



Alaska Housing Finance Corporation Public Housing Division

Streamlined 5-Year Plan for Federal Fiscal Years 2005 – 2010 *covering the State Fiscal Years 2006-2010 (July 1, 2005 – June 30, 2010)*

Streamlined Annual Plan for Federal Fiscal Year 2005 *covering the State Fiscal Year 2006 (July 1, 2005 – June 30, 2006)*

NOTE TO THE READER:

This document is based upon a HUD template with instructions to housing authorities as they prepare their individual plans. Text appearing in this type face is the product of AHFC.

Text appearing in this type face is part of the HUD template.

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Alaska Housing Finance Corporation **PHA Number:** AK001

PHA Fiscal Year Beginning: 07/2005

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**

Number of public housing units: **1,310**

Number of S8 units:

Number of public housing units:

Number of S8 units: **4,081**

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				

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 and attachments (if any) 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: 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: (4300 Boniface Parkway, Anchorage, AK)
- PHA development management offices
- Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2006 - 2010

[24 CFR Part 903.12]

A. Mission

- 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 mission of the Alaska Housing Finance Corporation is to "provide Alaskans access to safe, quality affordable housing." The mission of the Public Housing Division is currently under review by staff for inclusion in the final version of this plan.

B. Goals

Strategic Goal #1: Increase the availability of decent, safe, and affordable housing.

- PHA Goal #1.1: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 1. Apply in all instances where it is administratively feasible.
 2. Control HAP expenses to meet new budget-based funding guidelines.
 3. Implement cost containment measures to serve the highest number of families possible.
 - Reduce public housing vacancies:
 4. Maintain "high performer" status in the Public Housing Assessment System while returning modernization units to service.
 5. By year two of the plan, achieve a high performer rating for "vacant unit turnaround time."
 - Leverage private or other public funds to create additional housing opportunities:
 6. Introduce legislation to enable the Public Housing Division to enter into a limited partnership for the purpose of modernizing public housing units.
 7. Examine the feasibility of applying for a HOPE VI redevelopment grant to modernize Anchorage public housing units.
 - Acquire or build units or developments:
 - Other: Achieve a balance between service to those most in need and the new economics of budget-based federal funding.

8. In partnership with interested parties, periodically examine waiting list procedures, preferences and other factors affecting when families are housed to ensure fair and equitable treatment among all eligible households.

PHA Goal #1.2: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
 1. Maintain "high performer" status under PHAS.
 2. Improve the PHAS management component score by reducing unit turnaround time to an average of 20 days.
 3. Maintain the "high performer" status under all components of the Section 8 Management Assessment Program.
- Increase customer satisfaction:
 4. Reinforce staff training emphasizing the importance of customer service by adopting the motto, "excellence exists only when the client perceives it."
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 5. Improve the accuracy of data collection and input into the Public Housing Division database.
 6. Develop customized reports to better reflect voucher utilization rates, turn-back rates among families shopping with a voucher, rates of no-shows to interviews and briefings.
 7. Reduce the number of serious file management audit findings through full implementation of Quality Control procedures.
- Renovate or modernize public housing units:
 8. Please refer to the Five Year Capital Improvement tables contained in Section 12 of the Annual Plan.
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
 9. Demolish and rebuild three 4-plexes in Central Terrace, Anchorage. This project was contained in the AHFC FY05 Annual Plan.
- Provide replacement vouchers:
- Other: Apply the principals of the Rental Integrity Monitoring procedures to all assisted housing programs.
- 10. Reinforce strict income and rent calculation guidelines to ensure assisted households pay the correct rent.

- PHA Goal #1.3: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 1. Monitor concentration of vouchers in high poverty areas.
 2. Update inventory of private sector accessible units.
 - Conduct outreach efforts to potential voucher landlords
 3. Participate in Municipality of Anchorage efforts to establish a tenant education curriculum as part of its 10-Year Plan to End Homelessness.
 - Adjust voucher payment standards to reflect market trends
 4. Conduct a random digit dial survey in selected communities to establish a payment standard baseline.
 - Implement voucher homeownership program:
 5. Expand the homeownership program to a maximum of 50 units with at least 20 units dedicated to persons with disabilities.
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 6. Examine alternatives for renovating Central Terrace and Fairmount scattered site developments in Anchorage.
 7. Assuming units cannot be renovated economically, determine feasibility of a disposition application and apply for one-for-one vouchers under the "voluntary conversion" rule.
 - Other: (list below)
 8. Reassess the feasibility of project basing vouchers given the shortfalls in FFY 05 subsidy and administrative fees.
 9. Expand the number of landlords willing to accept voucher participants.

Strategic Goal #2: Improve community quality of life and economic vitality

- PHA Goal #2.1: Provide an improved living environment
- Objectives:
- Implement measures to de-concentrate 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:
- Note to the reader: In state FY 03 AHFC conducted an analysis of family income distributions in public housing developments statewide. The data did not suggest excessive concentrations of extremely low income families. No further measures are contemplated at this time.

- Implement public housing security improvements:
 1. Acquire board approval for an "officer next door" program enabling AHFC to house a police officer in one or more public housing units.
 2. Negotiate with police, community councils and tenants to expand neighborhood watch programs around public housing developments.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 3. Develop plans for public review, designating as "elderly only" the Chugach Manor, Anchorage; Southall Manor, Fairbanks; and Mountain View, Juneau.
- Other: (list below)
 4. Implement equitable flat rents and ceiling rents based upon comparable market rates.

Strategic Goal #3: Promote self-sufficiency and asset development of families and individuals

- PHA Goal #3.1: Promote self-sufficiency and asset development of assisted households

Objectives:

 - Increase the number and percentage of employed persons in assisted families:
 1. Amend the admissions policy so that 80% of new admissions are selected based upon "preferences," with 20% selected based solely upon date and time of application.
 2. Expand the collaboration with the Division of Public Assistance to increase enrollment in Family Self Sufficiency among participants receiving both housing and Alaska Temporary Assistance benefits.
 - Provide or attract supportive services to improve assistance recipients' employability:
 3. Maintain funding for computer labs and partnerships including: EvenStart in Juneau, the Gateway Learning Center in Anchorage, and Camp Fire program in Fairbanks.
 4. Maintain funding for the AHFC scholarship program.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 5. Apply for renewal funding for the Resident Opportunities and Supportive Services grant to support the heavy chore services program in senior/disabled complexes.
 - Other: (list below)

Strategic Goal #4: Ensure Equal Opportunity in Housing for all Alaskans

- PHA Goal #4.1: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Continue measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 1. **Reexamine application and coding of applicants to ensure accessible units and sight and sound units are occupied by appropriate families.**
- Continue 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:
 2. **Continue procedure of 504 officer reviewing all reasonable accommodation requests.**
 3. **Apply current 504 design measures, and to greatest degree possible the 'Universal Design Standards,' in all modernization work.**
 4. **Train staff on enforcement of fair housing and application of reasonable accommodation for people with disabilities.**
- Continue affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 5. **Complete the current 504 'self assessment' and update with each subsequent annual agency plan.**
 6. **Update the area inventories of privately owned accessible units for use by disabled voucher families.**
 7. **Conduct a file review of all over-housed families to ensure proper verification is available supporting the larger unit size.**
- Other: (list below)
 8. **Include fair housing and disability related instruction in each of the annual statewide staff trainings.**
 9. **Complete the Limited English Proficiency plan; circulate to staff and operate according to policy.**

Other PHA Goals and Objectives: (list below)

Strategic Goal #5: Ensure the maximum number of eligible families is assisted under the public housing and Housing Choice Voucher programs.

- PHA Goal #5.1: Reduce the average per-unit-month HAP expense from its current \$555 to approximately \$501 PUM to meet the maximum level of 4,081 assisted families.**

Objectives:

- Conduct a random digit dial survey of selected areas to establish a baseline for the local payment standards.**
- Raise the minimum rent from \$25 per month to \$50.**

- Examine subsidy standards to ensure families are assisted at the smallest unit size necessary for the family. Assess whether any current participants are unnecessarily over-housed.
 - Administer rather than absorb incoming portable vouchers. Limit outgoing portables to areas at or below the Alaska payment standard whenever budgetary constraints dictate.
 - Whenever possible, continue to appeal the reduction of HAP and administrative fees within the Housing Choice Voucher program.
-
- PHA Goal #5.2: Convince HUD that the findings of Harvard Cost Study should not apply to Alaska given the authors' own conclusions that further study was necessary.
 - Provide detailed comment on any proposed rule to revise the public housing program to a project based model.
 - Keep the public informed about changes in funding that affect constituents and partner agency interests.

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

I. Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

Enacted in October of 1998, the Quality Housing and Work Responsibility Act (QHWRA) amended the Housing Act of 1937. Among other significant changes, the act mandates that public housing authorities (PHA's) nationwide submit both a five-year plan addressing the mission, goals and objectives of the PHA, and annual plans outlining the methods by which goals and objectives are met. The Act directs the U.S. Department of Housing and Urban Development (HUD) to prescribe a format for submission of Agency Plans.

Agency Identification

Alaska Housing Finance Corporation (AHFC) is the public housing agency (PHA) for the State of Alaska. The *Public Housing Agency Plan* is a joint effort of the Planning & Program Development Departments, responsible for data and analysis, and the Public Housing Division, responsible for the goals, objectives, strategies and related narrative. The Plan focuses exclusively on operation and administration of the public housing program (where AHFC is the landlord) and the Section 8 Housing Choice Voucher program. Properties owned and operated under the Section 8 New project-based program are not governed under this planning process.

HIGHLIGHTS OF CHANGES IN THIS YEAR'S SUBMISSION

FIVE YEAR PLAN: MISSION, GOALS, OBJECTIVES AND MEASURES

The first submittal of the *Five Year Agency Plan* occurred in year 2000. Through a series of workshops, a corporate mission, goals and objectives were developed and formally adopted by the AHFC Board of Directors. These strategic goals were used throughout the Corporation to report on AHFC's progress to the people of Alaska and the State Legislature. The Public Housing Division incorporated the Board's strategic plan into the *Agency Plan*, adding specific objectives related to assisted housing programs. For a brief statement concerning progress on meeting those objectives, please refer to Section 9.a. of this year's *Agency Plan*.

In this planning cycle, the Public Housing Division has elected to use the national HUD template for its goals and objectives. Located beneath each of the HUD objectives, the reader will find local objectives addressing specific circumstances in our jurisdiction.

THE ANNUAL PLAN - FORMAT

This plan is based on the *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 the Alaska Housing Finance Corporation administrative office at 4300 Boniface Parkway, P.O. Box 101020, Anchorage, Alaska 99510-1020.

AHFC is a high performing public housing agency; consequently, we use a 'streamlined' template that exempts AHFC from reporting on a great deal of procedural detail. Readers who wish to see additional details on any part of the *Five Year or Annual Agency Plan* are encouraged to do so in the

public hearing process.

THE ANNUAL PLAN - SIGNIFICANT CHANGES

This executive summary follows the major headings found in the Table of Contents and the body of the *Annual Agency Plan*.

1. Housing Needs

For the 83,861 renters in Alaska, affordability remains the most important housing need. For households with incomes below 50% of median, affordability is most critical, along with the quality of the available housing stock. For families with disabilities, affordability, supply and accessibility are all critical housing needs.

At any given time, close to 5,400 households are receiving housing assistance from AHFC. In AHFC's public housing programs 36% of the program participants are small-related households (2-3 person), 29% are large-related households (4+ person), 13% are non-elderly single person households, and 24% are senior-headed households (62 or older, 1 or 2 person). Approximately 23% of all of these households are headed by a person with disability.

In the Housing Choice Voucher program 35% of the program participants are small-related households, 19% are large-related households, 31% are single person households, and 14% are senior-headed households. Approximately 34% of these households are headed by a person with a disability.

The demographic profile of families on AHFC housing wait lists indicates a growing percentage of lower income households. The percentage of households with income at or below 50% of median family income and percentage of families with children has increased significantly - representing over 90% of households on both Section 8 and Public Housing waiting lists. The percentage of households disclosing a disability is approximately 16%.

AHFC operates the Section 8 voucher and public housing programs in over 17 Alaskan communities. Not all communities in Alaska have the population or housing stock necessary to make these programs viable. Historical data suggests that operation of the Housing Choice Voucher requires at least 120 vouchers per staff to support the operating cost associated with the program. Program requirements such as housing inspections and annual reevaluation of income and rent require reasonably close proximity of staff to the participant. Geographic constraints pose cost prohibitive barriers for many communities.

Nevertheless, AHFC continues to examine alternatives. One example is a partnership with the North Slope Borough where approximately 20 Housing Choice Vouchers are under lease in the Barrow/Browerville area. This is a pilot program to examine costs, available housing stock and number of potentially eligible households to justify program expansion to other remote rural communities. Regardless how successful this pilot program is a new constraint on expansion is the formula HUD is using to compute housing subsidy and administrative budgets. This subject is addressed in greater detail in the "Financial Resources" section of this Executive Summary.

Many communities not represented in the waiting list data presented herein also have critical housing needs. Many disability advocacy groups assert that housing for families with disabilities and the elderly is especially critical. Lack of capital investment and infrastructure often restricts the development of assisted living facilities or other forms of affordable, accessible housing stock. AHFC proposes several options to address special needs populations including the continuation of a pilot program to test a voucher mortgage subsidy and introduction of project-based assistance for families with disabilities.

2. Financial Resources

Rental subsidy for both public housing and the Housing Choice Voucher is derived entirely from Congressional appropriations made through the U.S. Department of Housing & Urban Development (HUD). Tenants pay for part of the operation costs of public housing units through rent, which is generally 30% of adjusted family income. This year, AHFC proposes accessing more than \$93 million in public housing financial resources.

Corporate assets contribute in large measure to capital improvements and to a variety of resident services as part of a matching grant fund. During this planning cycle, the only resident services grant funds in use are the Resident Opportunities and Self Sufficiency (ROSS) grants. They pay for heavy chore services at each of the senior/disabled developments around the state. Other previously available grant funds such as the Public Housing Drug Elimination Grant and Family Investment Center grant have not been included in HUD appropriations bills for over three years.

Public Housing Funding Issues: Future funding for the public housing and Housing Choice Voucher program is a national concern, but particularly acute in Alaska. Several years ago, Congress authorized HUD to conduct a cost study for public housing operations and maintenance. HUD contracted with the Harvard University Graduate School of Design. The outcome was the Public Housing Operating Cost Study, published June 6, 2003. The authors developed a ten-factor method to calculate costs for operation of public housing units, basing their analysis on expenses related to FHA financed or insured housing developments. Baseline expenses were extrapolated from costs associated with operations of the Cleveland, Ohio public housing authority. Due to the scarcity of comparable data in Alaska, the authors recommended that further study was required before applying the model to Alaska. Nevertheless, the authors included Alaska in the formula and expense tables contained in the study.

Currently, AHFC receives funding based on an "Allowable Expense Level (AEL)," which is \$704 per-unit-month (PUM) or about \$13.9 million per year. The AEL allows AHFC to spread expenses over all its properties making it feasible to operate smaller, remote developments. The AEL is a budget based sum, annually approved by the AHFC Board of Directors and HUD.

Under the new Harvard cost study formula, funding is based upon a Project Expense Level (PEL), which requires developments to operate on their accord. In other words, larger, more efficient urban developments cannot offset the higher cost of small rural developments. Applying the Harvard formula to AHFC results in a projected subsidy level of \$334 per unit month. Translated, the Project Expense Level is 53% lower than current AEL - a loss in excess of \$6 million per year to the State of Alaska.

AHFC has taken the issue up with HUD and the Congressional delegation. A negotiated rule making process concluded in the summer of 2004. Speculation is that HUD will issue a proposed rule sometime this year with implementation expected in federal FY07. AHFC encourages readers to follow the release of a proposed rule, since implementation of the Harvard study without further research could have a devastating affect on public housing applicants and tenants.

Section 8 Housing Choice Voucher: Funding for the Housing Choice Voucher program is significantly different under the federal fiscal year 2005 appropriations bill from any previous year. In years past, the Congress and HUD took into account changes in local market conditions such as rent, average family size, and average family income. Housing authorities had access to budget reserves or a national Central Fund to amend their budgets if market conditions resulted in higher than average housing assistance payments (HAP) to landlords.

In FY05 the Congress did away with both operating reserves and the Central Fund. PHA budgets were calculated based upon an average monthly HAP expense using May, June and July 2004 per unit expenses. The result is that the voucher program is essentially funded as a block grant.

AHFC has authority to lease 4,081 vouchers (the law now prohibits a housing authority from ever over-leasing). The FY05 HAP renewal was for \$24,845,173, a decrease of \$205,875 from the previous year. Under the newly enacted budget, AHFC can only lease as many units as its fixed budget allows. At publication date of this *Plan*, average HAP is approximately \$45 per unit month greater than last year. The net affect is that if HAP remains at that level, the number of families AHFC can assist is likely to be several hundred fewer than the 4,081 maximum.

A second consequence of a block grant approach is that housing authorities must err on the side of under-leasing to avoid a budget deficit at year's end. Because a housing authority is prohibited from maintaining a HAP reserve, there are only two means for bring a budget back into balance near year's end: attrition, and not re-circulating the voucher to another family; or outright termination of HAP contracts.

AHFC is working in earnest to avoid these consequences, and is proposing incremental steps to bring down average HAP expenses so that it may serve the highest number of eligible families possible. A number of the steps have already been taken or are proposed within this *Plan*, among those are the following:

1. 'Administering' rather than 'absorbing' incoming portable vouchers. Families can move with their assistance. Historically, AHFC absorbed the family by issuing one its own vouchers to the family. This was due to poor rules governing billing of an initial PHA. Circumstances have changed and AHFC is now billing the initial PHA for the HAP payments.
2. Consideration of an increase in minimum rents from \$25 to \$50 per month. Protections are in place to ensure that a family who cannot pay the minimum rent can petition for relief.
3. Introduction of better verification procedures to ensure that rent is computed accurately. AHFC now has access to Division of Public Assistance and Department of Labor and Workforce Development databases. These allow of 'upfront' verification of TANF benefits, unemployment insurance benefits, and earnings.

4. Rental studies using random digit dialing techniques to ensure that the AHFC payment standards in each community reflect market rents.
5. Examination of AHFC subsidy standards to ensure that families who are assigned larger bedroom size units have proof in the file of the actual need for the extra bedroom. Examples might include disabled or elderly families who require a live-in aide or medical apparatus; families with joint custody of children.
6. Broader income mix of newly admitted families. One approach is to balance new admissions among those with high preference points versus date and time of application. Families with high preference points tend to be extremely low income. Families with few preference points tend to have higher incomes. In a public hearing conducted in August 2004, AHFC proposed a 8/2 split: for every ten families housed, AHFC would offer assistance to eight based upon preferences, with the remaining two based sole upon date and time of application.

3. Policies Governing Eligibility, Selection and Admissions

Policies governing eligibility, selection and admissions are found in two primary sources: for public housing, the AHFC Public Housing Admissions and Occupancy Policy; for the Housing Choice Voucher, the Housing Choice Voucher Administrative Plan. Both documents are available for review at any Public Housing Division office. HUD mandates many of the policies in federal regulations. Readers may review those regulations at 24 CFR 960 and 24 CFR 982, respectively.

Applicant Preferences: AHFC selects applicants from its housing wait lists according to date and time of application and whatever "preferences" a family can verify. The AHFC preferences are a carryover from the former federal preferences such as displacement due to natural disaster or domestic violence; homelessness or substandard housing, 50 percent or greater rent burden. In the FFY04 Plan, AHFC indicated it would examine outcomes from its current waiting list management system. That objective was completed after an August 2004 public hearing. The definition of 'homelessness' was modified to comport with the HUD definition under the McKinney/Vento Act; 'substandard housing' was modified to require that families moving from household to household be overcrowded (more than two persons per sleeping area including a living room) to qualify. Other changes were procedural in nature. Public comment from several quarters discussed the HUD 'homeless' definition as being different from the U.S. Department of Education definition, though both find their basis in the same McKinney/Vento Act. AHFC is interested in ways that it reconciles the two without diluting the verification process used to assign preference points.

