



Alaska Housing Finance Corporation  
Public Housing Division  
Public Housing Agency Plans  
Final Draft

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2000

March 29, 2000

**NOTE: THE PLAN FORMAT IS IN ACCORDANCE WITH A HUD-REQUIRED TEMPLATE (HUD FORM 50075) AND COMPLIES WITH INTRUCTIONS LOCATED IN APPLICABLE PUBLIC & INDIAN HOUSING (PIH) NOTICES**

**This page intentionally left blank**

## PHA Plan Agency Identification

**PHA Name:** Alaska Housing Finance Corporation

**PHA Number:** AK001

**PHA Fiscal Year Beginning:** 07/2000

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website: <http://www.ahfc.state.ak.us>
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

## **Opportunity for Public Comment**

The public was invited to comment, in writing, on the Draft Agency Plan from January 7 through February 25, 2000. Comments sent to the following addresses were accepted via mail, fax and email:

By Mail

Carma Reed, Planner  
Alaska Housing Finance Corp.  
PO Box 101020  
Anchorage, AK 99510-1020

By Fax

(907) 338-2585

By Email:

creed@ahfc.state.ak.us

Also, comments were invited during two public hearings:

February 9<sup>th</sup> 4:00 p.m. to 6:30 p.m.

February 23<sup>rd</sup> 6:00 p.m. to 7:00 p.m.

These hearings were held from the Anchorage headquarters office (4300 Boniface Parkway) and connected via teleconference to sites at public housing development offices throughout Alaska.

A summary of all comments received, as well as AHFC response to each, is included in Attachment F. Resident Advisory Board Comments are also included in Attachment F.

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**

[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

To provide Alaskans access to safe, quality, affordable housing.

**B. Goals**

Please Note: The Alaska Housing Finance Corporation's Board of Directors adopted a corporate-wide Strategic Plan in July, 1998. That Plan included a mission statement, goals and strategies for the agency, including the Public Housing Division. While many of AHFC's goals and objectives overlap with those proposed below by HUD, to remain consistent with its own strategic planning process, AHFC will not adopt HUD's proposed goals and objectives. The HUD goals and objectives are listed first and are shaded. The AHFC adopted goals and objectives begin on page 4 of the five year plan. After each Board-adopted objective (called a strategy/objective), proposed measures are listed.

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
  
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
  
- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment  
Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

## **AHFC Goals and Objectives (as adopted from the 1998 Board of Directors, Strategic Plan):**

Suggested quantifiable measures are listed after each strategy/objective and are preceded by a check (✓).

- Goal 1. Provide programs and services that are responsive to the diverse housing needs statewide**
- Objective/Strategy 1.3. Review and update existing regulations
  - ✓ Number of policy and procedures manuals for housing operations that distinguish between mandatory regulations and discretionary policy.
- Objective/Strategy 1.5 Increase leveraging of housing-related grants and other resources from various federal resources
  - ✓ Dollars of housing-related resources, other than the Capital Fund, that contribute to housing or services benefiting public housing and Section 8 Voucher participants.
- Objective/Strategy 1.6. Expand and promote family self-sufficiency
  - ✓ Number of families participating and graduating from Family Self Sufficiency Program
  - ✓ Number of locations Family Self Sufficiency Program offered
- Goal 2. Increase Home-Ownership**
- Objective/Strategy 2.2. Match needs to AHFC Home-Ownership Programs
  - ✓ Homes made available to public housing, Section 8, or low-income households through the 5(h) homeownership program.
  - ✓ Public housing or Section 8 households/residents participating in homeownership programs.
- Goal 3. Increase Special Needs Housing**
- Objective/Strategy 3.1. Work cooperatively with consumers, advocates, and special needs services providers to identify and address needs

- ✓ Households/individuals participating in Section 8 Housing Choice Voucher program who experience a disability.
- ☒ Objective/Strategy 3.3. Establish process and financing mechanism to help address “reasonable accommodation” for persons with disabilities
  - ✓ Percent of all new construction that incorporates applicable accessibility designs (target: 100%)
  - ✓ Percent of all facilities undergoing renovation that follow or exceed the HUD requirements on providing accessibility modifications (target: 100%)
- ☒ **Goal 4. Expand Partnerships to Strengthen Program and Service Delivery**
- ☒ Objective/Strategy 4.3. Network with other agencies and non-profits for assistance
  - ✓ Number of current and renewed partnerships and cooperative agreements that address the following services
    - ◆ Service coordination in senior/disabled housing
    - ◆ After-school programs at family complexes
    - ◆ Adult literacy programs
    - ◆ Eligibility for Welfare to Work Housing Vouchers
    - ◆ New and continuing resident safety programs
  - ✓ Existence of outstation office in Juneau Job Center
  - ✓ Number of public housing residents accessing local programs or resources through assistance offered by the Public Housing Drug Elimination Program (PHDEP)
  - ✓ Number of communities where public housing participates in community based policing activities in collaboration with local organizations (target: 3).
- ☒ **Goal 5. Strengthen commitments to AHFC housing programs, functions and benefits:**
- ☒ Objective/Strategy 5.1. Strengthen cooperative relationships with public constituencies
  - ✓ Number of town meetings with homeless and domestic violence shelters to develop a memorandum of understanding regarding “preference” documentation

- ✓ Number of organizations that have entered into memorandums of understanding regarding “preference” documentation
- ☒ Objective/Strategy 5.3 Develop and implement a public relations plan
  - ✓ Development of a marketing/outreach plan to increase landlord awareness of and participation in Housing Choice Voucher (Section 8) programs statewide.
  - ✓ Annual percent increase of landlord participation in the Housing Choice Voucher (Section 8) (target: 10%)
- ☒ Objective/Strategy 5.4. Promote jobs and employment in housing related fields
  - ✓ Number of Section 3 positions throughout the Corporation; including in the Summer Student Hire program; and a Trainee position at the Gateway Learning Center
  - ✓ Percent of contracts with federal funds that go out to bid through Public Housing that include Section 3 (low-income hiring) provisions (target: 100%)
  - ✓ Change in AHFC procurement regulations to provide for limited solicitations to tenant-owned businesses
  - ✓ Dollars awarded to Section 3 businesses
- ☒ **Goal 6. Promote Operational Excellence**
- ☒ Objective/Strategy 6.2. Identify and implement new or improved work processes that benefit operations
  - ✓ Percent of Public Housing Operations staff with up-to-date certifications in public housing and Section 8 occupancy.
  - ✓ Number of staff positions receiving training on new or upgraded software
  - ✓ Percent of operations staff attending workshops or work group sessions to develop and implement cohesive procedures for statewide application of programs
  - ✓ Number of policies and procedures manuals updated annually

- ✓ Incidences of reported vandalism in public housing
- ✓ Turnover time for vacated public housing units (target: 20 days or less)
- ✓ Average percent of public housing unit vacancies
- ☒ Objective/Strategy 6.3. Utilize a mix of internal and external audit and feedback methodologies to measure and evaluate AHFC performance
  - ✓ Percent of client files with supervisory file audits (target: 5%).
  - ✓ Distribution and return of completed “how did we do” postcards during maintenance visits to public housing units.
  - ✓ Public Housing Management Assessment Program score (target: 100%)
- ☒ Objective/Strategy 6.6. Identify survey mechanism most suitable for Corporation purposes
  - ✓ Return rate of resident surveys, including those required to comply with the Public Housing Assessment System (PHAS), the Public Housing Drug Elimination Program (PHDEP), the Physical Needs Assessment process (PNA)
  - ✓ Method and response rate to HUD Resident Satisfaction Survey
- ☒ Objective/Strategy 6.7. Modernize and rehabilitate Corporate-owned and operated public housing in accordance with the 10- Year Plan.
  - ✓ Annual update of Agency Plan, including the 10-year plan, with widest possible information input, including comments from the Resident Advisory Board, residents and the public received during Agency Plan public process.
  - ✓ Number of public housing units renovated or newly constructed
  - ✓ Number of facilities for which a professional site assessment has been completed.
  - ✓ Number of deferred maintenance projects completed at facilities throughout the state

- ☒ **Goal 7. Manage assets to generate sufficient profit to meet AHFC's financial commitments**
- ☒ Objective/Strategy 7.1 Incorporate capital/grants budget levels into 6 year plan [State/Legislative budget plan]
  - ✓ Current physical needs assessments and other relevant input used to formulate capital requests
  - ✓ Plan reflects logical sequencing of work over the 6 year capital budget program [State/Legislative budget plan]
- ☒ Objective/Strategy 7.4. Carry out AHFC capital budget
  - ✓ Practice intensive project management and rigorous budget control
- ☒ Objective/Strategy 7.5. Prioritize AHFC financial and program obligations and commitments
  - ✓ Number of comments received and considered during Agency Plan public comment period

**Annual PHA Plan**  
**PHA Fiscal Year 2000**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

## **ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Enacted in October of 1998, the Quality Housing and Work Responsibility Act of 1998 (QHWRA) directed the US Department of Housing and Urban Development to make many changes in the way public housing and housing assistance payments are planned for, managed and implemented throughout the nation. One of the significant changes was the requirement of a Five-Year Public Housing Agency Plan and Annual plan.

### **Content**

This document constitutes the first Public Housing Agency Plan for the State of Alaska and is comprised of two parts. The first part is the Five-Year Agency Plan. It consists of goals, objectives and measures for the five-year period covered by the plan: July 1, 2000 to June 30, 2005. The second part consists of the Annual Agency Plan and presents the expected financial resources, selected aspects of policies and procedures related to public housing, and proposed activities for a one year period, beginning July 1, 2000.

Both parts of the plan are based on an Agency Plan Template designed by HUD. Several attachments follow the body of the plan. Supporting documents are not attached to the plan itself, but are available for review at Alaska Housing Finance Corporation's main office in Anchorage.

### **Agency Identification**

Alaska Housing Finance Corporation (AHFC) is the public housing agency (PHA) for the entire State of Alaska. AHFC, a public corporation and government instrumentality of the State of Alaska, was created in 1971 and merged with the Alaska State Housing Authority in 1992. AHFC provides an array of housing resources to the state of Alaska, including, but by no means limited to, public housing. AHFC assists in the financing, development and sale of dwelling units through loans, Low Income Housing Tax Credits and distribution of federal and state housing grants, operates the State's public housing and Project Based Section 8 developments, offers various home loan programs emphasizing housing for low and moderate income and rural residents, administers energy efficiency and weatherization programs within Alaska, and performs various planning and housing program development functions for the state. While these various functions all add depth to AHFC's ability to provide Alaskans access to safe, quality, affordable housing, the Public Housing Agency Plan focuses on one piece of AHFC's business: public housing and Section 8 tenant-based housing assistance payments.

## **FIVE YEAR PLAN: MISSION, GOALS, OBJECTIVES AND MEASURES**

The Five-Year Plan presents AHFC's mission, goals, objectives and measures by which AHFC will measure progress. Through a series of workshops, the mission, goals and objectives were developed and formally adopted by AHFC's Board of Directors. These strategic goals are used throughout the Corporation to report on AHFC's progress to the people of Alaska and the State Legislature. By adopting them for the Agency Plan, AHFC maintains consistency across all its programs, and benefits from the Board of Directors significant planning work.

AHFC's mission is "to provide Alaskans access to safe, quality, affordable housing". Seven goals that support this mission are the following:

1. Provide programs and services that are responsive to the diverse housing needs statewide
2. Increase Home-Ownership
3. Increase Special Needs Housing
4. Expand Partnerships to Strengthen Program and Service Delivery
5. Strengthen commitments to AHFC housing programs, functions and benefits
6. Promote operational excellence
7. Manage assets to generate sufficient profit to meet AHFC's financial commitments

The body of the Five Year Agency Plan presents objectives under each of these goals, along with proposed measures to evaluate progress specific to AHFC's public housing and housing assistance payment programs.

## **THE ANNUAL PLAN**

### **Annual Plan Type**

Because AHFC is a high performing public housing agency, it is eligible to submit a streamlined plan. Consequently, parts of the plan template will be shaded, indicating AHFC was not required to complete that section.

### **1. Statement of Housing Needs**

HUD has asked PHAs to consider the needs of renter families in different income and demographic categories. Hard data is only available through the 1990 US Census, already a source that is quite out of date. Once more up-to-date data is available from the 2000 US Census, it is anticipated this section of the Agency Plan, along with the Consolidated Plans for both the State of Alaska and the Municipality of Anchorage, will be reevaluated to determine if the needs portion deserves an update.

Census data was used and updated by increasing the number of renter household families proportionately to the increase in renter families overall. Public housing and Section 8 voucher wait list data was compiled in December, 1999 and included in the Agency Plan (see Section I(B) of the Annual Plan, page 17).

Census and wait list data were used in conjunction with the State of Alaska's and the Municipality of Anchorage's Housing and Community Development Consolidated Plans to help determine the degree of need presented in the Housing Needs table. For a more detailed discussion of housing needs, please also see the Municipality of Anchorage's and the State of Alaska's Housing and Community Development Consolidated Plans.

Alaska's greatest need appears to be in housing affordability and quality. Understandably, low- and extremely low- income families face major fiscal barriers in finding and maintaining decent housing. Quality is a related barrier; extremely low- and very low-income families simply do not have the housing budget, without assistance, to support a good quality rental unit. The relatively high presence of families with disabilities in Juneau on both public housing (17%) and Section 8 (15%) wait lists indicates that in such high cost areas, where the overall housing market is tight, families with disabilities may be having even greater difficulties finding appropriately accessible quality housing.

It is important to note, however, that while affordability is a major issue, Alaska's Section 8 wait lists may not enable AHFC to meet the new income target mandated by QHWRA. It requires that 70 percent of all new admissions be comprised of families with incomes below 30 percent of the area median income.

For special populations such as the elderly and families with disabilities, supply, accessibility and location are significant barriers to housing. The 1990 census showed a high rent burden amongst elderly, especially the poor. In 1999 elderly families made up nearly one in five (20%) of all households on the Public Housing wait list, and one in ten (10%) on the Section 8 wait list. The area wait list with the greatest proportion of elderly families is that for Fairbanks, where elderly families represent 26 percent and 15 percent of the public housing and Section 8 wait lists, respectively.

Similar data for families with disabilities show a presence of eight percent (8%) on the public housing wait list and six percent (6%) on Section 8. Because the Section 8 wait list is much larger however, the actual number of households on the Section 8 wait list actually exceeds that of public housing's. The greatest representation of families with a member experiencing disability on the wait list appears in Juneau, where Section 8 and public housing wait lists comprise of 15% and 17%, respectively, of all families.

Because public housing and Section 8 programs are available only in communities with sufficient population numbers to support them, it must be noted that most smaller communities are not represented on the wait list data. For this same reason, lacking a critical mass of people, these smaller communities have also seen fewer assisted living facilities, accessible/affordable housing or supportive services emerge. Consequently, the location of housing for families with disabilities and the elderly was identified as a need in smaller communities where the population has not supported the growth of assisted living facilities or a choice of accessible units.

It is difficult to ascertain differences in housing need across ethnic groups, with the exception of location. Traditionally, Native American/Alaska Natives residing in smaller village communities have the fewest options in acquiring quality housing. While some may argue location to be an issue in urban areas as well (for example, the lack of housing for low income residents in Girdwood), distances do not preclude access between jobs and services, and housing.

Public housing strategies target the needs found above. For example, the high quality of public housing offered by AHFC provides a needed relief to regions in Alaska, including some high cost/tight-market areas, such as Bethel, Juneau or Nome. Section 8 vouchers, including new Welfare to Work vouchers, also provide opportunities for tenants to bridge the affordability gap and access decent, safe and sanitary housing throughout their sub-jurisdiction.

In the Section 8 program, AHFC will seek a waiver from HUD to reduce HUD's extremely low-income family quotas. The housing needs data simply do not show a sufficient proportion of households on the Section 8 wait list in this income strata to constitute a full 70 percent of all new admissions. None-the-less, AHFC will re-address its marketing plan this year to make efforts to increase participation in the Section 8 program, especially amongst the homeless and disabled. The corporation will also focus on efforts to increase landlord participation, especially those renting outside areas of poverty, and to remind landlords of fair housing laws.

Seniors and families with disabilities will continue to be served by AHFC's existing designated housing and services coordination for seniors and families with at least one member experiencing a disability. AHFC will also consider other ways the Section 8 program can be targeted to special needs groups.

## **2. Financial Resources**

AHFC uses a variety of financial resources to add to the subsidy provided by HUD for the operation of public housing and the administration of the Section 8 program. AHFC has been successful in receiving HUD grants for crime prevention/drug elimination, economic development, and service coordination. Finally, public housing residents themselves, through the rent they pay, fund the operation of public housing units. In total, more than \$43.7 million dollars support the housing and related services provided through these programs.

### **3. PHA Policies Governing Eligibility, Selection and Admissions**

Policies governing eligibility, selection and admissions are found in AHFC's policy and procedures manuals, available for review at AHFC's main Anchorage office. HUD mandates many of these policies, but there are some areas where HUD gives housing authorities the choice to tailor programs to meet local needs. Some of these discretionary rules are highlighted below:

#### **◆ Admissions**

For both public housing and Section 8 programs, individuals with violent criminal acts will not be housed until 36 months after that person has been released from any period of incarceration. If the offense was sexual in nature, the exclusion from assistance will be extended to 60 months after that individual has been taken off the sex offender list.

Admissions preferences maintained in both public housing and Section 8 admissions include:

- 1) Displacement due to Domestic Violence, natural disaster, family reunification (20 pts)
- 2) Substandard housing to include homelessness (16 pts)
- 3) Rent burden greater than 50 % of income (14 pts)
- 4) Terminally Ill (4 pts)
- 5) Working families, and disabled receiving SSI because of inability to work (2 pts)
- 6) Veteran (2 pts)

Applicants whose verified circumstances correspond to two or more of the local preference categories will receive the combined value of the preference points for which they are eligible.

#### **◆ Deconcentration and Income Mixing**

In order to promote a mix of family income levels in public housing, this plan is proposing a new deconcentration policy. In Attachment A, AHFC describes steps that will be considered in order to provide a more balanced mix of family income in developments not set aside for seniors or families with disabilities. These steps include "skipping", marketing, renovations, and other steps.

"Skipping" is the term used when a household at the top of a wait list may be passed over in order to house a family lower down on the wait list. Skipping will only be considered when a development has been determined to have a concentration of higher income residents, and skipping is employed in order to skip over a higher income household to house a lower income household. AHFC will not employ skipping to pass over a lower income household in order to house a higher income household.

In this Annual Plan, five developments were determined to merit steps towards deconcentration: ParkView in Anchorage (renovations, marketing), Eyak Manor in Cordova (renovations, marketing), Fairmount in Anchorage (renovations, home-ownership program), Bethel Heights in Bethel (skipping) and Beringvue in Nome (skipping).

#### **4. Rent**

AHFC will adopt the current HUD “Fair Market Rent” (FMR) as a basis for its flat rent structure. AHFC will provide the tenant an opportunity to select its rent preference on an annual basis. The tenant’s flat rent will change from year to year with any changes in the FMR. AHFC will examine tenant income not less than every three years for families retaining a flat rent schedule. If a family chooses the flat rent payment, but due to economic hardship is unable to pay the flat rent, AHFC will adjust the family’s rent based on the HUD income-based formula.

#### **5&6. Operations and Management and Grievance Procedures**

Alaska Housing Finance Corporation has three basic operational divisions: Public Housing, Rural Housing, and Operations. A detailed organizational chart of AHFC’s Public Housing Department is included as Attachment C. AHFC’s rules, standards and policies that govern maintenance and management of public housing and the operation of the Section 8 program are listed below:

- Volume 2. Maintenance Policies and Procedures (including measures necessary for the prevention or eradication of pest infestation)
- Volume 3-A. Collections Policies and Procedures
- Volume 3-B. Conventional Low Rent Program Admissions & Occupancy Policy (including grievance procedures)
- Volume 3-D. Section 8 Existing Program Policies and Procedures (including the Equal Housing Opportunity Plan and grievance procedures)

All of these manuals are available for review at AHFC’s main administrative office in Anchorage.

#### **7. Capital Improvement Needs**

Attachment G and H provide a listing of the capital improvement items that will be addressed in the next year. Major items include renovations at Central Terrace (Anchorage), Eyak Manor (Cordova), and a proposed demolition/replacement activity at Paxton Manor (Sitka). See attachments for more detail.

## **8. Demolition and Disposition**

Three demolition and/or disposition projects are presented in this plan:

- ◆ At Valdez Arms in Valdez, an application to demolish seven (7) units has already been approved. By December of 2000, AHFC plans to submit an application for disposition of an additional seven (7) units in this same project.
- ◆ In April of 2000, AHFC plans to submit an application to demolish and rebuild Paxton Manor in Sitka.
- ◆ By January of 2001, AHFC plans to submit an application for the disposition of 28 units in Central Terrace, a multi-family scattered site project in Anchorage.

AHFC is operating on the assumption of no net loss of assisted housing units in the communities of Valdez and Anchorage to comply with local Consolidated Plans. The Agency Plan does not yet contain a specific strategy to address the loss of assisted units proposed for disposition.

## **9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities.**

No new housing is proposed to be designated for elderly families or families with disabilities. See Attachment G for a complete listing of developments, including identification of the eight projects designated for elderly families and families with disabilities

## **10. Conversion of Public Housing to Tenant-Based Assistance**

AHFC currently is not planning any activity in this area. AHFC will examine this as an option when considering replacement of existing affordable units due to disposition activities.

## **11. Homeownership Programs Administered by the PHA**

AHFC is currently administering a 5(h) homeownership program through which it is selling 19 single family homes from its scattered site Fairmount project in Anchorage to public housing residents and, potentially, other low income families. AHFC will also examine the feasibility of homeownership opportunities under the Section 8 program.

