,000 <hr/> <b>\$100,000</b>
	<b>HA - WIDE</b>	<b>Nondwelling Equipment:</b> 1. Vehicles to improve public housing maintenance operations  2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)  <b>Total NDE:</b>	\$30,000  \$10,000 <hr/> <b>\$40,000</b>	<b>HA - WIDE</b>	<b>Nondwelling Equipment:</b> 1. Vehicles to improve public housing maintenance operations  2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)  <b>Total NDE:</b>	\$30,000  \$10,000 <hr/> <b>\$40,000</b>

**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No:  <b>AK06R001501-12</b>	FFY of Grant: <u>2012</u> FFY of Grant Approval: <u>2012</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: 01/31/2014     
  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 20) <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 20)	\$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	\$0.00	\$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>	\$109,182.00	\$109,182.00	\$109,182.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$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>\$109,182.00</b>	<b>\$109,182.00</b>	<b>\$109,182.00</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

<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 II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<b>ALASKA HOUSING FINANCE CORPORATION</b>		Capital Fund Program Grant No:		CFFP (Yes/No): <b>No</b>		2012		
		Replacement Housing Factor Grant No:		<b>AK06R001501-12</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>	
AK001000271/274 Anchorage	Demolition/replacement of units	1499		\$109,182.00	\$109,182.00	\$109,182.00	\$0.00	On-going
<b>TOTAL 1499</b>		<b>Total 1499</b>		<b>\$109,182.00</b>	<b>\$109,182.00</b>	<b>\$109,182.00</b>	<b>\$0.00</b>	
<b>TOTAL FFY 2012 COSTS</b>				<b>\$109,182.00</b>	<b>\$109,182.00</b>	<b>\$109,182.00</b>	<b>\$0.00</b>	



**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____  Replacement Housing Factor Grant No: <b>AK06R001502-12</b>	FFY of Grant: <u>2012</u> FFY of Grant Approval: <u>2012</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: 01/31/2014     
  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 20) <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 20)	\$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	\$0.00	\$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>	\$125,834.00	\$125,834.00	\$125,834.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$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>\$125,834.00</b>	<b>\$125,834.00</b>	<b>\$125,834.00</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

<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>AK06P001501-13</b> Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: <u>2013</u> FFY of Grant Approval: <u>2013</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: **01/31/14**     
  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 20) <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 20)	\$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	\$1,755,016.00	\$1,755,016.00	\$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
18b	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>\$1,755,016.00</b>	<b>\$1,755,016.00</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

<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 II: Supporting Pages**

<b>PHA Name:</b> ALASKA HOUSING FINANCE CORPORATION		<b>Grant Type and Number</b> Capital Fund Program Grant No: AK06P001501-13 CFFP (Yes/No): No Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> FFY 2013		
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		\$1,755,016.00	\$1,755,016.00	\$0.00	\$0.00	On-going





**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages---Work Activities**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/30/2011

Activities for Year 1  <b>2012</b>	Activities for Year 2 FFY Grant: <b>2013</b> PHA FY: <b>2014</b>			Activities for Year 3 FFY Grant: <b>2014</b> PHA FY: <b>2015</b>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See  Annual  Statement	AK001000271	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 271:</b>	\$70,175  \$17,545 <hr/> <b>\$87,720</b>	AK001000260, Beringvue	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total Beringvue:</b>	\$180,000  \$45,000 <hr/> <b>\$225,000</b>
	AK001000274	<b>CFP Financing - Debt Service</b>  <b>Total : AMP 274 (San Roberto)</b>	\$600,000 <hr/> <b>\$600,000</b>	AK001000274 San Roberto Redevelopment	<b>CFP Financing - Debt Service</b>  <b>Total : AMP 274 (San Roberto)</b>	\$600,000 <hr/> <b>\$600,000</b>
	AK001000275 Birch Park I & II	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total Birch Park I &amp; II:</b>	\$110,000  \$27,500 <hr/> <b>\$137,500</b>	AK001000271	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 271:</b>	\$110,000  \$27,500 <hr/> <b>\$137,500</b>
	AK001000257 Bethel Heights	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total Bethel Heights:</b>	\$107,500  \$26,875 <hr/> <b>\$134,375</b>	AK001000274	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 274:</b>	\$120,000  \$30,000 <hr/> <b>\$150,000</b>
	AK001000274	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 274:</b>	\$120,000  \$30,000 <hr/> <b>\$150,000</b>			

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages---Work Activities**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/30/2011