AHFC will continue to examine ways to increase landlord participation in the Housing Choice Voucher program. Independent market analysis in Fairbanks and Anchorage suggest that upward to 50 percent of landlords do not accept voucher assisted households.

Designation of Elderly Only Properties: In the FY05 *Plan*, AHFC is proposing to conduct a feasibility study to determine whether or not to designate certain elderly/disabled developments as elderly only. Proposed originally in the FY03 *Plan*, AHFC will follow newly developed HUD guidelines when conducting its analysis. The developments that AHFC will examine include:

- Chugach Manor, Anchorage, a 120 unit complex
- Southall Manor, Fairbanks, a 40 unit complex
- Mountain View, Juneau, a 62 unit complex.

An elderly-only designation would require the writing of a separate plan to HUD, a public comment period and Board of Directors approval. If enacted, single disabled families are offered voucher assistance if they choose, and in no instance will a family be displaced. The conversion to elderly may only occur through attrition.

4. Rent Determination Policies

In general, renters in both public housing and the voucher program pay an income-based rent computed on 30 percent of adjusted family income. The QHWRA required AHFC to adopt a flat rent for public housing units as an alternative to income based rent. The flat rent assures that fixed costs are covered, but places a cap on the 30 percent computation when family income increases above a certain level.

AHFC is about to revise its flat rents by using comparable rent data versus the current method of using HUD Fair Market Rents.

Rent is calculated the same for both public housing tenants and participants in the Housing Choice Voucher program. It is the greatest of 10% of gross family income; 30% of adjusted annual income; or the minimum rent of \$25. In the FY05 *Plan*, AHFC is proposing to increase the minimum rent to \$50 per month. In the voucher program, this could have a measurable impact toward reducing monthly HAP expenses as discussed in Section 2 of this Executive Summary.

5. Capital Improvement Needs

Section 5 of the *Annual Plan* contains lists the capital improvement items for FY06. Additional senior/statewide deferred maintenance, rehabilitation, and site improvement activities are also listed. Long term, the most serious capital improvement needs reside in the Anchorage scattered site inventory. An engineer's assessment of the Central Terrace and Fairmont developments suggests major upgrades are necessary. For some buildings, the estimated cost of renovation exceeds the cost of demolition and new construction. Most of the buildings in developments are four, six and eight-plex units acquired from HUD by the former Alaska State Housing Authority. Due to age of construction, many of the properties are near the end of their useful life as rentals. Assuming a HUD HOPE VI program is available in FY06, AHFC is proposing to examine the feasibility for redevelopment using that resource.

6. Demolition and Disposition

HUD periodically provides funding for public housing renovations through a Replacement Housing Factor. In FFY2005 AHFC is proposing to use those funds for one demolition project affecting the Central Terrace development in Anchorage. This is a scattered site development comprised of mostly three and four-plex units. AHFC is proposing to demolish and rebuild three 4-plex units (12 units total). The location of the three 4-plex units is on San Roberto in the Russian Jack area of Anchorage.

This proposal was included in the FY04 plan, but was not completed. HUD will require AHFC to complete a demolition application which will contain information about tenant relocation. The plan requires Board of Directors approval. At a minimum, residents are provided ninety-day notices to move to either another public housing unit or assistance with a Housing Choice Voucher.

7. Homeownership Programs Administered by the PHA

AHFC is about to conclude its 5(h) homeownership program in Anchorage. The program goal was achieved by selling 19 single family homes from its scattered site Fairmount project in Anchorage to either public housing or Housing Choice Voucher participants. The homes receive significant modernization prior to sale. Eighteen of the homes are sold; an offer on the final home was accepted by AHFC with a pending sale anticipated before Board approval of this plan.

AHFC is also proposing the continued implementation of the Section 8 Homeownership Program which was introduced in the FFY03 Agency Plan. The Board of Directors approved a voucher homeownership program targeting at least 10 home sales within the first year of the pilot program. Under the pilot, sales were limited to families whose head, spouse or co-head is a disabled individual. At this date, 13 voucher participants have closed on a home purchase using voucher assistance toward their monthly mortgage payments. AHFC is proposing to expand the program with a limit of 50 additional sales during the *Five Year Plan*, subject to Congressional appropriations adequate to support that number. Further information is found in **Section 7** of the *Annual Plan*.

8. Civil Rights Certifications

All certifications will be included in the final draft of this plan. AHFC anticipates that it will have completed an update to its required Section 504 Self Assessment before the April submission of the *Plan* to the Board of Directors.

9. Resident Initiatives

Family Self Sufficiency: AHFC is limited by administrative constraints to operating the HUD authorized Family Self-Sufficiency (FSS) program in only Anchorage and Juneau. AHFC has sought ways to expand the program and in 2003 entered into a cooperative agreement with Alaska Division of Public Assistance as part of Alaska's welfare reform effort. Regrettably, in 2004 HUD rescinded the rules governing the 652 Welfare to Work vouchers that Alaska was awarded in year 2000. Though the vouchers remain in AHFC's portfolio, they no longer are targeted toward families receiving TANF.

As an alternative, the collaboration has resulted in a new initiative to expand FSS. The single greatest asset to participants is the ability to establish an interest bearing escrow account based upon increases in earned income. The AHFC/DPA agreement targets participants who receive both voucher assistance and TANF benefits. DPA provides the case management; AHFC the quality control and supervision of the escrow accounts. The result is an increase in enrollment of 118 additional families, double the previous year. The collaboration has acquired national attention as a best practice.

In FY06 AHFC is proposing to expand the collaboration to areas outside Anchorage. Early discussions involve the Kenai/Soldotna area first, followed by Fairbanks.

Safety and Education Measures: Once again, the FFY2005 HUD/VA Appropriations Act did not contain funding for the Public Housing Drug Elimination Program (PHDEP) grants. Congress encourages PHAs to support anti-drug and crime programs by authorizing all activities permissible under the public housing operating budget and the HUD Capital Fund. AHFC uses those resources as well as corporate matching funds to maintain programs that have measurable affect on youth.

Examples include a grant to the Camp Fire program in Fairbanks; two grants to the Boys and Girls Clubs - one in Fairbanks and one in Juneau; an arts program in Juneau; an after-school program in Anchorage sponsored by Nine Star Inc., and another in Juneau sponsored by Southeast Regional Resource Center.

AHFC continues to maintain its Gateway Learning Center in Anchorage in cooperation with the University of Alaska, Anchorage. The center also houses the Anchorage FSS staff. Other computer labs are located in Juneau (2) and at the Loussac Manor complex in Anchorage.

AHFC also funds a scholarship program on behalf of public housing and voucher participants. Ten \$500 awards are made annually based upon competitive applications.

Services to Elderly/Disabled Families: In the public housing program AHFC continues to support service coordination programs in Anchorage, Fairbanks and Juneau. Full time social service staffs are employed through contractual arrangements with not-for-profit agencies. The goal is to help elderly and disabled families remain independent.

AHFC is also a recipient of two Resident Opportunities and Self Sufficiency grants (ROSS). These grants are through HUD and pay for heavy chore services provided through private vendor on behalf of frail elderly or disabled families.

In the Housing Choice Voucher program, AHFC set aside approximately 100 vouchers statewide for persons with disabilities. Twenty four additional vouchers are reserved for families whose head, spouse or co-head receives services under the state Medicaid waiver program. In Anchorage, additional vouchers (approximately 50 total) are set aside for referrals from Southcentral Counseling and Veterans Administration.

10. Other Information

Per federal statute, AHFC is not required to appoint a public housing resident to its own Board of Directors. However, Alaska Housing Finance Corporation supports a nine member Resident Advisory Board, which is instrumental in development of the *Agency Plan*. Recommendations from the Resident Advisory Board will be available when the final version of the *Plan* is submitted to the Board of Directors.

Activities proposed in this plan are compared to the Consolidated Plans for both the Municipality of Anchorage and the State of Alaska. The draft *Agency Plan* is made available to the Municipality of Anchorage and to the State of Alaska for review to determine consistency with the Consolidated Plans governing these jurisdictions. Both entities are encouraged to comment on the draft and to point out any possible areas of inconsistency.

All comments received in writing or in person during the public comment period will be carefully considered in the final draft. The comment period will run from February 7, 2005 through March 24, 2005. A public hearing was conducted on December 16, 2004 for preliminary comment. Another hearing is scheduled for March 3, 2005. AHFC expects to bring the final draft to the Board of Directors at its April 13, 2005 meeting.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

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

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)
- f. Rest of State, Excludes Anchorage

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)
- f. Rest of State, Excludes Anchorage

Charts for Public Housing and Section 8 (Housing Choice Voucher Program)

- a. State of Alaska Wait List - Ethnic Distribution of Households
- b. Anchorage Wait List - Ethnic Distribution of Households
- c. Fairbanks Wait List - Ethnic Distribution of Households
- d. Juneau Wait List - Ethnic Distribution of Households
- e. Balance of State Wait List - Ethnic Distribution of Households
- f. Rest of State Wait List - Ethnic Distribution of Households
- g. Public Housing Wait List - Income Distribution of Household
- h. Section 8 Wait List - Income Distribution of Households
- i. Families with Disabilities
- j. Elderly Families
- k. Families with Children

Notes for Section 8 (Housing Choice Voucher) and Public Housing Wait List Tables

1. Bedroom size determined using the AHFC subsidy standard
2. Annual turnover is determined by identifying cases on 11/03/2003 that were wait-listed and removed from the wait-list prior to 11/01/2003
3. Households wait-listed for Section 8 may also be wait-listed for Public-Housing.
4. "Hispanic" is designated by the US Census Bureau as an ethnicity, not a race. "White," "Black," "Native," and "Asian" are classified as races. Heads of households can have a "race" and "ethnicity designation." Race data is not available for all households
5. Waiting lists may include households that are placed in housing but are still waiting for another housing program option, i.e., waiting for a Housing Choice Voucher while residing in public housing.
6. Due to 'rounding,' the sum of individual percentages may not equal 100%.
7. The sum of three rows, "families with children," "elderly families," and "families with disabilities" will not equal 100%. No row is included to account for single person, non-disabled households.

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:

11/4/2004	# of families	% of total families	Annual Turnover (vs .11/03/03)
Waiting list total	4,142	100%	79%
Extremely low income <=30% AMI	3,136	76%	
Very low income (>30% but <=50% AMI)	940	23%	
Low income (>50% but <80% AMI)	66	2%	
Families with children	2,420	58%	
Elderly families	346	8%	
Families with disabilities	682	16%	
White	2,512	61%	
Black	479	12%	
Ak. Native	850	21%	
Asian/Pacific Island	185	4%	
Other	120	3%	
Hispanic	234	6%	

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

Is the waiting list closed (select one)? **No** Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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:

11/4/2004	# of families	% of total families	Annual Turnover (vs. 11/03/03)
Waiting list total	2,555	100%	77%
Extremely low income <=30% AMI	1,941	76%	
Very low income (>30% but <=50% AMI)	574	22%	
Low income (>50% but <80% AMI)	37	1%	
Families with children	1,531	60%	
Elderly families	185	7%	
Families with disabilities	409	16%	
White	1,337	52%	
Black	415	16%	
Ak. Native	544	21%	
Asian/Pacific Island	155	6%	
Other	104	4%	
Hispanic	178	7%	

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

Is the waiting list closed (select one)? **No** Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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:

11/4/2004	# of families	% of total families	Annual Turnover (vs.11/03/03)
Waiting list total	376	100%	91%
Extremely low income<=30% AMI	259	69%	
Very low income (>30% but <=50% AMI)	103	27%	
Low income (>50% but <80% AMI)	13	3%	
Families with children	237	63%	
Elderly families	27	7%	
Families with disabilities	73	19%	
White	258	69%	
Black	40	11%	
Ak. Native	72	19%	
Asian/Pacific Island	2	1%	
Other	4	1%	
Hispanic	18	5%	

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

Is the waiting list closed (select one)? **No** Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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:

11/4/2004	# of families	% of total families	Annual Turnover (vs. 11/03/03)
Waiting list total	265	100%	78%
Extremely low income<=30% AMI	202	76%	
Very low income (>30% but <=50% AMI)	62	23%	
Low income (>50% but <80% AMI)	1	0%	
Families with children	143	54%	
Elderly families	19	7%	
Families with disabilities	51	19%	
White	135	51%	
Black	5	2%	
Ak. Native	115	43%	
Asian/Pacific Island	6	2%	
Other	4	2%	
Hispanic	8	3%	

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

Is the waiting list closed (select one)? **No** Yes

If yes

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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

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:

11/4/2004	# of families	% of total families	Annual Turnover (vs .11/03/03)
Waiting list total	950	100%	76%
Extremely low income<=30% AMI	734	77%	
Very low income (>30% but <=50% AMI)	201	21%	
Low income (>50% but <80% AMI)	15	2%	
Families with children	509	54%	
Elderly families	115	12%	
Families with disabilities	149	16%	
White	782	82%	
Black	19	2%	
Ak. Native	119	13%	
Asian/Pacific Islander	22	2%	
Other	8	1%	
Hispanic	30	3%	

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

Is the waiting list closed (select one)? **No** Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Using Needs of Families on The Waiting List - State Exc. Anchorage

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:

11/4/2004	# of families	% of total families	Annual Turnover (vs .11/03/03)
Waiting list total	1,591	100%	82%
Extremely low income<=30% AMI	1,195	75%	
Very low income (>30% but <=50% AMI)	366	23%	
Low income (>50% but <80% AMI)	29	2%	
Families with children	889	56%	
Elderly families	161	10%	
Families with disabilities	273	17%	
White	1,175	74%	
Black	64	4%	
Ak. Native	306	19%	
Asian/Pacific Islander	30	2%	
Other	16	1%	
Hispanic	56	4%	

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

Is the waiting list closed (select one)? **No** Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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:

11/4/2004	# of families	% of total families	Annual Turnover (vs.11/03/03)
Waiting list total	1,940	100%	75%
Extremely low income<=30% AMI	1,440	74%	
Very low income (>30% but <=50% AMI)	421	22%	
Low income (>50% but <80% AMI)	77	4%	
Families with children	948	49%	
Elderly families	342	18%	
Families with disabilities	451	23%	
White	1,076	55%	
Black	224	12%	
Ak. Native	434	22%	
Asian	145	7%	
Other	61	3%	
Hispanic	113	6%	

Characteristics by Bedroom Size (Public Housing Only)*	# of families	% of total families	Total Cases 11-03-03	% Total Cases Turned Over From 11-03-03	% moved in Public Housing or Section 8 from 11-07-03
0 BR	848	49%	763	72%	15%
1 BR	460	27%	452	77%	15%
2 BR	549	32%	468	80%	22%
3 BR	69	4%	44	64%	9%
4 BR	14	1%	11	55%	18%
5 BR	0	0%	1	100%	0%
5+ BR	0	0%	0	0%	0%

Is the waiting list closed (select one)? **No** Yes

If yes

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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:

11/4/2004	# of families	% of total families	Annual Turnover (vs.11/03/03)
Waiting list total	1,442	100%	70%
Extremely low income<=30% AMI	1080	75%	
Very low income (>30% but <=50% AMI)	313	22%	
Low income (>50% but <80% AMI)	47	3%	
Families with children	732	51%	
Elderly families	233	16%	
Families with disabilities	326	23%	
White	776	54%	
Black	207	14%	
Ak. Native	276	19%	
Asian	126	9%	
Other	57	4%	
Hispanic	96	7%	

Characteristics by Bedroom Size (Public Housing Only)*	# of families	% of total families	Total Cases 11-03-03	% Total Cases Turned Over From 11-03-03	% moved in Public Housing or Section 8 from 11-07-03
0 BR	611	53%	506	69%	11%
1 BR	357	31%	303	72%	13%
2 BR	412	36%	308	74%	21%
3 BR	51	4%	36	56%	8%
4 BR	11	1%	8	38%	13%
5 BR	0	0%	1	100%	0%
5+ BR	0	0%	0	0%	0%

Is the waiting list closed (select one)? **No** Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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:

11/4/2004	# of families	% of total families	Annual Turnover (vs.11/03/03)
Waiting list total	150	100%	87%
Extremely low income<=30% AMI	100	67%	
Very low income (>30% but <=50% AMI)	36	24%	
Low income (>50% but <80% AMI)	14	9%	
Families with children	75	50%	
Elderly families	24	16%	
Families with disabilities	42	28%	
White	91	61%	
Black	9	6%	
Ak. Native	46	31%	
Asian	3	2%	
Other	1	1%	
Hispanic	8	5%	

Characteristics by Bedroom Size (Public Housing Only)*	# of families	% of total families	Total Cases 11-03-03	% Total Cases Turned Over From 11-03-03	% moved in Public Housing or Section 8 from 11-07-03
0 BR	63	32%	65	77%	37%
1 BR	21	11%	59	86%	17%
2 BR	57	29%	70	96%	34%
3 BR	8	4%	3	100%	0%
4 BR	1	1%	0	0%	0%
5 BR	0	0%	0	0%	0%
5+ BR	0	0%	0	0%	0%

Is the waiting list closed (select one)? **No** Yes

If yes

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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:

11/4/2004	# of families	% of total families	Annual Turnover (vs.11/03/03)
Waiting list total	158	100%	81%
Extremely low income<=30% AMI	121	77%	
Very low income (>30% but <=50% AMI)	33	21%	
Low income (>50% but <80% AMI)	4	3%	
Families with children	75	47%	
Elderly families	14	9%	
Families with disabilities	37	23%	
White	88	56%	
Black	2	1%	
Ak. Native	61	39%	
Asian	6	4%	
Other	1	1%	
Hispanic	4	3%	

Characteristics by Bedroom Size (Public Housing Only)*	# of families	% of total families	Total Cases 11-03-03	% Total Cases Turned Over From 11-03-03	% moved in Public Housing or Section 8 from 11-07-03
0 BR	63	44%	71	85%	18%
1 BR	56	39%	41	78%	27%
2 BR	38	27%	29	76%	28%
3 BR	1	1%	1	100%	0%
4 BR	0	0%	0	0%	0%
5 BR	0	0%	0	0%	0%
5+ BR	0	0%	0	0%	0%

Is the waiting list closed (select one)? **No** Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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:

11/4/2004	# of families	% of total families	Annual Turnover (vs.11/03/03)
Waiting list total	190	100%	85%
Extremely low income<=30% AMI	139	73%	
Very low income (>30% but <=50% AMI)	39	21%	
Low income (>50% but <80% AMI)	12	6%	
Families with children	66	35%	
Elderly families	71	37%	
Families with disabilities	46	24%	
White	121	64%	
Black	6	3%	
Ak. Native	51	27%	
Asian	10	5%	
Other	2	1%	
Hispanic	5	3%	

Characteristics by Bedroom Size (Public Housing Only)*	# of families	% of total families	Total Cases 11-03-03	% Total Cases Turned Over From 11-03-03	% moved in Public Housing or Section 8 from 11-07-03
0 BR	111	50%	121	0.760330579	16%
1 BR	26	12%	49	95%	10%
2 BR	42	19%	61	95%	18%
3 BR	9	4%	4	100%	25%
4 BR	2	1%	3	100%	33%
5 BR	0	0%	0	0%	0%
5+ BR	0	0%	0	0%	0%

Is the waiting list closed (select one)? **No** Yes

If yes

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Table 2.f. Housing Needs of Families on The Waiting List - Alaska Excluding Anch.

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:

11/4/2004	# of families	% of total families	Annual Turnover (vs.11/03/03)
Waiting list total	498	100%	85%
Extremely low income<=30% AMI	360	72%	
Very low income (>30% but <=50% AMI)	108	22%	
Low income (>50% but <80% AMI)	30	6%	
Families with children	216	43%	
Elderly families	109	22%	
Families with disabilities	125	25%	
White	300	60%	
Black	17	3%	
Ak. Native	158	32%	
Asian	19	4%	
Other	4	1%	
Hispanic	17	3%	

Characteristics by Bedroom Size (Public Housing Only)*	# of families	% of total families	Total Cases 11-03-03	% Total Cases Turned Over From 11-03-03	% moved in Public Housing or Section 8 from 11-07-03
0 BR	237	42%	257	79%	22%
1 BR	103	18%	149	92%	17%
2 BR	137	24%	160	100%	23%
3 BR	18	3%	8	100%	13%
4 BR	3	1%	3	0%	33%
5 BR	0	0%	0	0%	0%
5+ BR	0	0%	0	0%	0%

Is the waiting list closed (select one)? **No** Yes

If yes:

How long has it been closed (# of months)?