## **12. PHA Community Service and Self-sufficiency Programs**

AHFC operates its Family Self-Sufficiency program in Anchorage and Juneau. AHFC will not address the Community Service requirement of Quality Housing and Work Responsibility Act until HUD issues a final rule in this area, as instructed by HUD.

**13. PHA Safety and Crime Prevention Measures**

AHFC is submitting a Public Housing Drug Elimination Program grant with this application. Please see Attachment E for details.

**14. Pet Policy**

AHFC will not address the Pet Policy requirement of QHWRA until HUD issues a final rule in this area, as instructed by HUD.

**15. Civil Rights Certifications**

All certifications will be included in the final draft of this plan

**16. Fiscal Audit**

AHFC's most recent fiscal audit is included in its Annual Report, available for public review in the Anchorage office.

**17. PHA Asset Management**

Attachment G presents a listing of all AHFC's public housing projects, the locations and make up of units of each, and other significant activities relevant to individual projects.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

**Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary.....	1
ii. Table of Contents	
1. Housing Needs .....	15
2. Financial Resources.....	47
3. Policies on Eligibility, Selection and Admissions.....	50
4. Rent Determination Policies .....	61
5. Operations and Management Policies .....	67
6. Grievance Procedures .....	69
7. Capital Improvement Needs.....	71
8. Demolition and Disposition .....	73
9. Designation of Housing.....	74
10. Conversions of Public Housing .....	76
11. Homeownership .....	78
12. Community Service Programs.....	79
13. Crime and Safety .....	83
14. Pets (Inactive for January 1 PHAs).....	85
15. Civil Rights Certifications (included with PHA Plan Certifications).....	85
16. Audit .....	85
17. Asset Management.....	86
18. Other Information.....	87

## Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

### Required Attachments:

- Attachment A. Admissions Policy for Deconcentration (AK001a01)
- Attachment B. FY 2000 Capital Fund Program Annual Statement (AK001b01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

### Optional Attachments:

- Attachment C. PHA Management Organizational Chart (AK001c01)
- Attachment D. FY 2000 Capital Fund Program 5 Year Action Plan (AK001d01)
- Attachment E. Public Housing Drug Elimination Program (PHDEP) Plan (AK001e01)
- Attachment F. Comments of Resident Advisory Board or Boards (AK001f01)
- Other (List below, providing each attachment name)
  - Attachment G. Optional Asset Management Table (AK001g01)
  - Attachment H. Proposed Activities Attachment to Optional Asset Management Table (AK001h01)
  - Attachment I. Definition of Substantial Deviation and Significant Amendment or Modification (AK001i01)
  - Attachment J. Certifications related to the Public Housing Agency Plan (AK001j01)

## Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans (see Attachment J)
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans (see Attachment J)
✓	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.  <i>(see Section 8 Existing Program Policies and Procedures which includes the Equal Housing Opportunity Plan)</i>	5 Year and Annual Plans
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction  <i>(AI for State of Alaska is included in the 1999 Annual Action Plan for the state’s Housing and Community Development Consolidated Plan (HCD Plan), beginning page 39, and in the draft Five Year HCD Plan 2000-2005, page 51)</i>	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
n/a	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
(see attachments)	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
n/a	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
n/a	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
n/a	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
n/a	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
✓	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
n/a	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
n/a	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
✓	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
✓	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
✓	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings  <i>(See Alaska Housing Finance Corporation Annual Report)</i>	Annual Plan: Annual Audit
n/a	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
✓	Copy of law exempting Alaska from resident member of Board requirement	Annual Plan: Other information

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

## A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type (Renters only)	Overall (1990 Census)	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
All Renters	81,852	5	3	4	4	2	3
Income <= 30% of AMI	12,933	5	3	5	3	3	2
Income >30% but <=50% of AMI	13,669	5	2	4	3	2	2
Income >50% but <80% of AMI	13,751	3	2	3	3	2	2
Elderly	4,041	5	4	3	5	2	4
Families with Disabilities			5	3	5	n/a	4
All Minority- Headed Households	19,734	4	n/a	n/a	n/a	n/a	
Black – non Hispanic	4,908	4	n/a	n/a	n/a	n/a	2
Hispanic – all races	3,085	4	n/a	n/a	n/a	n/a	2
Native American/Alaska Native	9,684	4	n/a	n/a	n/a	n/a	4
Asian/Pacific Islander	2,057	5	n/a	n/a	n/a	n/a	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

---

- Consolidated Plan of the Jurisdiction/s (State of Alaska and Municipality of Anchorage)  
Indicate year: 1995-2000, and consultation with staff on 2000-2005  
Consolidated Plans not yet complete
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study: Senior Housing Needs Assessment for the State of Alaska  
(prepared by the Senior Housing Office of Alaska Housing Finance Corporation)  
Indicate year: 1995
- Other sources: (list and indicate year of information)

## **B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

**None of AHFC's wait lists are closed. Wait list tables are provided for the following:**

### **Table 1. Section 8 Only:**

- a. All Alaska
- b. Anchorage only
- c. Fairbanks only
- d. Juneau only
- e. Balance of State only (excludes Anchorage, Fairbanks, Juneau)

### **Table 2. Public Housing Only:**

- a. All Alaska
- b. Anchorage only
- c. Fairbanks only
- d. Juneau only
- e. Balance of State only (excludes Anchorage, Fairbanks, Juneau)

### **Table 3. Unduplicated Public Housing and Section 8 Combined:**

- a. All Alaska
- b. Anchorage only
- c. Fairbanks only
- d. Juneau only
- e. Balance of State only (excludes Anchorage, Fairbanks, Juneau)

**Wait list figures, based on the preceding data, are provided as follows:**

### **Figure 1. Race and Ethnic Distribution on the Public Housing Wait List:**

- ◆ All Alaska
- ◆ Anchorage only
- ◆ Fairbanks only
- ◆ Juneau only
- ◆ Balance of State only (excludes Anchorage, Fairbanks, Juneau)

### **Figure 2. Race and Ethnic Distribution on the Section 8 Wait List**

- ◆ All Alaska
- ◆ Anchorage only

- ◆ Fairbanks only
- ◆ Juneau only
- ◆ Balance of State only (excludes Anchorage, Fairbanks, Juneau)

**Figure 3. Income Distribution on the Public Housing Wait List**

- ◆ All Alaska
- ◆ Anchorage only
- ◆ Fairbanks only
- ◆ Juneau only
- ◆ Balance of State only (excludes Anchorage, Fairbanks, Juneau)

**Figure 4. Income Distribution on the Section 8 Wait List**

- ◆ All Alaska
- ◆ Anchorage only
- ◆ Fairbanks only
- ◆ Juneau only
- ◆ Balance of State only (excludes Anchorage, Fairbanks, Juneau)

**Figure 5. Various Family Types on the Public Housing Wait List**

- ◆ All Alaska
- ◆ Anchorage only
- ◆ Fairbanks only
- ◆ Juneau only
- ◆ Balance of State only (excludes Anchorage, Fairbanks, Juneau)

**Figure 6. Various Family Types on the Section 8 Wait List**

- ◆ All Alaska
- ◆ Anchorage only
- ◆ Fairbanks only
- ◆ Juneau only
- ◆ Balance of State only (excludes Anchorage, Fairbanks, Juneau)

**Figure 7. Wait List for Various Bedroom Sizes in Public Housing**

- ◆ All Alaska
- ◆ Anchorage only
- ◆ Fairbanks only
- ◆ Juneau only
- ◆ Balance of State only (excludes Anchorage, Fairbanks, Juneau)

**Table 1.a. Housing Needs of Families on The Waiting List - State of Alaska**

Waiting list type: (select one)

Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
 if used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover
Waiting list total	3 0 6 8	1 0 0	7 1 . 0 %
Extremely low income <= 30 % A M I	1 7 0 4	5 5 . 5 %	
Very low income (> 30 % but <= 50 % A M I)	1 2 4 6	4 0 . 6 %	
Low income (> 50 % but < 80 % A M I)	1 1 4	3 . 7 %	
Families with children	1 6 5 4	5 3 . 9 %	
Elderly families	3 1 3	1 0 . 2 %	
Families with disabilities	1 9 8	6 . 5 %	
White	1 8 8 9	6 1 . 6 %	
Black	4 1 5	1 3 . 5 %	
Ak. Native	5 2 2	1 7 . 0 %	
Asian	2 4 0	7 . 8 %	
Hispanic	1 5 8	5 . 1 %	

Characteristics by Bedroom Size (Public Housing Only)			
1 B R			
2 B R			
3 B R			
4 B R			
5 B R			
5+ B R			

**Table 1.b. Housing Needs of Families on The Waiting List - Anchorage Only**

Waiting list type: (select one)



Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

if used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover
Waiting list total	1 988	100	69.9%
Extremely low income <= 30% A M I	1 351	68.0%	
Very low income (> 30% but <= 50% A M I)	617	31.0%	
Low income (> 50% but < 80% A M I)	20	1.0%	
Families with children	1 051	52.9%	
Elderly families	219	11.0%	
Families with disabilities	95	4.8%	
White	1 112	55.9%	
Black	364	18.3%	
Ak. Native	306	15.4%	
Asian	206	10.4%	
Hispanic	129	6.5%	

Characteristics by Bedroom Size (Public Housing Only)			
1 B R			
2 B R			
3 B R			
4 B R			
5 B R			
5+ B R			

**Table 1.c. Housing Needs of Families on The Waiting List - Fairbanks Only**

Waiting list type: (select one)



Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

if used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover
Waiting list total	290	100	69.5%
Extremely low income <= 30% AMI	114	39.3%	
Very low income (> 30% but <= 50% AMI)	169	58.3%	
Low income (> 50% but < 80% AMI)	6	2.1%	
Families with children	155	53.4%	
Elderly families	43	14.8%	
Families with disabilities	26	9.0%	
White	181	62.4%	
Black	39	13.4%	
Ak. Native	59	20.3%	
Asian	9	3.1%	
Hispanic	11	3.8%	

Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

**Table 1.d. Housing Needs of Families on The Waiting List - Juneau Only**

Waiting list type: (select one)



- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
if used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover
Waiting list total	241	1	78.3%
Extremely low income <= 30% AMI	173	71.8%	
Very low income (> 30% but <= 50% AMI)	60	24.9%	
Low income (> 50% but < 80% AMI)	8	3.3%	
Families with children	104	43.2%	
Elderly families	27	11.2%	
Families with disabilities	36	14.9%	
White	142	58.9%	
Black	5	2.1%	
Ak. Native	83	34.4%	
Asian	11	4.6%	
Hispanic	9	3.7%	

Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

**Table 1.e. Housing Needs of Families on The Waiting List - Balance of State (Excludes Anchorage, Fairbanks, and Juneau)**

Waiting list type: (select one)



Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

if used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover
Waiting list total	584	100	73.5%
Extremely low income <= 30% AMI	304	52.1%	
Very low income (> 30% but <= 50% AMI)	256	43.8%	
Low income (> 50% but < 80% AMI)	24	4.1%	
Families with children	323	55.3%	
Elderly families	60	10.3%	
Families with disabilities	47	8.0%	
White	480	82.2%	
Black	9	1.5%	
Ak. Native	77	13.2%	
Asian	18	3.1%	
Hispanic	10	1.7%	

Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

**Table 2.a. Housing Needs of Families on The Waiting List - State of Alaska**

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
if used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover (Nov 98 - Nov 99)
Waiting list total	1269	100	76%
Extremely low income <= 30% A MI	635	50.0%	
Very low income (> 30% but <= 50% A MI)	511	40.3%	
Low income (> 50% but < 80% A MI)	117	9.2%	
Families with children	578	45.5%	
Elderly families	255	20.1%	
Families with disabilities	103	8.1%	
White	733	57.8%	
Black	123	9.7%	
Ak. Native	290	22.9%	
Asian	116	9.1%	
Hispanic	55	4.3%	

Characteristics by Bedroom Size (Public Housing Only)			Total Cases Nov 1998	% Total Cases Turned Over From Nov 1998	% That Moved Into Public Housing or Section 8
1 BR	863	68.0%	699	71.0%	24.0%
2 BR	205	16.2%	193	84.4%	25.0%
3 BR	106	8.4%	95	87.0%	23.0%
4 BR	50	3.9%	62	87.0%	25.0%
5 BR	31	2.4%	17	88.0%	29.0%
5+ BR	14	1.1%	18	77.0%	22.0%

**Table 2.b. Housing Needs of Families on The Waiting List - Anchorage Only**

Waiting list type: (select one)

Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
 If used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover (Nov 98 - Nov 99)	
Waiting list total	760	100	74%	
Extremely low income <= 30% A M I	477	62.8%		
Very low income (> 30% but <= 50% A M I)	247	32.5%		
Low income (> 50% but < 80% A M I)	36	4.7%		
Families with children	340	44.7%		
Elderly families	156	20.5%		
Families with disabilities	36	4.7%		
White	439	57.8%		
Black	114	15.0%		
Ak. Native	117	15.4%		
Asian	86	11.3%		
Hispanic	42	5.5%		

Characteristics by Bedroom Size (Public Housing Only)			Total Cases Nov 98	% Total Cases Turned Over From Nov	% That Moved Into Public Housing or Section 8
1 B R	529	69.6%	391	69.8%	23.3%
2 B R	121	15.9%	73	82.2%	32.9%
3 B R	54	7.1%	33	97.0%	30.3%
4 B R	24	3.2%	27	88.9%	25.9%
5 B R	22	2.9%	9	77.8%	11.1%
5+ B R	10	1.3%	9	77.8%	33.3%

**Table 2.c. Housing Needs of Families on The Waiting List - Fairbanks Only**

Waiting list type: (select one)

Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
 if used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover (Nov 98 - Nov 99)
Waiting list total	102	1	81%
Extremely low income <= 30% A M I	36	35.3%	
Very low income (> 30% but <= 50% A M I)	59	57.8%	
Low income (> 50% but < 80% A M I)	7	6.9%	
Families with children	41	40.2%	
Elderly families	27	26.5%	
Families with disabilities	12	11.8%	
White	70	68.6%	
Black	7	6.9%	
Ak. Native	22	21.6%	
Asian	2	2.0%	
Hispanic	5	4.9%	

Characteristics by Bedroom Size (Public Housing Only)			Total Cases Nov 98	% Total Cases Turned Over From Nov 1998	% That Moved Into Public Housing or Section 8
1 B R	62	60.8%	65	73.8%	24.6%
2 B R	13	12.7%	18	88.9%	22.2%
3 B R	15	14.7%	16	87.5%	25.0%
4 B R	8	7.8%	6	100.0%	50.0%
5 B R	2	2.0%	4	100.0%	75.0%
5+ B R	2	2.0%	1	100.0%	0.0%

**Table 2.d. Housing Needs of Families on The Waiting List - Juneau Only**

Waiting list type: (select one)

Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
 if used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover (Nov 98 - Nov 99)	
Waiting list total	182	100	81%	
Extremely low income <= 30% A M I	133	73.1%		
Very low income (> 30% but <= 50% A M I)	37	20.3%		
Low income (> 50% but < 80% A M I)	9	4.9%		
Families with children	81	44.5%		
Elderly families	26	14.3%		
Families with disabilities	31	17.0%		
White	102	56.0%		
Black	3	1.6%		
Ak. Native	60	33.0%		
Asian	16	8.8%		
Hispanic	6	3.3%		

Characteristics by Bedroom Size (Public Housing Only)			Total Cases Nov 1998	% Total Cases Turned Over From Nov 1998	% That Moved Into Public Housing or Section 8
1 BR	133	73.1%	140	77.9%	22.1%
2 BR	30	16.5%	49	89.8%	22.4%
3 BR	13	7.1%	15	80.0%	20.0%
4 BR	4	2.2%	13	84.6%	7.7%
5 BR	1	0.5%	0	0.0%	0.0%
5+ BR	1	0.5%	2	50.0%	0.0%

**Table 2.e. Housing Needs of Families on The Waiting List - Balance of State  
(Excluding Anchorage, Juneau, and Fairbanks)**

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
if used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover (Nov 98 - Nov 99)
Waiting list total	238	100	71%
Extremely low income <= 30% A M I	97	40.8%	
Very low income (> 30% but <= 50% A M I)	92	38.7%	
Low income (> 50% but < 80% A M I)	32	13.4%	
Families with children	24	10.1%	
Elderly families	54	22.7%	
Families with disabilities	26	10.9%	
White	131	55.0%	
Black	0	0.0%	
Ak. Native	92	38.7%	
Asian	15	6.3%	
Hispanic	3	1.3%	

Characteristics by Bedroom Size (Public Housing Only)			Total Cases Nov 1998	% Total Cases Turned Over From Nov 1998	% That Moved Into Public Housing or Section 8
1 BR	152	63.9%	111	60.4%	27.0%
2 BR	41	17.2%	53	81.1%	17.0%
3 BR	24	10.1%	31	80.6%	16.1%
4 BR	14	5.9%	16	87.5%	31.3%
5 BR	6	2.5%	4	100.0%	0.0%
5+ BR	1	0.4%	6	83.3%	0.0%

**Table 3.a. Housing Needs of Families on The Waiting List - State of Alaska**

Waiting list type: (select one)



- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
if used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover
Waiting list total	4 3 8 5	1 0 0	7 4 . 9 %
Extremely low income <= 30 % A M I	2 6 8 5	6 1 . 2 %	
Very low income (> 30 % but <= 50 % A M I)	1 5 4 5	3 5 . 2 %	
Low income (> 50 % but < 80 % A M I)	1 4 8	3 . 4 %	
Families with children	2 2 4 5	5 1 . 2 %	
Elderly families	6 1 2	1 4 . 0 %	
Families with disabilities	3 0 9	7 . 0 %	
White	2 6 5 6	6 0 . 6 %	
Black	5 4 1	1 2 . 3 %	
Ak. Native	8 1 6	1 8 . 6 %	
Asian	3 6 3	8 . 3 %	
Hispanic	2 1 5	4 . 9 %	

Characteristics by Bedroom Size (Public Housing Only)			
1 B R			
2 B R			
3 B R			
4 B R			
5 B R			
5+ B R			

**Table 3.b. Housing Needs of Families on The Waiting List - Anchorage Only**

Waiting list type: (select one)



- Section 8 tenant-based assistance
  - Public Housing
  - Combined Section 8 and Public Housing
  - Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- if used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover
Waiting list total	2748	100	76.3%
Extremely low income <= 30% AMI	1828	66.5%	
Very low income (> 30% but <= 50% AMI)	864	31.4%	
Low income (> 50% but < 80% AMI)	56	2.0%	
Families with children	1391	50.6%	
Elderly families	375	13.6%	
Families with disabilities	131	4.8%	
White	1551	56.4%	
Black	478	17.4%	
Al. Native	423	15.4%	
Asian	292	10.6%	
Hispanic	171	6.2%	

Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

**Table 3.c. Housing Needs of Families on The Waiting List - Fairbanks Only**

Waiting list type: (select one)



- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
if used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover
Waiting list total	392	100	77.7%
Extremely low income <= 30% AMI	150	38.3%	
Very low income (> 30% but <= 50% AMI)	228	58.2%	
Low income (> 50% but < 80% AMI)	14	3.6%	
Families with children	196	50.0%	
Elderly families	70	17.9%	
Families with disabilities	38	9.7%	
White	251	64.0%	
Black	46	11.7%	
Ak. Native	81	20.7%	
Asian	11	2.8%	
Hispanic	16	4.1%	

Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

**Table 3.d. Housing Needs of Families on The Waiting List - Juneau Only**

Waiting list type: (select one)

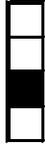
Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
 if used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover
Waiting list total	423	100	73.0%
Extremely low income <= 30% AMI	306	72.3%	
Very low income (> 30% but <= 50% AMI)	97	22.9%	
Low income (> 50% but < 80% AMI)	17	4.0%	
Families with children	217	51.3%	
Elderly families	53	12.5%	
Families with disabilities	67	15.8%	
White	243	57.4%	
Black	8	1.9%	
Ak. Native	143	33.8%	
Asian	27	6.4%	
Hispanic	15	3.5%	

Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

**Table 3.e. Housing Needs of Families on The Waiting List - Balance of State (Excludes Anchorage, Fairbanks and Juneau)**

Waiting list type: (select one)



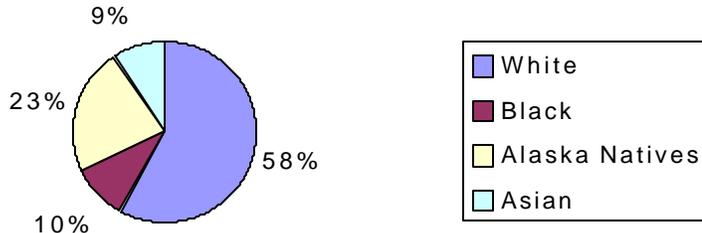
- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
if used, identify which development/subjurisdiction:

12/6/99	# of families	% of total families	Annual Turnover
Waiting list total	822	100	74.9%
Extremely low income <= 30% AMI	401	48.8%	
Very low income (> 30% but <= 50% AMI)	356	43.3%	
Low income (> 50% but < 80% AMI)	61	7.4%	
Families with children	441	53.6%	
Elderly families	114	13.9%	
Families with disabilities	73	8.9%	
White	611	74.3%	
Black	9	1.1%	
Ak. Native	169	20.6%	
Asian	33	4.0%	
Hispanic	13	1.6%	

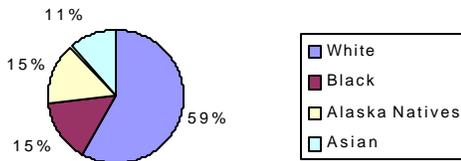
Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