Activities for Year 1  <b>2012</b>	Activities for Year 4 FFY Grant: <b>2015</b> PHA FY: <b>2016</b>			Activities for Year 5 FFY Grant: <b>2016</b> PHA FY: <b>2017</b>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AK001000277, Cedar Park/ Cedar Park Annex	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total Cedar Park Annex:</b>	\$98,000 \$24,500 <b>\$122,500</b>	AK001000271	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 271:</b>	\$202,000 \$50,500 <b>\$252,500</b>
	AK001000277, Riverbend	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total Riverbend</b>	\$70,000 \$17,500 <b>\$87,500</b>	AK001000274 San Roberto Redevelopment	<b>CFP Financing - Debt Service</b>   <b>Total : AMP 274 (San Roberto)</b>	\$600,000   <b>\$600,000</b>
	AK001000271	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 271:</b>	\$120,000 \$30,000 <b>\$150,000</b>	AK001000274	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 274:</b>	\$205,500 \$51,375 <b>\$256,875</b>
	AK001000274 San Roberto Redevelopment	<b>CFP Financing - Debt Service</b>   <b>Total : AMP 274 (San Roberto)</b>	\$600,000   <b>\$600,000</b>			
	AK001000274	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements  <b>Total AMP 274:</b>	\$120,000 \$30,000 <b>\$150,000</b>			



**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages---Work Activities**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/30/2011

Activities for Year 1  <b>2012</b>	Activities for Year 2 FFY Grant: <b>2013</b> PHA FY: <b>2014</b>			Activities for Year 3 FFY Grant: <b>2014</b> PHA FY: <b>2015</b>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See  Annual  Statement	<b>HA - WIDE</b>	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460  <b>Total Extraordinary Maintenance:</b>	\$50,000 \$50,000  <b>\$100,000</b>	<b>HA - WIDE</b>	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460  <b>Total Extraordinary Maintenance:</b>	\$50,000 \$50,000  <b>\$100,000</b>
	<b>HA - WIDE</b>	Code compliance issues - 1450 Code compliance issues - 1460  <b>Total Code Compliance:</b>	\$50,000 \$50,000  <b>\$100,000</b>	<b>HA - WIDE</b>	Code compliance issues - 1450 Code compliance issues - 1460  <b>Total Code Compliance:</b>	\$50,000 \$50,000  <b>\$100,000</b>
	<b>HA - WIDE</b>	<b>Nondwelling Equipment:</b> 1. Vehicles to improve public housing maintenance operations  2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)  <b>Total NDE:</b>	\$30,000  \$10,000  <b>\$40,000</b>	<b>HA - WIDE</b>	<b>Nondwelling Equipment:</b> 1. Vehicles to improve public housing maintenance operations  2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)  <b>Total NDE:</b>	\$30,000  \$10,000  <b>\$40,000</b>

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages---Work Activities**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/30/2011

Activities for Year 1  <b>2012</b>	Activities for Year 4 FFY Grant: <b>2015</b> PHA FY: <b>2016</b>			Activities for Year 5 FFY Grant: <b>2016</b> PHA FY: <b>2017</b>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See  Annual  Statement	<b>HA - WIDE</b>	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460  <b>Total Extraordinary Maintenance:</b>	\$50,000 \$50,000 <hr/> <b>\$100,000</b>	<b>HA - WIDE</b>	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460  <b>Total Extraordinary Maintenance:</b>	\$50,000 \$50,000 <hr/> <b>\$100,000</b>
	<b>HA - WIDE</b>	Code compliance issues - 1450 Code compliance issues - 1460  <b>Total Code Compliance:</b>	\$50,000 \$50,000 <hr/> <b>\$100,000</b>	<b>HA - WIDE</b>	Code compliance issues - 1450 Code compliance issues - 1460  <b>Total Code Compliance:</b>	\$50,000 \$50,000 <hr/> <b>\$100,000</b>
	<b>HA - WIDE</b>	<b>Nondwelling Equipment:</b> 1. Vehicles to improve public housing maintenance operations  2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)  <b>Total NDE:</b>	\$30,000  \$10,000 <hr/> <b>\$40,000</b>	<b>HA - WIDE</b>	<b>Nondwelling Equipment:</b> 1. Vehicles to improve public housing maintenance operations  2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)  <b>Total NDE:</b>	\$30,000  \$10,000 <hr/> <b>\$40,000</b>

**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No:  <b>AK06R001501-13</b>	FFY of Grant: <u>2013</u> FFY of Grant Approval: <u>2013</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: **01/31/2014**     
  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 20) <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 20)	\$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	\$0.00	\$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>	\$103,470.00	\$103,470.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$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>\$103,470.00</b>	<b>\$103,470.00</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