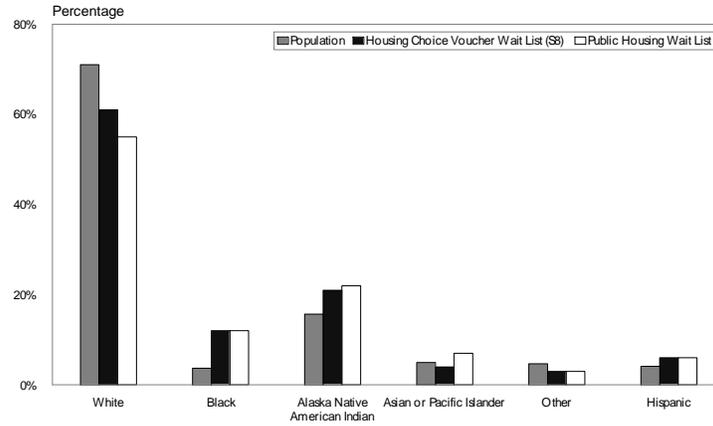
Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

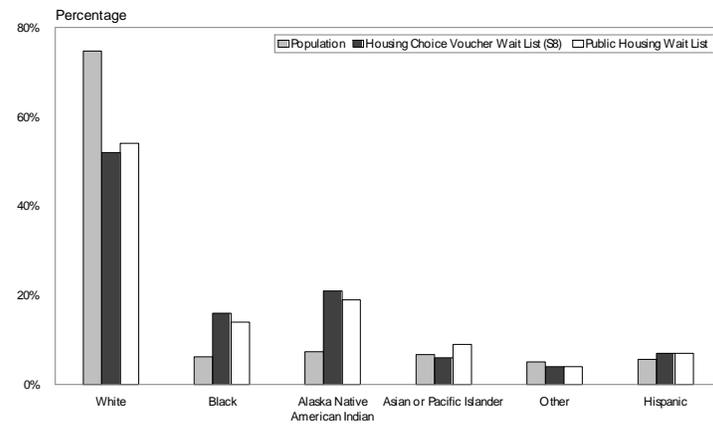
No Yes

Charts: Section 8 (Housing Choice Voucher) and Public Housing Wait List

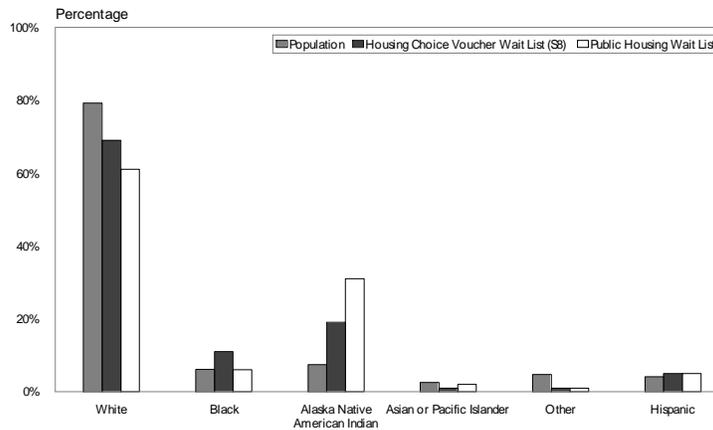
State of Alaska Wait List
Ethnic Distribution of Households
FY 2005



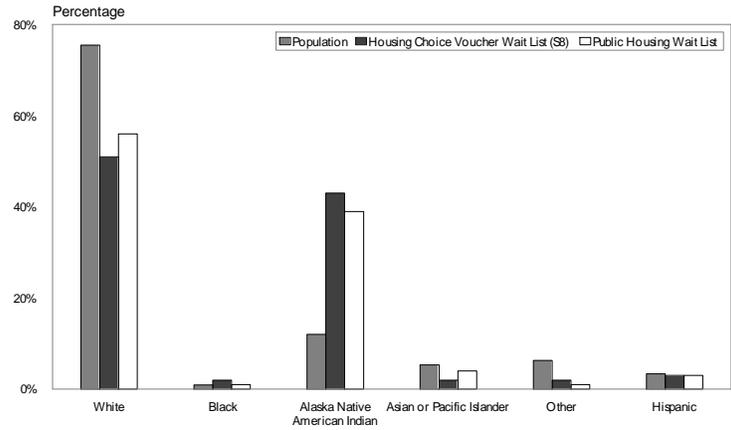
Anchorage Wait List
Ethnic Distribution of Households
FY 2005



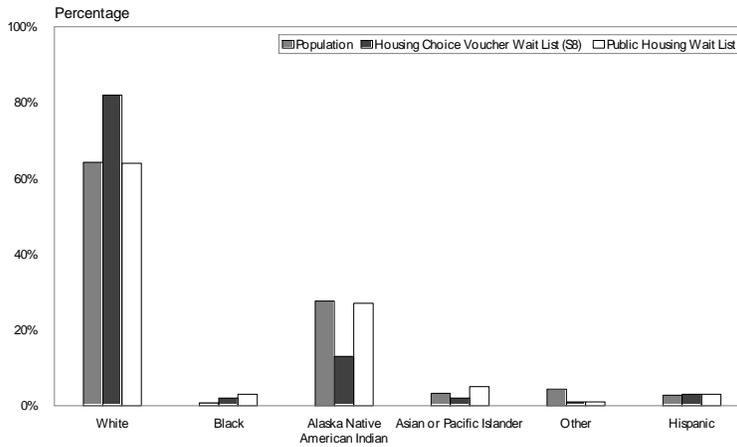
Fairbanks Wait List
Ethnic Distribution of Households
FY 2005



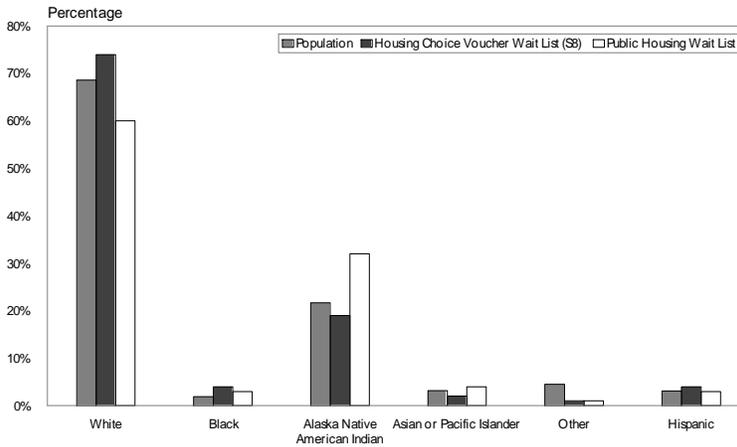
Juneau Wait List
 Ethnic Distribution of Households
 FY 2005



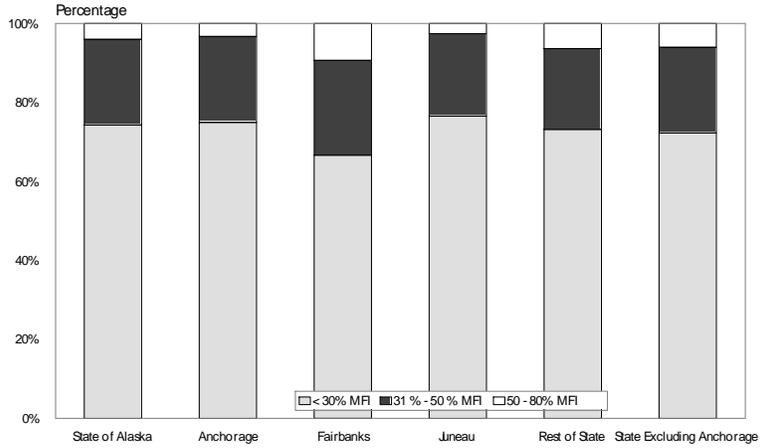
Rest of State Wait List
 Ethnic Distribution of Households
 FY 2005



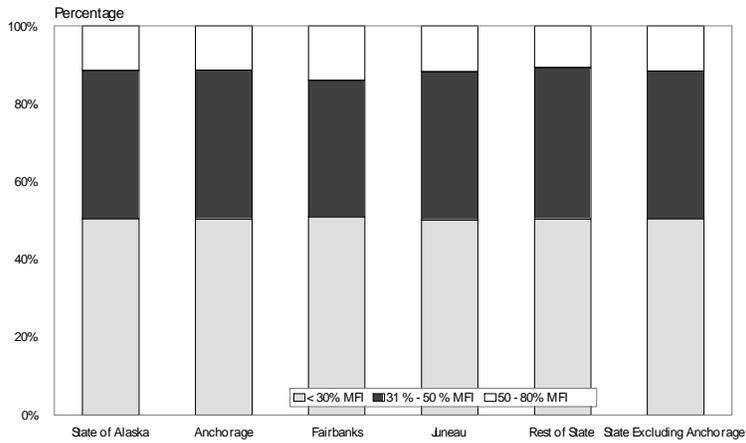
State of Alaska Excluding Anchorage
 Ethnic Distribution of Households
 FY 2005



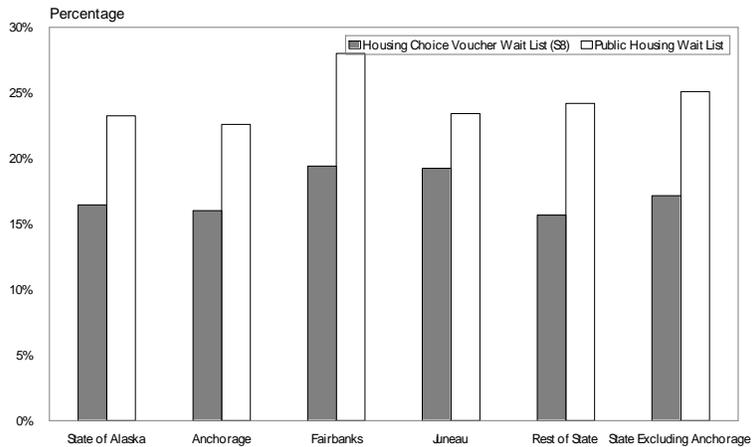
Public Housing Wait List
Income Distribution of Households
FY 2005



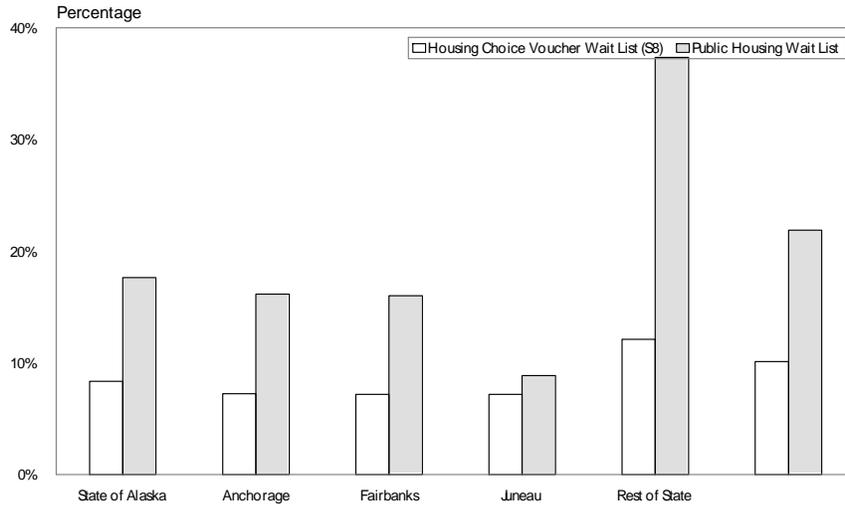
Section 8 Wait List
Income Distribution of Households
FY 2005



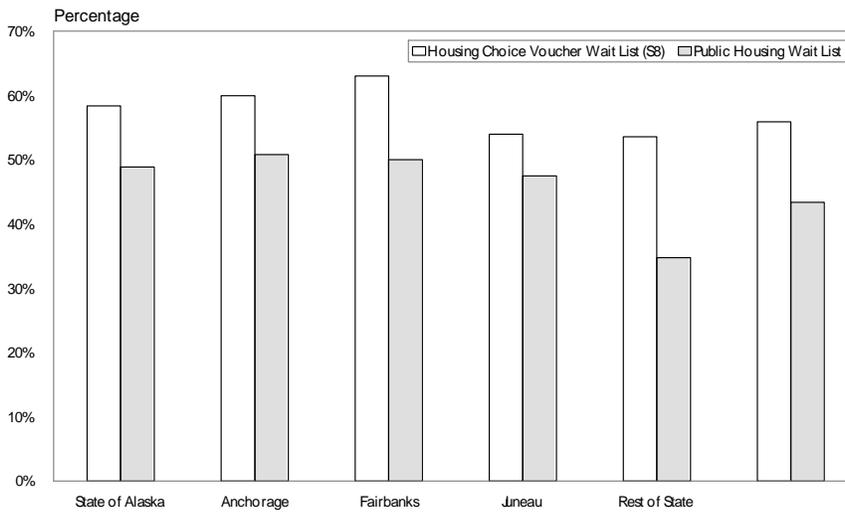
AHFC Wait List
Families with Disabilities
FY 2005



AHFC Wait List
 Elderly Families
 FY 2005



AHFC Wait List
 Families with Children
 FY 2005



B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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
 - Review and upgrade preventative maintenance procedures if necessary
 - Develop fire and carbon monoxide prevention guidelines for use in tenant orientations and training
 - Provide maintenance staff professional development training through the Alaska Vocational Technical Education Center
- Reduce turnover time for vacated public housing units
 - Improve turnover time using 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
 - No longer "absorb" incoming portable vouchers and instead "administer" those vouchers on behalf of the initial PHA.
 - Complete an analysis of families whose subsidy standard is in excess of family size to ensure against overpayment of HAP.
 - Periodically examine records for the number of families paying more than 30% of income for rent, as a measure of adequate payment standards.
 - Adjust payment standards in accordance with random digit dial rent survey.
- 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

- Analyze the annual distribution of vouchers among preference categories, turn-back rates and terminations. Identify measures necessary to improve lease up rates among at-risk populations.
- Develop a landlord outreach plan in cooperation with Municipality of Anchorage as part of its 10 Year Plan to End Homelessness.
- Increase landlord participation by 10% over the previous year.
- 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
 - Include a synopsis of Public Housing Division resident initiatives and economic empowerment activities.
 - Include a summary of outcomes in the Annual Performance Report.
 - Participate in public hearings to address comments affecting assisted housing.
- Other (list below)
 - Conduct quality control file reviews to ensure income, asset and rent calculations are correct.
 - Provide individualized staff training based upon findings.

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

Select all that apply

- Apply for additional section 8 units should they become available
 - Include an analysis of HAP and administrative costs to ensure that new voucher applications are administratively feasible under the present budget based formula.
- 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 (not applicable to public housing agency)
- Other: (list below)
 - Reexamine the feasibility of project basing Housing Choice Vouchers given the reduction in FFY 05 funding.

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

- Exceed 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

Note to the reader: AHFC chooses to not exceed the target set by Congress due to a per unit month expense level that will exceed the AHFC annual appropriation from HUD.

- Employ admissions preferences aimed at families with economic hardships
 - Reexamine the outcomes attained with the current preferences.
 - Meet with 'preference' stakeholders to determine whether the present system is fair and equitable.
 - Consider the request of the Anchorage School District to expand the definition of homelessness to conform to the U.S. Department of Education definition.
- Adopt rent policies to support and encourage work.
 - Expand the FSS program collaboration with the Division of Public Assistance to areas outside Anchorage.
 - Note the Reader: AHFC currently operates the Family Self Sufficiency program in Anchorage and Juneau. Due to administrative costs, HUD granted AHFC a waiver, exempting AHFC from operating a program in other political jurisdictions. Recently, AHFC and the Division of Public Assistance collaborate to expand the Anchorage program, targeting families who receive ATAP benefits and Section 8 housing assistance. Both agencies wish to expand that successful collaboration to other locations during this planning cycle.
- Other: (list below)
- Meet federal targeting requirements for families at or below 30% of AMI in public housing.
- Meet federal targeting requirements for families at or below 30% of AMI.
- Adopt and maintain policies to support and encourage work.
 - Promote and apply the earned income disallowance as provided in law: for public housing residents applicable to all adult household members; for Section 8 families where the eligible family member is disabled
 - Simplify the thresholds used for the reporting of income changes to improve customer awareness and reduce unnecessary paperwork.

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

- Employ a mechanism for new admissions that assures 80% are pulled based upon preferences; 20% based upon date and time of application.
- Adopt rent policies that support and encourage work
 - Revise the threshold for reporting increases in income.
- Other: (list below)
- Adopt and maintain policies to support and encourage work.
 - Market the earned income disallowance to public housing residents and disabled Section 8 participants
 - Revise the interim reexamination process to encourage work
 - Target Family Self Sufficiency participants in a second phase of the Section 8 homeownership program
- Circulate housing brochures among service agencies to assure program awareness by families at or below 50% of AMI.
- Continue to provide application and client assistance through the Juneau Job Center, and regular scheduled presence at two Anchorage Job Centers.

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
 - Complete the feasibility analysis to determine whether to apply to HUD for "elderly only" housing designations
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
 - Maintain the current level of Service Coordination in senior/disabled housing in Anchorage (1 FTE), Fairbanks (1 FTE) and Juneau (.5 FTE)
 - Address the needs of frail elderly and disabled residents by meeting the heavy chore service objectives outlined in the Resident Opportunities and Supportive Services (ROSS) grants.

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 the 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

- Reapply for the Mainstream Vouchers
- Recycle disability vouchers (approximately 100 vouchers) to families who meet the disability criteria
- Recycle the Medicaid Waiver voucher (approximately 30 vouchers) to families who meet the Medicaid Waiver criteria
- Recycle the 25 CMI vouchers in Anchorage to families referred by Southcentral Counseling.

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Address the boards of the Mental Health Trust, State Independent Living Council, and Governor's Council on People with Disabilities at least annually with information about housing for the disabled

Other:

- Expand housing options available to people with disabilities
- Continue to assist disabled families under the Housing Choice Voucher homeownership option

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)
- Ensure that applicants represent a broad range of social and economic characteristics representative of the community at large
- At the beginning of the fiscal year analyze the public housing and Housing Choice Voucher waiting list to determine if families least likely to apply do so
 - Estimate whether the waiting list characteristics will satisfy the income targeting requirements and ethnic diversity of the community at large.

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
- Incorporate 'Power Point' presentations in the participant briefing

- In Anchorage, provide families 'shopping' with a map detailing rental rates and payment standards
 - Maintain referral list, bulletin board, or other mechanism to inform applicants shopping for housing of landlords participating throughout the jurisdiction.
- Market the section 8 program to owners outside of areas of poverty /minority concentrations (Not applicable to Public Housing Authority)
- Other: (list below)
- Increase staff and participant knowledge about fair housing law and practices
- Participate in initiatives to address impediments to fair housing
 - Annual staff training staff on fair housing 504 accessibility
 - Provide staff support to HUD and the Disability Law Center with their annual fair housing training
 - Revise the Section 504 Self Evaluation Plan as needed
 - Monitor requests for reasonable accommodations and outcomes within Housing Support and Compliance

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

- Transition to an all volunteer FSS program with a minimum program size of 275 participants - 236 vouchers and 39 public housing.
- Implement the Your Earnings Saved (YES) enrollment strategy with the Division of Public Assistance, targeting areas outside Anchorage.
- Award ten scholarships to provide educational and vocational opportunities to families with children
- Based upon outcomes, develop strategies to retain high performing programs that address drug prevention programs previously funded by the Public Housing Drug Elimination Program grant.

(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
- Consultation with public housing operations and construction staff

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table 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.