**Figure 1. Race and Ethnic Distribution on the Public Housing Wait List:**

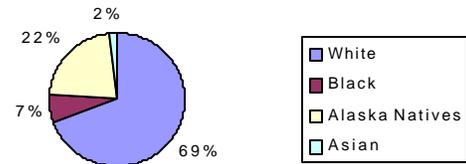
## State of Alaska Public Housing Wait List: Ethnic Distribution



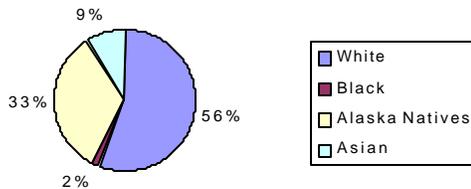
**Anchorage Only Public Housing Wait List: Ethnic Distribution**



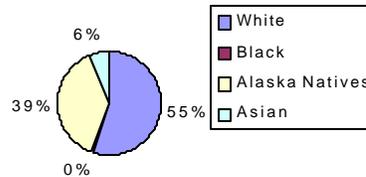
**Fairbanks Only Public Housing Wait List: Ethnic Distribution**



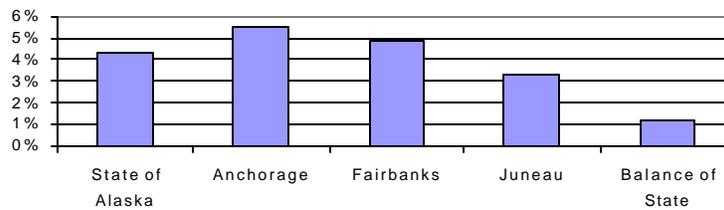
**Juneau Only Public Housing Wait List: Ethnic Distribution**

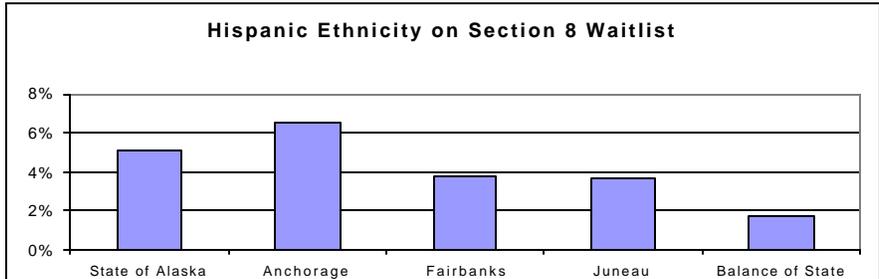
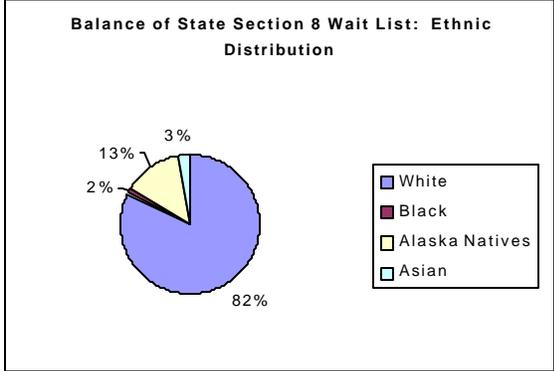
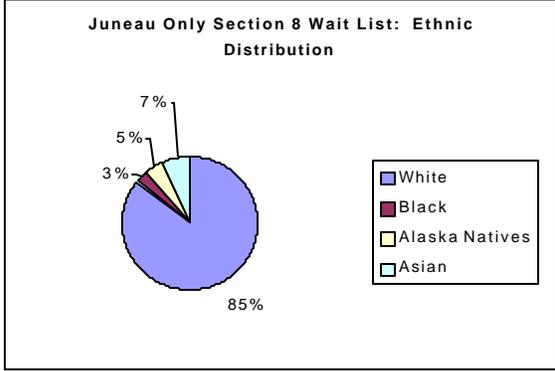
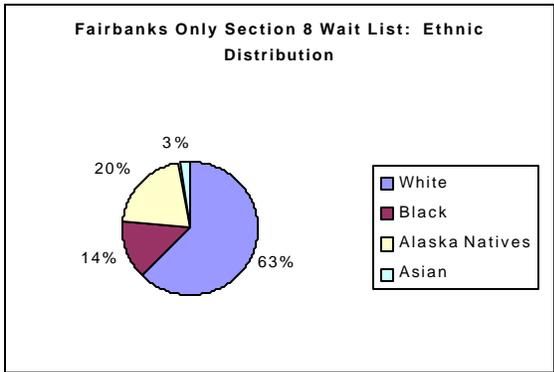
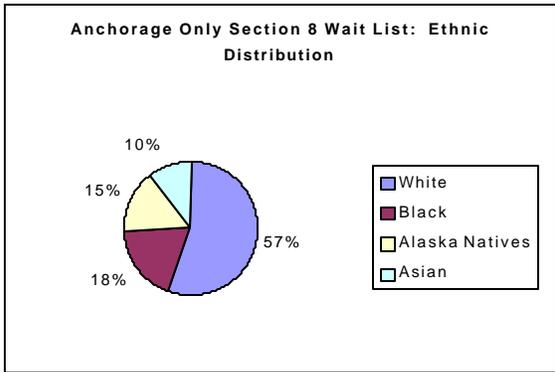
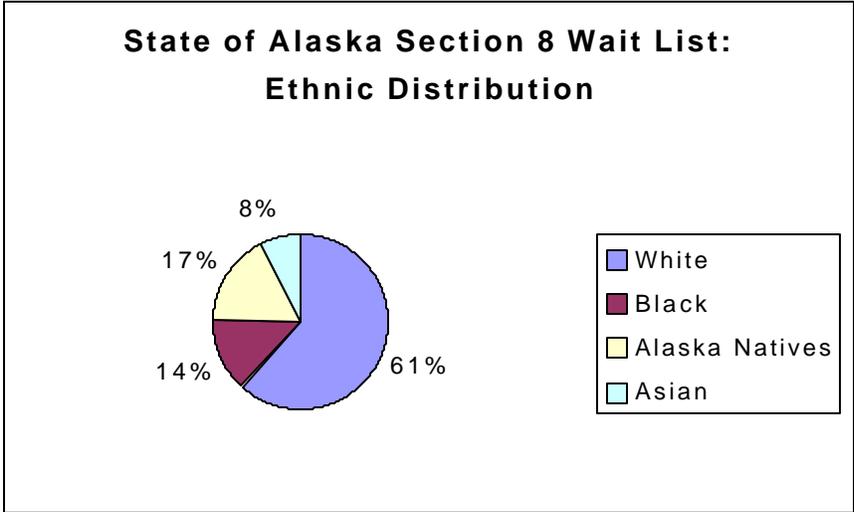


**Balance of State Public Housing Wait List: Ethnic Distribution**



**Hispanic Ethnicity on Public Housing Waitlist**

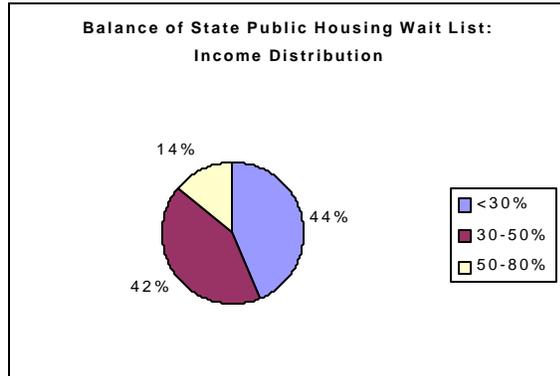
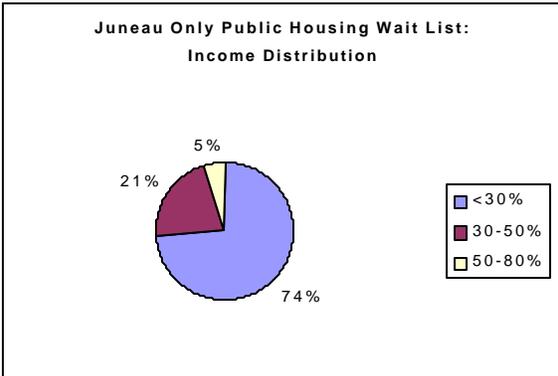
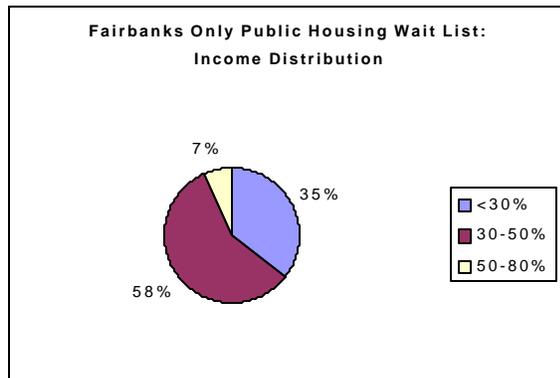
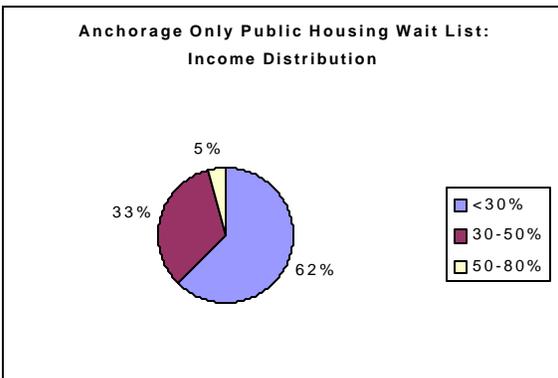
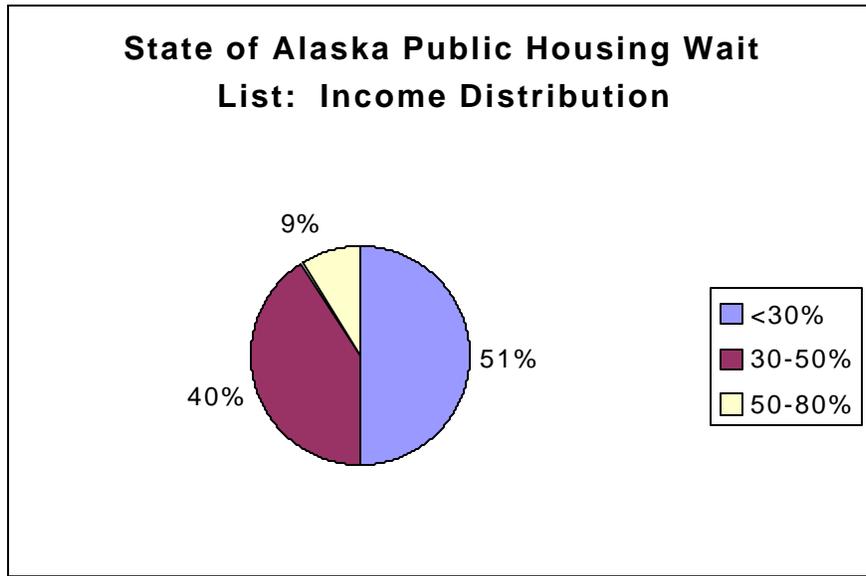




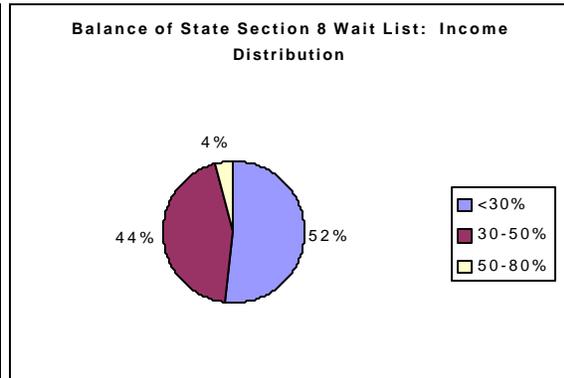
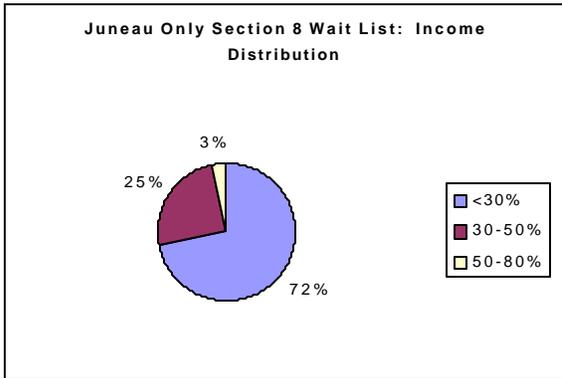
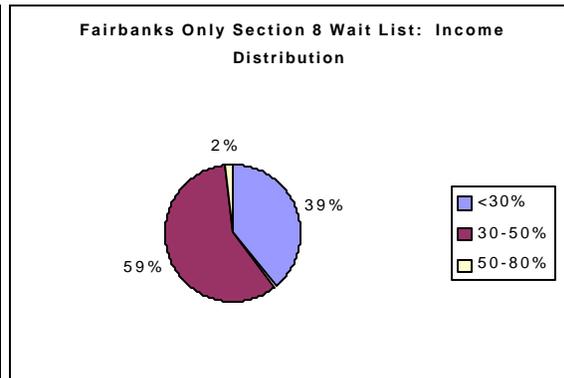
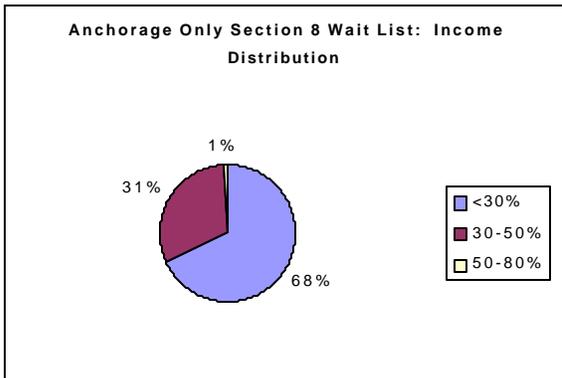
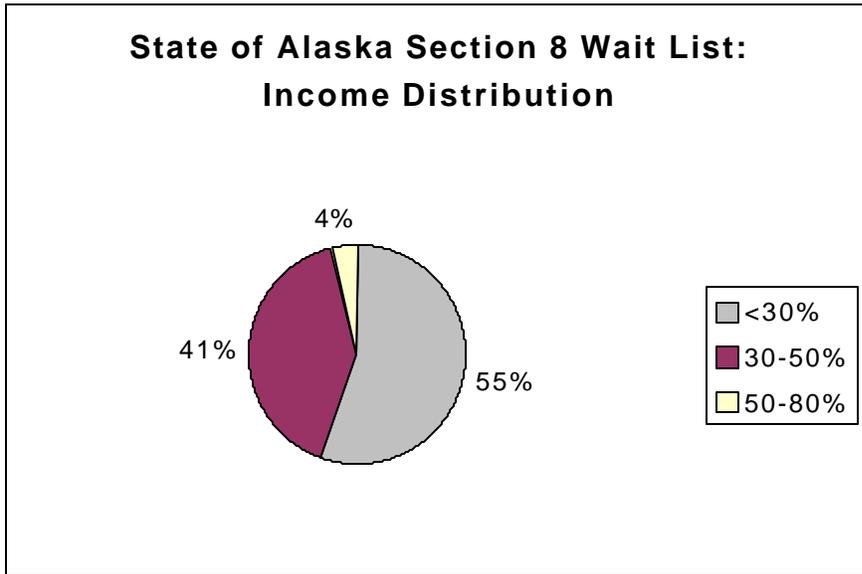
**Figure 2. Race and Ethnic Distribution on the Section 8 Wait List**



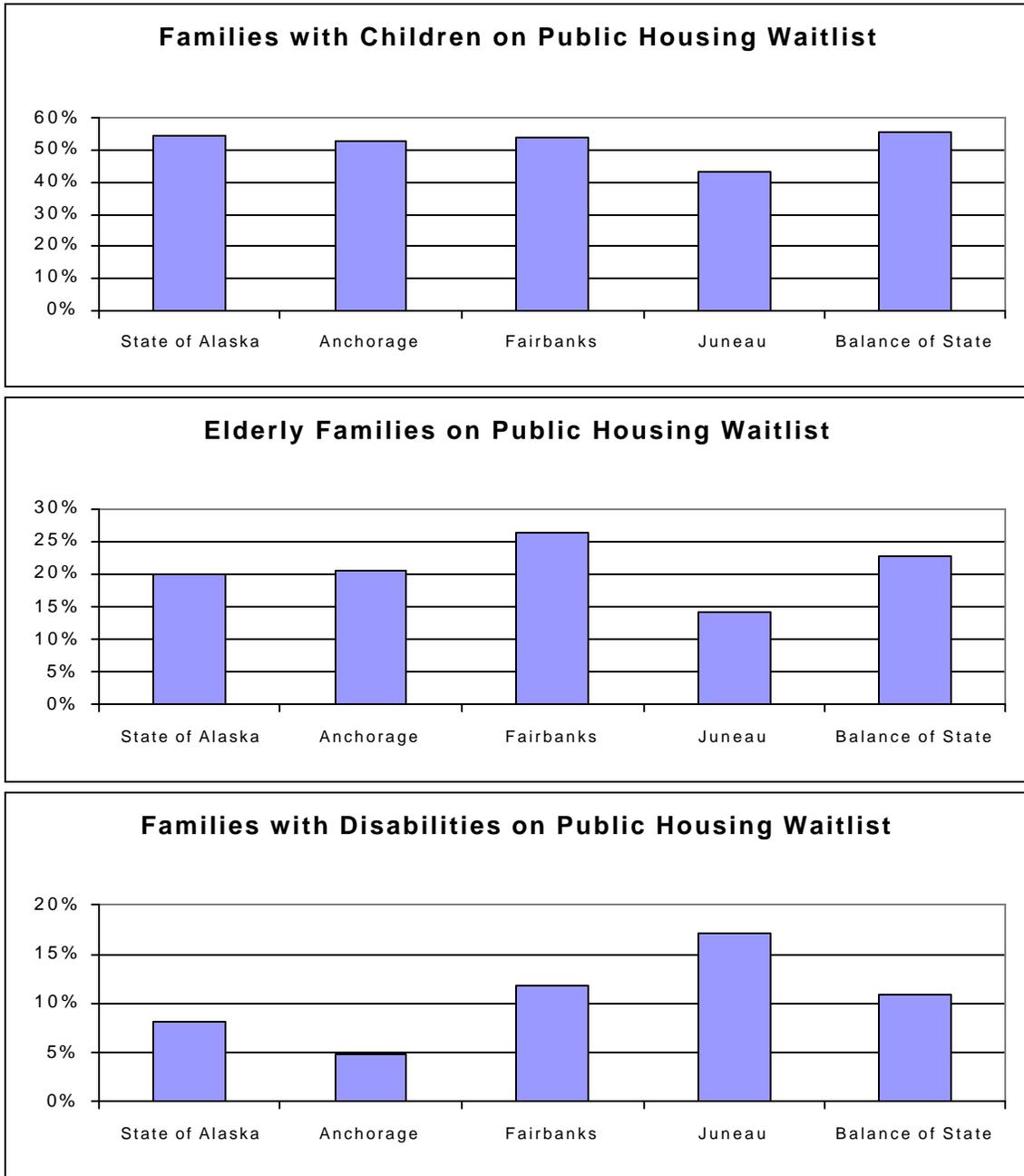
**Figure 3. Income Distribution on the Public Housing Wait List**



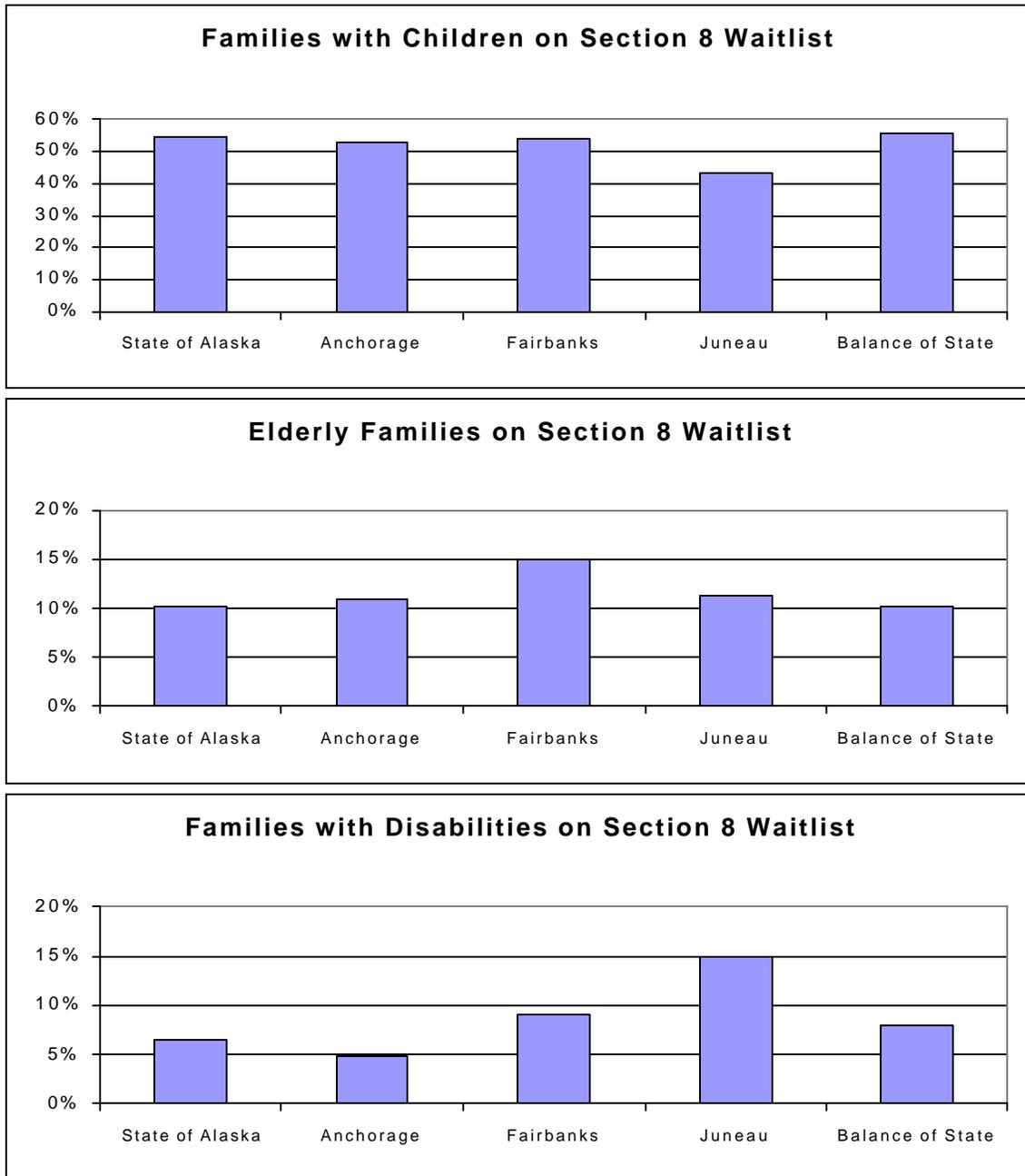
**Figure 4. Income Distribution on the Section 8 Wait List**