<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: _____ Date of CFFP: _____  Replacement Housing Factor Grant No: <b>AK06R001502-13</b>	FFY of Grant: <u>2013</u> FFY of Grant Approval: <u>2013</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: **01/31/2014**     
  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 20) <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 20)	\$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	\$0.00	\$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>	\$138,224.00	\$138,224.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$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>\$138,224.00</b>	<b>\$138,224.00</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

<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 II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<b>ALASKA HOUSING FINANCE CORPORATION</b>		Capital Fund Program Grant No:		CFFP (Yes/No): <b>No</b>		2013		
		Replacement Housing Factor Grant No:		<b>AK06R001502-13</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>	
AK001000271/274 Anchorage	Demolition/replacement of units	1499		\$138,224.00	\$138,224.00	\$0.00	\$0.00	On-going
<b>TOTAL 1499</b>		<b>Total 1499</b>		<b>\$138,224.00</b>	<b>\$138,224.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>TOTAL FFY 2013 COSTS</b>				<b>\$138,224.00</b>	<b>\$138,224.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: <b>AK06P001501-14</b> Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: <b>2014</b> FFY of Grant Approval: <b>2014</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:     
  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 20) <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 20)	\$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	\$1,897,158.00	\$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
18b	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>\$1,897,158.00</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

<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.





**Capital Fund Program - Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 3/31/2014

**Part I: Summary**

PHA Name/Number		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No: _____
<b>ALASKA HOUSING FINANCE CORPORATION</b>		<b>ALASKA</b>				
A.	Development Number and Name FFY	Work Statement for Year 1 2014 Annual Statement	Work Statement for Year 2 FFY Grant: <b>2015</b> PHA FY: <b>2016</b>	Work Statement for Year 3 FFY Grant: <b>2016</b> PHA FY: <b>2017</b>	Work Statement for Year 4 FFY Grant: <b>2017</b> PHA FY: <b>2018</b>	Work Statement for Year 5 FFY Grant: <b>2018</b> PHA FY: <b>2019</b>
	HA - WIDE		\$2,127,032	2,127,032.00	\$2,127,032	\$2,127,032
	Moving to Work Demonstration					

**Capital Fund Program - Five-Year Action Plan**

**Part I: Summary (Continuation)**

PHA Name/Number		Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revision No: _____	
<b>ALASKA HOUSING FINANCE CORPORATION</b>		<b>ALASKA</b>					
A.	Development Number and Name	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	
	FFY	<b>2014</b>	FFY Grant: <b>2015</b> PHA FY: <b>2016</b>	FFY Grant: <b>2016</b> PHA FY: <b>2017</b>	FFY Grant: <b>2017</b> PHA FY: <b>2018</b>	FFY Grant: <b>2018</b> PHA FY: <b>2019</b>	
		Annual Statement					
	HA-Wide Physical Activities		\$0	\$0	\$0	\$0	
B.	Physical Improvements Subtotal		\$2,127,032	\$2,127,032	\$2,127,032	\$2,127,032	
C.	Management Improvements		\$0	\$0	\$0	\$0	
D.	PHA-Wide Non-dwelling Structures and Equipment		\$0	\$0	\$0	\$0	
E.	Administration		\$0	\$0	\$0	\$0	
F.	Other		\$0	\$0	\$0	\$0	
G.	Operations		\$0	\$0	\$0	\$0	
H.	Demolition		\$0	\$0	\$0	\$0	
I.	Development		\$0	\$0	\$0	\$0	
J.	Capital Fund Financing -- Debt Service		\$0	\$0	\$0	\$0	
K.	<b>Total CFP Funds</b>		\$2,127,032	\$2,127,032	\$2,127,032	\$2,127,032	
L.	Total Non-CFP Funds		\$0	\$0	\$0	\$0	
M.	Grand Total		\$2,127,032	\$2,127,032	\$2,127,032	\$2,127,032	

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages---Work Activities**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/30/2011

Activities for Year 1  <b>2014</b>	Activities for Year 2 FFY Grant: <b>2015</b> PHA FY: <b>2016</b>			Activities for Year 3 FFY Grant: <b>2016</b> PHA FY: <b>2017</b>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	HA-WIDE	Moving to Work Demonstration	2,127,032.00	HA-WIDE	Moving to Work Demonstration	\$2,127,032
			<b>\$2,127,032</b>			<b>2,127,032.00</b>

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages---Work Activities**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/30/2011

Activities for Year 1  <b>2014</b>	Activities for Year 4 FFY Grant: <b>2017</b> PHA FY: <b>2018</b>			Activities for Year 5 FFY Grant: <b>2018</b> PHA FY: <b>2019</b>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See  Annual  Statement	HA-WIDE	Moving to Work Demonstration	\$2,127,032	HA-WIDE	Moving to Work Demonstration	2,127,032.00
			<b>\$2,127,032</b>			<b>\$2,127,032</b>

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