Financial Resources: Planned Sources and Uses (July 1, 2005 – June 30, 2006)		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$8,165,135	
b) Public Housing Capital Fund	\$,123,361	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	HAP: \$25,445,475 Admin: \$2,430,916	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant	\$0	
h) HOME	\$0	
Other Federal Grants (list below):		
Senior Housing Service Coordination	\$30,949	Supportive Services
FSS Service Coordination in Section 8	\$15,510	Supportive Services
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) CFP/RHF 503, 504, 505	\$5,368,533	Prior Year Capital Funds
3. Public Housing Dwelling Rental Income		
	\$4,978,968	Rental Income from Public Housing Tenants
4. Other income (list below)		
Commercial Space (including laundry), Excess Utilities, Miscellaneous Rental Charges.	\$542,100	Misc Income including laundry and rental charges
5. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses (July 1, 2005 – June 30, 2006)		
Sources	Planned \$	Planned Uses
Corporate receipts - Competitive Grants for Public Housing	\$250,000	Match for ROSS, Service Coordination, Drug Prevention Grants
Corporate receipts - Public Housing Operating		
Corporation receipts - Public Housing Improvements	\$2,353,000	Windows Replacement in Birch Park, Statewide Installation of CO Detectors, Statewide Fire Protection
Total resources	\$ 46,147,522	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

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)
- When families are within a certain time of being offered a unit: (state time) **30 days**
- Other: (describe) **Intake interview after current tenant gives AHFC a notice to vacate**

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 **using the Ingens public access database and state sex offender list.**
- Rental history **most current landlord reference for past or personnel references lacking rental history.**
- Housekeeping
- Other (describe) **Court records; review of any debt owed to AHFC or another housing authority**

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

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 *Family Investment Center offices in Anchorage, Fairbanks and Juneau*

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? **NO**.
If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year – 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** – No site-based waiting lists are anticipated in FY05.

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? **Any number in excess of the 40% target would occur incidentally through the normal selection process.**
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
 - Emergencies **hazardous conditions, health or safety issues**

- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below) **i.e. victims of hate crimes; witness reprisals**
- Other: (list below) **to enable a family requiring accessible features to move to an accessible unit; to enable a move by a family occupying an accessible unit who does require the accessible features when it's needed by another qualified family.**

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 – **Only if due to natural disaster.**
- Victims of domestic violence – **Only if displaced due to DV or residing with perpetrator.**
- Substandard housing – **If moving from place to place, family must meet HQS overcrowding criteria of more than two persons per sleeping area.**
- Homelessness - **HUD McKinney/Vento definition**
- 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)
 - **Family reunification based upon certification by the Alaska Office of Childrens Services.**
 - **Families with a household member who is terminally ill.**

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.

#6 Date and Time

Former Federal preferences:

#1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

#1 Victims of domestic violence

#2 Substandard housing

#2 Homelessness

#3 High rent burden

Other preferences (select all that apply)

#5 Working families and those unable to work because of age or disability

#5 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)

- #1 Family Reunification

- #4 Terminally Ill

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) **AHFC web page**

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
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

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 **using the Ingens public access database and state sex offender list.**
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors):
 - Other (list below)
 - Previous program violations as an AHFC participant.
 - Debt owed to AHFC, and Indian HA or another PHA
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

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)
- Current and previous landlords 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
 Other (list below)
- Anchorage, Fairbanks and Juneau Family Investment Centers, field offices, in person or by mail.

(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: For a period not to exceed 120 days with documentation that the family searched for a unit without success; lack of bedroom size units; as an accommodation to persons with disabilities.

(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 (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) **Only if due to natural disaster.**
- Victims of domestic violence **Only if displaced due to DV or residing with perpetrator.**
- Substandard housing **If moving from place to place, family must meet HQS overcrowding criteria of more than two persons per sleeping area.**
- Homelessness HUD McKinney/Vento definition
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your 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)
 - Family reunification based upon certification by the Alaska Office of Childrens Services.
 - Families with a household member who is terminally ill.

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.

#6 Date and Time

Former Federal preferences:

- #1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- #1 Victims of domestic violence
- #2 Substandard housing
- #2 Homelessness

#3 High rent burden

Other preferences (select all that apply)

#5 Working families and those unable to work because of age or disability

#5 Veterans and veterans' families

Residents who live and/or work in your 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)

- #1 Family Reunification
- #4 Terminally Ill

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) **Not applicable**

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

(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

Briefing sessions and written materials

Other (list below) **AHFC web page.**

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

Through published notices

Other (list below)

- **Collaboration with partner agencies.**

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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))
- 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 In this planning cycle, AHFC is proposing to increase the minimum rent from \$25 to \$50 per month.

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? AHFC hardship exemptions are based upon HUD regulations at 24 CFR 5.630 dealing with 'minimum rent.'

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

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

For increases in earned income *Currently, AHFC does not increase rent unless family earned income increases, resulting in a rent increase of \$100 or more; or when unearned income increases, resulting in a rent increase of \$40 or more. AHFC is considering a change that would conform with the HUD 4350.3 Handbook governing project based assistance, where no change in rent is considered unless family income increase by a total of \$200 per month regardless of source.*

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

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

Other (describe below)

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)

95th 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) **AHFC is considering a change in policy that would require the reporting of income in the same way that the HUD 4350.3 Handbook requires - an increase in family income greater than \$200.**
- Other (list below)

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

a. 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)

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 **AHFC petitioned HUD to reconsider FMR's in certain regions of Alaska using comparable market rents utility rate data. No changes were reflected in the final HUD published FMR's.**
- 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
- Other (list below) **Realizing that a reduction in the payment standard may severely impact participants, AHFC may reevaluate payment standards earlier in order to control average per-unit-month HAP expenses in order to remain within budget for funding year.**

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 **The standard we've considered previously was whether 40% or more families paid more than 30% of adjusted income for rent.**
- Other (list below)

(2) Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50 **In this planning cycle, AHFC is proposing to increase the minimum rent from \$25 to \$50 per month.**

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption

policies? (if yes, list below) AHFC hardship exemptions are based upon HUD regulations at 24 CFR 5.630 dealing with 'minimum rent.'

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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

- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below: **AHFC examined the application in FY04 regarding modernization of its Anchorage scattered site properties. Insufficient planning time was available to make application. AHFC may reconsider HOPE VI in FY06.**
- d. Yes No: 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: **Unlikely due to statutory limitations on AHFC entering into a limited partnership arrangement.**
- e. Yes No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: Central Terrace 1b. Development (project) number: AK001042
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 checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (05/03/04)
5. Number of units affected: 12
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development

Total development

7. Timeline for activity:

a. Actual or projected start date of activity: 12/01/2005

b. Projected end date of activity: 8/31/2007

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

(2) **Program Description:** The AHFC Board of Directors approved a Housing Choice Voucher homeownership program in August 2003. The program design was largely in response to the disability community and the need for greater housing choice. In its current design, eligible families are those whose head, spouse or co-head is a person with disabilities. Among other things, families must go through an AHFC 'Home Choice' purchaser education class, possess at least \$1,000 in cash assets, and be in good standing with their landlord and AHFC over the past year.

a. **Size of Program** The program was proposed as a pilot to test the level of staff obligations and practicality among participants. It called for at least ten closing in year one. As of February 7, 2005, 13 families have closed on home purchases.

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, what is the maximum number of participants this fiscal year? The Five Year Plan contains a goal of an additional 50 homeownership closures after approval of the Plan by the Board of Directors. AHFC issues a Certificate of eligibility to families based upon qualifications and date of application. The Certificate enables the family to shop for a home purchase. On an annual basis, the number of allowable certificates will average 12 per year. These figures assume appropriations at their current level.

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:

AHFC is proposing to expand the homeownership program beyond strictly disabled households. That requires a change in the AHFC Administrative Plan, which will require Board of Directors approval. At this time, AHFC is examining other program designs, in particular whether to require a minimum equity requirement from personal resources and a work history compatible with conventional mortgage underwriting guidelines; i.e. two year work history. Further detail will be found in a revised Administrative Plan.

- c. What actions will the PHA undertake to implement the program this year (list)?
- Research 'best practices' used by other PHA's in administration of the homeownership program.
 - Consult with the AHFC Mortgage Department about ways to ensure that 24 CFR 982.632 "...affordability of purchase" is satisfactorily addressed.
 - Immediately upon HUD approval of the Plan, acquire Board approval of a revised Administrative Plan to expand the program as outlined.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).
1. Partnership with private not-for-profit agencies for homeownership counseling and down payment assistance.
 2. In-house partnership with the AHFC Mortgage Department.

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are found in the *Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard*

Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.

Certifications are submitted to the HUD Field Office in hard copy— see Table of Contents. At the AHFC central office, 4300 Boniface Parkway, Anchorage, the Public Housing Division maintains current resource materials on fair housing and Section 504 reasonable accommodation requirements as well as an updated Section 504 'self assessment' as required by the HUD Public & Indian Housing Notice 2003-31.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2005.)

This progress report lists the mission, goals and objectives of the Public Housing Five Year plan, with a brief statement of progress following each.

A. Mission

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

- ✓ Alaska Housing Finance Corporation, Public Housing Division (AHFC) continues to provide a wide variety of housing opportunities to Alaskans through its public housing and Housing Choice Voucher programs. As part of a statewide housing finance agency it is able to leverage rental housing with homeownership opportunities, rental development loans and subsidies, homeowner rehabilitation, technical assistance for housing providers, and resources for the homeless. Within the past five years, the Public Housing Division completed its 5(h) public housing homeownership program; closed out its Turnkey III program; initiated a voucher homeownership program targeting disabled families; and expanded voucher services to several remote areas of the state.

B. Goals

Goal 1. Provide programs and services that are responsive to the diverse housing needs statewide

Objective/Strategy 1.3. Review and update existing regulations

1. There are three major Policy and Procedures Manuals in Public Housing Operations. All three have undergone reviews and updates in response to new federal laws and regulations. Of particular importance are new chapters written in response to the Federal Rent Integrity Monitoring Review (RIM). These focus on income, assets, deductions and exclusions, and rent calculations.

Objective/Strategy 1.5 Increase leveraging of housing-related grants and other resources from various federal resources

1. Over the last five years, AHFC has leveraged \$2.75 million in Federal Public Housing Grant Funds with \$1.25 million in AHFC Corporate funds.
2. From 2000 - 2005, expended \$4.2 million in AHFC corporate and \$2.3 million in Federal funds for senior and statewide deferred maintenance and renovation for public housing and Section 8 New properties statewide.
3. Over the last five years expended \$21 million in AHFC corporate and \$5.2 million in Federal funds for public housing and Section 8 New repair and renovation throughout the State of Alaska.
4. AHFC issued over \$50 million bond obligation debt for 10 of its public housing and Section 8 properties.

Objective/Strategy 1.6. Expand and promote family self-sufficiency

1. AHFC continues to offer Family Self Sufficiency Programs in two communities: Anchorage and Juneau.
2. AHFC assisted, on average, over 150 individuals in its Family Self Sufficiency program in Anchorage and Juneau over the last five years.
3. In partnership with the Alaska Division of Public Assistance, developed the Your Earnings Saved (YES) initiative, doubling the number of participating FSS families in the Anchorage area.

Goal 2. Increase Home-Ownership

Objective/Strategy 2.2. Match needs to AHFC Home-Ownership Programs

1. Nineteen homes were made available to public housing, Section 8, or low-income households through the 5(h) homeownership program since inception. All are now sold.
2. In FY2003 AHFC implemented its pilot Housing Choice Voucher Homeownership Program for households with disabilities. Since inception, 13 households have become homeowners.

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.

1. Consumers, special-needs service providers, and the State Independent Living Council provided AHFC with public input in the FFY01, FFY02 and FFY03

applications for Section 8 Housing Choice Vouchers under the Mainstream Opportunities and Fair Share funding opportunities.

2. AHFC is actively working with the State Independent Living Council and the Governor's Council on Disability and Education to address accessibility and "visitability" issues in Section 8 and Public Housing.
3. The State Independent Living Council has participated in AHFC Public Hearings on the Public Housing Agency Plan over the last five years.
4. AHFC has participated in two Disability Summits (2003 and 2004) and has received input from consumers, advocates, and special need service providers on public housing and Housing Choice Voucher programs.
5. Before the Board will have approved this Five-Year Plan, AHFC will have completed its updated Section 504 Self Assessment.

Objective/Strategy 3.3. Establish process and financing mechanism to help address "reasonable accommodation" for persons with disabilities.

1. All new construction of public housing is in compliance with Section 504 and Fair Housing accessibility requirements.
2. Intake and transfer policies are in place to ensure accessible units are occupied by qualified families requiring accessibility features.

Goal 4. Expand Partnerships to Strengthen Program and Service Delivery

Objective/Strategy 4.3. Network with other agencies and non-profits for assistance

1. AHFC maintains over 26 current partnerships with social service agencies to address the needs of public housing and/or Section 8 households. Partnerships include:
 - ◆ 3 Service coordination contracts for senior/disabled housing
 - ◆ 9 After-school programs at family complexes
 - ◆ 2 Adult literacy programs
 - ◆ A collaboration with the Division of Public Assistance for Family Self Sufficiency
 - ◆ 7 Other agreements, including:
 - 1 Child Care Program
 - 8 Heavy Chore Services Programs in senior/disabled housing
 - 3 Technical Computer Training Programs
 - 1 Memorandum of Agreement with the Municipal of Anchorage for down payment assistance in conjunction with the HCV Homeownership Program
2. AHFC continues to maintain its Gateway Learning Center in Anchorage and is a partner with the Juneau Job Center

3. Public Housing staff makes scheduled visits to Anchorage job training sites to support the goal of providing comprehensive "one-stop" service coordination.
4. Public housing participates in community based policing activities in collaboration with local organizations in Fairbanks and Juneau.
5. Two important data-sharing partnerships were established in FY04. AHFC can now perform "up-front" verification of numerous family characteristics including income and family composition. This occurs through cooperative agreements with the Division of Public Assistance and the Alaska Department of Labor and Workforce Development. AHFC staff use read-only access to their databases to verify information previously requiring a time-consuming paper trail.
6. Implemented an agreement with the North Slope Borough to lease 20 Housing Choice Vouchers in Barrow-Browerville area.

Goal 5. Strengthen commitments to AHFC housing programs, functions and benefits:

Objective/Strategy 5.1. Strengthen cooperative relationships with public constituencies

1. Public Housing participates in monthly Alaska Homeless Coalition meetings to address a variety of issues, including preference issues regarding homeless and victims of domestic violence.
2. Public Housing keeps disability groups such as the State Independent Living Council informed about current initiatives through teleconferences and meetings.

Objective/Strategy 5.3 Develop and implement a public relations plan

AHFC has taken the following steps towards expanding the awareness of and participation in the Housing Choice Voucher (Section 8) programs statewide.

1. Produced and distributed an information pamphlet to landlords regarding the Section 8 Home Choice Voucher
2. Mapped current Section 8 units to better understand distribution
3. Awards 10 scholarships per year to public housing and Section 8 participants.

Objective/Strategy 5.4. Promote jobs and employment in housing related fields

1. Public housing has employed a total of five Section 3 positions through Public Housing.
2. All contracts with federal funds executed through Public Housing's Construction Department include Section 3 low-income provisions.
3. Select informal solicitations target tenant-owned businesses.

4. Approximately \$328,449.21 was awarded to Section 3 businesses through Public Housing's Construction Department.

Goal 6. Promote Operational Excellence

Objective/Strategy 6.2. Identify and implement new or improved work processes that benefit operations

1. Approximately 90% of all Public Housing Operations Managers have up-to-date certifications in public housing and Section 8 occupancy.
2. Annually, 25 staff members receive training on new or upgraded software.
3. Over 95% of Public Housing Operations management staff attended workshops or work group sessions to develop and implement cohesive procedures for statewide application of programs

Objective/Strategy 6.3. Utilize a mix of internal and external audit and feedback methodologies to measure and evaluate AHFC performance

1. All Low Rent and Section 8 New (project-based) tenants receive a "How did we do?" survey card during each maintenance visit. The response rate varies greatly, but generally PHD receives 50-100 cards every year it conducts the survey.
2. Over the last five years, AHFC has maintained its status as a "high performing" Public Housing Agency on HUD's Public Housing Management Assessment System (PHAS). AHFC has also maintained this status under HUD's Section 8 Management Assessment Program (SEMAP).
3. Implemented a quarterly quality control review process to evaluate program compliance issues

Objective/Strategy 6.6. Identify survey mechanism most suitable for Corporation purposes

1. In its most recent PHAS Resident Satisfaction Survey, AHFC had a response rate of 29%. Input was solicited through posters at Public Housing Developments and through AHFC's "House Calls" newsletter.

Objective/Strategy 6.7. Modernize and rehabilitate Corporate-owned and operated public housing in accordance with the 10- Year Plan.

1. The Agency Plan, including the 10-year plan, continues to be updated with input from the Resident Advisory Board, residents and the public received during each year's Agency Plan public process.
2. Rehabilitated 355 public housing units; reconstructed 61 public housing units.

3. Renovated 19 single family homes for sale under the 5(h) Public Housing Homeownership Program.

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]

1. Conducted physical needs assessments on an annual basis. Responses received from residents, on-site maintenance, housing operations, and construction staff. Professional site assessments have also been completed by contracted architectural/engineering teams were also used.
2. Plan is in line with the 6-year capital budget submitted to the Alaska legislature

Objective/Strategy 7.4. Carry out AHFC capital budget

1. Over the last five years AHFC has secured \$31 million in corporate funds and \$19 million in Federal funds for rehabilitation, renovation, replacement, and tenant services in public housing and Section 8.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

"Substantial deviations" to the 5-year 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.

An exception to this definition will be made only to the extent that the deviation is the result of a change in HUD regulatory requirements. These changes will not be considered a substantial deviation to the 5 year plan.

b. Significant Amendment or Modification to the Annual Plan

"Significant Amendment or Modifications" to the Annual 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.

An exception to this definition will be made only to the extent that a significant amendment or modification is the result of a change in HUD regulatory requirements. These changes will not be considered a substantial deviation to the Annual Plans.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

Comments from the Resident Advisory Board will be included in the final FY2006 Public Housing Agency Plan

b. 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:

Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No: Exempt by federal law.

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

Appointment
The term of appointment is (include the date term expires):

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

The most current Appropriations Bill of Congress exempts the State

of Alaska Public Housing Agency from including a resident of public housing or a recipient of Section 8 on the AHFC Board of Directors.

Date of next term expiration of a governing board member: 6/30/2005

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **Frank Murkowski, Governor, State of Alaska**

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here)

a. 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 on its waiting list 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):

MUNICIPALITY OF ANCHORAGE

The information contained in this section is based on the most current approved Consolidated Housing and Community Development Plan of the Municipality of Anchorage: the 2003-2007 Housing and Community Development Consolidated Plan:

- 1. Expand and preserve affordable rental housing opportunities, particularly for low-income persons.**
 - Within the Municipality of Anchorage, AHFC's public housing units provide affordable rental housing to 620 low-income households. AHFC's Housing Choice Voucher program provides tenant-based rental assistance to over 2,000 low-income households.
 - AHFC's Greater Opportunities for Affordable Living program provides Low-Income Housing Tax Credits and Senior Citizens Housing Development funds for the development of affordable rental housing units within the Municipality of Anchorage. These developments must accept Housing Choice Voucher households. Since 1992, AHFC under the GOAL program has funded the development of over 1,421 units of

affordable rental housing, with 90% of these units being restricted to low-income households.

2. Increase and preserve affordable homeownership opportunities, particularly for low- and moderate-income persons.

- In FFY03, AHFC implemented a Housing Choice Voucher Homeownership Pilot Program for Housing Choice Voucher households where one or more of the head-of-household have a disability. Since the programs inception, 13 households have become homeowners. Under this program, qualifying households can use their Housing Choice Voucher to pay the cost of a mortgage. AHFC will continue this program in FY2005.
- AHFC, under its 5(h) Homeownership Program, financed the sale of 19 public housing units to qualified public housing participants. Participants used AHFC mortgage-financing to become homeowners.
- AHFC's Interest Rate Reduction for Low-Income Borrower's Program provides a mortgage interest rate reduction for qualified low-income households. In FY2004, 105 qualified low-income households in Anchorage participated in this program.