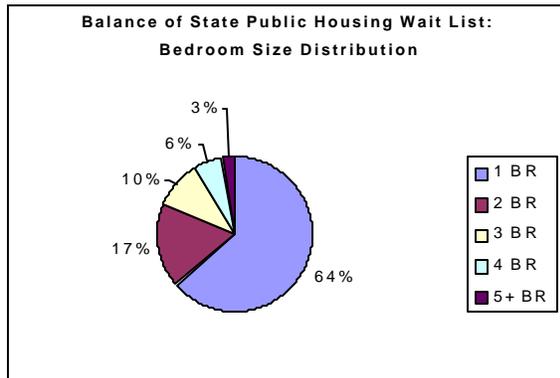
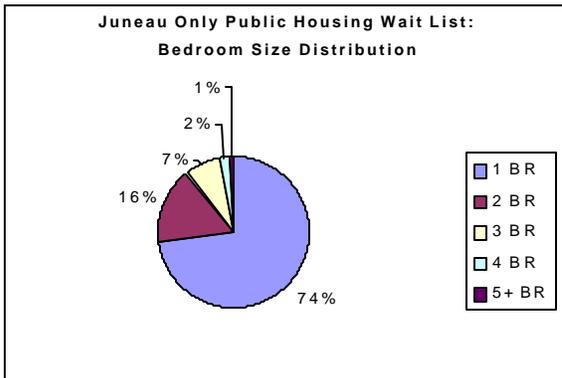
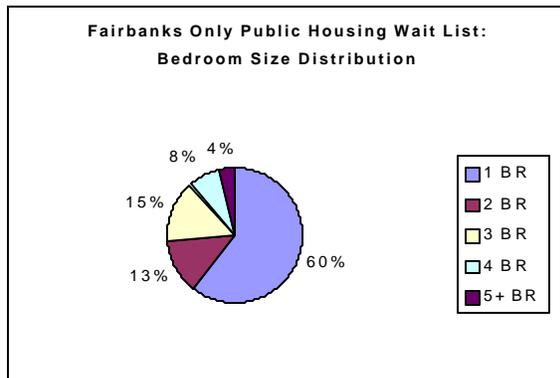
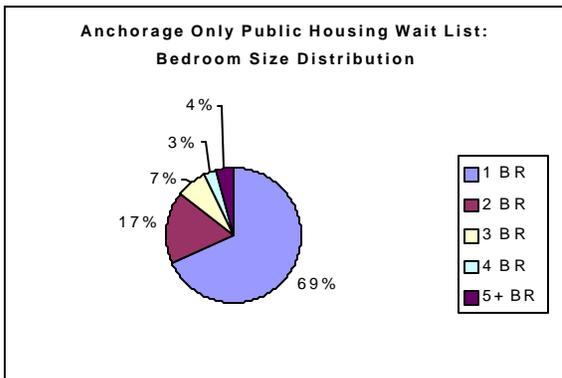
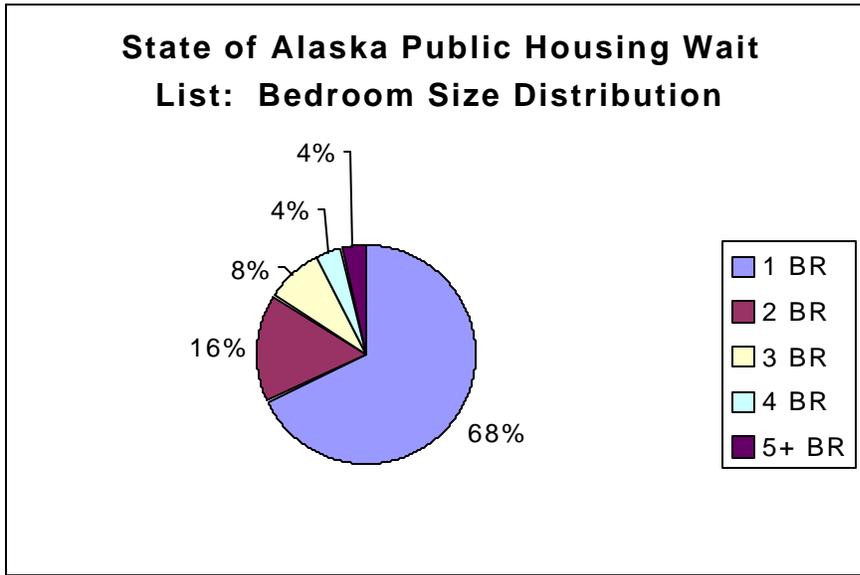
**Figure 5. Various Family Types on the Public Housing Wait List**



**Figure 6. Various Family Types on the Section 8 Wait List**



**Figure 7. Wait List for Various Bedroom Sizes in Public Housing**



### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

#### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Maintain turnover time for vacated public housing units within 20-day parameter established by the Public Housing Assessment System (PHAS)
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
  - Maintain effective management policies to insure an accurate and up to date wait list for Section 8 and Low Rent
  - Seek replacement of public housing units lost to the inventory through one or a combination of several means, which may include mixed finance development, section 8 replacement housing resources, or other strategies.

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 vouchers should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
  - Participating in community planning and partnerships to pursue affordable housing

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Meet HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt policies to support and encourage work
- Other: (list below)
  - Because the wait list does not support 70 percent of new admissions being below 30 percent of the median income, AHFC will seek a waiver for the Section 8 program based on income ratios in the wait list.
  - Develop and implement a marketing plan, including collaboration with other service agencies, to assure program awareness by families at or below 30% of AMI

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt policies to support and encourage work
- Other: (list below)
  - Make public housing and Section 8 voucher applications available on the internet

- Develop and implement a marketing plan to assure program awareness by families at or below 50% of AMI
- Examine the feasibility of homeownership opportunities under the Section 8 program.

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
  - Maintain current level of service coordination/case management

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
  - Maintain current level of service coordination/case management
  - Seek resources for additional service coordination/case management as needed

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
  - Maintain referral list, bulletin board, or other mechanism to inform applicants shopping for housing of landlords participating throughout the jurisdiction.
  - Participate in local Consolidated Plan initiatives to address impediments to fair housing

**Other Housing Needs & Strategies: (list needs and strategies below)**

**Need: Specific Family Types: Families with Children**

**Strategy 1: Support the welfare to work transition for families with children**

- Fully lease all 652 welfare to work housing vouchers by October 30, 2000.
- Include a mandatory work requirement for families receiving a welfare to work housing voucher.
- Attain a full enrollment of 157 (HUD minimum program size) in the Anchorage and Juneau Family Self Sufficiency (FSS) program.
- Determine the feasibility of expanding the FSS program in Fairbanks.
- Design and implement a service coupon component to provide supportive services to families with children under the Public Housing Drug Elimination Grant.
- Examine the feasibility of homeownership opportunities under the Section 8 program.
- Initiate an earned income disregard for public housing families newly entering the work force (by statute, only allowed in public housing).

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs

- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
  - Public Comment
  - Results of consultation with public housing operations and construction staff

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources*</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	6,359,000	
b) Public Housing Capital Fund**	3,339,663	
c) HOPE VI Revitalization	n/a	
d) HOPE VI Demolition	n/a	
e) Annual Contributions for Section 8 Tenant-Based Assistance	(HAP) 19,000,000 (Admin) 2,059,448	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	293,000	
g) Resident Opportunity and Self- Sufficiency Grants	n/a	
h) Community Development Block Grant	n/a	
i) HOME	n/a	
<b>Other Federal Grants (list below)</b>		
FSS Service Coordination in Section 8	46,350	public housing supportive services
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
FFY99 ROSS Grant	29,164	public housing supportive services
<b>3. Public Housing Dwelling Rental Income</b>		
	4,932,000	public housing operations
<b>4. Other income (list below)</b>		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources*</b>	<b>Planned \$</b>	<b>Planned Uses</b>
Commercial Space (including laundry), Excess Utilities, Miscellaneous Rental Charges	319,000	public housing operations
Investment Interest	178,000	public housing operations
<b>5. Non-federal sources</b> (list below)		
Corporate receipts – Capital Improvements	6,324,960	public housing capital improvements
Corporate receipts – Public Housing Operating	238,600	public housing operations
Corporate receipts – Cash Match for Welfare to Work Section 8 Vouchers	500,000	Section 8 supportive services
Corporate receipts – Cash Match for PHDEP	75,000	public housing safety/security and supportive services
Corporate receipts – Cash Match for ROSS	63,481	public housing supportive services
<b>Total resources</b>	<b>43,757,666</b>	

\*Sources are based on the current best estimates of pending final grant agreements, funding announcements and appropriations.

\*\*Amount listed in this table is based on amount received in FFY1999 and was used as AHFC prepared its Annual and Five Year Capital Fund Tables, and annual budget presented to the legislature. The amount HUD advised PHAs to use in the plan is the average of the FFY1998 and FFY1999. For AHFC this average was = \$3,041,714. Appropriate reductions in the first year of the Paxton Manor project will be made should funds be less than expected.

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number) 0  
(when applicants are next in line for a unit)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
  - No admission to public housing if currently on sex offender list, or within 60 months of being on sex offender list
  - No admission to public housing within 60 months from date of release from any period of incarceration for sexual offense as identified in Article 4 of AS11.41
  - If no incarceration was ordered, no admission to public housing within 60 months from the date conviction or commission of any sexual offense as identified in Article 4 of AS11.41.
  - No admission to public housing within 36 months of release from any period of incarceration for any drug-related or violent criminal activity.
  - If no incarceration was ordered, no admission to public housing within 60 months from the date conviction or commission of any drug-related or violent criminal activity.
  - Credit report
  - Fraud in any federal program
  - Search of public records (provided by Motznik Computer Services)
  - Evictions

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? (*when public records search indicates a need*)

- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? (*when public records search indicates a need*)
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

## **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply

- Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One  
 Two  
 Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies  
 Overhoused  
 Underhoused  
 Medical justification  
 Administrative reasons determined by the PHA (e.g., to permit modernization work)  
 Resident choice: (state circumstances below)  
 Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (due to Natural Disaster, Family Reunification, or Domestic Violence)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - Terminally ill

*Applicants whose verified circumstances correspond to two or more of the local preference categories will receive the combined value of the preference points for which they are eligible.*

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Natural Disaster, Family Reunification, Domestic Violence) (Preference Category #1: 20 points)
- 1 Victims of domestic violence (Preference Category #1: 20 points)
- 2 Substandard housing (Preference Category #2: 16 points)

- 1 Homelessness (Preference Category #2: 16 points)
- 2 High rent burden – more than 50% of income (Preference Category #3: 14 points)

Other preferences (select all that apply)

- 4 Working families and those unable to work because of age or disability (Preference Category #5: 2 points)
- 4 Veterans and veterans’ families (Preference Category #6: 2 points)
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 3 Terminally Ill (Preference Category #4: 4 points)

*Applicants whose verified circumstances correspond to two or more of the local preference categories will receive the combined value of the preference points for which they are eligible.*

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
- Brochures
- Program description and location available on internet: <http://www.ahfc.state.ak.us>

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes (within 10 days of change)
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

HUD Notice PIH-51-(HA) published December 14, 1999 instructed PHAs NOT to fill out this section. AHFC's response to this section is reflected in Attachment A and in supporting documentation.

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists

If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
  - Rental History
  - No admission to public housing if currently on sex offender list, or within 60 months of being on sex offender list
  - No admission to public housing within 60 months from date of release from any period of incarceration for sexual offense as identified in Article 4 of AS11.41

- If no incarceration was ordered, no admission to public housing within 60 months from the date conviction or commission of any sexual offense as identified in Article 4 of AS11.41.
- No admission to public housing within 36 months of release from any period of incarceration for any drug-related or violent criminal activity.
- If no incarceration was ordered, no admission to public housing within 60 months from the date conviction or commission of any drug-related or violent criminal activity.
- Credit report
- Fraud in any federal program
- Search of public records (provided by Motznik Computer Services)
- Evictions

(Violent criminal activity is defined as: Any illegal criminal activity that has, as one of the elements, the use of a weapon in the commission of a crime, the attempted use, or threatened use of physical force against the person of another)

- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? (when public records report indicates a need)
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? (when public records report indicates a need)
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
  - Criminal or drug-related activity
  - Other (describe below)
    - Family's current and any prior address, if known

**(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
  - None
  - Federal public housing
  - Federal moderate rehabilitation

- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?  
(select all that apply)

- PHA main administrative office
- PHA development site management office
- Other (list below)

### **(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

- Death or illness in the family
- Lack of affordable housing or owner participation
- Disapproval of Request(s) for Lease Approval, or
- Size of the family or special requirements needed by the family

### **(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (due to Natural Disaster, Family Reunification, or Domestic Violence)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - Terminally ill

*Applicants whose verified circumstances correspond to two or more of the local preference categories will receive the combined value of the preference points for which they are eligible.*

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- 1** Involuntary Displacement (Natural Disaster, Family Reunification, Domestic Violence) (Preference Category #1: 20 points)
- 1** Victims of domestic violence (Preference Category #1: 20 points)
- 2** Substandard housing (Preference Category #2: 16 points)
- 1** Homelessness (Preference Category #2: 16 points)
- 2** High rent burden – more than 50% of income (Preference Category #3: 14 points)

Other preferences (select all that apply)

- 4 Working families and those unable to work because of age or disability (Preference Category #5: 2 points)
- 4 Veterans and veterans' families (Preference Category #6: 2 points)
  - Residents who live and/or work in the jurisdiction
  - Those enrolled currently in educational, training, or upward mobility programs
  - Households that contribute to meeting income goals (broad range of incomes)
  - Households that contribute to meeting income requirements (targeting)
  - Those previously enrolled in educational, training, or upward mobility programs
  - Victims of reprisals or hate crimes
  - Other preference(s) (list below)
- 3 Terminally Ill (Preference Category #4: 4 points)

*Applicants whose verified circumstances correspond to two or more of the local preference categories will receive the combined value of the preference points for which they are eligible.*

- 4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
  - Date and time of application
  - Drawing (lottery) or other random choice technique
  
- 5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
  - This preference has previously been reviewed and approved by HUD
  - The PHA requests approval for this preference through this PHA Plan
  
- 6. Relationship of preferences to income targeting requirements: (select one)
  - The PHA applies preferences within income tiers
  - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements
  - Other:
    - Wait list does not support 70 percent of new admissions being below 30 percent of the median income. AHFC will seek a waiver for the Section 8 program based on income ratios in the wait list.

**(5) Special Purpose Section 8 Assistance Programs**

---

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan (see pages 1-7 to 1-13)
- Briefing sessions and written materials
- Other (list below)
- Brochures
- Program descriptions on internet: <http://www.ahfc.state.ak.us>

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
  - Other (list below)
    - Coordination with agencies or organizations serving target population
- As appropriate:
- Distribution of brochures
  - Speaking engagements
  - TV scanner announcements
  - Posters
  - Local radio public service announcements
  - Mailings
  - Telephone
  - Briefing classes
  - Person to person

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly

income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

Exceptions to Minimum Rent:

Section 507 of the QHWRA establishes exceptions to a family paying a minimum rent for hardships. Hardships may include the following:

1. the family has lost eligibility while waiting for an eligibility determination for a federal, state or local assistance program;
2. a potential eviction caused by the imposition of the minimum rent requirement;
3. family income decreased because of changed circumstances or the loss of a job;
4. a death in the immediate family; and
5. other circumstances determined by AHFC or HUD.

An exception may not be granted if the hardship is temporary. During the 90-day period beginning upon the date of the family's request for exemption, AHFC may not evict the family for nonpayment of rent on the basis of hardship if AHFC determines the hardship is temporary.

During this 90-day period, the family must demonstrate that the financial hardship is of a long-term basis. If the family demonstrates that the financial hardship is long-term, AHFC may retroactively exempt the family from the applicability of the minimum rent requirement for the 90-day period.

If the family requests a hardship exemption, the minimum rent requirement is immediately suspended until AHFC determines the hardship is covered by statute, and is temporary or long term. Payment will be suspended beginning the month following the family's hardship request. AHFC will not charge the family the minimum rent during the rent suspension period.

If AHFC determines that the family is not entitled to the rent suspension, AHFC will impose the minimum rent, including back payment for rent from the time of suspension. The family may not be evicted for nonpayment of rent during the 90-day suspension period. AHFC may set up a repayment agreement to capture the back payment owed by the family.

c. Rents set at less than 30% of adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member (*see similar deduction below under "other"*)

For increases in earned income(*see similar deduction below under "other"*)

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses (if medical or school related)

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

- For twelve months, earnings of a family member who was previously unemployed for at least one year and is now employed.
- For twelve months, earnings of a family member during participation in any self-sufficiency or job training program
- For twelve months, earnings of a family member who is or was, within six months, on ATAP and has experienced an increase in earned income
- After the twelve-month deduction, a family's rent increase must be phased in. For the following twelve months, the phased-in rent will be computed using a 50 percent deduction of the earned income of the family member who qualified for the 12-month deduction.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase\*
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)

\*While tenants must report changes in income or family composition any time family experiences income increase, rent will only be adjusted when the rent change will be \$100 or more.

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
  - Fair Market Rents for area (FMR)

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
  - 100% of FMR
  - Above 100% but at or below 110% of FMR
  - Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
  - The PHA has chosen to serve additional families by lowering the payment standard
  - Reflects market or submarket
  - Other (list below)
- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
  - Reflects market or submarket
  - To increase housing options for families
  - Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually (upon change of FMR)
  - Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
  - Rent burdens of assisted families
  - Other (list below)
    - Geographic distribution of Section 8 voucher recipients

**(2) Minimum Rent**

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
  - \$1-\$25
  - \$26-\$50
- b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## Exceptions to Minimum Rent:

Section 507 of the QHWRA establishes exceptions to a family paying a minimum rent for hardships. Hardships may include the following:

1. the family has lost eligibility while waiting for an eligibility determination for a federal, state or local assistance program;
2. a potential eviction caused by the imposition of the minimum rent requirement;
3. family income decreased because of changed circumstances or the loss of a job;
4. a death in the immediate family; and
5. other circumstances determined by AHFC or HUD.

An exception may not be granted if the hardship is temporary. During the 90-day period beginning upon the date of the family's request for exemption, AHFC may not evict the family for nonpayment of rent on the basis of hardship if AHFC determines the hardship is temporary.

During this 90-day period, the family must demonstrate that the financial hardship is of a long-term basis. If the family demonstrates that the financial hardship is long-term, AHFC may retroactively exempt the family from the applicability of the minimum rent requirement for the 90-day period.

If the family requests a hardship exemption, the minimum rent requirement is immediately suspended until AHFC determines the hardship is covered by statute, and is temporary or long term. Payment will be suspended beginning the month following the family's hardship request. AHFC will not charge the family the minimum rent during the rent suspension period.

If AHFC determines that the family is not entitled to the rent suspension, AHFC will impose the minimum rent, including back payment for rent from the time of suspension. The family may not be evicted for nonpayment of rent during the 90-day suspension period. AHFC may set up a repayment agreement to capture the back payment owed by the family.

---

## **5. Operations and Management**

---

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

Alaska Housing Finance Corporation is a high performing public housing agency, therefore, is not required to fill out this section.

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

An organization chart showing the PHA’s management structure and organization is attached.

A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

Alaska Housing Finance Corporation is a high performing public housing agency, therefore, is not required to fill out this section.

### **A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) Attachment B (AK001b01)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund?  
(if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment D (AK001d01)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

**B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- Yes  No\*: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

\*AHFC will investigate the possibility of a mixed-finance development in its consideration of disposing of 28 units in the Anchorage Central Terrace development.

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

AHFC will submit an application for the demolition and replacement of Paxton Manor in Sitka.

AHFC is in the process of an approved demolition and replacement project in Valdez Arms.

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes  No\*: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

\*Optional Public Housing Asset Management Table is included as Attachment G, however, description is less detailed than below.

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Valdez Arms	
1b. Development (project) number: AK06P001012	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> (Demolition portion only) Submitted, pending approval Planned application <input checked="" type="checkbox"/> (Disposition portion only)	
4. Date application approved, submitted, or planned for submission: Demolition: <u>7/14/99</u> Disposition: <u>12/01/2000</u> (July 14, 1999:                              (December 1, 2000: Approved)                                      Planned Submission)	
5. Number of units affected: 7 units approved for demolition. 7 units (3 duplexes and one single family home) to be submitted in application for disposition.	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: Demolition: <u>April, 2000</u> Disposition: <u>April, 2001</u> b. Projected end date of activity: Demolition: <u>June, 2000</u> Disposition: <u>June, 2001</u>	
<b>Demolition/Disposition Activity Description</b>	

1a. Development name: Paxton Manor	
1b. Development (project) number: AK06P001005	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or <u>planned for submission</u> : (01/04/00) (April 1, 2000)	
5. Number of units affected: 24	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	September, 2001
b. Projected end date of activity:	December, 2002

#### **Demolition/Disposition Activity Description**

1a. Development name: Central Terrace	
1b. Development (project) number: AK06P001042	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or <u>planned for submission</u> : (01/01/01) January 1, 2001	
5. Number of units affected: 28	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity	April 1, 2001
b. Projected end date of activity:	December 31, 2003

## **9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

As a high performing PHA, Alaska Housing Finance Corporation is eligible to submit a streamlined application, therefore is not required to fill out an activity description for each development. A listing of each public housing development and its current designation (if any) is included in the optional Public Housing Asset Management Table, Attachment G. All designated developments within the public housing portfolio accept elderly and persons with disabilities. No new designations are pending, nor are any expected during the coming year.

### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.79 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:        ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:        ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)
2. Activity Description  
 Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Fairmount 1b. Development (project) number: AK06P001011
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (30/11/98: November 30, 1998)
5. Number of units affected: 19 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## **B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

- Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

#### b. PHA-established eligibility criteria

- Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

Alaska Housing Finance Corporation is a high performing PHA, therefore, is not required to complete this component.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of



1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

AHFC is a high performing PHA, is participating in the Public Housing Drug Elimination Program (PHDEP), and is submitting a PHDEP Plan with this PHA Plan. Therefore, AHFC is only required to complete section D of this component. Please see Attachment E for AHFC's Public Housing Drug Elimination Program grant application.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment E Filename: AK001e01)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

- 1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
- 2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
- 3.  Yes  No: Were there any findings as the result of that audit?
- 4.  Yes  No: If there were any findings, do any remain unresolved? *N/A*  
If yes, how many unresolved findings remain? \_\_\_\_\_
- 5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
*N/A*  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

Alaska Housing Finance Corporation is a High performing PHA and is therefore not required to complete this component. The optional Public Housing Asset Management Table has been provided as Attachment G (Filename: AK001g01)

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
  
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)
  
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

This section will be completed after public comment period is over and all comments have been received from public and the Resident Advisory Board.

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
 Attached at Attachment: Attachment F (File Name: AK001f01)  
 Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)  
 Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below: Please see Attachment F for response to each comment.  
 Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

Alaska received a congressional exemption from this statutory requirement for FFY 2000, therefore, is not required to complete this section.

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
  
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
  
3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

### C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: 1)Municipality of Anchorage 2)State of Alaska
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Please note that both the Municipality of Anchorage and the State of Alaska are in the process of doing new 5-year Consolidated Plans. The initiatives listed below are from the 1995-2000 Consolidated Plans, and are currently being revised.

Municipality of Anchorage:

- Create and Maintain Supportive/Transitional Housing and supportive services for special needs populations
- Increase the inventory of safe, affordable rental housing for renter households earning 80 percent of median income or less, with an emphasis on the low- and extremely low-income and continue to provide rental assistance to reduce rental cost burden
- Develop homeownership opportunities and maintain existing owner-occupied housing
- Promote community based revitalization efforts (through planning, rehabilitation, demolition and support programs)
- Link housing and community development efforts in distressed neighborhoods
- Facilitate and encourage public-private partnerships to leverage housing and community development funds
- Assist with the crime awareness/prevention activities, to ensure a suitable safer living environment

State of Alaska:

- Use of Federal Housing and community development programs should emphasize benefit to low-income Alaskans
- Use of federal community-development funds should emphasize the creation of economic opportunity through the development of infrastructure
- Preserve and upgrade existing housing supply, both homeownership and rentals, through weatherization and rehabilitation
- Provide state matching funds to leverage non-state grants for housing, services connected to housing and community development
- Expand the supply of affordable housing for Alaskans with special needs, incorporating appropriate supportive services
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Same as above

**D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

This page intentionally left blank.

## **Attachments**

Use this section to provide any additional attachments referenced in the Plan

Attachment A. Admissions Policy for Deconcentration (AK001a01)

Attachment B. FY 2000 Capital Fund Program Annual Statement (AK001b01)

Attachment C. PHA Management Organizational Chart (AK001c01)

Attachment D. FY 2000 Capital Fund Program 5 Year Action Plan (AK001d01)

Attachment E. Public Housing Drug Elimination Program (PHDEP) Plan (AK001e01)

Attachment F. Comments of the Resident Advisory Board and the Public (AK001f01)

Attachment G. Optional Asset Management Table (AK001g01)

Attachment H. Proposed Activities Attachment to Optional Asset Management Table  
(AK001h01)

Attachment I. Proposed Definition of Substantial Deviation and Significant Amendment or  
Modification (AK001i01)

Attachment J. Certifications related to the Public Housing Agency Plan (AK001j01)

This page intentionally left blank.

## **ATTACHMENT A. ADMISSIONS POLICY FOR DECONCENTRATION**

Alaska Housing Finance Corporation will annually analyze the income make-up of its public housing projects predominately occupied by families with children. These developments are defined by HUD to be those that are not set aside for the elderly or disabled. Projects that have an overall income that is higher than expected (as determined by HUD and considering the overall average income across all projects, household size, and the community's median income) will be examined for possible steps towards deconcentration.

Because Alaska's public housing projects differ in many ways, deconcentration steps will be proposed on a case-by-case basis through the Agency Plan. These steps may include, but are not limited to: 1) in higher income developments, "skipping" higher income families on the waiting list in order to house families that will bring the development average income more in line with the overall average, 2) marketing, 3) renovations and/or resource enhancements, or 4) overall change in the make-up of the project, such as through homeownership programs (such as 5(h)) and/or disposition.

"Skipping" is the term used when a household at the top of a wait list may be passed over in order to house a family lower down on the wait list. Skipping will only be considered when a development has been determined to have a concentration of higher income residents, and skipping is employed in order to skip over a higher income household to house a lower income household. AHFC will not employ skipping to pass over a lower income household in order to house one with a higher income.

This page intentionally left blank.



**Attachment B. Annual Statement/Performance and Evaluation Report**

Annual Statement /Performance and Evaluation Report

U. S. Department of Housing  
and Urban Development

OMB Approval No. 2577-0157 (7/98)

Capital Fund Program (CFP)

**Part I: Summary**

Office of Public and Indian Housing

HA Name <b>ALASKA HOUSING FINANCE CORPORATION</b>	Capital Fund Program <b>AK06P001710</b>	FFY of Grant Approval <b>2000</b>
--	--	--------------------------------------

- Original Annual Statement  
  Reserve for Disaster/Emergencies  
  Revised Annual Statement/Revision Number \_\_\_\_\_  
  Performance and Evaluation Report for Program Year Ending \_\_\_\_\_  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 19)	0.00			
3	1408 Management Improvements	245,000.00			
4	1410 Administration	168,179.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	36,398.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	46,792.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	77,970.00			
13	1475 Nondwelling Equipment	33,500.00			
14	1485 Demolition	0.00			
15	1495.1 Relocation Cost	0.00			
16	1490 Replacement Reserve	0.00			
17	1498 Mod Used for Development	2,595,568.00			
18	1502 Contingency (may not exceed 8% of 19)	136,256.00			
19	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>3,339,663.00</b>			
20	Amount of line 19 Related to LBP Activities	0.00			
21	Amount of line 19 Related to Section 504 Compliance	20,000.00			
22	Amount of line 19 Related to Security	12,000.00			
23	Amount of line 19 Related to Energy Conservation	27,500.00			

Signature of Executive Director and Date  X	Signature of Public Housing Director or Office of Native American Programs Administrator & Date:  X
---	---

1 To be completed for the Performance & Evaluation Report or a Revised Annual Statement  
 2 To be completed for the Performance & Evaluation Report



Capital Fund Program (CFP)

Part II: Supporting Pages

Office of Public and Indian Housing

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>HA-Wide Mgmt. Improvements</b>	<b>OPERATIONAL IMPROVEMENTS</b>							
	1. Software upgrades and development for management information system (low rent portion); staff training for computer system.	1408	HA Wide	\$7,000				
	2. Upgrade of computer equipment and area-wide system enhancements at low rent developments, including remote sites.	1408	HA Wide	\$10,000				
	3. Update and revise Public Housing Admissions and Occupancy policies (includes travel for staff work groups, and costs for publication and distribution).	1408	HA Wide	\$5,000				
	4. Physical housing inspection software and training to improve inspection processes and results.	1408	HA Wide	\$5,000				
	<b>STAFF TRAINING</b>							
	5. Staff training in environmental requirements, management, budgeting, grant preparation and administration, accounting, finance, information systems, procurement, and contracting	1408	HA Wide	\$10,000				
	6. Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low rent portion) and construction related issues.	1408	100% of CD Staff	\$18,000				
	7. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC property.	1408	100% of Maint. Staff	\$23,000				
	8. Train housing operations staff to develop skills and obtain/maintain certifications needed to manage AHFC property.	1408	100% of HM Staff	\$25,000				
	9. Train housing management key users, program and line staff on the upgrade to the information system software modules, and local networks and PC software changes/upgrades.	1408	100% of HM Staff	\$5,000				
10. Section 3 program training for staff and residents; and development of Section 3 businesses.	1408	HA Wide	\$6,500					
11. Resident services staff training and travel related to FSS program, drug elimination, and resident initiatives.	1408	HA Wide	\$10,000					

Signature of Executive Director and Date  
  
*See Resolutions and Certifications in Attachment J*

Signature of Public Housing Director or Office of Native American Programs Administrator and Date  
  
**X**

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(2) To be completed for the Performance and Evaluation Report Attachment B



Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>HA-Wide Mgmt. Improvements</b> cont'd.	<b>RESIDENT INITIATIVES</b>							
	12. Provide technical assistance and training to residents/resident councils including, but not limited to, resident outreach, information and referral services, and capacity development.	1408	HA Wide	10,000				
	13. Resident Initiatives Training Coordinator for learning/training center.	1408	1.5 FTE	\$25,000				
	14. Resident Self-Sufficiency/Case Management.	1408	HA Wide	\$55,000				
	15. Resident Job Training	1408	HA Wide	\$23,000				
	16. Support services which assist residents in financial management, job searching, life skills and child development.	1408	HA Wide	\$5,000				
	17. Provide literature to residents explaining AHFC policies and lease requirements.	1408	HA Wide	\$2,500				
	<b>TOTAL MANAGEMENT IMPROVEMENTS</b>			<b>\$245,000</b>				
<b>HA-Wide ADMIN COSTS</b>	a. Nontechnical salaries	1410.01	100% of units	\$106,651				
	b. Technical salaries	1410.02	100% of units	\$0				
	c. Employee benefits contribution	1410.09	100% of units	\$40,528				
	d. Administrative travel	1410.1	100% of units	\$10,000				
	e. Telecommunications	1410.16	100% of units	\$2,000				
	f. Sundry (CGP prep)	1410.19	100% of units	\$7,000				
	g. Sundry Advertising	1410.19	100% of units	\$2,000				
		<b>TOTAL ADMINISTRATIVE COSTS</b>			<b>\$168,179</b>			
<b>HA-Wide Fees and</b>	a. Birch Park I A&E	1430.1	100% of units	\$3,898				
	b. Sundry Planning	1430.19	100% of units	\$5,000				
	c. Conduct Energy Audits on: Bethel Heights, Golden Ages, and Willwa Manor	1430.2	100% of units	\$27,500				
		<b>TOTAL FEES AND COSTS</b>			<b>\$36,398</b>			

Signature of Executive Director and Date

See Resolutions and Certifications in Attachment J

X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(2) To be completed for the Performance and Evaluation Report  
Attachment B

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>PHYSICAL IMPROVEMENTS</b>								
	Demolition and replacement of units	1498	100% of units	2,595,568				Funding will be combined with CFP 711
<b>AK001005 Paxton Manor Sitka</b>	<b>TOTAL PAXTON MANOR</b>			<b>2,595,568</b>				
	a. Replace windows with egress windows	1460	20% of units	\$36,792				
<b>AK001050 New Willows Anchorage</b>	b. Replace flooring and underlayment on various units	1460	5% of units	\$10,000				
	<b>TOTAL NEW WILLOWS</b>			<b>\$46,792</b>				
<b>AK001051 Birch Park I Fairbanks</b>	Add storage sheds	1450	100% of units	\$77,970.00				
	<b>TOTAL BIRCH PARK PHASE I</b>			<b>\$77,970</b>				
	<b>TOTAL PHYSICAL IMPROVEMENTS</b>			<b>\$2,720,330</b>				
<b>NON DWELLING EQUIPMENT</b>								
	a. Upgrade computer disaster recovery system.	1475	HA-Wide	\$5,000				
	b. Computer hardware to upgrade low rent sites to accommodate yograded management software and security systems.	1475	HA-Wide	\$8,500				
	c. Computer hardware to support inspection program.	1475	HA-Wide	\$10,000				
	d. Computer hardware for resident councils and/or resident training centers.	1475	HA-Wide	\$10,000				
	<b>TOTAL NON-DWELLING EQUIPMENT</b>			<b>\$33,500</b>				

Signature of Executive Director and Date

See Resolutions and Certifications in Attachment J

X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<b>RELOCATION COSTS</b>	<b>TOTAL RELOCATION COSTS</b>			<b>\$ 0</b>				
	Contingency	1502		\$136,256				
	<b>CONTINGENCY</b>			<b>\$136,256</b>				
<b>TOTAL FFY 2000 COSTS</b>				<b>3,339,663.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

Signature of Executive Director and Date

See Resolutions and Certifications in Attachment J

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(2) To be completed for the Performance and Evaluation Report

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

See Resolutions and Certifications in Attachment J

X

Development Number/ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
HA-WIDE MANAGEMENT IMPROVEMENTS 1 through 17	03/31/02			09/30/03			
AK001050 New Willows, Anchorage	03/31/02			09/30/03			
AK001005 Paxton Manor, Sitka	03/31/02			09/30/03			
AK001051 Birch Park I, Fairbanks	03/31/02			09/30/03			
HA-Wide Physical Improvements	03/31/02			09/30/03			

Signature of Executive Director and Date  
  
*See Resolutions in Attachment J*

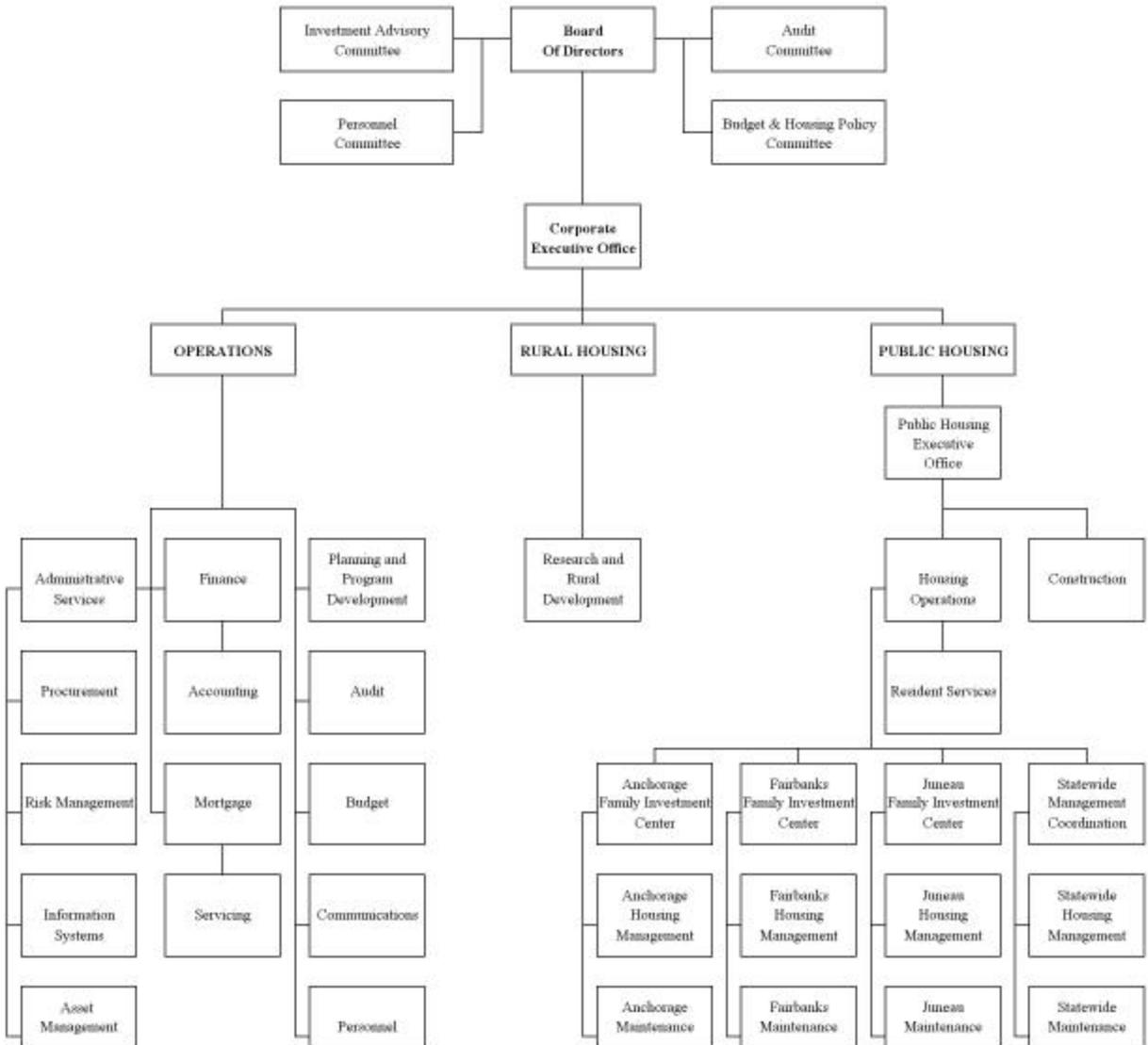
Signature of Public Housing Director or Office of Native American Programs Administrator and Date  
  
**X**

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(2) To be completed for the Performance and Evaluation Report  
Attachment B

Attachment C. Alaska Housing Finance Corporation Organizational Chart

# Alaska Housing Finance Corporation

## FY 2001



	Anchorage	Fairbanks	Juneau	Other	Total
PPT	255	18	12	34	319
PPT	4	2	1	14	21
Temp	6	1	2	0	9
Total	265	21	15	48	349

This page intentionally left blank



**Attachment D. Five-Year Action Plan**

Five-Year Action Plan

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2577-0157 (Exp. 7/31/98)

**Part I: Summary**

Capital Fund Program (CFP)

Office of Public and Indian Housing

HA Name:		Locality: (City/County & State)				
<b>ALASKA HOUSING FINANCE CORPORATION</b>		<b>Anchorage, Alaska</b>				
A. Development Number/Name		Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01	Work Statement for Year 3 FFY: '02	Work Statement for Year 4 FFY: '03	Work Statement for Year 5 FFY: '04
AK001019, Beringvue, Nome	See Annual Statement	\$0	\$7,500	\$157,292	\$0	
AK001057, Bethel Heights, Bethel		\$0	\$0	\$300,000	\$0	
AK001051, Birch Park I, Fairbanks		\$0	\$45,200	\$7,500	\$0	
AK001055, Birch Park II, Fairbanks		\$26,367	\$0	\$484,839	\$19,559	
AK001008, Cedar Park, Juneau		\$0	\$7,500	\$0	\$0	
AK001047, Chugach Manor, Anchorage		\$0	\$0	\$400,000	\$0	
AK001013, Etolin Heights, Wrangell		\$0	\$0	\$0	\$300,000	
AK001032, Geneva Woods, Juneau		\$0	\$0	\$0	\$1,480,120	
AK001030, Golden Ages, Fairbanks		\$0	\$0	\$0	\$0	
AK001006, Loussac Manor, Anchorage		\$0	\$0	\$15,000	\$36,465	
AK001040/43, Mtn.View & Anx, Juneau		\$0	\$0	\$0	\$280,130	
AK001050, New Willows, Anchorage		\$209,875	\$0	\$390,562	\$35,745	
AK001010, Pacific Terrace, Anchorage		\$0	\$0	\$7,500	\$0	
AK001041, Park View Manor, Anchorage		\$15,000	\$0	\$0	\$0	
AK001005, Paxton Manor, Sitka		\$1,037,517	\$316,770	\$0	\$0	
AK001059, Riverbend, Juneau		\$0	\$0	\$7,500	\$0	
AK001033, Sea View Terrace, Ketchikan		\$0	\$15,000	\$0	\$0	
AK001031, Spruce Park Q Bldg, Fai		\$23,588	\$0	\$0	\$0	
AK001045, Swan Lake Terrace, Sitka		\$0	\$0	\$31,000	\$0	
AK001007, Vista View, Petersburg		\$0	\$1,438,686	\$0	\$0	
AK001044/48, Williwa Manor, Wasilla	\$0	\$0	\$0	\$0		
HA-Wide Physical Improvements	\$0	\$160,000	\$0	\$0		
B. Physical Improvements Subtotal	\$1,312,347	\$1,990,656	\$1,801,193	\$2,152,019		
C. Management Improvements	\$265,000	\$242,000	\$261,500	\$286,500		
D. Nondwelling Structures & Equipment	\$10,000	\$108,500	\$29,000	\$4,000		
E. Administration	\$333,966	\$333,966	\$333,966	\$333,966		
F. Other (Fees & Costs and Relocation)	\$1,418,350	\$664,541	\$914,004	\$563,178		
G. Operations	\$0	\$0	\$0	\$0		
H. Demolition	\$0	\$0	\$0	\$0		
I. Replacement Reserve	\$0	\$0	\$0	\$0		
J. Mod Used for Development	\$0	\$0	\$0	\$0		
K. Total CGP Funds	\$3,339,663	\$3,339,663	\$3,339,663	\$3,339,663		
L. Total Non-CGP Funds	\$0	\$0	\$0	\$0		
M. Grand Total	\$3,339,663	\$3,339,663	\$3,339,663	\$3,339,663		