3. In collaboration with the Homeless Services Forum the Municipality will employ a Continuum of Care approach that will reduce the frequency and duration of homelessness.

- AHFC participates in the Homeless Services Forum. AHFC's public housing division periodically solicits input from participating homeless agencies on how Public Housing and Housing Choice Voucher programs can more effectively service the homeless.
- Through its corporate receipts, AHFC holds an annual Continuum of Care match competition to distribute funds to Municipality of Anchorage and Rest of State programs applying for Continuum of Care assistance from HUD.
- AHFC requires agencies that receive grant funding from AHFC, under its homeless and special needs programs, to help households enroll on the waiting list for Public Housing and Housing Choice Vouchers.
- Homeless individuals receive preference points under AHFC's Public Housing Admissions policy. AHFC also gives preference points to developers who target the homeless for housing projects proposed under the Low Income Housing Tax Credit programs.
- AHFC also hosts the Homeless Coalition, a statewide coalition of homeless providers. The coalition coordinates efforts to expand the effectiveness and breadth of homeless care in the state, and provides local match to organizations applying for Continuum of Care funds.

- AHFC serves as the coordinating agency on the Interagency Council on the Homeless which is developing a long-term strategy to end chronic homelessness.

4. Strengthen the safety net of housing and services for persons with special needs.

- AHFC provides a 2 point preference to households with a disability. In the year 2001, AHFC agreed to set aside 15 percent of the new fair share allocation for people with disabilities and 3 percent for people and families with Medicaid Choice waiver. In FY 2004, AHFC applied for 50 Mainstream Voucher to serve households with disabilities in Anchorage.
- AHFC implemented a Housing Choice Voucher Homeownership Pilot Program for households where one or more of the head-of-household have a disability. Under this program, qualifying households can use their Housing Choice Voucher to pay the cost of a mortgage. AHFC will continue this program in FY2005.
- AHFC's rental development program gives priority to projects that develop more than the federally-required number of accessible units and target households with disabilities. Since 1992, over \$109 million in rental projects (3,048 units) have been financed by AHFC using AHFC conventional loan financing, federal tax credits and state/federal grants.
- AHFC has provided over \$5 million in loan financing at zero percent interest to non-profits to provide homeownership opportunities to low-to-moderate income persons with disabilities.

5. Promote livable neighborhoods and community redevelopment

- Although HUD has eliminated the Public Housing Drug Elimination Program, AHFC continues to provide on-site youth enrichment services to public housing families in Anchorage, Fairbanks, and Juneau.

Enhance job training and employment opportunities for low- to moderate-income persons.

- AHFC provides job services through its Anchorage Gateway Learning Center and collaboration with the State of Alaska Job Centers/workforce development efforts.
- AHFC has co-located job training and other career and educational opportunities with public housing in its Gateway Learning Center in Fairview.

Use CDBG funds to leverage other funding sources and sponsor economically viable projects with large public benefits.

- AHFC is not a direct recipient of CDBG funds; however, AHFC's GOAL program has successfully leveraged other funding sources, including HUD Project-Based Operating Assistance, Community Development Block Grant funds, and Native American Housing and Self-Determination Act funds, in the development of affordable housing units within the Municipality of Anchorage.
- 6. Work with the public, private, and nonprofit sectors to identify impediments to fair housing choice and develop strategies to overcome them.**
- AHFC participates in Fair Housing planning, helps underwrite fair housing training, promotes fair housing education for its staff, provides housing to persons in conformity with all fair housing laws, and provides fair housing information to its clients and to landlords participating in the Section 8 Housing Choice Voucher program.
 - AHFC works with the State Human Rights Commission and the Anchorage Equal Rights Commission to provide educational workshops and training for private companies on fair housing and assisted them with the development of the successful FY 2000 HUD FHIP grant.
 - AHFC provides information to developers and project sponsors on how to comply with the accessibility guidelines under the Fair Housing Act and accessibility design considerations.
- 7. Collaborate with State and local agencies, nonprofit groups, and the private sector to reduce housing-related lead-based paint hazards, especially for low-income families and children.**
- All housing that receives AHFC's Housing Choice Voucher Tenant-Based Assistance must meet Housing Quality Standards (HQS). HQS requires that the units be certified free of lead-based paint hazards.
 - Lead-based paint hazards in Public Housing were addressed during the 1990's. AHFC believes there is very minimal, if any, lead-based paint hazard remaining in these properties. AHFC will continue to collaborate with the Division of Epidemiology to monitor lead-based paint incidence in the State of Alaska.
- 8. Support State and Municipality efforts to move low-income persons to economic self-sufficiency.**
- AHFC provides job services through its Anchorage Gateway Learning Center and collaboration with the State of Alaska Job Centers/workforce development efforts.
 - AHFC has co-located job training and other career and educational opportunities with public housing in its Gateway Learning Center in Fairview.

9. Encourage collaboration among the organizations providing housing, community development, and economic development programs and services in the municipality.

- AHFC's Public Housing Division is actively involved with private landlords, non-profits, community development organizations, and other local entities in the municipality. In several of AHFC's public housing programs, AHFC has established memorandums of agreement with participating nonprofit agencies.
- AHFC solicits input from organizations and individuals during the development of its Public Housing Agency Plan. Comments are accepted via public testimony or through written comment.

STATE OF ALASKA

1. Use of federal housing and community development programs should emphasize benefits to low-income Alaskans

- All households assisted through AHFC's Public Housing and Housing Choice Voucher program are low-income. Within the state of Alaska, outside of Anchorage, 2,700 low-income households participated in both programs in FY04

2. Federal community development funds should support local efforts addressing local obstacles to local growth by constructing, upgrading and reducing operating costs of essential community services.

- AHFC's public housing developments provides job training, career and education opportunities at selected public housing developments throughout Alaska. These services provide an opportunity for residents to develop their skills and also for members of the community to access low-cost training opportunities.

3. Existing housing supply, both owner-occupied and rentals should be protected and improved through weatherization and rehabilitation activities.

- In FFY03, AHFC received authority from the Alaska State Legislature to issue \$55.2 million in bond proceedings for public housing improvements over the next five years. Over \$14 million of these funds were used to leverage HUD Capital Funds for renovation and rehabilitation. Over \$6 million was designated for Senior and Statewide Deferred Maintenance Projects. These funds resulted in the major rehabilitation of 233 units of public housing stock, including 89 units outside of the Municipality of Anchorage.
- AHFC protects and improves its public housing stock through the Capital Fund and through AHFC corporate receipts and bond proceedings. In FFY05 AHFC Capital Fund will expend approximately \$2.0 million in renovations and improvements for housing developments outside the Municipality of Anchorage.

- 4. Allocation of homeless resources covered by the Consolidated Plan should be consistent with community based strategies addressing homelessness.**
 - AHFC requires agencies that receive grant funding from AHFC, under its homeless and special needs programs, to help households enroll on the waiting list for Public Housing and Housing Choice Vouchers.
 - Homeless individuals receive preference points under AHFC's Public Housing Admissions policy. AHFC also gives preference points to developers who target the homeless for housing projects proposed under the Low Income Housing Tax Credit programs.
 - AHFC also hosts the Homeless Coalition, a statewide coalition of homeless providers. The coalition coordinates efforts to expand the effectiveness and breadth of homeless care in the state, and provides local match to organizations applying for Continuum of Care funds.
 - AHFC serves as the coordinating agency on the Interagency Council on the Homeless which is developing a long-term strategy to end chronic homelessness in Alaska.
- 5. State matching funds should be provided to leverage other resources for housing, services related to housing, and community development.**
 - In addition to the funding resources listed in item 3, AHFC provided \$250,000 in corporate funds to leverage over \$750,000 in Federal Funds for service coordination, drug prevention activities, job training activities, and public housing case management.
- 6. The supply of affordable housing should be expanded for Alaskans with special needs, incorporating appropriate supportive services and accessibility.**
 - AHFC will continue to operate its Housing Choice Voucher Homeownership program for households with disabilities, potentially expanding the program beyond the initial 12 vouchers set-aside for homeownership. AHFC will continue to explore mechanisms for project-basing Section 8 Housing Choice Vouchers to assist severely disabled individuals.
- 7. Housing and community development projects should incorporate appropriate design and engineering, energy efficiency construction techniques and innovative technologies.**
 - All modernization of public housing developments incorporates appropriate energy efficient construction and design.
- 8. Through relevant and appropriate training and technical assistance, the statewide housing delivery system should be improved.**
 - AHFC public housing and Section 8 staff are convened annually from across the state to update skills, methods used to administer programs, and coordinate delivery.

Other: (list below)

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

Some of the many ways the Consolidated Plans of the Municipality of Anchorage and the State of Alaska support this Agency Plan are highlighted below:

I. The Consolidated Plan of the Municipality of Anchorage

- ✓ The Municipality of Anchorage funds a homeownership program through its HOME Investment Partnerships Program, called AnCHOR. AnCHOR is a down payment assistance program targeted to low income households. The Municipality has agreed to set-aside AnCHOR funds for eligible Housing Choice Voucher Homeownership Pilot Program participants.
- ✓ The Municipality of Anchorage sponsors Job Centers in Anchorage, which provide a "one-stop" location where public housing and Section 8 staff may more conveniently access clients or potential clients.

II. The Consolidated Plan of the State of Alaska

- ✓ The Greater Opportunities for Affordable Living program can provide leverage to Project Based Section 8 vouchers to promote affordable housing for hard to serve populations or Alaskan regions that lack affordable rental housing.
- ✓ Fair Housing training sponsored by the State of Alaska helps the public housing and Section 8 staff better understand Fair Housing laws and responsibilities, and assist beneficiaries to better understand their rights.
- ✓ Data collected through the State of Alaska, Consolidated Housing and Community Development Plan is used in the Agency Plan in identifying housing needs throughout the state.
- ✓ AHFC's Home Opportunity Program (HOP) provides a source of funds for eligible Housing Choice Voucher Homeownership Pilot Program participants.

(4) (Reserved)

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

10. Project-Based Voucher Program

a. Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers

in the coming year? If yes, answer the following questions. **AHFC will consider project basing subject to controlling current HAP expenses and availability of adequate voucher funding.**

- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
 Access to neighborhoods outside of high poverty areas
 Other (describe below:)

Special needs developments financed with tax-credits or HOME funds that are still unaffordable to fixed income residents because there is no rental assistance.

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): **Not to exceed 100 units located in either the Anchorage or Mat-Su service areas.**

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to 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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
Final Plan Only	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
Final Plan Only	State/Local Government Certifications of Consistency with the Consolidated Plan.	5 Year Plans
✓	Fair Housing Documentation Supporting Fair Housing Certifications: 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.	5 Year and Annual Plans
✓	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the method 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 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
✓	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
✓	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
✓	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
✓	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
n/a	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
✓	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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
n/a	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
✓	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
✓	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
✓	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
n/a	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
✓	Policies governing any Section 8 Homeownership program	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	(Section Chapter 15 of the Section 8 Administrative Plan)	Homeownership
✓	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
✓	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
✓	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
✓	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
✓	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
✓	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
n/a	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
n/a	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)
✓	CHAS Dataset	Annual Plan: Housing Needs

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: FFY 2005	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations	295,000.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	397,969.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	92,040.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	242,945			
10	1460 Dwelling Structures	1,466,380.00			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Nondwelling Structures	306,844.00			
13	1475 Nondwelling Equipment	15,000.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	57,315.00			
18	1499 Development Activities	0.00			
19	1502 Contingency	249,868.00			
20	Collateralization Expenses or Debt Service	0.00			
21	Amount of Annual Grant: (sum of lines 2-20)	3,123,361.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	0.00			
24	Amount of line 21 Related to Security – Soft Costs	15,000.00			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-05 Replacement Housing Factor Grant No:		
Federal FY of Grant: FFY 2005				
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
25	Amount of line 21 Related to Security - Hard Costs	0.00		
26	Amount of line 21 Related to Energy Conservation	32,500.00		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION				Grant Type and Number Capital Fund Program Grant No: AK06P001501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2005		
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	OPERATIONS								
	1. FSS Case Management; service coordination program	1406	HA Wide	109,000.00					
	2. Resident Job Skills Training Program-Gateway	1406	HA Wide	40,000.00					
	3. Develop and support tutorial/after-school program partnership with community-based organizations	1406	HA Wide	10,000.00					
	4. Supportive services which assist residents in financial management, job searching, life skills, and child development	1406	HA Wide	15,000.00					
	5. Provide literature to residents explaining AHFC policies and lease requirements; quarterly newsletter to residents	1406	HA Wide	5,000.00					
	6. Security services at low rent developments, security-related training for residents, and enhancements to building security	1406	HA Wide	15,000.00					
	7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems	1406	HA Wide	10,000.00					

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2005		
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	OPERATIONS							
	8. Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low rent portion) and construction-related issues	1406	HA Wide	20,000.00				
	9. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties	1406	HA Wide	22,000.00				
	10. Train housing operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties	1406	HA Wide	28,000.00				
	11. Resident Services staff training and travel related to support the FSS Program, Service Coordination, and other resident programs	1406	HA Wide	3,000.00				
	12. MIS and area-wide network upgrades and IS staff training	1406	HA Wide	18,000.00				
	TOTAL OPERATIONS	1406		295,000.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION				Grant Type and Number Capital Fund Program Grant No: AK06P001501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2005		
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	MANAGEMENT IMPROVEMENTS			Original	Revised	Obligated	Expended		
		1408	HA Wide	0.00					
	TOTAL MANAGEMENT IMPROVEMENTS	1408		0.00					
	ADMINISTRATIVE COSTS								
	1. Nontechnical salaries	1410.01		115,820.00					
	2. Technical salaries	1410.02		88,020.00					
	3. Inspector salary and benefits – Williwa	1410.02		85,829.00					
	4. Employee benefits contributions	1410.09		91,728.00					
	5. Administrative travel	1410.10		2,072.00					
	6. Telecommunications	1410.16		500.00					
	7. Sundry admin (CFP prep and advertising)	1410.19		14,000.00					
	TOTAL ADMINISTRATIVE COSTS	1410		397,969.00					
	FEES & COSTS			Original	Revised	Obligated	Expended		
	1. A/E fees for Central Terrace/Fairmount	1430.01		47,040.00					
	2. Energy audits for Bethel Heights, Loussac Manor, and Valdez Arms	1430.02		32,500.00					
	3. Sundry planning	1430.19		12,500.00					
	TOTAL FEES & COSTS	1430		92,040.00					