Original  Revision No:

Signature of Executive Director and Date:

Signature of Public Housing Director/Office of Native American Programs Administrator and Date:

X See resolutions in Attachment J

X

**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
 Capital Fund Program (CFP)

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

Work Statement for Year 1 FFY: 00	Work Statement for Year 2 FFY:01			Work Statement for Year 3 FFY:02		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See</b>  <b>Annual</b>  <b>Statement</b>	<b>HA-Wide Physical Improvements</b>			<b>HA-Wide Physical Improvements</b>		
	<b>AK001055 BIRCH PARK II</b> Add screen doors	100% of units	\$26,367	<b>AK001019 BERINGVUE</b> Energy Audit	100% of units	\$7,500
	<b>TOTAL BIRCH PARK II</b>		<b>\$26,367</b>	<b>TOTAL BERINGVUE</b>		<b>\$7,500</b>
	<b>AK001041 PARK VIEW MANOR</b> Energy Audit	100% of units	\$15,000	<b>AK001051 BIRCH PARK I</b> Add screen doors	100% of units	\$45,200
	<b>TOTAL PARK VIEW MANOR</b>		<b>\$15,000</b>	<b>TOTAL BIRCH PARK I</b>		<b>\$45,200</b>
	<b>AK001005 PAXTON MANOR</b> Replacement of units	60% of units	\$1,037,517	<b>AK001008 CEDAR PARK</b> Energy Audit	100% of units	\$7,500
	<b>TOTAL PAXTON MANOR</b>		<b>\$1,037,517</b>	<b>TOTAL CEDAR PARK</b>		<b>\$7,500</b>
	<b>AK001030 SPRUCE PARK Q BLDG</b> Install card readers		\$7,500	<b>AK001005 PAXTON MANOR</b> Construct multi-purpose building	1 unit	\$316,770
	Replace flooring in boiler room		\$4,132	<b>TOTAL PAXTON MANOR</b>		<b>\$316,770</b>
	Replace skirting around the building	100% of units	\$6,344	<b>AK001007 VISTA VIEW</b> Replace siding/windows	100% of units	\$263,193
	Replace composite roofing shingles	100% of units	\$5,088	Renovate living, dining, and bedrooms	100% of units	\$460,385
	Repaint all fascia, doors and trim	100% of units	\$524	Renovate kitchens	100% of units	\$280,285
	<b>TOTAL SPRUCE PARK Q BLDG</b>		<b>\$23,588</b>	Renovate bathrooms, replace subfloors as needed	100% of units	\$365,890
	<b>AK001050 NEW WILLOWS</b> Replace windows	100% of units	\$209,875	ACM Abatement	100% of units	\$68,933
	<b>TOTAL NEW WILLOWS</b>		<b>\$209,875</b>	<b>TOTAL VISTA VIEW</b>		<b>\$1,438,686</b>
	<b>HA-WIDE PROJECTS</b> <b>TOTAL HA-WIDE PROJECTS</b>		<b>\$0</b>	<b>AK001033 SEA VIEW TERRACE</b> Energy Audit	100% of units	\$15,000
	<b>TOTAL PHYSICAL IMPROVEMENTS</b>		<b>\$1,312,347</b>	<b>TOTAL SEA VIEW TERRACE</b>		<b>\$15,000</b>
	<b>NON DWELLING EQUIPMENT</b> Computer hardware to support inspection program.		\$10,000	<b>HA-WIDE PROJECTS</b> Modification of common areas for security upgrades	HA Wide	\$60,000
	<b>TOTAL NON-DWELLING EQUIPMENT</b>		<b>\$10,000</b>	Environmental Hazardous Abatement		\$100,000
				<b>TOTAL HA-WIDE PROJECTS</b>		<b>\$160,000</b>
			<b>TOTAL PHYSICAL IMPROVEMENTS</b>		<b>\$1,990,656</b>	
			<b>NON DWELLING EQUIPMENT</b> Computer hardware to upgrade low rent sites to accommodate upgraded management software and security systems.	HA Wide	\$8,500	
			Vehicles to improve low rent maintenance operations.		\$100,000	
			<b>TOTAL NON DWELLING EQUIPMENT</b>		<b>\$108,500</b>	
	Subtotal of Estimated Cost		<b>\$1,322,347</b>	Subtotal of Estimated Cost		<b>\$108,500</b>



**Part II: Supporting Pages**  
**Physical Needs Work Statement(s)**  
Capital Fund Program (CFP)

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year 5 FFY: '04		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	<b>HA-Wide Physical Improvements</b>			<b>HA-Wide Physical Improvements</b>		
	<b>AK001019 BERINGVUE</b>			<b>AK001055 BIRCH PARK II</b>		
	Renovate support building for multi-purpose		\$157,292	Fence around remainder of property		\$19,559
	<b>TOTAL BERINGVUE</b>		<b>\$157,292</b>	<b>TOTAL BIRCH PARK II</b>		<b>\$19,559</b>
	<b>AK001057 BETHEL HEIGHTS</b>			<b>AK001013 ETOLIN HEIGHTS</b>		
	Community building		\$300,000	Add office/multi-purpose building		\$300,000
	<b>TOTAL BETHEL HEIGHTS</b>		<b>\$300,000</b>	<b>TOTAL ETOLIN HEIGHTS</b>		<b>\$300,000</b>
	<b>AK001051 BIRCH PARK I</b>			<b>AK001032 GENEVA WOODS</b>		
	Energy Audit	100% of units	\$7,500	Renovate living rooms, bedrooms, bathrooms, kitchens	100% of units	\$948,111
	<b>TOTAL BIRCH PARK I</b>		<b>\$7,500</b>	Replace windows w/ vinyl windows	100% of units	\$391,131
	<b>AK001055 BIRCH PARK II</b>			Replace exterior lights with brighter and additional lights	100% of units	\$23,378
	Bathroom downstairs in 3-bedroom apartments		\$37,339	Energy efficiency improvements	100% of units	\$52,500
	Add multi-purpose building		\$440,000	Additional landscaping and playground equipment		\$50,000
	Energy Audit		\$7,500	Energy audit	100% of units	\$15,000
	<b>TOTAL BIRCH PARK II</b>		<b>\$484,839</b>	<b>TOTAL GENEVA WOODS</b>		<b>\$1,480,120</b>
	<b>AK001047 CHUGACH MANOR</b>			<b>AK001006 LOUSSAC MANOR</b>		
	Exterior renovation	100% of units	\$400,000	Fence around lawn area		\$36,465
	<b>TOTAL CHUGACH MANOR</b>		<b>\$400,000</b>	<b>TOTAL LOUSSAC MANOR</b>		<b>\$36,465</b>
	<b>AK001006 LOUSSAC MANOR</b>			<b>AK001040/43 MT. VIEW &amp; ANNEX</b>		
	Energy Audit	100% of units	\$15,000	Add covered parking		\$280,130
	<b>TOTAL LOUSSAC MANOR</b>		<b>\$15,000</b>	<b>TOTAL MT. VIEW &amp; ANNEX</b>		<b>\$280,130</b>
	<b>AK001050 NEW WILLOWS</b>			<b>AK001050 NEW WILLOWS</b>		
	Replace windows	100% of units	\$372,562	Upgrade common area carpeting	100% of units	\$35,745
Energy audit	100% of units	\$18,000	<b>TOTAL NEW WILLOWS</b>		<b>\$35,745</b>	
<b>TOTAL NEW WILLOWS</b>		<b>\$390,562</b>	<b>HA-WIDE PROJECTS</b>		<b>\$0</b>	
<b>AK0010010 PACIFIC TERRACE</b>			<b>TOTAL HA-WIDE PROJECTS</b>		<b>\$0</b>	
Energy Audit	100% of units	\$7,500				
<b>TOTAL PACIFIC TERRACE</b>		<b>\$7,500</b>	<b>TOTAL PHYSICAL IMPROVEMENTS</b>		<b>\$2,152,019</b>	
<b>AK001059 RIVERBEND</b>			<b>NON DWELLING EQUIPMENT</b>			
Energy Audit		\$7,500	Computer hardware to upgrade low rent sites to accommodate upgraded management software and security systems.	HA Wide	\$4,000	
<b>TOTAL RIVERBEND</b>		<b>\$7,500</b>	<b>TOTAL NON DWELLING EQUIPMENT</b>		<b>\$4,000</b>	
<b>AK0010045 SWAN LAKE TERRACE</b>						
Enlarge community room and replace range		\$31,000				
<b>TOTAL SWAN LAKE TERRACE</b>		<b>\$31,000</b>				
<b>HA-WIDE PROJECTS</b>		<b>\$0</b>				
<b>TOTAL HA-WIDE PROJECTS</b>		<b>\$0</b>				
<b>TOTAL PHYSICAL IMPROVEMENTS</b>		<b>\$1,801,193</b>				
<b>NON DWELLING EQUIPMENT</b>						
Upgrade computer disaster recovery system (IS).	HA-Wide	\$5,000				
Computer hardware to support inspection program.	HA-Wide	\$12,000				
Computer hardware for resident councils and/or in resident training centers.	HA-Wide	\$12,000				
<b>TOTAL NON DWELLING EQUIPMENT</b>		<b>\$29,000</b>				
<b>Subtotal of Estimated Cost</b>		<b>\$1,830,193</b>	<b>Subtotal of Estimated Cost</b>		<b>\$2,156,019</b>	

Five-Year Action Plan  
**Part III: Supporting Pages**  
**Management Needs Work Statement(s)**  
 Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (7/31/98)

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	<b>MANAGEMENT IMPROVEMENTS:</b>			<b>MANAGEMENT IMPROVEMENTS:</b>		
	<b>OPERATIONAL IMPROVEMENTS</b> Software upgrades & development for management information system (low rent portion); staff training for computer systems.	HA Wide	\$7,000	<b>OPERATIONAL IMPROVEMENTS</b> Software upgrades & development for management information system (low rent portion); staff training for computer systems.	HA Wide	\$7,000
	Upgrade of computer equipment and area-wide system enhancement at low rent developments, including remote areas.	HA Wide	\$10,000	Upgrade of computer equipment and area-wide system enhancement at low rent developments, including remote areas.	HA Wide	\$10,000
	Development and/or integration of intergovernmental computer data base access for screening applicants; including costs for software, training and implementation	HA Wide	\$2,500	Update and review Public Housing Admissions and Occupancy policies (including travel for staff work groups, and costs for publication and distribution).	HA Wide	\$5,000
	Physical housing inspection software and training to include inspection processes and results.	HA Wide	\$3,000	Physical housing inspection software and training to include inspection processes and results.	HA Wide	\$2,500
	<b>STAFF TRAINING</b> Staff training in environmental requirements, management, budgeting, grant preparation and administration, accounting, finance, information systems, procurement, and contracting.	HA Wide	\$10,000	<b>STAFF TRAINING</b> Staff training in environmental requirements, management, budgeting, grant preparation and administration, accounting, finance, information systems, procurement, and contracting.	HA Wide	\$10,000
	Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low rent portion) and construction related issues.	100% of CD Staff	\$18,000	Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low rent portion) and construction related issues.	100% of CD Staff	\$18,000
	Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC property.	100% of Maint. Staff	\$23,000	Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC property.	100% of Maint. Staff	\$23,000
	Train housing operations staff to develop skills and obtain/maintain certifications needed to manage AHFC property.	100% of HM Staff	\$25,000	Train housing operations staff to develop skills and obtain/maintain certifications needed to manage AHFC property.	100% of HM Staff	\$25,000
			Cont'd			Cont'd

**Part III: Supporting Pages  
Management Needs Work Statement(s)**

Capital Fund Program (CFP)

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY 01			Work Statement for Year 3 FFY 02		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	<b>MANAGEMENT IMPROVEMENTS: cont'd</b>			<b>MANAGEMENT IMPROVEMENTS: cont'd</b>		
	Train housing management key users, program and line staff on the upgrade to the information system software modules, and local networks and PC software changes/upgrades.	HA Wide	\$5,000	Section 3 program training for staff and residents; and development of Section 3 business.	HA Wide	\$6,500
	Section 3 program training for staff and residents; and development of Section 3 business.	HA Wide	\$6,500	Resident services staff training and travel related to FFS program, drug elimination, and resident initiatives.	HA Wide	\$12,000
	Resident services staff training and travel related to FFS program, drug elimination, and resident initiatives.	HA Wide	\$12,000	<b>RESIDENT INITIATIVES</b>		
	<b>RESIDENT INITIATIVES</b>			Provide technical assistance and training to residents/ resident councils including, but not limited to, resident outreach, information and referral services, and capacity development.	HA Wide	\$10,000
	Provide technical assistance and training to residents/ resident councils including, but not limited to, resident outreach, information and referral services, and capacity development.	HA Wide	\$10,000	Resident Initiatives Training Coordinator for learning/ training center.	1.5 FTE	\$25,000
	Resident Initiatives Training Coordinator for learning/ training center.	1.5 FTE	\$25,000	Resident Self-Sufficiency/Case Management.	1 FTE	\$55,000
	Develop and support tutorial/after-school program partnership with community-based organizations.	HA Wide	\$10,000	Resident Job Training	HA Wide	\$23,000
	Resident self-sufficiency case management.	HA Wide	\$55,000	Supportive services which assist in financial management, job searching, life skills, and child development.	HA Wide	\$5,000
	Resident Job Training	HA Wide	\$23,000	Provide literature to residents explaining AHFC policies and lease requirements.	HA Wide	\$5,000
	Supportive services which assist in financial management, job searching, life skills, and child development.	HA Wide	\$5,000			
	Purchase and install educational and training software at resident training centers.	HA Wide	\$5,000			
	Security services, and /or security-related training for residents.	HA Wide	\$10,000			
		<b>Total</b>	<b>\$265,000</b>		<b>Total</b>	<b>\$242,000</b>

**Part III: Supporting Pages**

**Management Needs Work Statement(s)**

Capital Fund Program (CFP)

Office of Public and Indian Housing

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY 03			Work Statement for Year 5 FFY 04		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	<b>MANAGEMENT IMPROVEMENTS:</b>			<b>MANAGEMENT IMPROVEMENTS:</b>		
	<b>OPERATIONAL IMPROVEMENTS</b> Software upgrades & development for management information system (low rent portion); staff training for computer systems.	HA Wide	\$8,000	<b>OPERATIONAL IMPROVEMENTS</b> Software upgrades & development for management information system (low rent portion); staff training for computer systems.	HA Wide	\$8,000
	Upgrade of computer equipment and area-wide system enhancement at low rent developments, including remote areas.	HA Wide	\$12,000	Upgrade of computer equipment and area-wide system enhancement at low rent developments, including remote areas.	HA Wide	\$12,000
	Upgrade security services (RADAR vulnerability study).	HA Wide	\$2,500	Update and review Public Housing Admissions and Occupancy policies (including travel for staff work groups, and costs for publication and distribution).	HA Wide	\$5,000
	Development and/or integration of intergovernmental computer data base access for screening applicants; including costs for software, training and implementation, to include inspection processes and results.	HA Wide	\$2,500			
	<b>STAFF TRAINING</b> Staff training in environmental requirements, management, budgeting, grant preparation and administration, accounting, finance, information systems, procurement, and contracting.	HA Wide	\$12,000	<b>STAFF TRAINING</b> Staff training in environmental requirements, management, budgeting, grant preparation and administration, accounting, finance, information systems, procurement, and contracting.	HA Wide	\$12,000
	Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low rent portion) and construction related issues.	100% of CD Staff	\$18,000	Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low rent portion) and construction related issues.	100% of CD Staff	\$18,000
	Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC property.	100% of Maint. Staff	\$23,000	Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC property.	100% of Maint. Staff	\$23,000
	Train housing operations staff to develop skills and obtain/maintain certifications needed to manage AHFC property.	100% of HM Staff	\$25,000	Train housing operations staff to develop skills and obtain/maintain certifications needed to manage AHFC property.	100% of HM Staff	\$25,000
			Cont'd			Cont'd

Five-Year Action Plan  
**Part III: Supporting Pages**  
**Management Needs Work Statement(s)**  
 Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (7/31/98)

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY 03			Work Statement for Year 5 FFY 04		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	<b>MANAGEMENT IMPROVEMENTS: cont'd</b>			<b>MANAGEMENT IMPROVEMENTS: cont'd</b>		
	Train housing management key users, program and line staff on the upgrade to the information system software modules, and local networks and PC software changes/upgrades.	HA Wide	\$5,000	Section 3 program training for staff and residents; and development of Section 3 business.	HA Wide	\$6,500
	Section 3 program training for staff and residents; and development of Section 3 business.	HA Wide	\$6,500	Resident services staff training and travel related to FFS program, drug elimination, and resident initiatives.	HA Wide	\$12,000
	Resident services staff training and travel related to FFS program, drug elimination, and resident initiatives.	HA Wide	\$12,000	<b>RESIDENT INITIATIVES</b> Provide technical assistance and training to residents/ resident councils including, but not limited to, resident outreach, information and referral services, and capacity development.	HA Wide	\$10,000
	<b>RESIDENT INITIATIVES</b> Provide technical assistance and training to residents/ resident councils including, but not limited to, resident outreach, information and referral services, and capacity development.	HA Wide	\$10,000	Resident Initiatives Training Coordinator for learning/ training center.	1.5 FTE	\$25,000
	Resident Initiatives Training Coordinator for learning/ training center.	1.5 FTE	\$25,000	Resident Self-Sufficiency/Case Management.	1 FTE	\$55,000
	Develop and support tutorial/after-school program partnership with community-based organizations.	HA Wide	\$10,000	Resident Job Training	HA Wide	\$25,000
	Resident self-sufficiency case management.	HA Wide	\$55,000	Supportive services which assist in financial management, job searching, life skills, and child development.	HA Wide	\$5,000
	Resident Job Training	HA Wide	\$25,000	Security services, and /or security-related training for residents.	HA Wide	\$45,000
	Supportive services which assist in financial management, job searching, life skills, and child development.	HA Wide	\$5,000	Provide literature to residents explaining AHFC policies and lease requirements.	HA Wide	\$0
	Purchase and install educational and training software at resident training centers.	HA Wide	\$5,000			
		<b>Total</b>	<b>\$261,500</b>		<b>Total</b>	<b>\$286,500</b>



This page intentionally left blank



# Attachment E: Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

**Annual PHDEP Plan Table of Contents:**

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

**Section 1: General Information/History**

**A. Amount of PHDEP Grant** \$293,000

**B. Eligibility type (Indicate with an “x”)**                      N1 \_\_\_\_\_ N2 \_\_\_\_\_ R X \_\_\_\_\_

**C. FFY in which funding is requested**                      FFY2000

**D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

AHFC proposes to address the security issues and lack of social service needs of its public housing residents as identified by resident surveys, resident focus groups, or AHFC staff. AHFC will continue to provide: community-based security programs in Juneau, Fairbanks, and Bethel; a supportive services coupon program statewide; youth enrichment programs in Juneau, Fairbanks, and Anchorage. All of these programs fit within AHFC’s 5-Year Safety and Crime Prevention Plan.

**E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	City	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Loussac Manor	Anchorage	60	234
Fairmount	Anchorage	88	200
Park View Manor	Anchorage	47	148
Central Terrace (scattered sites)	Anchorage	99	229
New Willows (scattered sites)	Anchorage	150	450
Johnson Heights (scattered sites)	Anchorage	24	66
Bethel Heights (scattered sites)	Bethel	117	473

Eyak Manor	Cordova	16	39
Birch Park	Fairbanks	47	174
Birch Park II	Fairbanks	28	123
Cedar Park	Juneau	50	160
Cedar Park Annex	Juneau	25	88
Geneva Woods	Juneau	25	86
Riverbend	Juneau	45	106
Schoenbar Park	Ketchikan	24	40
Pacific Terrace	Kodiak	40	124
New Beringvue	Nome	33	118
Vista View	Petersburg	12	41
Paxton Manor	Sitka	24	78
Valdez Arms	Valdez	13	20
Etolin Heights	Wrangell	20	N/A

### F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months \_\_\_\_\_ 12 Months \_\_\_\_\_ 18 Months \_\_\_\_\_ 24 Months  X  Other \_\_\_\_\_

### G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996					
FY 1997					
FY1998	X	AK06DEP0010198	\$ 224,663		12/31/00
FY 1999	X		\$ 293,621		2/28/01

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

Two of the goals established in the 1997 AHFC strategic plan are suitable to address the mission of the Public Housing Drug Elimination Program.

- a. Expand partnerships to strengthen program and service delivery.

Objective: *Promote community-based policing activities in collaboration with local organizations.*

Objective: *Increase public housing resident access to programs and resources throughout the state to promote self-sufficiency.*

b. Promote operational excellence.

Objective: *Assess resident attitudes on crime, fear of crime, victimization, trust, and cooperation with AHFC regarding safety and crime prevention through Annual Resident Survey.*

AHFC will partner with various local social service agencies (to be determined through AHFC's procurement bid process upon receipt of funds) to provide the various services provided with PHDEP grant funds. The AHFC Program Administrator will be responsible for program monitoring and evaluation through periodic site visits and annual audits. AHFC will also conduct the Annual Resident Survey, using a local marketing firm, to evaluate resident satisfaction with PHDEP-funded programs.

## B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

<b>FY 2000 PHDEP Budget Summary</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	\$ 40,000
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$ 223,000
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$ 30,689
<b>TOTAL PHDEP FUNDING</b>	<b>\$ 293,689</b>

### C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9120 - Security Personnel</b>					<b>Total PHDEP Funding: \$ 40,000</b>		
Goal(s)	Provide programs and services that are responsive to the diverse housing needs statewide.						
Objectives	Promote community-based policing activities in collaboration with local organizations.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Bethel Community Policing Program			2/1/00	1/31/01	\$15,000		Improve the residents' perception of crime in and around housing area
2. Fairbanks Community Policing Program			2/1/00	1/31/01	\$10,000	\$7,000	Improve the residents' perception of crime in and around housing area
3. Juneau Community Policing Program			2/1/00	1/31/01	\$15,000		Improve the residents' perception of crime in and around housing area

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$ 223,000</b>		
Goal(s)	Expand partnerships to strengthen program and service delivery.						
Objectives	Increase public housing resident access to programs and resources throughout the state to promote self-sufficiency.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Anchorage Family Service Coordination	30	Youth 9 – 15 years old and their families	1/1/01	12/31/01	\$ 78,000	\$ 27,000	Reduce incidents of vandalism by 5%
2. Fairbanks – Youth Development Program	30	Youth 6 – 12 years old	1/1/01	12/31/01	\$ 65,000	\$ 14,000	Reduce incidents of vandalism by 5%
3. Fairbanks – Smart Moves Program	30	Youth 13 – 18 years old	1/1/01	12/31/01	\$ 30,000	\$ 10,000	Reduce incidents of vandalism by 5%
4. Fairbanks – Community Transportation Partnership	100	Youth 13 – 18 years old and their families	1/1/01	12/31/01		\$ 10,000	Reduce incidents of vandalism by 5%
5. Juneau – Youth Development Program	25	Youth 6 – 12 years old	1/1/01	12/31/01	\$ 30,000	\$ 5,000	Reduce incidents of vandalism by 5%
6. Statewide – Coupon Reimbursement Program	50	Public Housing Residents in	1/1/01	12/31/01	\$ 20,000		Reduce incidents of vandalism by 5%

	rural areas and scattered sites					
--	------------------------------------	--	--	--	--	--

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$ 30,689</b>		
Goal(s)	Promote operational excellence.						
Objectives	Assess resident attitudes on crime, fear of crime, victimization, trust, and cooperation with AHFC regarding safety and crime prevention through Annual Resident Survey.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Evaluation			1/1/01	12/31/01	\$ 17,689	\$ 5,000	70% participation (of qualifying residents) in Annual Resident Survey
2. Administration			1/1/01	12/31/01	\$ 13,000	\$ 3,860	Compliance with all reporting requirements
3.							

### **Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120	Activities 1, 2, 3	20,000		
9130				
9140				
9150				
9160	Activities 1, 2, 3, 4, 5	100,000		
9170				
9180				
9190	Activity 2	6,000	Activity 1	13,000
<b>TOTAL</b>		\$ 126,000		\$ 13,000

### **Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

This page intentionally left blank.

## **ATTACHMENT F. COMMENTS OF RESIDENT ADVISORY BOARD AND THE PUBLIC**

### **Part 1. Summary of Written Comments on the Agency Plan – the Resident Advisory Board**

#### **Comments:**

The Resident Advisory Board (RAB) provided its comments to the Budget and Housing Policy Committee of the Alaska Housing Finance Corporation board on March 9, 2000. These comments are summarized below:

#### Who We Are

The Resident Advisory Board consists of six members, two of whom are Section 8 certificate or voucher holders, and four of whom are public housing residents. Members come from Sitka, Ketchikan, Anchorage (2), and Fairbanks (2) with a variety of different backgrounds and situations.

#### What We Did

Current members applied for appointment to the board in the month of August, and were appointed in early September. September 15-16 all members convened in Anchorage for an initiation meeting and a public hearing on the Physical Needs Assessment. In October, RAB held a teleconference that focused on the Public Housing Drug Elimination Grant program, crime prevention and safety. In November, RAB held a teleconference that highlighted the Capital Fund. In January, RAB members received a copy of the draft Public Housing Agency Plan, and attended, via teleconference, the first public hearing on the plan held on February 9, 2000. On February 17<sup>th</sup>, RAB members held a teleconference to discuss the draft plan. On February 23<sup>rd</sup>, RAB members attended, via teleconference the final public hearing on the draft Agency Plan. On March 8-9, RAB members convened in Anchorage to formulate its own comments on the Agency Plan and to present them to the Budget and Housing Policy Committee with Alaska Housing Finance Corporation.

#### Why We Feel the Resident Advisory Board is Important

The Resident Advisory Board is important because it serves as outreach from Alaska Housing Finance Corporation to reach residents and the public regarding comments and concerns. Because RAB members are residents themselves, they may seem more approachable by other residents who wish to comment. Also, Resident Advisory Board members themselves are a direct part of the Public Housing/Section 8 experience – therefore, can offer Alaska Housing Finance Corporation real feedback on its programs from real experience. Our experience brings a cross-section of experience to the planning table; members include seniors, people making the transition of welfare to work, students, families, single parents, married parents, people with disabilities, community activists, retired elders and working adults.

### What We Learned

We learned AHFC is big and has diverse functions. We learned how many people still need to receive assistance and housing. We learned how much is involved in the planning process, such as budgeting, making funding choices and priorities, the concern involved in funding decisions, and the goal setting that guides budget choices and policies. We saw that AHFC is a well-respected housing authority, with high ratings, and we also saw how AHFC works as a team. We learned that public hearings generally have small turnout.

### Our Observations and Recommendations

We support AHFC looking at homeownership options for people in public housing and Section 8.

For next year, we recommend increased communication in order to facilitate the Resident Advisory Board's constructive input into the Agency Plan, including the following:

- More communication amongst members
- More communication with Resident Councils
- Where there are no Resident Councils, encourage their development
- Include a "message from the Resident Advisory Board" in each public housing newsletter
- Appoint members to two-year terms that are staggered, so that there are always some members with past experience on the board.

We recommend that if the AHFC Board of Directors re-addresses the corporation's mission, goals and objectives, that the Resident Advisory Board be consulted.

We recommend that AHFC look at families and households making the transition out of assistance. As their earnings and the PFD increase, rent expenses also increase. This is a difficult transition for families.

In summary, we the Resident Advisory Board recommend to the Budget and Housing Policy Committee approval of the Agency Plan in its entirety and look forward to building upon it in the future.

### **Response:**

AHFC has enjoyed working with the Resident Advisory Board and found its input extremely valuable. In response to the Resident Advisory Board's final comments, AHFC has taken the following steps:

- ◆ The final draft of the Agency Plan added a strategy to examine the feasibility of homeownership programs that may be available under the Section 8 program in response to the Resident Advisory Board comments, and other comments received.
- ◆ AHFC has agreed that RAB members should serve two-year, staggered terms. To begin the staggered terms, current Board members will serve either two or three-year terms (beginning with their September 1999 appointment).

- ◆ AHFC will meet with the Resident Advisory Board in Spring 2000 to design a communications plan and RAB agenda for next year's Agency Plan development, including regular communication with public housing residents through the House Calls newsletter and other means, and strengthening the role of Resident Councils. As always, AHFC is firmly committed to supporting the development of Resident Councils.
  
- ◆ As put forth in Attachment I, any changes in the plans or policies of AHFC that fundamentally change the mission, goals objectives or plans related to the agency's Section 8 or Public Housing programs, and which require formal approval of the Board of Directors, will constitute a "substantial deviation" or "significant amendment or modification" to the Agency Plan. Such deviations, amendments or modifications trigger the formal amendment process of the Agency Plan, which includes consideration of any recommendations from the Resident Advisory Board, among other steps. Therefore, the Resident Advisory Board's recommendations will be thoroughly considered if any changes are proposed that would affect the Agency Plan's mission, goals and objectives.

## **Part 2. Summary of Written Comments on the Agency Plan – General**

### ***A. Public housing or Section 8 resident comments:***

**Comment A-1:** Current resident of public housing in Sitka enjoys living in Swan Lake Terrace but would like opportunity to purchase a home.

**Response A-1:** AHFC appreciates the comment. Alaska Housing Finance Corporation sponsors several homeownership programs independent of the public housing or Section 8 programs. Also, in Sitka, there is a special program being launched called the HOME Opportunity Program, sponsored by Housing First out of Juneau. Residents interested in homeownership are encouraged to attend a local Home Choice class (call 1-800-478-2432 x8437) to learn more about home ownership. In response to this and other comments related to homeownership programs, AHFC has added a strategy for addressing the needs for families at or below 50% of the median to examine the feasibility of homeownership opportunities under the Section 8 program.

**Comment A-2:** Either a resident of Public Housing or a Section 8 certificate/voucher holder (note didn't specify) wrote about her involvement in her community, her inability to work more than occasional part time jobs due to illness, and her various interests/hobbies.

**Response A-2:** AHFC appreciates the comment. No change has been made to the Plan as a result of this comment.

### ***B. Written comments from governmental agencies/organizations:***

**Comment B-1:** [This comment was directed to the Housing and Community Development Plan, but relates more closely to the Public Housing Agency Plan so is included here.] A letter from the Alaska Mental Health Board asked if, regarding the exclusion from public housing of "individuals with violent acts", there is any effort to separate out individuals whose acts were symptoms of mental illnesses now under control from others? The letter went on to comment that public housing could help keep these individuals from homelessness and recidivism.

**Response B-1.** As with other denials for public housing or Section 8, AHFC offers every applicant the opportunity to grieve and appeal the decision in order to consider special circumstances on a case-by-case basis. No change has been made to the Plan as a result of this comment.

**Comment B-2:** (received after comment period ended) Letter from state organization representing mental health professionals and people with mental health challenges. Comments are listed separately below:

- a. **Comment B-2-a.** Referenced work done by Brian Rogers for the Alaska Mental Health Trust Authority regarding discretionary policies that can be changed to make housing more accessible to Trust beneficiaries (did not attach referenced work).
- b.
- c. **Comment B-2-b.** Feels the language in Goal 3 and its objectives/strategies is too vague, specifically regarding providing Section 8 certificates/vouchers to people experiencing psychiatric disabilities.
- d.
- e. **Response B-2-b:** It is our opinion that the language is strong enough to support AHFC's various initiatives in this area. AHFC has pursued set-aside Section 8 vouchers for people with psychiatric disabilities whenever they have been made available by HUD, unfortunately, none has been awarded to Alaska. AHFC supports the Shelter Plus Care program which includes rental vouchers for people with psychiatric disabilities, and currently holds one set-aside of 20 vouchers for this population in Anchorage. No change has been made to the Plan as a result of this comment.
- f.
- g. **Comment B-2-c.** Supports Goal 5 regarding strengthening cooperative relationships with AHFC.
- h.
- i. **Comment B-2-d.** Comments that the preference given to people with disabilities should be the same as that given to domestic violence victims. Feels the higher preference for domestic violence victims is not supported by documentation. States that the agency has provided documentation to support a higher preference for people with disabilities, and offers to provide more if this is the path toward higher preference for this population.
- j.
- k. **Response B-2-d:** The Quality Housing and Work Responsibility Act of 1998 eliminated all mandated federal preferences, however, also encouraged Public Housing Agencies to retain a preference for victims of domestic violence. While the preference has been retained in Alaska, AHFC has taken steps to formalize the documentation related to this preference to be more in line with that required for other preference types. AHFC is presently considering testimony on the sole use of a court protected order or mandatory arrest as documentation for the domestic violence preference. Until AHFC resolves to amend the policy and procedure, no change is proposed to the plan as a result of this comment.
- l.
- m. **Comment B-2-e:** Regarding Objective 5.3, suggests in the public relations plan there be some education regarding the requirements of the Fair Housing Act, especially as it relates to people with disabilities
- n.
- o. **Response B-2-e:** AHFC is emphasizing a landlord outreach program this year to encourage more landlords to participate in the Section 8 program. Landlord outreach includes information on Fair Housing laws and responsibilities. No change has been made to the Plan as a result of this comment.
- p.
- q. **Comment B-2-f:** Regarding the Executive Summary section on Housing Needs, wants to see more of a discussion of the difficulties faced by people with disabilities in rural areas. The comment

states that many rural residents with psychiatric disabilities must leave their home communities due to scarcity of housing and services and the stigma associated with their disabilities.

**r.**

s. **Response B-2-f:** A brief discussion has been added to the Housing Needs section of the Agency Plan, as well as a reference to the Housing and Community Development Plan, where housing needs are discussed in more detail. As discussed in the HCD Plan, information reporting systems on many special needs populations are inadequate and generally not accessible. This discussion would be enhanced by better information describing special needs populations.

t.

u. **Comment B-2-g:** Supports AHFC desire to increase Section 8 use among people with disabilities and would be glad to work with the Corporation to target special populations.

v.

w. **Comment B-2-h:** Comments that the agency did not know policies that restrict access to public housing for individuals who have been incarcerated is a discretionary policy. If it is discretionary, the Agency recommends AHFC reconsider the policy as it may have a discriminatory impact on people with mental illnesses whose crimes are directly related to their illness and where treatment limits the likelihood of re-offending.

**Response B-2-h:** Most limitations regarding persons with criminal history are based on statute and are not established by AHFC. AHFC has discretion only on the following: restricting access to public housing from people with history of drug-related or violent criminal behavior involving the use or threatened use of a weapon for a period of 36 months after being released from prison, or if not incarcerated, from the date of conviction or commission of such offense, and 2) restricting access to public housing from people convicted of a sexual offense for a period of 60 months from the date of release from any period of incarceration for such offense, or the date of removal from a sex-offender list, or in the case no incarceration is ordered, from the date of conviction or commission of the criminal activity, whichever is later.

As with other denials for public housing or Section 8, AHFC offers every applicant the opportunity to grieve and appeal the decision in order to consider special circumstances on a case-by-case basis. No change has been made to the Plan as a result of this comment.

a. **Comment B-2-i.** Commented that past preference policies included a preference for people with disabilities, however, the current policy does not. Also commented that the preference system does not seem to be based on documented need.

b.

c. **Response B-2-i:** AHFC provides a 2-point preference to people with disabilities who are unable to work under the “working families” preference. People with disabilities who are able to work and who do work also receive preference under the “working families” preference. There is no documented need for preferences for people with disabilities who are able to work but who do not work merely because of their disability. This preference may be added to any additional preference for which the applicant may qualify. No change has been made to the Plan as a result of this comment.

d.

e. **Comment B-2-j.** Concern that the public housing and section 8 wait list does not reflect need for housing for people with disabilities because many people experiencing psychiatric disabilities are barred from such lists. Would like to see additional data used in determining needs.

**Response B-2-j.** People with psychiatric disabilities are not barred from any AHFC Section 8 or Public Housing wait lists. As discussed in the HCD Plan, information reporting systems on many special needs populations are inadequate and generally not accessible. This discussion would be enhanced by better information describing special needs populations. No change has been made to the Plan as a result of this comment.

**Comment B-3.** Comment from the Municipality of Anchorage stated that the Agency Plan’s five-year plan mission “to provide Alaskans access to safe, quality, affordable housing” is consistent with the Municipality of Anchorage’s Housing and Community Development Consolidated Plan. It also commented that it has concerns about how AHFC will ensure that Anchorage will not lose any affordable housing units with regard to the disposition of 28 Central Terrace units. It also recommended that AHFC collaborate with the Municipal Community Development staff as the plan for disposition moves forward.

**Response B-3.** AHFC has proposed to extend the period of time to develop a plan for disposition in order to be able to consider various options. AHFC will involve Municipal Community Development staff in development of this plan. AHFC maintains a policy of “no net loss” of affordable housing regarding all disposition projects.

### *C. Comments from AHFC Staff*

**Comment C-1.** A current project came in under budget, therefore it was recommended that the Bethel General Physical Upgrades project (replace vinyl flooring of all 23 units) be moved from year II to year I in the capital budget plan.

**Response C-1.** Attachments B, D, G,& H were amended to reflect this new development.

**Comment C-2.** Several technical corrections were recommended throughout the Plan.

**Response C-2:** These technical corrections were incorporated in the Plan.

### *D. Summary of Comments Received at Public Hearing – February 23, 2000*

**Comment D-1:** Comment from Section 8 beneficiary stated that she makes less now than when she was on welfare, but because her gross rather than net income is used to determine rent, she pays \$200 more for her rent than she did when she was on welfare. She feels like she is being penalized because she is working.

**Response D-1:** Rent is calculated, by statute, at 10% of gross or 30% of adjusted income. The Section 8 program does not contain the option of an earned income disregard similar to the public housing program.

**Comment D-2.** In relation to Comment D-1, a public housing resident stated that, indeed, gross income is used, so when a person goes from benefits to income, certain withholdings such as for income tax are not deducted when calculating rent. Therefore, while take-home pay may be less, rent may increase.

**Response D-2:** Public housing residents enjoy an income disregard if they acquire a job after twelve months of unemployment. Rent is typically not increased between annual re-exams unless the rent increase is greater than \$100/month.

**Comment D-3.** Concern was expressed during a conversation amongst public housing development office staff that working families were seeing rent increases, due to earned income, yet because of tax withholdings they weren't actually experiencing income increases. This is making it more difficult for them to make their share of rent their rent payment than when they were on welfare, and, unfortunately, may result in evictions if the rent is not paid.

**Response D-3:** Low income wage earners are encouraged to take advantage of the Low Income Tax Credit. Most families at or below 50 percent of median income will pay significantly less in federal tax by using the credit.

**Comment D-4.** Comment from section 8 beneficiary that she is interested in purchasing a home. Her income qualifies her for a home for from \$90-100,000, but homes in this range big enough for her family (5 children) are in unsafe neighborhoods. However, the loan officer at the bank said if she made loan payments like she currently makes rent payments under Section 8, she would qualify for a house costing \$150,000. She was also concerned that when her recertification comes up in June, the last Permanent Fund Dividends will be calculated into her rent payments, and with five children, this will result in a big jump in her rent. She doesn't know how she will manage.

**Response D-4:** The Permanent Fund Dividend is already annualized in the rent calculation. HUD has determined that AHFC count the PFD for all household members.

**Comment D-5.** Concern was expressed amongst Public Housing development office staff that that the Permanent Fund pushes a lot of household's income up enough that the household ends up paying 100% of FMR under Section 8. After paying 100% of FMR for six months, the household must forfeit its certificate. These families would be better off in public housing, but there isn't public housing available. Other comments stated that this is not so common, that it takes quite a while for household income to increase to the point where the family pays 100% of the FMR. It seems to vary by community.

**Response D-5:** There are several rent incentives in public housing not enjoyed by Section 8 clients, i.e., the earned income set-aside, and the flat rent, to name two. These are in Statute and not subject to waiver.

***E. Summary of Comments Received at Public Hearing – February 9, 2000***

**Comment E-1:** Comments regarding home accessibility modifications were offered by the director of an organization providing independent living services to Alaskans, and a member of the State of Alaska’s Independent Living Council. The speaker supported current efforts underway by AHFC and the Mental Health Trust to make homes and apartment accessible for beneficiaries of the Mental Health Lands Trust. He also stated that resources currently available to Trust beneficiaries for accessibility modifications does not meet the level of need. He suggested that this successful program should be expanded to assist more Trust beneficiaries, and should also be expanded to assist people with disabilities who are not beneficiaries of the Trust.

**Response E-1:** This comment is more directly relevant to the Housing and Community Development Plan, and is being referred to that plan for response.

**Comment E-2:** A representative of the Alaska Mental Health Trust emphasized the difficulties consumers of mental health services face in finding housing due to discrimination they face from private providers and the decrease in public housing. The speaker directed a comment to the HCD plan to include more aggressive goals regarding housing for the mentally ill.

**Response E-2:** The overall number of public housing units has not decreased significantly. In the current plan, four percent (4%) of public housing units (19 Fairmount + 28 Central Terrace + 7 Valdez Arms = 54/1330 total units) are proposed or in the process of disposition. AHFC maintains a policy of no net loss of affordable housing; these units will or have been be replaced by affordable housing units or rental housing vouchers. The Agency Plan has proposed an emphasis on marketing to enlist more landlords to participate in the Section 8 Certificate/Voucher program, and will include information on Fair Housing laws and obligations as a part of this outreach.

**Comment E-3:** A representative from the Advisory Board on Alcoholism and Drug Abuse commented that it holds a high priority for transitional housing for people coming out of treatment and looking for safe and sober housing.

**Response E-3:** This comment is more directly relevant to the Housing and Community Development Plan, and is being referred to that plan for response.

**Comment E-4:** A representative from an independent living service provider in the Southeast stated that home modifications should be available to people with other disabilities besides a mental impairment.

**Response E-4:** This comment is more directly relevant to the Housing and Community Development Plan, and is being referred to that plan for response.

**Comment E-5:** A representative from an independent living service provider in Ketchikan commented that AHFC works and collaborates well with other agencies. She also commented that she would like to see AHFC require all units it helps finance be universally designed so that they do not need to be

retrofitted at a later date. She also commented that she prefers the term “Alaskans with Disabilities” to “special needs” because it identifies the population as real people.

**Response E-5:** This comment is more directly relevant to the Housing and Community Development Plan, and is being referred to that plan for response. AHFC conforms with ADA and Section 504 requirements when constructing new public housing.