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION				Grant Type and Number Capital Fund Program Grant No: AK06P001501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2005	
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	PHYSICAL IMPROVEMENTS							
AK06P001042 Central Terrace, Anchorage	Dwelling construction - interior/exterior renovations	1460	1 bldg	80,000.00				
	TOTAL CENTRAL TERRACE			80,000.00				
AK06P001011 Fairmount, Anchorage	Dwelling construction - interior/exterior renovations	1460	1 bldg	95,000.00				
	TOTAL FAIRMOUNT			95,000.00				
AK06P001044 Williwa Manor, Wasilla	1. Site improvements	1450	100%	242,945.00				
	2. Dwelling construction - major interior/exterior renovations	1460	100%	1,291,380.00				
	3. Non-dwelling construction – community room renovations	1470	100%	106,844.00				
	TOTAL WILLIWA MANOR			1,641,169.00				
AK06P001057 Bethel Heights, Bethel	Non-dwelling construction – build maintenance/supply shop	1470		200,000.00				
	TOTAL BETHEL HEIGHTS			200,000.00				
	TOTAL PHYSICAL IMPROVMENTS			2,016,169.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION				Grant Type and Number Capital Fund Program Grant No: AK06P001501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2005	
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	NONDWELLING EQUIPMENT							
	1. Computer hardware upgrades	1475		10,000.00				
	2. Williwa Manor community room furniture	1475		5,000.00				
	TOTAL NONDWELLING EQUIPMENT			15,000.00				
	RELOCATION COSTS							
	1. Relocation costs for Williwa Manor	1495.1		26,000.00				
	2. Relocation costs for Central Terrace & Fairmount	1495.1		9,255.00				
	3. Property manager's salary for Williwa Manor relocation work	1495.5		14,274.00				
	4. Property manager's salary for Central Terrace & Fairmount relocation work	1495.5		7,786.00				
	TOTAL RELOCATION COSTS			57,315.00				
	Contingency	1502		249,868.00				
	TOTAL CONTINGENCY			249,868.00				
	TOTAL FFY2005 COSTS			3,123,361.00				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program No: AK06P001501-05 Replacement Housing Factor No:				Federal FY of Grant: FFY 2005	
Development Number Name/HA Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations and Management Improvements	06/30/07			06/30/09			
AK06P001042 Central Terrace, Anchorage	06/30/07			06/30/09			
AK06P001011 Fairmount, Anchorage	06/30/07			06/30/09			
AK06P001044 Williwa Manor, Wasilla	06/30/07			06/30/09			
AK06P001057 Bethel Heights, Bethel	06/30/07			06/30/09			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001501-05			Federal FY of Grant: FFY 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	00.0	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	209,058.00	0.00	0.00	0.00
19	1501 Collateralization Expenses or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	209,058.00	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001501-05			Federal FY of Grant: FFY 2005	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
24	Amount of line 21 Related to Security – Soft Costs	0.00	0.00	0.00	0.00	
25	Amount of line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00	
26	Amount of line 21 Related to Energy Conservation	0.00	0.00	0.00	0.00	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001501-05				Federal FY of Grant: FFY2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories PHYSICAL IMPROVEMENTS	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
AK06P001065 Pacific Terrace, Kodiak	Demolition and replacement of units	1499	37 units	209,058.00	0.00	0.00	0.00	
	TOTAL PACIFIC TERRACE	1499		209,058.00	0.00	0.00	0.00	
	TOTAL FFY 2005 COSTS			209,058.00	0.00	0.00	0.00	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001501-02			Federal FY of Grant: FFY 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0.00		0.00	0.00
2	1406 Operations	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	0.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	206,948.00		206,948.00	206,948.00
19	1501 Collateralization Expenses or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	206,948.00		206,948.00	206,948.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00		0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001501-02			Federal FY of Grant: FFY 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
24	Amount of line 21 Related to Security – Soft Costs	0.00		0.00	0.00	
25	Amount of line 21 Related to Security – Hard Costs	0.00		0.00	0.00	
26	Amount of line 21 Related to Energy Conservation	0.00		0.00	0.00	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001501-03			Federal FY of Grant: FFY 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds	0.00		0.00	0.00	
2	1406 Operations	0.00		0.00	0.00	
3	1408 Management Improvements	0.00		0.00	0.00	
4	1410 Administration	0.00		0.00	0.00	
5	1411 Audit	0.00		0.00	0.00	
6	1415 Liquidated Damages	0.00		0.00	0.00	
7	1430 Fees and Costs	0.00		0.00	0.00	
8	1440 Site Acquisition	0.00		0.00	0.00	
9	1450 Site Improvement	0.00		0.00	0.00	
10	1460 Dwelling Structures	0.00		0.00	0.00	
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00	
12	1470 Nondwelling Structures	0.00		0.00	0.00	
13	1475 Nondwelling Equipment	0.00		0.00	0.00	
14	1485 Demolition	0.00		0.00	0.00	
15	1490 Replacement Reserve	0.00		0.00	0.00	
16	1492 Moving to Work Demonstration	0.00		0.00	0.00	
17	1495.1 Relocation Costs	0.00		0.00	0.00	
18	1499 Development Activities	163,211.00		163,211.00	142,218.33	
19	1501 Collateralization Expenses or Debt Service	0.00		0.00	0.00	
20	1502 Contingency	0.00		0.00	0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	163,211.00		163,211.00	142,218.33	
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001501-03		Federal FY of Grant: FFY 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
23	Amount of line 21 Related to Section 504 compliance	0.00		0.00	0.00
24	Amount of line 21 Related to Security-Soft Costs	0.00		0.00	0.00
25	Amount of line 21 Related to Security-Hard Costs	0.00		0.00	0.00
26	Amount of line 21 Related to Energy Conservation	0.00		0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001501-03				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories PHYSICAL IMPROVEMENTS	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	TOTAL FFY 2003 COSTS			163,211.00		163,211.00	142,218.33		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001502-03		Federal FY of Grant: FFY 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	00.0		0.00	0.00
2	1406 Operations	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	0.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	45,726.00		0.00	0.00
19	1501 Collateralization Expenses or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	45,726.00		0.00	0.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00		0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001502-03		Federal FY of Grant: FFY 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 21 Related to Security –Soft costs	0.00		0.00	0.00
25	Amount of line 21 Related to Security –Hard costs	0.00		0.00	0.00
26	Amount of line 21 Related to Energy Conservation	0.00		0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001502-03				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories PHYSICAL IMPROVEMENTS	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	TOTAL FFY 2003 COSTS			45,726.00		0.00	0.00		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001501-04			Federal FY of Grant: FFY 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	00.0		0.00	0.00
2	1406 Operations	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	0.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	209,058.00		0.00	0.00
19	1501 Collateralization Expenses or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	209,058.00		0.00	0.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00		0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001501-04			Federal FY of Grant: FFY 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 21 Related to Security – Soft Costs	0.00		0.00	0.00
24	Amount of line 21 Related to Security – Hard Costs	0.00		0.00	0.00
25	Amount of line 21 Related to Energy Conservation	0.00		0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001501-04				Federal FY of Grant: FFY2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories PHYSICAL IMPROVEMENTS	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
AK06P001065 Pacific Terrace, Kodiak	Demolition and replacement of units	1499	37 units	209,058.00	0.00	0.00	0.00	29 out of 37 units demolished	
	TOTAL PACIFIC TERRACE	1499		209,058.00	0.00	0.00	0.00		
	TOTAL FFY 2004 COSTS			209,058.00	0.00	0.00	0.00		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001502-04		Federal FY of Grant: FFY 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	00.0		0.00	0.00
2	1406 Operations	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	0.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	52,956.00		0.00	0.00
19	1502 Contingency	0.00		0.00	0.00
20	1501 Collateralization Expenses or Debt Service	0.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	52,956.00		0.00	0.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001502-04		Federal FY of Grant: FFY 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
23	Amount of line 21 Related to Section 504 compliance	0.00		0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of line 21 Related to Energy Conservation	0.00		0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001502-04				Federal FY of Grant: FFY2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories PHYSICAL IMPROVEMENTS	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
AK06P001065 Pacific Terrace, Kodiak	Demolition and replacement of units	1499	37 units	52,956.00		0.00	0.00	29 out of 37 units demolished	
	TOTAL PACIFIC TERRACE	1499		52,956.00		0.00	0.00		
	TOTAL FFY 2004 COSTS			52,956.00	0.00	0.00	0.00		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0.00		0.00	0.00
2	1406 Operations	226,079.45		226,079.45	191,011.46
3	1408 Management Improvements Soft Costs	20,985.00		20,985.00	3,969.74
4	1410 Administration	392,056.12		392,056.12	274,799.30
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	5,406.21		5,406.21	5,406.21
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	232,726.59		232,726.59	232,726.59
10	1460 Dwelling Structures	1,800,478.67		1,800,478.67	1,768,133.21
11	1465.1 Dwelling Equipment—Nonexpendable	68,826.00		68,826.00	68,826.00
12	1470 Nondwelling Structures	110,778.00		110,778.00	110,778.00
13	1475 Nondwelling Equipment	30,920.55		30,920.55	30,920.55
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	33,520.41		33,520.41	33,520.41
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization Expenses or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	2,921,777.00		2,921,777.00	2,720,091.47
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	73,753.00		73,753.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 21 Related to Security - Soft Costs	17,500.00	7,500.00	7,500.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	49,613.00		49,613.00	0.00
26	Amount of line 21 Related to Energy Conservation	475,690.00		475,690.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION				Grant Type and Number Capital Fund Program Grant No: AK06P001501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories OPERATIONS	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
HA Wide	1. Resident Self-Sufficiency	1406		40,000.00		40,000.00	36,179.97	FY04 RSA for FSS Coordinator in place	
HA Wide	2. Resident Job Skills Training Program	1406		33,000.00		33,000.00	32,500.00	Contract in place for current year activity	
HA Wide	3. Case Management (Service Coordination)	1406		33,000.00		33,000.00	27,898.90	Contract in place for SC in Juneau	
HA Wide	4. Supportive services which assist residents in financial management, job researching, life skills and child development	1406		15,000.00		15,000.00	15,000.00	Programs complete	
HA Wide	5. Provide literature to residents explaining AHFC policies and lease requirements	1406		3,000.00		3,000.00	0.00	Will continue resident newsletter	
HA Wide	6. Training and technical assistance to resident councils (or residents where there is no council) in areas such as community organization, council development, and leadership	1406		4,000.00		4,000.00	2,230.00	RAB expenses	
HA Wide	7. Security services at low rent developments, security-related training for residents, and enhancements to building security	1406		7,500.00		7,500.00	0.00	Services and training being evaluated	
HA Wide	8. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems	1406		15,375.76		15,375.76	11,735.97	On-going	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
HA Wide	9. Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low rent portion) and construction-related issues	1406		20,000.00		20,000.00	17,782.28	Various construction-related training; ongoing	
HA Wide	10. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC property	1406		26,802.30		26,802.30	19,326.58	Training for new employees in first aid, boilers; training in OSHA requirements	
HA Wide	11. Train housing operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC property	1406		25,000.00		25,000.00	24,956.37	RIM/policy training held in 10/03; remainder obligated for Housing Policy training in 10/04	
HA Wide	12. Resident Services staff training and travel related to FSS program, drug elimination, and resident initiatives	1406		3,401.39		3,401.39	3,401.39	Training completed	
TOTAL OPERATIONS		1406		226,079.45		226,079.45	191,011.46		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
HA Wide	MANAGEMENT IMPROVEMENTS 1. Upgrades to the management information system and area-wide network enhancements at low rent developments to improve communications, operations, and disaster recovery; includes software upgrades, travel, and training for IS staff	1408		20,985.00		20,985.00	3,969.74	IS developing plans for upgrades at various locations	
HA Wide	2. Update and revise Public Housing Admissions and Occupancy policies in compliance with QHWRA and other legislative mandates; includes travel, publication, and distribution expenses	1408		0.00		0.00	0.00	Deleted	
	TOTAL MGMT IMPROVEMENTS	1408		20,985.00		20,985.00	3,969.74		
	ADMINISTRATIVE COSTS								
	1. Nontechnical salaries	1410.01		129,000.00		129,000.00	74,759.86	Based on	
	2. Technical salaries	1410.02		31,514.91		31,514.91	30,971.57	employees'	
	3. Inspector salary – Geneva Woods	1410.02		81,900.00		81,900.00	76,299.39	involvement	
	4. Inspector salary – Swan Lake Terrace	1410.02		24,903.00		24,903.00	23,971.42	on CFP	
	5. Employee benefits contributions	1410.09		65,273.09		65,273.09	49,358.12	projects	
	6. Administrative travel	1410.10		45,861.00		45,861.00	15,219.52		
	7. Telecommunications	1410.16		2,436.00		2,436.00	707.76		
	8. Sundry admin (CFP prep and advertising)	1410.19		11,168.12		11,168.12	3,511.66		
	TOTAL ADMINISTRATIVE COSTS	1410		392,056.12		392,056.12	274,799.30		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	FEES & COSTS							
	1. Sundry planning	1430.19		2,416.21		2,416.21	2,416.21	Completed
	2. Consultant fees for Geneva Woods/Swan Lake	1430.02		0.00		0.00	0.00	
	2Consultant fees for statewide reports	1430.02		2,990.00		2,990.00	2,990.00	Completed
	TOTAL FEES & COSTS	1430		5,406.21		5,406.21	5,406.21	
	PHYSICAL IMPROVEMENTS							
AK06P001032 Geneva Woods, Juneau	4. Site improvements	1450	100%	172,324.90		172,324.90	172,324.90	Project completed
	5. Dwelling construction - major interior/exterior renovations	1460	100%	966,847.16		966,847.16	940,263.55	Project completed
	6. Dwelling equipment	1465	100%	33,750.00		33,750.00	33,750.00	Project completed
	7. Nondwelling construction – community room renovations	1470	100%	110,778.00		110,778.00	110,778.00	Project completed
	TOTAL GENEVA WOODS			1,283,700.06		1,283,700.06	1,257,116.45	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories PHYSICAL IMPROVEMENTS	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
AK06P001045 Swan Lake Terrace, Sitka	1. Site improvements	1450	100%	60,401.69		60,401.69	60,401.69	Project completed	
	2. Dwelling construction – major interior/exterior renovations	1460	100%	833,631.51		833,631.51	827,869.66	Project completed	
	3. Dwelling equipment	1465	100%	35,076.00		35,076.00	35,076.00	Project completed	
	TOTAL SWAN LAKE TERRACE			929,109.20		929,109.20	923,347.35		
	TOTAL PHYSICAL IMPROVMENTS			2,212,809.26		2,212,809.26	2,180,463.80		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
HA Wide	NONDWELLING EQUIPMENT								
	Vehicles to improve low rent maintenance operations	1475		30,920.55		30,920.55	30,920.55	Purchase complete	
	TOTAL NONDWELLING EQUIPMENT			30,920.55		30,920.55	30,920.55		
	RELOCATION COSTS								
	1. Relocation costs for Geneva Woods	1495.1		7,342.00		7,342.00	7,342.00	Completed	
	2. Property manager's salary for Geneva Woods relocation work	1495.5		0.00		0.00	0.00		
	3. Relocation costs for Swan Lake Terrace	1495.1		20,061.82		20,061.82	20,061.82	Completed	
	4. Property manager's salary for Swan Lake Terrace relocation work	1495.5		6,116.59		6,116.59	6,116.59	Completed	
	TOTAL RELOCATION COSTS			33,520.41		33,520.41	33,520.41		
	Contingency	1502		0.00		0.00	0.00		
	TOTAL CONTINGENCY			0.00		0.00	0.00		
	TOTAL FFY2002 COSTS			2,921,777.00		2,921,777.00	2,712,802.40		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program No: AK06P001501-02 Replacement Housing Factor No:			Federal FY of Grant: FFY 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations and Management Improvements	06/30/04		06/30/04	06/30/06			
AK06P001032 Geneva Woods, Juneau	06/30/04		06/30/04	06/30/06			
AK06P001045 Swan Lake Terrace, Sitka	06/30/04		06/30/04	06/30/06			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: FFY 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	243,000.00		243,000.00	91,514.85
3	1408 Management Improvements	20,000.00		0.00	0.00
4	1410 Administration	287,020.00		209,773.00	31,068.94
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	221,836.00		9,793.00	15.66
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	36,635.00		0.00	0.00
10	1460 Dwelling Structures	1,224,117.00		40,313.74	40,313.74
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	25,000.00		19,410.94	19,410.94
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	118,496.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization Expenses or Debt Service	0.00		0.00	0.00
20	1502 Contingency	189,226.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	2,365,330.00		522,290.68	182,324.13
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00		0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 21 Related to Security – Soft Costs	5,000.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of line 21 Related to Energy Conservation	30,000.00		0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories OPERATIONS	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	1. Resident Self-Sufficiency	1406	HA Wide	80,000.00	40,000.00	40,000.00	23,665.61	For FY05 programs	
	2. Resident Job Skills Training Program	1406	HA Wide	30,000.00		30,000.00	0.00	Gateway funding for FY05	
	3. Develop and support tutorial/after-school program partnership with community-based organizations	1406	HA Wide	10,000.00		10,000.00	0.00	Saving for future programs	
	4. Supportive services which assist residents in financial management, job researching, life skills, and child development	1406	HA Wide	15,000.00	25,000.00	25,000.00	5,095.74	“ “	
	5. Provide literature to residents explaining AHFC policies and lease requirements; quarterly newsletter to residents	1406	HA Wide	5,000.00	0.00	0.00	0.00		
	6. Training and technical assistance to resident councils (or residents where there is no council) in areas such as community organization, council development, and leadership; RAB support and assistance	1406	HA Wide	4,000.00		4,000.00	0.00	Holding for future RAB support	
	7. Security services at low rent developments, security-related training for residents, and enhancements to building security	1406	HA Wide	5,000.00	0.00	0.00	0.00	Reserve for future program	
	8. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems	1406	HA Wide	12,000.00		12,000.00	2,157.85	For future training needs	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	9. Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low rent portion) and construction-related issues	1406	HA Wide	20,000.00		20,000.00	0.00	Holding for future training needs
	10. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties	1406	HA Wide	25,000.00	20,000.00	20,000.00	2,511.06	Utilizing for ongoing maintenance certification programs
	11. Train housing operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties	1406	HA Wide	25,000.00		25,000.00	6,073.39	Reserved for upcoming training
	12. Train key users, program and line staff on the upgrades to the Public Housing software modules, area-wide network, and PC-based software	1406	HA Wide	5,000.00	4,000.00	4,000.00	137.50	Training pending
	13. Resident Services staff training and travel related to support the FSS Program, Service Coordination, and other resident programs	1406	HA Wide	5,000.00	2,688.00	2,688.00	0.00	Will be used to support these programs in FY05
	14. Section 3 program training and development for staff, residents, and businesses	1406	HA Wide	2,000.00		2,000.00	199.00	Seeking training opportunity
	15. Case Mgmt./Service Coordinator	1406	HA Wide	0.00	44,000.00	44,000.00	41,194.00	FY05 programs
	16. ROSS Grant RSTT	1406	HA Wide	0.00	4,312.00	4,312.00	480.70	FY05 programs
	TOTAL OPERATIONS	1406		243,000.00		243,000.00	91,514.85	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	MANAGEMENT IMPROVEMENTS							
	1. Upgrades to the management information system and area-wide network enhancements at low rent developments to improve communications, operations, and disaster recovery; includes software upgrades, travel, and training for IS staff	1408	HA Wide	20,000.00		0.00	0.00	Reserved for future upgrades
	TOTAL MGMT IMPROVEMENTS	1408		20,000.00		0.00	0.00	
	ADMINISTRATIVE COSTS							
	1. Nontechnical salaries	1410.01		84,411.00		69,711.00	13,014.68	Based on
	2. Technical salaries	1410.02		56,274.00		56,274.00	6,230.78	employees'
	3. Inspector salary – FSS Incentive Properties	1410.02		50,547.00		0.00	0.00	involvement
	4. Employee benefits contributions	1410.09		59,088.00		59,088.00	9,711.40	on CFP
	5. Administrative travel	1410.10		12,700.00		12,700.00	1,472.60	projects
	6. Telecommunications	1410.16		2,000.00		0.00	0.00	
	7. Sundry admin (CFP prep and advertising)	1410.19		22,000.00		12,000.00	639.48	
	TOTAL ADMINISTRATIVE COSTS	1410		287,020.00		209,773.00	31,068.94	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories FEES & COSTS	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	1. A/E fees for FSS Incentive Properties	1430.01		155,117.00		0.00	0.00	Design will begin in Feb 05
	2. Consultant fees for FSS Incentive Properties	1430.02		26,926.00		0.00	0.00	
	3. Energy audits for Etolin Heights, FSS Incentive Properties, Schoenbar Park, and Southall Manor	1430.02		30,000.00		0.00	0.00	Will be bid in March 05
	4. Sundry planning	1430.19		9,793.00		9,793.00	15.66	
	TOTAL FEES & COSTS	1430		221,836.00		9,793.00	15.66	
	PHYSICAL IMPROVEMENTS							
AK06P001042 Central Terrace, Anchorage	1. Dwelling construction – interior/exterior renovations	1460	1 bldg	145,000.00	190,200.00	0.00	0.00	Pending other funding
	CENTRAL TERRACE			145,000.00	190,200.00	0.00	0.00	
AK06P001056 FSS Incentive Properties, Anchorage	1. Dwelling construction - major interior/exterior renovations	1460	100%	710,448.00		0.00	0.00	Will be bid in June 05
	FSS INCENTIVE PROPERTIES			710,448.00		0.00	0.00	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION				Grant Type and Number Capital Fund Program Grant No: AK06P001501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	PHYSICAL IMPROVEMENTS								
AK06P001050 New Willows, Anchorage	1. Landscape, sidewalks, entry awnings 2. Install rain gutters 3. Kitchen and bath cabinets 4. Replace doors and jambs 5. Replace decks	1450 1460 1460 1460 1460	4 bldgs 1 bldg 8 units 6 units 100%	36,635.00 1,218.00 45,790.00 5,213.00 150,000.00		0.00 780.00 0.00 0.00 35,703.00	0.00 780.00 0.00 0.00 35,703.00	Bid spring 05 Completed Bid spring 05 Bid spring 05 In progress	
	TOTAL NEW WILLOWS			238,856.00		36,483.00	36,483.00		
AK06P001051 Birch Park I, Fairbanks	1. Install screen doors	1460	100%	45,200.00	0.00	0.00	0.00	Reallocated budget to Central Terrace	
	TOTAL BIRCH PARK I			45,200.00	0.00	0.00	0.00		
AK06P001060 Beringvue, Nome	1. Electrical upgrades 2. Replace HRV	1460 1460	100% 100%	41,230.00 80,018.00		0.00 3,830.74	0.00 3,830.74	Will be bid in spring 05	
	TOTAL BERINGVUE, NOME			121,248.00		3,830.74	3,830.74		
	TOTAL PHYSICAL IMPROVMENTS			1,260,752.00		40,313.74	40,313.74		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	NONDWELLING EQUIPMENT								
	Computer hardware upgrades for low-rent field offices	1475	HA Wide	25,000.00		19,410.94	19,410.94	In progress	
	TOTAL NONDWELLING EQUIPMENT			25,000.00		19,410.94	19,410.94		
	RELOCATION COSTS								
	1. Relocation costs for FSS Incentive Properties	1495.1		99,200.00		0.00	0.00	Will begin spring 05	
	2. Property manager's salary for FSS Incentive Properties relocation work	1495.5		19,296.00		0.00	0.00		
	TOTAL RELOCATION COSTS			118,496.00		0.00	0.00		
	Contingency	1502		189,226.00		0.00	0.00		
	TOTAL CONTINGENCY			189,226.00		0.00	0.00		
	TOTAL FFY2003 COSTS			2,365,330.00		522,290.68	182,324.13		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program No: AK06P001501-03 Replacement Housing Factor No:				Federal FY of Grant: FFY 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations and Management Improvements	09/16/05			09/16/07			
AK06P001042 Central Terrace, Anchorage	09/16/05			09/16/07			
AK06P001056 FSS Incentive Properties, Anchorage	09/16/05			09/16/07			
AK06P001050 New Willows, Anchorage	09/16/05			09/16/07			
AK06P001051 Birch Park I, Fairbanks	09/16/05			09/16/07			
AK06P001060 Beringvue, Nome	09/16/05			09/16/07			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00		0.00	0.00
2	1406 Operations	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	51,300.00		33,120.00	8,489.70
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	461,739.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization Expenses or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	513,039.00		33,120.00	8,489.70
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001502-03 Replacement Housing Factor Grant No:		Federal FY of Grant: FFY 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
23	Amount of line 21 Related to Section 504 compliance	0.00		0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	0.00		0.00	0.00
25	Amount of line 21 Related to Security – Hard Costs	0.00		0.00	0.00
26	Amount of line 21 Related to Energy Conservation	0.00		0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	ADMINISTRATIVE COSTS								
Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	PHYSICAL IMPROVEMENTS								
AK06P001056 FSS Incentive Properties, Anchorage	Dwelling construction - major interior/exterior renovations	1460	100%	461,739.00		0.00	0.00	Will be bid in June 05	
	TOTAL FSS INCENTIVE PROPERTIES	1460		461,739.00		0.00	0.00		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-04 Replacement Housing Factor Grant No:		Federal FY of Grant: FFY 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	260,000.00		0.00	0.00
3	1408 Management Improvements Soft Costs	28,000.00		0.00	0.00
4	1410 Administration	288,323.40		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	437,089.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	1,056,156.60		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	350,649.00		0.00	0.00
13	1475 Nondwelling Equipment	36,550.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	59,283.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization Expenses or Debt Service	0.00		0.00	0.00
20	1502 Contingency	218,786.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	2,734,837.00		0.00	0.00
22	Amount of line 20 Related to LBP Activities	0.00		0.00	0.00
23	Amount of line 20 Related to Section 504 compliance	0.00		0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-04 Replacement Housing Factor Grant No:		Federal FY of Grant: FFY 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Security - Soft Costs	15,000.00		0.00	0.00
25	Amount of line 20 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of line 20 Related to Energy Conservation	37,500.00		0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION				Grant Type and Number Capital Fund Program Grant No: AK06P001501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2004		
Development Number Name/HA Wide Activities	General Description of Major Work Categories OPERATIONS	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	1. FSS Case Management; service coordination program	1406	HA Wide	97,000.00		0.00	0.00	On hold for FY06 programs	
	2. Resident Job Skills Training Program-Gateway	1406	HA Wide	35,000.00		0.00	0.00	Gateway funding for FY06	
	3. Develop and support tutorial/after-school program partnership with community-based organizations	1406	HA Wide	10,000.00		0.00	0.00	Saving for future programs	
	4. Supportive services which assist residents in financial management, job searching, life skills, and child development	1406	HA Wide	15,000.00		0.00	0.00	“ “	
	5. Provide literature to residents explaining AHFC policies and lease requirements; quarterly newsletter to residents	1406	HA Wide	5,000.00		0.00	0.00	“ “	
	6. Security services at low rent developments, security-related training for residents, and enhancements to building security	1406	HA Wide	15,000.00		0.00	0.00	Reserve for future program	
	7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems	1406	HA Wide	10,000.00		0.00	0.00	On hold for future training needs	
	8. Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low rent portion) and construction-related issues	1406	HA Wide	20,000.00		0.00	0.00	On hold for future training needs	
	9. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain	1406	HA Wide	20,000.00		0.00	0.00	Utilizing for ongoing	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2004		
Development Number Name/HA Wide Activities	General Description of Major Work Categories OPERATIONS	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	AHFC properties							maintenance certification programs

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2004		
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	10. Train housing operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties	1406	HA Wide	28,000.00		0.00	0.00	Reserved for upcoming training
	11. Resident Services staff training and travel related to support the FSS Program, Service Coordination, and other resident programs	1406	HA Wide	3,000.00		0.00	0.00	Will be used to support these programs in FY06
	12. Section 3 program training and development for staff, residents, and businesses	1406	HA Wide	2,000.00		0.00	0.00	Seeking training opportunity
	TOTAL OPERATIONS	1406		260,000.00		0.00	0.00	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2004		
Development Number Name/HA Wide Activities	General Description of Major Work Categories MANAGEMENT IMPROVEMENTS	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	1. Upgrades to the management information system and area-wide network enhancements at low rent developments to improve communications, operations, and disaster recovery; includes software upgrades, travel, and training for IS staff	1408	HA Wide	28,000.00		0.00	0.00	Reserved for future upgrades	
	TOTAL MGMT IMPROVEMENTS	1408		28,000.00		0.00	0.00		
	ADMINISTRATIVE COSTS								
	1. Nontechnical salaries	1410.01		98,396.00		0.00	0.00	Based on employees' involvement on CFP projects	
	2. Technical salaries	1410.02		60,952.40		0.00	0.00		
	3. Inspector salary and benefits – Beringvue	1410.02		14,840.00		0.00	0.00		
	4. Employee benefits contributions	1410.09		84,935.00		0.00	0.00		
	5. Administrative travel	1410.10		8,000.00		0.00	0.00		
	6. Telecommunications	1410.16		1,200.00		0.00	0.00		
	7. Sundry admin (CFP prep and advertising)	1410.19		20,000.00		0.00	0.00		
	TOTAL ADMINISTRATIVE COSTS	1410		288,323.40		0.00	0.00		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2004		
Development Number Name/HA Wide Activities	General Description of Major Work Categories FEES & COSTS	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	1. A/E fees for Beringvue, Central Terrace, Fairmount, & Williwa Manor	1430.01		358,589.00		0.00	0.00	Shop in design	
	2. Consultant fees for Beringvue, Williwa Manor	1430.02		29,000.00		0.00	0.00		
	3. Energy audits for Birch Park I & II, Williwa Manor I & II, & Spruce Park	1430.02		37,500.00		0.00	0.00	Summer 2005	
	4. Sundry planning	1430.19		12,000.00		0.00	0.00		
	TOTAL FEES & COSTS	1430		437,089.00		0.00	0.00		
	PHYSICAL IMPROVEMENTS								
AK06P001060 Beringvue, Nome	Build a maintenance shop and renovate office	1470	1 bldg	350,649.00		0.00	0.00	Summer 2005	
	TOTAL BERINGVUE			350,649.00		0.00	0.00		
AK06P001042 Central Terrace, Anchorage	Dwelling construction - interior/exterior renovations	1460	1 bldg	133,284.60		0.00	0.00	Fall 2005	
	TOTAL CENTRAL TERRACE			133,284.60		0.00	0.00		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No: AK06P001501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY2004		
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
AK06P001011 Fairmount, Anchorage	Dwelling construction - interior/exterior renovations	1460	1 bldg	150,000.00		0.00	0.00	Summer 2005
	TOTAL FAIRMOUNT			150,000.00		0.00	0.00	
AK06P001009 Schoenbar Park, Ketchikan	Replace siding and downspouts	1460	100%	484,037.00		0.00	0.00	Summer 2005
	TOTAL SCHOENBAR PARK			484,037.00		0.00	0.00	
AK06P001044 Williwa Manor, Wasilla	Dwelling construction - major interior/exterior renovations	1460	100%	288,835.00		0.00	0.00	Fall 2006
	TOTAL WILLIWA MANOR			288,835.00		0.00	0.00	
	TOTAL PHYSICAL IMPROVMENTS			1,406,805.60		0.00	0.00	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: ALASKA HOUSING FINANCE CORPORATION				Grant Type and Number Capital Fund Program Grant No: AK06P001501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2004	
Development Number Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	NONDWELLING EQUIPMENT								
	1. Beringvue community room furniture	1475		16,550.00		0.00	0.00	Planning stages	
	2. Construction Dept. copier	1475		20,000.00		0.00	0.00		
	TOTAL NONDWELLING EQUIPMENT			36,550.00		0.00	0.00		
	RELOCATION COSTS								
	1. Relocation costs for Williwa Manor	1495.1		19,500.00		0.00	0.00	Will begin fall of 2006 Will begin fall of 2005	
	2. Relocation costs for Central Terrace & Fairmount	1495.1		17,727.00		0.00	0.00		
	3. Property manager's salary for Williwa Manor relocation work	1495.5		13,760.00		0.00	0.00	Will begin fall of 2006 Will begin fall of 2005	
	4. Property manager's salary for Central Terrace & Fairmount relocation work	1495.5		8,296.00		0.00	0.00		
	TOTAL RELOCATION COSTS			59,283.00		0.00	0.00		
	Contingency	1502		218,786.00		0.00	0.00		
	TOTAL CONTINGENCY			218,786.00		0.00	0.00		
	TOTAL FFY2004 COSTS			2,734,837.00		0.00	0.00		

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program No: AK06P001501-04 Replacement Housing Factor No:			Federal FY of Grant: FFY 2004	
Development Number Name/HA Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations and Management Improvements	09/13/06			09/13/08			
AK06P001060 Beringvue, Nome	09/13/06			09/13/08			
AK06P001042 Central Terrace, Anchorage	09/13/06			09/13/08			
AK06P001011 Fairmount, Anchorage	09/13/06			09/13/08			
AK06P001009 Schoenbar Park, Ketchikan	09/13/06			09/13/08			
AK06P001044 Williwa Manor, Wasilla	09/13/06			09/13/08			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name ALASKA HOUSING FINANCE CORPORATION				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work for Year 2 FFY Grant: 06 PHA FY: 07	Work for Year 3 FFY Grant: 07 PHA FY: 08	Work for Year 4 FFY Grant: 08 PHA FY: 09	Work for Year 5 FFY Grant: 09 PHA FY: 10
AK06P001060 Beringvue, Nome	<i>Annual Statement</i>	0	0	7,500	0
AK06P001057 Bethel Heights, Bethel		0	2,281,731	1,389,877	1,389,900
AK06P001051 Birch Park I, Fairbanks		69,355	0	206,900	0
AK06P001055 Birch Park II, Fairbanks		0	0	201,571	0
AK06P001008 Cedar Park Annex, Juneau		6,000	0	0	0
AK06P001042 Central Terrace, Anchorage		0	0	5,000	0
AK06P001016 Eyak Manor, Cordova		0	0	10,000	0
AK06P001011 Fairmount, Anchorage		0	0	5,000	0
AK06P001032 Geneva Woods, Juneau		0	0	6,000	0
AK06P001030 Golden Ages, Fairbanks		0	0	7,500	0
AK06P001006 Loussac Manor, Anchorage		1,548,544	0	0	0

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name ALASKA HOUSING FINANCE CORPORATION			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work for Year 2 FFY Grant: 06 PHA FY: 07	Work for Year 3 FFY Grant: 07 PHA FY: 08	Work for Year 4 FFY Grant: 08 PHA FY: 09	Work for Year 5 FFY Grant: 09 PHA FY: 10
AK06P001040 Mountain View, Juneau	<i>Annual Statement</i>	0	0	6,000	
AK06P001043 Mountain View Annex, Juneau		0	0	6,000	
AK06P001050 New Willows, Anchorage		77,519	0	0	
AK06P001041 Park View, Anchorage		0	0	15,000	
AK06P001045 Swan Lake Terrace, Sitka		6,000	0	0	
AK06P001063 Valdez Arms, Valdez		0	0	0	
AK06P001044 Williwa Manor, Wasilla		0	0	0	
PHA-Wide Operations & Management Improvements		273,000	295,000	273,000	295,000
PHA-Wide Nondwelling Equipment		32,000	10,000	32,000	10,000
Other Costs (Admin, A&E, Contingency)		1,110,943	536,630	952,013	1,428,461
Total CFP Funds (Est.)		3,123,361	3,123,361	3,123,361	3,123,361
Replacement Housing Factor Funds		209,058	209,058		

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: 06 PHA FY: 07			Activities for Year: 3 FFY Grant: 07 PHA FY: 08		
SEE ANNUAL STATEMENT	AK001051 Birch Park I Boiler replacement	Both central boilers	69,355	AK001057 Bethel Heights 1. Build a community room 2. Pave cul-de-sacs Total	1 bldg 100%	610,000 <u>1,671,731</u> 2,281,731
	AK001008 Cedar Park Annex Energy audit	100% of units	6,000			
	AK001006 Loussac Manor Interior and exterior renovations	100% of units	1,548,544			
	AK001050 New Willows Interior and exterior renovations	100% of units	77,519			
	AK001045 Swan Lake Terrace Energy audit	100% of units	6,000			
	NONDWELLING EQUIPMENT Vehicles to improve low rent maintenance operations	HA-Wide	32,000	NONDWELLING EQUIPMENT Computer hardware upgrades to service low rent field offices & provide/upgrade disaster recovery equipment	HA-Wide	10,000
	Subtotal CFP Estimated Cost		1,739,418	Subtotal CFP Estimated Costs		2,291,731

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: 4 FFY Grant: 08 PHA FY: 09			Activities for Year: 5 FFY Grant: 09 PHA FY: 10		
	AK001060 Beringvue Energy audit	100%	7,500	AK001057 Bethel Heights Interior and exterior renovation	100%	1,389,900
SEE ANNUAL STATEMENT	AK001057 Bethel Heights Interior and exterior renovation	100%	1,389,877			
	AK001051 Birch Park I Interior and exterior renovation	100%	206,900			
	AK001055 Birch Park II Interior and exterior renovation	100%	201,571			
	AK001042 Central Terrace Energy audit	100%	5,000			
	AK001016 Eyak Manor Energy audit	100%	10,000			
	AK001011 Fairmount Energy audit	100%	5,000			
	AK001032 Geneva Woods Energy audit	100%	6,000			
	AK001030 Golden Ages Energy audit	100%	7,500			
	AK001040 Mountain View Energy audit	100%	6,000			
	AK001043 Mountain View Annex Energy audit	100%	6,000			
	AK001041 Park View Manor Energy audit	100%	15,000			
	NONDWELLING EQUIPMENT Vehicles to improve low rent maintenance operations	HA-Wide	32,000	NONDWELLING EQUIPMENT Computer hardware upgrades to service low rent field offices & provide/upgrade disaster recovery equipment	HA-Wide	10,000
	Subtotal CFP Estimated Costs			1,898,348	Subtotal CFP Estimated Costs	

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: 2 FFY Grant: 06 PHA FY: 07			Activities for Year: 3 FFY Grant: 07 PHA FY: 08		
	OPERATIONS	HA-Wide		OPERATIONS	HA-Wide	
See Annual Statement	<ol style="list-style-type: none"> 1. Resident Self-Sufficiency/Case Management 2. Resident Job Skills Training Programs (Gateway Learning Center) 3. Develop and support tutorial/after-school program partnership with community-based organizations 4. Supportive services which assist residents in financial management, job searching, life skills, and child development 5. Provide literature to residents explaining AHFC policies and programs; quarterly newsletters to residents 6. Security services at low-rent developments, security-related training for residents, and enhancements to building security 7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems 		109,000 40,000 10,000 15,000 5,000 15,000 10,000	<ol style="list-style-type: none"> 1. Family Self-Sufficiency/Case Management/Service Coordination 2. Resident Job Skills Training Programs (Gateway Learning Center) 3. Develop and support tutorial/after-school program partnership with community-based organizations 4. Supportive services which assist residents in financial management, job searching, life skills, and child development 5. Provide literature to residents explaining AHFC policies and programs; quarterly newsletter to residents 6. Security services at low-rent developments, security-related training for residents, and enhancements to building security 7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems 		109,000 40,000 10,000 15,000 5,000 15,000 10,000

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: 2 FFY Grant: 06 PHA FY: 07			Activities for Year: 3 FFY Grant: 07 PHA FY: 08		
	OPERATIONS	HA-Wide		OPERATIONS	HA-Wide	
See Annual Statement	8. Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low-rent portion) and construction-related issues		20,000	8. Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low-rent portion) and construction-related issues		20,000
	9. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties		0	9. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties		22,000
	10. Train housing-operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties		28,000	10. Train housing-operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties		28,000
	11. Resident Services staff training and travel to support the FSS, Service Coordination, and other resident programs		3,000	11. Resident Services staff training and travel to support the FSS, Service Coordination, and other resident programs		3,000
	12. MIS & PHD area wide network modifications to maintain communications, operations, and disaster recovery		18,000	12. MIS & PHD area wide network modifications to maintain communications, operations, and disaster recovery		18,000
	TOTAL OPERATIONS		273,000	TOTAL OPERATIONS		295,000

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: 2 FFY Grant: 06 PHA FY: 07			Activities for Year: 3 FFY Grant: 07 PHA FY: 08		
See Annual Statement	MANAGEMENT IMPROVEMENTS	HA-Wide		MANAGEMENT IMPROVEMENTS	HA-Wide	
	Upgrades to the management information system and area-wide network enhancements at low rent developments to improve communications, operations, and disaster recovery; includes software upgrades and training for IS staff		0	Upgrades to the management information system and area-wide network enhancements at low rent developments to improve communications, operations, and disaster recovery; includes software upgrades and training for IS staff		0
	TOTAL MANAGEMENT IMPROVEMENTS		0	TOTAL MANAGEMENT IMPROVEMENTS		0
		TOTAL	273,000		TOTAL	295,000

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: 4 FFY Grant: 08 PHA FY: 09			Activities for Year: 5 FFY Grant: 09 PHA FY: 10		
	OPERATIONS	HA-Wide		OPERATIONS	HA-Wide	
See Annual Statement	1. Family Self-Sufficiency/Case Management/Service Coordination		109,000	1. Family Self-Sufficiency/Case Management/Service Coordination		109,000
	2. Resident Job Skills Training Programs (Gateway Learning Center)		40,000	2. Resident Job Skills Training Programs (Gateway Learning Center)		40,000
	3. Develop and support tutorial/after-school program partnership with community-based organizations		10,000	3. Develop and support tutorial/after-school program partnership with community-based organizations		10,000
	4. Supportive services which assist residents in financial management, job searching, life skills, and child development		15,000	4. Supportive services which assist residents in financial management, job searching, life skills, and child development		15,000
	5. Provide literature to residents explaining AHFC policies and programs; quarterly newsletter to residents		5,000	5. Provide literature to residents explaining AHFC policies and programs; quarterly newsletter to residents		5,000
	6. Security services at low-rent developments, security-related training for residents, and enhancements to building security		15,000	6. Security services at low-rent developments, security-related training for residents, and enhancements to building security		15,000
	7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems		10,000	7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems		10,000

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: 4 FFY Grant: 08 PHA FY: 09			Activities for Year: 5 FFY Grant: 09 PHA FY: 10		
	OPERATIONS	HA-Wide		OPERATIONS	HA-Wide	
See Annual Statement	8. Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low-rent portion) and construction-related issues		20,000	8. Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low-rent portion) and construction-related issues		20,000
	9. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties		0	9. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties		22,000
	10. Train housing-operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties		28,000	10. Train housing operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties		28,000
	11. Resident Services staff training and travel to support the FSS, Service Coordination, and other resident programs		3,000	11. Resident Services staff training and travel to support the FSS, Service Coordination, and other resident programs		3,000
	12. MIS & PHD area wide network modifications to maintain communications, operations, and disaster recovery		18,000	12. MIS & PHD area wide network modifications to maintain communications, operations, and disaster recovery		18,000
	TOTAL OPERATIONS		273,000	TOTAL OPERATIONS		295,000

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: 4 FFY Grant: 08 PHA FY: 09			Activities for Year: 5 FFY Grant: 09 PHA FY: 10		
See Annual Statement	MANAGEMENT IMPROVEMENTS	HA-Wide	0	MANAGEMENT IMPROVEMENTS	HA-Wide	0
	Upgrades to the management information system and area-wide network enhancements at low rent developments to improve communications, operations, and disaster recovery; includes software upgrades and training for IS staff			Upgrades to the management information system and area-wide network enhancements at low rent developments to improve communications, operations, and disaster recovery; includes software upgrades and training for IS staff		
	TOTAL MANAGEMENT IMPROVEMENTS		0	TOTAL MANAGEMENT IMPROVEMENTS		0
		TOTAL	273,000		TOTAL	295,000

Summary of Written and Oral Public Comments

Below is a summary of comments from the November 16, 2004 Public Hearing and AHFC responses. The Public Hearing addressed both the Public Housing Agency Plan and the State Consolidated Plan. Comments included in this section are limited to those that address the Agency Plan. A copy of the transcript is on record at AHFC.

Gordon Howell, Alaska Coalition of Housing and Homeless, commented on housing preferences suggesting that AHFC focus attention on partnerships with employment and training programs to combat chronic homelessness. Cited the Department of Labor & Workforce Development 'best practices' models. Asked that AHFC continue coordination through the Mayor's Task Force on Homelessness and the Governor Interagency Council on Homelessness.

AHFC Response: With the demise of the HUD Drug Elimination Program grant, AHFC has fewer resources to assist with employment and training activities. Its primary method of collaboration is the Family Self Sufficiency (FSS) program. In the Five Year Plan, AHFC outlines a goal of expanding the FSS program, targeting families who receive both TANF benefits and Housing Choice Voucher rental assistance. Already, AHFC has grown the program by 100% in Anchorage in concert with the Alaska Division of Public Assistance.

Jamie Dakis, Fairbanks resident and formerly homeless individual, commented on the issues of chronic homelessness and the absence of readily available services to persons who are mentally ill and suffering from drug or alcohol addiction. Her focus would promote education and opportunities for adequate, affordable shelter as solutions to family stability. Discussed the importance of AHFC housing assistance in her own life as an example.

AHFC Response: AHFC is actively involved in attempts to address homelessness. Daniel Fauske, AHFC Executive Director, chairs the Governor's Interagency Council on Homelessness; AHFC is actively involved in the Anchorage Mayor's Taskforce on Homelessness.