**Comment E-6:** A representative from an independent living service provider in Kotzebue commented that more attention should be paid to the more remote areas of Alaska regarding public housing and home modification programs, including how to fill out applications for various types of assistance.

**Response E-6:** Public Housing is available (in 13 communities) statewide, and Section 8 is available in 11 communities statewide. The infrastructure required to sustain these communities, both in terms of housing stock, and staff to inspect units, restricts the ability of Section 8 or public housing to be available throughout the state. Congress has not appropriated any “Fair Share” increments in Section 8 vouchers to enable expansion of the program to additional communities. The comment regarding home modification programs is more appropriately directed toward the Housing and Community Development Plan and is being referred to that Plan for response.

**Comment E-7:** Resident of public housing and representative of Alaska for a Deaf Society offered comments regarding Section 8 certificate program. She commented that there is an extreme need for housing and housing assistance throughout the state. She also suggested that AHFC should not seek a waiver in its Section 8 program because the need for housing statewide is too great.

**Response E-7:** The waiver proposed in the Agency Plan in no way seeks to reduce assistance available to Alaskans through the Section 8 program. Rather, it responds to HUD’s new requirement that 70 percent of all new admissions be at 30 percent or below of the median income. Current waiting list data show that while there are ample households on the waitlist that qualify for Section 8, those households that fall at the below 30% MFI do not make up 70% of who will likely be new admissions. Without a waiver from this rule, AHFC may actually have to reduce the number of Section 8 certificates it distributes in order to assure the 70% threshold is met. The waiver is intended to allow full operation of the Section 8 program to continue to provide the maximum support possible to low-income households in Alaska. No changes were made in the Plan as a result of this comment.

**Comment E-8:** Resident of public housing and representative of Alaska for a Deaf Society commented that Alaska Housing Finance Corporation should not count the Permanent Fund Dividend in its calculation of income for public housing and Section 8.

**Response E-8:** Alaska Housing Finance Corporation is required by the US Department of Housing and Urban Development to count the Permanent Fund Dividend as unearned income in its calculation of income for both admission and rent determination policies. This comment is respectfully forwarded to HUD through this Agency Plan. No changes were made in the Plan as a result of this comment.

**Comment E-9:** Comments regarding training and technical assistance were offered by the director of an organization providing independent living services to Alaskans, and a member of the State of Alaska's Independent Living Council. His comment suggested that people in remote areas be trained on how to develop a scope of work, materials list and other components of a home modification project in order to assist modifications programs to assist people in these remote areas.

**Response E-9:** This comment has been passed on to the Housing and Community Development Plan.

**Comment E-10:** A Section 8 certificate/voucher recipient commented that she is very concerned that if the Permanent Fund Dividend is distributed in a lump sum \$25,000 payment, that 1) it will be counted as income in the Section 8 program and 2) the funds will not be available over the long term to help support her, as they are now.

**Response E-10:** Alaska Housing Finance Corporation has preliminary guidance from HUD that if the Permanent Fund Dividend is distributed in a \$25,000 lump sum payment it will be counted as income. If the \$25,000 lump sum payment becomes a reality, AHFC will discuss the ramifications with HUD and attempt to reach an agreement that will not result in dire consequences for public housing residents or Section 8 certificate/voucher holders.

**Comment E-11:** Resident of public housing and representative of Alaska for a Deaf Society commented that better outreach should have occurred to inform Section 8 certificate/voucher holders of the Resident Advisory Board and opportunities to serve on the board.

**Response E-11:** Two Section 8 certificate/voucher holders currently serve on the Resident Advisory Board. These individuals were recommended by area office staff who have regular contact with Section 8 residents. The current Resident Advisory Board will be consulted to identify additional outreach strategies for the selection of next year's Resident Advisory Board.

**Comment E-12:** A current Section 8 certificate/voucher holder stated that she thought some public housing residents did not understand the postcard that was distributed noticing availability of the Agency Plan.

**Response E-12:** The postcard distributed to all Section 8 certificate/voucher holders and Public Housing Residents advised people who wanted to comment on the plan to request a copy or to go to their local office to review a copy on site. It also stated when comments would be accepted at public hearing. Many residents did request copies of the plan in response to the postcard. Outreach strategies for next year's plan will be discussed with the Resident Advisory Board.

**Comment E-13:** Resident of public housing and representative of Alaska for a Deaf Society commented that she thought it was inappropriate for Alaska Housing Finance Corporation to serve as the public housing authority for Alaska.

**Response E-13:** Alaska Housing Finance Corporation is identified by state statute to serve as the public housing authority for the State of Alaska. Its mission, “to provide Alaskans access to safe, quality, affordable housing” is consistent with that purpose. No changes are made to the Plan as a result of this comment.

**Comment E-14:** A representative of an independent living program centered in Kotzebue, Alaska made several comments regarding home modification programs. One comment described creative responses to local conditions of one home modification project, and another project that fell short of providing the assistance that was needed. A second comment described a situation of an individual needing extensive behavioral assistance due to multiple mental diagnosis that was not available in the small community in which he resided. His family suffered as a result. She also discussed the slow process of working with Indian Housing Authorities and Tribal Councils as they adjust to new housing plans and programs. Finally, she pointed out that the paperwork required for some home modification programs is difficult for people to fill out, and that some people have a fear of signing paperwork due to past experience.

**Response E-14:** These comments have been passed on to the Housing and Community Development Plan.

***F. Summary of Comments offered by the AHFC Board Committee on Budget and Housing Policy – February 10, 2000***

Comments from this Committee included the following:

**Comment F-1.** Recommended adding a section in the Strategy section of the Annual plan that specifically addressed Families with Children

**Response F-1.** This section was added based on AHFC’s Welfare to Work efforts.

**Comment F-2.** The Committee requested staff to verify Public Housing and Section 8 wait list data.

**Response F-2.** Data was verified and no inconsistencies were found. Race and ethnic subcategories add up to more than the number of all households because “hispanic” is not an exclusive category: families may be categorized as both white and Hispanic, or both Native Alaskan and Hispanic, etc... A small number of households lacked race or ethnicity data, which accounts for the small differences in totals when excluding the Hispanic count.

**Attachment G. Optional Public Housing Asset Management Table**

Public Housing Asset Management									
Development Identification		Activity Description							
Name, Location & Project Number	Number & Type of Units	Capital Fund (7a)	Amount	Other Activity * (17)	Amount	Demolition/ Disposition (8)	Designated Housing (9)	Conversion (10)	Home Ownership (11a)
Beringvue, Nome, AK06P001019 (#260)	Total:33, 8 2-bed, 20 3-bed, 5 4-bed	n/a	\$0	n/a	\$0	n/a	n/a	n/a	n/a
Bethel Heights, Bethel, AK06P001057 (#257)	Total:117, 92 3-bed, 20 4-bed, 5 5-bed	See attached for activities	\$219,042	See attached for activities	\$462,975	n/a	n/a	n/a	n/a
Birch Park I, Fairbanks, AK06P001051 (#251)	Total:47, 41 3-bed, 6 4-bed	See attached for activities	\$81,868	See attached for activities	\$199,702	n/a	n/a	n/a	n/a
Birch Park II, Fairbanks, AK06P001055 (#255)	Total:28, 15 3-bed, 13 4-bed	n/a	\$0	See attached for activities	\$48,413	n/a	n/a	n/a	n/a
Cedar Park, Juneau, AK06P001061 (#261)	Total:50, 4 1-bed, 28 2-bed, 14 3-bed, 4 4-bed	n/a	\$0	See attached for activities	\$7,875	n/a	n/a	n/a	n/a
Cedar Park Annex, Juneau, AK06P001008 (#208)	Total:25, 6 1-bed, 12 3-bed, 7 4-bed	n/a	\$0	n/a	\$0	n/a	n/a	n/a	n/a
Central Terrace, Anchorage, AK06P001042 (#242)	Total:99, 82 2-bed, 17 3-bed	n/a	\$0	See attached for activities	\$2,072,000	Proposed application for disposition of 28 multi-family units	n/a	n/a	n/a
Chugach Manor, Anchorage, AK06P001047 (#247)	Total:120, 120 1-bed	n/a	\$0	See attached for activities	\$66,706	n/a	Senior/ Disabled	n/a	n/a
Etolin Heights, Wrangell, AK06P001013 (#213)	Total:20, 4 1-bed, 4 2-bed, 12 3-bed	n/a	\$0	See attached for activities	\$7,500	n/a	n/a	n/a	n/a
Eyak Manor, Cordova, AK06P001016 (#216)	Total:16, 4 2-bed, 12 3-bed	n/a	\$0	See attached for activities	\$1,600,000	n/a	n/a	n/a	n/a
Fairmount, Anchorage, AK06P001011 (#211)	Total:88, 90-bed, 32 1-bed, 8 2-bed, 20 3-bed, 12 4-bed, 7 5-bed	n/a	\$0	n/a	\$0	n/a	n/a	n/a	5(h) program in process to sell 19 single family homes
Family Self Sufficiency, Anchorage, AK06P001056 (#256)	Total:24, 18 2-bed, 6 3-bed	n/a	\$0	n/a	\$0	n/a	n/a	n/a	n/a
Geneva Woods, Juneau,	Total:25, 3 2-bed, 14	n/a	\$0	n/a	\$0	n/a	n/a	n/a	n/a

AK06P001032 (#232)	3-bed, 6 4-bed, 2 5-bed								
Golden Ages, Fairbanks, AK06P001030 (#230)	Total:20, 20 1-bed	See attached for activities	\$9,167	See attached for activities	\$1,525	n/a	Senior/ Disabled	n/a	n/a

\*Does not include non-project-specific activities

### Public Housing Asset Management (cont.)

Development Identification		Activity Description							
Name, Location & Project Number	Number & Type of Units	Capital Fund (7a)	Amount	Other Activity * (17)	Amount	Demolition/ Disposition (8)	Designated Housing (9)	Conversion (10)	Home Ownership (11a)
Loussac Manor, Anchorage, AK06P001006 (#206)	Total:60, 5 2-bed, 42 3-bed, 8 4-bed, 2 5-bed	n/a	\$0	n/a	\$0	n/a	n/a	n/a	n/a
Mt. View Annex, Juneau, AK06P001043 (#243)	Total:20, 20 1-bed	n/a	\$0	n/a	\$0	n/a	Senior/ Disabled	n/a	n/a
Mt. View Apartments, Juneau, AK06P001040 (#240)	Total:42, 42 1-bed	n/a	\$0	n/a	\$0	n/a	Senior/ Disabled	n/a	n/a
New Willows, Anchorage, AK06P001050 (#250)	Total:150, 73 2-bed, 75 3-bed, 2 4-bed	See attached for activities	\$46,792	See attached for activities	\$23,508	n/a	n/a	n/a	n/a
Pacific Terrace, Kodiak, AK06P001010 (#210)	Total:40, 7 1-bed, 15 2-bed, 12 3-bed, 6 4-bed	n/a	\$0	See attached for activities	\$525,997	n/a	n/a	n/a	n/a
Park View Manor, Anchorage, AK06P001041 (#241)	Total:47, 30 2-bed, 17 3-bed	n/a	\$0	n/a	\$0	n/a	n/a	n/a	n/a
Paxton Manor, Sitka, AK06P001005 (#205)	Total:24, 4 1-bed, 6 2-bed, 10 3-bed, 4 4-bed	See attached for activities	\$2,230,923	n/a	\$0	Demolition proposed	n/a	n/a	n/a
Riverbend, Juneau, AK06P001059 (#259)	Total:45, 13 1-bed, 22 2-bed, 10 3-bed	n/a	\$0	n/a	\$0	n/a	n/a	n/a	n/a
Schoenbar Park, Ketchikan, AK06P001009 (#209)	Total:24, 8 1-bed, 2 2-bed, 14 3-bed	n/a	\$0	n/a	\$0	n/a	n/a	n/a	n/a
Sea View Terrace, Ketchikan, AK06P001033 (#233)	Total:49, 49 1-bed	n/a	\$0	See attached for activities	\$600,000	n/a	Senior/ Disabled	n/a	n/a
Southall Manor, Fairbanks, AK06P001046 (#246)	Total:40, 40 1-bed	n/a	\$0	n/a	\$0	n/a	Senior/ Disabled	n/a	n/a
Spruce Park Q Building, Fairbanks, AK06P001031 (#231)	Total:	n/a	\$0	n/a	\$0	n/a	n/a	n/a	n/a
Swan Lake Terrace, Sitka, AK06P001045 (#245)	Total:20, 20 1-bed	n/a	\$0	n/a	\$0	n/a	Senior/ Disabled	n/a	n/a

Valdez Arms, Valdez, AK06P001012 (#212)	Total:13, 1 1-bed, 4 2-bed, 6 3-bed, 2 4-bed	n/a	\$0	n/a	\$0	Demolition underway. Proposed disposition of 7 units	n/a	n/a	n/a
Vista View, Petersburg, AK06P001007 (#207)	Total:12, 4 2-bed, 6 3-bed, 2 4-bed	n/a	\$0	n/a	\$0	n/a	n/a	n/a	n/a
Williwa Manor, Wasilla, AK06P001044/48 (#244)	Total:32, 32 1-bed	See attached for activities	\$9,166	See attached for activities	\$269,947	n/a	Senior/ Disabled	n/a	n/a
<b>Total Number of Units:</b>		<b>1,330</b>	<b>Total CF*:</b>	<b>\$2,596,958</b>	<b>Total Other*:</b>	<b>\$5,886,148</b>			

\*Does not include non-project-specific activities

## Attachment H. Proposed Activities: July, 2000-June, 2001

<b>Project and Proposed Activites</b>	<b>Amount (all sources)</b>
<b>Bethel Heights, Bethel</b>	<b>\$682,017</b>
Energy Efficiency Improvements	
General Physical Upgrades	
Site Improvements	
Energy Audit	
<b>Birch Park I, Fairbanks</b>	<b>\$281,570</b>
Storage Sheds	
A&E/Planning	
Energy Efficiency Improvements	
General Physical Upgrades	
Site Improvements	
<b>Birch Park II, Fairbanks</b>	<b>\$48,413</b>
General Physical Upgrades	
<b>Cedar Park, Juneau</b>	<b>\$7,875</b>
Building Security, Accessibility Modifications	
<b>Central Terrace, Anchorage</b>	<b>\$2,072,000</b>
General Physical Upgrades	
<b>Chugach Manor, Anchorage</b>	<b>\$66,706</b>
Energy Efficiency Improvements	
Site Improvements	
<b>Etolin Heights, Wrangell</b>	<b>\$7,500</b>
Energy Efficiency Improvements	
<b>Eyak Manor, Cordova</b>	<b>\$1,600,000</b>
General Physical Upgrades	
<b>Golden Ages, Fairbanks</b>	<b>\$10,692</b>
Site Improvements	
Site Assessment/A&E/Planning	
<b>New Willows, Anchorage</b>	<b>\$70,300</b>
Egress windows and Flooring Replacement	
Energy Efficiency Improvements	
<b>Non-Dwelling Equipment, Statewide</b>	<b>\$33,500</b>
Operations	
<b>Pacific Terrace, Kodiak</b>	<b>\$525,997</b>
General Physical Upgrades	
<b>Paxton Manor, Sitka</b>	<b>\$2,230,923</b>
A&E/Planning	
Demolition, Replacement, Relocation	



<b>Project and Proposed Activites (continued)</b>	<b>Amount (all sources)</b>
<b>Public Housing-General, Statewide</b>	<b>\$1,596,492</b>
Contingency	
Training	
Operations Improvements	
Administration	
A&E/Planning	
Resident Initiatives	
<b>Sea View Terrace, Ketchikan</b>	<b>\$600,000</b>
Renovation Design	
<b>Section 8, Various</b>	<b>\$546,350</b>
FSS Service Coordination in Section 8 Program	
Welfare to Work Section 8 Matching	
<b>Various, Various</b>	<b>\$460,645</b>
Supportive Services	
Supportive Services/Crime Prevention	
<b>Williwa Manor, Wasilla</b>	<b>\$279,113</b>
Energy Audit	
Building Security, Accessibility Modifications	
<b>Grand Total:</b>	<b>\$11,120,093</b>



**ATTACHMENT I. DEFINITION OF SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR MODIFICATION (AK001i01)**

“Substantial deviations” and “significant amendments or modifications” to the Agency Plan are defined as discretionary changes in the plans or policies of AHFC that fundamentally change the mission, goals, objectives, or plans related to the agency’s Section 8 or Public Housing programs and which require formal approval of the Board of Directors of Alaska Housing Finance Corporation.

This page intentionally left blank.

**ATTACHMENT J. CERTIFICATIONS OF COMPLIANCE WITH CONSOLIDATED PLANS AND PHA CERTIFICATIONS.**

Documents that follow include:

1. Certification of Consistency with the Municipality of Anchorage Consolidated Housing and Community Development Plan
2. Certification of Consistency with the State of Alaska Consolidated Housing and Community Development Plan
3. Alaska Housing Finance Corporation Board Resolution 2000-16: Resolution Adopting the Public Housing Agency Plan for the State of Alaska, 2000-2004, and Directing Staff to File the Plan with the U.S. Department of Housing and Urban Development.
4. Alaska Housing Finance Corporation Board Resolution 2000-17: PHA Certifications of Compliance with the PHA Plans and Related Regulations

This page intentionally left blank.

**Certification by State or Local Official of PHA Plans Consistency with  
the Consolidated Plan**

I, Lynn Taylor, Manager of the Community Development Division, certify that the Five Year and Annual PHA Plan of the State of Alaska is consistent with the Consolidated Plan of Municipality of Anchorage, prepared pursuant to 24 CFR Part 91.

  
\_\_\_\_\_  
Community Development Division Manager  
Department of Community Planning and Development  
Municipality of Anchorage

  
\_\_\_\_\_  
Date

This page intentionally left blank.

**Certification by State or Local Official of PHA Plans Consistency with  
the Consolidated Plan**

I, Robert M. Pickett the Consolidated Plan Coordinator certify  
that the Five Year and Annual PHA Plan of the State of Alaska is  
consistent with the Consolidated Plan of State of Alaska prepared  
pursuant to 24 CFR Part 91

Robert M. Pickett 4/3/00

Signed / Dated by Appropriate State or Local Official

This page intentionally left blank.

RESOLUTION ADOPTING THE PUBLIC HOUSING AGENCY PLAN FOR THE STATE OF ALASKA, 2000-2004, AND DIRECTING STAFF TO FILE THE PLAN WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

RESOLUTION NUMBER 2000 - 16

WHEREAS, the State of Alaska, to retain eligibility to receive U.S. Department of Housing and Urban Development (HUD) funds to assist low-income households with housing and to maintain public housing stock, has developed a Public Housing Agency Plan; and

WHEREAS, the State must submit to HUD its first five-year Public Housing Agency Plan and Annual Action Plan no later than April 15, 2000; and

WHEREAS, the scope of the Plan is the entire jurisdiction of the State of Alaska; and

WHEREAS, said Public Housing Agency Plan concerns public housing and Section 8 certificate and voucher programs administered by Alaska Housing Finance Corporation including but not limited to the Capital Fund and the Public Housing Drug Elimination Program; and

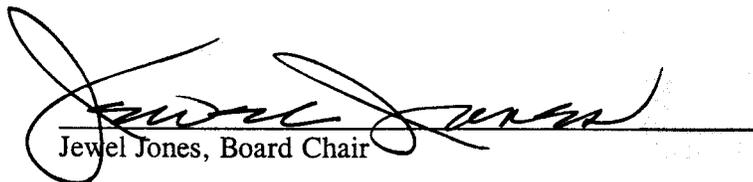
WHEREAS, in accordance with federal regulations at 24 CFR Part 903, public hearings were held on February 9, 2000 and February 23, 2000, and the draft plan was published for a public comment period of 49 days on January 7, 2000; and

WHEREAS, a final draft has been prepared which incorporates and responds to comments received in the aforesaid public comment period;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Alaska Housing Finance Corporation hereby adopts the Public Housing Agency Plan for the State of Alaska 2000-2004, and directs staff to submit said Plan to the U.S. Department of Housing and Urban Development for its review and approval.

This resolution shall take effect immediately.

PASSED AND RESOLVED this, the 29th day of March, 2000.

  
\_\_\_\_\_  
Jewel Jones, Board Chair

This page intentionally left blank.

## **PHA Certifications of Compliance with the PHA Plans and Related Regulations**

### **Board Resolution to Accompany the PHA Plan**

Resolution #2000-17

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 5-Year Plan and Annual Plan for PHA fiscal year beginning 07/01/00, 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 Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. 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.
2. 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.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. 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.
6. The PHA will affirmatively further fair housing by examining their 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.
7. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).

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 has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. For PHA Plan that includes a PHDEP Plan as specified in 24 CFR 761.21: The PHDEP Plan is consistent with and conforms to the "Plan Requirements" and "Grantee Performance Requirements" as specified in 24 CFR 761.21 and 761.23 respectively and the PHA will maintain and have available for review/inspection (at all times), records or documentation of the following:
  - Baseline law enforcement services for public housing developments assisted under the PHDEP plan;
  - Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);
  - Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;
  - Coordination with other law enforcement efforts;
  - Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and
  - All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.
14. 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.
15. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
16. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
17. 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.
18. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
19. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
20. 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.).
21. 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 regulations and included in its Plan.

22. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and attachments at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

This resolution shall take effect immediately.

Passed and resolved this, the 29th day of March, 2000.

Alaska Housing Finance Cor

AK001

---

PHA Name

---

PHA Number



A handwritten signature in black ink, appearing to read "KIMBERLY J. JONES", is written over a horizontal line.

Signed/Dated by PHA Board Chair or other authorized PHA official

This page intentionally left blank