David Jakobson, Access Alaska, commented on the need for accessible rental units for the disabled, particularly the elderly. Asked that AHFC consider expansion of the Housing Choice Voucher program in areas not currently served. Asked that AHFC set aside funds for and partner with the Mental Health Trust to make accessibility modifications available to low-income disabled families.

AHFC Response: The AHFC Public Housing Division is completing its Section 504 Assessment and is finding that accessible units in the private sector are rare. Funding for unit modifications is outside the scope of the Division's assisted housing programs.

Nancy Karacand, member, Alaska Commission on Aging, commented on her concern that while new developments are being built, the supply of affordable units is not gaining ground. Concerned with HCV homeownership program and creation of opportunities for ten families to enter homeownership is reducing by an equal number the opportunities for affordable rental housing - "...if we're promoting one thing are we taking it away from another?"

AHFC Response: AHFC is proposing only a modest expansion of its HCV homeownership program to a maximum of 50 over five years. The program is being promoted by HUD at the national level; however, neither the President nor the Congress has included additional funding for the voucher program to offset any loss of rental vouchers to homeownership.

Greg Pease, Gastineau Human Service Corporation, commented on the need to expand the number of Housing Choice Vouchers. Emphasized the need to deal with post-release housing options when persons leave an institutional setting, referring to a "community behavioral health integration" project." Discussed the importance of jobs and job training for formerly homeless persons.

AHFC Response: The voucher program depends entirely on federal funding. Funding for new voucher increments has not occurred over the past several years. Housing options for persons recently released from institutional settings is a serious program under review by the Governor's Interagency Council on Homelessness.

Janet Levin, Anchorage School District, commented on the fact that every Alaska school district has a homeless liaison staff. Concerned about the change in the AHFC substandard housing preference and its impact upon families considered homeless under the school district definition. Sees many families who move from house to house who are not considered under AHFC preference definitions because they do not reside in "overcrowded" housing. Expressed concerned that the HUD and U.S. Dept of Education definitions used by the two agencies are not in agreement. Expressed concern over the new HCV funding formula and its impact on homeless families finding housing. Criticized the length and complexity of the application for assisted housing.

AHFC Response: AHFC amended its homeless preference to better coincide with the HUD definition under the McKinney/Vento Act. It also revised the substandard housing preference using the HUD definition of "overcrowded" housing as one basis. Neither definition addresses the issue brought up by the commenter; however AHFC did provide a transition period of over six months before fully enforcing the new substandard housing definition. AHFC acknowledges that the application for assisted housing is complex. Part of that is due to the database AHFC uses to support its waiting list; partly it is due to the fact that one application is used for three different programs. Editing is currently underway to improve the document.

Mr. Baumgartner, Social Security Representative Payee, commented on his work with ex-offenders and the problems associated with stable housing. Suggested that even persons with a housing voucher have difficulty with security deposits, utility fees and first month rent, contributing to their homelessness.

AHFC Response: AHFC acknowledges the problems associated with high costs for initial lease-up of rental units. The rental housing assistance payment may only be used to offset the actual monthly rent.

Richard Tubbs, expressed concern over HCV funding formula and its impact upon clients served by state social service agencies.

AHFC Response: HUD's insistence on converting voucher funding to a block grant is a major concern. Presently, instead of supporting the maximum of 4,081 voucher households, the budget will support less than 3,800 households at present per unit month subsidy rates.

Hazel Blackmore, Anchorage Mutual Housing, commented on the fact that there are few transitional housing opportunities in Anchorage to move families from homelessness through permanent housing. Expressed concern about the lack of affordable housing and the length of time families remain on assisted housing waiting lists. Very concerned about families with children and impact of unstable housing with family health issues.

AHFC Response: The voucher waiting list contains over 4,000 families. Waiting times for families with few preference points can exceed two years. In an earlier public hearing, AHFC had proposed using an alternative mechanism to select families: for every ten families drawn from the waiting list, two would be selected solely based upon date and time of application.

Carma Reed, Municipality of Anchorage, Community Planning, discussed the Anchorage 10 year plan on homelessness, inviting AHFC to partner with the Municipality. Provided an overview of key year one objectives like 'high impact camp outreach.' Another was collaboration in conducting a housing barrier assessment to determine services necessary to help families into the rental marketplace. Regarding HCV and public housing funding, the Municipality asks that there be no net loss of assisted housing in Anchorage. Concern over disposal of public housing units without a plan for replacement with vouchers or assurance that units are sold to developers interested in preserving affordable housing. Offered to convene a meeting of interested parties to discuss the future of public housing in Anchorage. Recommended a similar forum for an examination of preferences used to rank the waiting list. Recommended that project based vouchers be used as a means of improving housing options for special needs populations. Recommended that AHFC partner with the Municipality and others to improve tenancy education among families with checkered rental history.

AHFC Response: AHFC appreciates the concerns raised by the Municipality and is committed to work in collaboration with the Municipality and other organizations on the issue of homelessness. Before AHFC may dispose or demolish public housing, it must include details in the Agency Plan; make separate application to HUD with acknowledgement from the local government and approval by the AHFC Board of Directors. Among its goals, AHFC continues to support project basing of up to 100 vouchers for special needs housing.

Katsumi Kenaston, housing advocate, expressed a concern about limited transportation options for low income families and its impact on housing availability. Discussed the absence of affordable, permanent housing in the community. Recommended a consumer focus group to learn consumers' needs first hand. Congratulated AHFC on the quality of its public housing.

AHFC Response: Among its assisted housing clientele, transportation is an acknowledged problem. AHFC will make reasonable accommodations for persons with disabilities, but outside that arena, the Public Housing Division has little influence.

Below is a summary of comments from the December 16, 2004 Public Hearing and AHFC responses. The Public Hearing addressed both the Public Housing Agency Plan and the State

Consolidated Plan. Comments included in this section and limited to those that address the Agency Plan. A copy of the transcript is on record at AHFC.

Deborah Davis, Housing Director, USDA Rural Development, commented on the rural housing initiative under the umbrella of the Denali Commission. AHFC is already a partner. Invited other interested partners into the discussion to ensure the widest possible resource pool to expand homeownership in rural Alaska.

AHFC Response: The Public Housing Division is an active partner with USDA and a couple voucher homeownership participants have used USDA loan products to ensure affordability in their home purchases.

Poulava Ianu, HCV participant, asked whether there is a grant program to assist low income homebuyers similar to the HCV rental program. Discussed his difficulties being on a fixed income due to a disability.

AHFC Response: Staff directed he commenter to appropriate homeownership resources.

Laura Walden, HCV participant, concerned about customer relations between housing participants and staff. Expressed an opinion that policies are adopted without input from the families affected. Spoke to a specific issue of a family needing to move to accommodate a disability. Expressed frustration over a perceived lack of communication about policies and procedures and access to them.

AHFC Response: The Public Housing Division annual staff training contained a day long session on customer service. Posting of policies and procedure on the web page is now a goal in Annual Agency Plan.

Bertha Shimoe, Access Alaska, discussed the Anchorage Homeless Task Force and the goal that within three months a homeless family will locate some type of housing. Asked that AHFC partner with the task force to meet this goal. Discussed her own history of eviction and homelessness. Concerned with an impression that AHFC sides with landlords over tenant evictions and the difficulty of re-instatement once evicted. Discussed the need to shelter for homeless, including AHFC funded units or use of vacant properties like the McKay building.

AHFC Response: AHFC is actively involved in both statewide and local plans to address the issue of homelessness. AHFC does not involve itself with landlord/tenant disputes unless it would involve a potential violation of Housing Quality Standards or a participant violation of AHFC or HUD program rules. AHFC is not a party to the landlord/tenant lease.

Below is a summary of comments from the March 3, 2005 Public Hearing and AHFC responses. The Public Hearing addressed both the Public Housing Agency Plan and the State Consolidated Plan. Comments included in this section and limited to those that address the Agency Plan. A copy of the transcript is on record at AHFC.

Loretta Hamilton, AHFC Resident Advisory Board Member, commented on tenant concerns about the adequacy of AHFC screening procedures.

AHFC Response: Screening procedures are uniformly applied throughout the program. Persons on a sex-offender registry are prohibited from admission; persons who commit violent or drug related crime are prohibited from admission for up to three years from the date of conviction or release from incarceration, whichever is longer.

Steven Rause, Director, Kenai Peninsula Housing Initiatives, commented on the need to target vouchers toward housing developers who serve special needs families.

AHFC Response: AHFC is proposing to project base up to 100 vouchers subject to HUD issuing a final rule and availability of vouchers within the current budget formula.

Dan Austin, St. Vincent Depaul, Juneau, commented on the fact that block grant funding for the Housing Choice Voucher is not likely to keep up with inflation and will result in a net loss of assisted housing units. Expressed a concern about designating senior/disabled housing as 'senior only' due the limited number of accessible housing units in the private sector.

AHFC Response: The commenter is correct regarding funding. The HOME program is block grant funded and Alaska's grant has remained the same since inception. Regarding 'senior only' designations, should AHFC recommend the designation at any development, it must account for the availability of accessible units within the community. At this point, it's undetermined how many disabled residents actually require an accessible unit.

Gus Adams, Sitka, commented on the need to project base vouchers. Recommended that AHFC consider this option to ensure that high cost rural developments can find tenants capable of paying the market rent.

AHFC Response: If AHFC was to project based vouchers, its goal is to focus on developments that serve special needs populations.

Lacy Evans, AHFC Resident Advisory Board Member, commented on the AHFC scholarship program. Recommended a change in how the program is marketed to ensure that scholarships are used in other qualified training programs besides colleges and universities.

AHFC Response: AHFC amended the application to account for the comment.

Loretta Hamilton, AHFC Resident Advisory Board Member, commented on a petition from the Southall Manor asking that the building be designated "no smoking."

AHFC Response: Smoking is prohibited in all common areas of a building.

Laura Waldon, HCV participant, criticized the fact that individual notices were not mailed to participants for this hearing, but instead posted notices in the legal section of the newspapers. Concerned about poor customer service toward program participants. Concerned that policies and

procedures are not available on-line for public review. Recommended that AHFC use other new media to advertise the plan such a PSA radio notices.

AHFC Response: The notice for the public hearing was mistakenly advertised in the legal section of three newspapers of general circulation. The intent was that they be prominent display ads within the body of the papers. The recommendation to use other means of advertising is a good one that AHFC will use in future public notices.

Below is a summary of written comments received prior to the March 18, 2005 deadline and AHFC responses. Comments are presented chronologically in the order received.

Carma Reed, Manager, Community Development Division, Municipality of Anchorage, comments were delivered after testimony at November 2004 public hearing. Her letter is primarily devoted to the Mayor's Task Force on Homelessness and the role of AHFC assisted housing programs in that plan. The letter discussion eleven plan objectives where AHFC participation is viewed as important: a housing barrier assessment; design of an emergency housing fund; encouragement to apply for any new vouchers and reiteration of the "no net lose" request should AHFC demolish or dispose of public housing units; partnership in the a 'Housing Point' or similar software system to inventory real-time rental unit availability; discussion with service providers about strategies to address the hard to house; encouragement that AHFC project base rental vouchers to special needs developments; participation in tenant education and eviction prevention strategies; promotion of landlord education to increase participation in the voucher program; continued assistance in the effort to tract homelessness and measure prevention outcomes.

AHFC Response: Please refer to responses to the more recent Municipality letter, provided below.

Janet Levin, Homeless Liaison, Anchorage School District, expressed frustration over the fact that under the McKinney/Vento Act the U.S. Department of Education definition of homelessness differs from HUD's definition. Because AHFC adopted the HUD definition, many homeless families served by school districts no longer qualify neither for a homeless preference, nor for the substandard housing preference unless they reside with family or friends in an "overcrowded" environment of greater than two persons per sleeping area. Asked that AHFC consider entering into a Memorandum of Agreement with the AK Department of Education. The MOA would acknowledge the differences in definitions and enable a school district to document homelessness under its definition for services. Emphasized the importance of this step to address the needs of homeless children.

AHFC Response: AHFC is willing to negotiate with the Alaska Department of Education the differing definitions of homelessness to help resolve this issue. Any changes to the preferences arising from a negotiation would require a public hearing and board approval.

Beatrice Hunter, HCV applicant in the Mat-Su Borough, a 90 year old voucher applicant who is about to lose her housing due to loss of the Longevity Bonus. Urged AHFC to place more vouchers in the Mat-Su area to assist persons like her.

AHFC Response: Regrettably, at the present rate of per unit month funding for vouchers, funding is inadequate to cover the maximum 4,081 vouchers assigned to Alaska. An increase in vouchers to one geographic area would result in a decrease in vouchers to another Alaskan community.

Edythe McMurtry, HCV participant, wrote to express her gratitude for having gotten housing assistance and praised the Juneau staff. Made several suggestions about lessening the complexity of application and related forms.

AHFC Response: AHFC appreciates the comment and is working to simply the application form.

Yvonne Chase, Executive Director, Catholic Community Services, discussed the issues faced at Clare House and the Brother Francis Shelter. These shelters are consistently full with families needing to stay longer before finding alternative housing. Many of the families contain members recently released from incarceration. CCS provides wrap around case management services to reintegrate them into the community. CCS conducts certificated workshops on tenant education that landlords seem willing to accept in lieu of poor tenancy history. Two recommendations: that AHFC afford families more time to shop to obtain appropriate housing; second, that AHFC enter into a discussion with other agencies to consider alternative for families recently discharged from institutions.

AHFC Response: The impact of the recent changes in voucher funding is not likely to improve the situation within family shelters. The preference system is heavily weighted toward homeless families, but only to those who do not have a history of drug or violent crime. AHFC, in its role in the Governor's Interagency Council on Homeless, is deeply involved in discussions about persons recently discharged from institutions.

Carma Reed, Manager, Community Development Division, Municipality of Anchorage, comments covered a wide range of concern. (1) Recommended that AHFC keep the Municipality informed of developments regarding the budgets for the HCV and public housing programs so that Municipality can assist in making its voice heard with HUD. (2) Expressed concern over the disproportionate impact on Anchorage of the voucher moratorium that began in February. With over 60% of housing assistance in the Municipality and an already low lease up rate, she asked for consideration of a method that takes these factors into consideration. (3) Concern was again expressed about the condition of the Anchorage public housing stock and the city's desire to see no net loss in assisted housing if demolition or disposal is considered. Support was expressed for consideration of a HOPE VI grant application to replace public housing units. (4) Regarding HCV homeownership, the letter recommends against expansion, but that AHFC consider marketing approaches to attract assisted household to other sources of assistance like the AnCHOR down payment assistance so that vouchers are not lost to households in need of rental assistance. Recommended AHFC match the AnCHOR program to expand housing opportunities. (5) Regarding housing preferences, the Municipality offered to host a forum to discuss homeless and substandard definitions and their impact on waiting list selection. (6) Lastly, the letter invites AHFC to participate in the Municipality's review of impediments to fair housing.

AHFC Response: AHFC is grateful for the Municipality's interest in funding and its willingness to support issues affecting low income families in Anchorage. The temporary moratorium on the issuance of vouchers is statewide; however, as it plans for re-issuance of vouchers, AHFC is

considering the impact on Anchorage and relative lease-up rates throughout the state. The only demolition presently considered in Anchorage is in the Central Terrace development. Twelve units are being proposed for demolition and replacement. Any changes in demolition or disposition require a change in the Agency Plan and further public comment. The expansion in the voucher homeownership program is a modest one, with the maximum goal 50 closings throughout the Five-Year Plan. There is no time limit to rental assistance; the expansion of homeownership to non-disabled families does include time limits of ten to 15 years of assistance. AHFC is currently conducting its own Section 504 assessment is more than willing to assist with a review of impediments to fair housing as part of its mission.

Jeff Jesse, CEO, Alaska Mental Health Trust Authority, discussed the 'Bridge Home' program that targets people with mental illness exiting institutional settings. The program will target up to 40 individuals per year; none of whom may be sexual offenders or have committed drug related crime on public housing property. They will receive temporary housing assistance and intensive case management. In order to ensure a seamless move into more permanent assisted housing, the Trust is asking AHFC to cooperate in the program. Specifically, it is asking that AHFC waive its one-year prohibition before it considers mitigating circumstances of previous drug offenders. This waiver would apply to only those persons referred by the Trust who have a successful track record in the 'Bridge Home' program.

AHFC Response: AHFC is interested in the intent behind the 'Bridge Home' program and will engage in further dialogue with the Trust to examine program details. A reservation in entering into a single program of this sort is that many agencies operate similar programs that assist persons recently discharged from an institution.

Below are the comments of the AHFC Resident Advisory Board. They were presented to the AHFC Board of Directors at its April 13, 2005 meeting.

Good Afternoon, my name is Loretta Hamilton. I live at the Southall Manor here in Fairbanks. I am one of nine Resident Advisory Board members. As the only Fairbanks member, I was asked to comment on the Five-Year and Annual Agency Plans. There are other members listening in by telephone.

We are all volunteers. We asked to be on the RAB as a way of helping other tenants and AHFC with its Agency Plan.

The Board met for two days in January. AHFC staff helped to get us acquainted with fellow members and to explain the rules that govern housing programs. On three other occasions we met by telephone to review the plan.

We are recommending approval of the AHFC plan.

We would like to share several comments about what the Board members discussed.

1. The RAB heard about homeless issues and the Governor's Interagency Council on Homelessness. People who commented on the Plan suggested that homelessness goes by

many definitions. The RAB feels strongly that there needs to be a single definition so that all the agencies who help the homeless can work together on solving this problem.

2. The RAB reviewed the use of the Housing Choice Voucher for homeownership. The Board is O.K. with the idea, but it raised several lengthy discussions. One is with long term maintenance. Members were concerned about setting people up for failure if there were major repairs necessary. There was a lot of discussion about families on fixed incomes like SSI where you can have no more than \$2,000 in savings. The board liked the idea of targeting homeownership to families with disabilities. But we also wondered whether the program did enough to create accessible housing for people with physical disabilities. On that point, the board supports AHFC's effort to incorporate 'universal design' features in its construction and to promote builder education to include universal design features in housing financed by AHFC.

The RAB asked staff to conduct a survey of Alaska buyers to learn how they are doing. It also asked AHFC to look into other areas of the country to find out if families failed to make house payments because of debt.

3. The RAB heard about the Harvard Cost study and that it could hurt public housing residents in Alaska. The members agreed to write a letter to HUD opposing the results of the study and its effect on Alaska.
4. The RAB discussed issues facing people with a Housing Choice Voucher. It recommends that AHFC do whatever possible to increase the number of landlords who accept a voucher. The board also supports the promotion of tenant education to help families succeed in their search for rental housing.
5. The RAB discussed the issues of seniors and younger disabled persons living in the same development. A lot of the problems seem to result from disabled persons, including elderly people, not having reliable personal care attendants to look after them. The lack of proper supports contributes to their inability to live independently. A second concern is whether there are enough rental units outside AHFC that will meet the needs of persons with physical disabilities. We understand that the RAB will have a chance to review any AHFC plans before they are sent to HUD.

This concludes our remarks. Thank you for this opportunity.

AHFC Response: Staff responded to several of the issues at the April 13, 2005 Board of Directors meeting. Regarding the homeless definition issue, the CEO/Executive Director of AHFC is the chair of the Governor's Interagency Council on Homelessness. Distinguishing between homelessness and substandard housing is a frequent topic of the Council. It is an objective of the Council to reach a single definition as they prepare their final report to the Governor.

AHFC will gladly research the homeownership issues requested and report outcomes to the RAB. AHFC is proposing only a modest expansion to the program, partly due the changing financial conditions affecting overall support of the Housing Choice Voucher. Households determined ready

to purchase a home go through a substantial amount of before and after purchase counseling to ensure they meet a minimum threshold of affordability. Various partner agencies like the Alaska Mental Health Trust are also involved in methods to address post-purchase maintenance issues.

AHFC appreciates the support of the RAB with regard to the Harvard Cost Study.

The Plans contain objectives to increase landlord participation and tenant education.

Staff has made assurances to the RAB that any designated housing plans are conducted with their full understanding and involvement.