

# **PHA Plans**

## **Streamlined Annual Version**

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

OMB No. 2577-0226  
(exp. 08/31/2009)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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# **Alaska Housing Finance Corporation**

## **Streamlined Annual Public Housing Authority (PHA) Plan**

### **State Fiscal Year: 2009**

<p><b>NOTE TO THE READER:</b> This document is based upon a HUD template. Text appearing in this type face is the product of AHFC. Text in this type face is part of the HUD template.</p>
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**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.

**Streamlined Annual PHA Plan  
Agency Identification**

**PHA Name:** Alaska Housing Finance Corp.

**PHA Number:** AK001

**PHA Fiscal Year Beginning:** (mm/yyyy) 07/2008

**PHA Programs Administered:**

**Public Housing and Section 8 Housing Choice Vouchers**

Number of public housing units: 1,323

Number of S8 units: 4,224

**PHA Consortia: Not Applicable**

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**Public Access to Information**

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

PHA's main administrative office       PHA's development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.       Yes       No.

If yes, select all that apply:

- Main administrative office of the PHA  
 PHA development management offices  
 Main administrative office of the local, county or State government  
 Public library       PHA website       Other (list below)

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

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

## Streamlined Annual PHA Plan

**Fiscal Year 2009**

[24 CFR Part 903.12(c)]

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[24 CFR 903.7(r)]

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	<b>Form HUD-50076, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan</i></b> identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;	
	For PHAs Applying for Formula Capital Fund Program (CFP) Grants:	
	<b>Form HUD-50070, <i>Certification for a Drug-Free Workplace</i>;</b>	
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	<b>Form SF-LLL &amp; SF-LLLa, <i>Disclosure of Lobbying Activities</i>.</b>	

**\*Draft for Review**  
**Executive Summary - FY09 Annual Agency Plan**

The Quality Housing and Work Responsibility Act mandates that Alaska Housing Finance Corporation, Public Housing Division, (hereafter AHFC) submit a five-year plan addressing its mission, goals and objectives, and an annual *Agency Plan* outlining procedures for meeting those goals. The programs covered by the plans include the Public Housing and Housing Choice Voucher rental assistance programs.

**Housing Units and Housing Choice Vouchers available by Community**

	Public Housing Program Units Available for Occupancy	Housing Choice Vouchers Maximum # Available to Lease	Section 8 New Multifamily Program & Market Rent Units <i>For Information Only</i>
Anchorage		2384	
Elderly / Disabled	120		120
Family	448		23 assisted 42 market rent
Single Room Occupancy		70*	
Bethel	117		
Cordova	16		22
Dillingham		2	
Fairbanks		349	
Elderly / Disabled	60		96
Family	105		
Homer		105	
Juneau		334	
Elderly / Disabled	62		
Family	144		
Ketchikan		95	
Elderly / Disabled	49		
Family	24		
Kodiak	40	100	
Nome	33		
North Slope Borough		20	
Petersburg		20	
Seward			30
Sitka		39	
Elderly / Disabled	19		
Family	24		
Soldotna		299	
Valdez	7	45	
Wasilla / Mat-su		398	
Elderly / Disabled	32		
Wrangell	19	25	32 market rent
Total	1319	4285	365

\* Assisted under the SRO Moderate Rehabilitation Program.

In the above table, AHFC has identified the distribution of public housing units, Housing Choice Vouchers, and additional housing units that AHFC manages, although not governed by the Public Housing Agency Plan. The latter include five Section 8 New project-based developments with 285 subsidized rental units; a 48 unit market rate development in Anchorage containing six project-based assisted units; and the 70 unit Adelaide Single Room Occupancy development, operated jointly with Anchorage Neighborhood Housing Services, Inc. Beginning in July 2007 AHFC opted out a HUD contract for a 32 unit 221(d)(3) development in Wrangell due to issues with lease-up and the rules governing that program. AHFC received Housing Choice Vouchers for each of the eligible tenants, many of whom chose to remain in the development using their voucher assistance.

### Highlights of Changes in this Year's Submission

#### **Five Year Plan: Mission, Goals, Objectives and Measures**

AHFC is not proposing any changes to its Five Year Plan. To view a copy of the Five Year Plan, please visit the AHFC webpage at: [www.ahfc.us](http://www.ahfc.us) Go to "reference materials," then "plans."

#### **The Annual Plan - Format**

This plan is based on HUD's *High Performer Plan* template. 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.

Readers are encouraged to comment on the plan content or on additional details they wish to have included in this or future plans. **Please submit written comments by the close of business, April 10, 2008, or at the public hearing scheduled for March 12, 2008, 4:00 to 6:00 PM.** Further information about how to comment on the plan is located on the internet at [www.ahfc.us](http://www.ahfc.us) NOTICES, "FY09 Public Housing Agency Plan" or by contacting Tammy Steele at 330-8415 or 1-800-478-2432.

## THE FY09 ANNUAL PLAN - Significant Changes

### 1. Moving to Work (MTW)

Moving to Work (MTW) is a demonstration program originally authorized under the Omnibus Consolidated Rescissions and Appropriations Act of 1996. A MTW designation exempts a public housing authority from most of the 1937 Housing Act and its subsequent amendments. Free of 'one size fits all' regulatory constraints, MTW sites have implemented innovative housing and self-sufficiency strategies that address housing needs in locally-determined ways. For a comprehensive review of MTW, readers are advised to visit the HUD website at:

<http://www.hud.gov/offices/pih/programs/ph/mtw/index.cfm>.

In the most recent HUD Appropriations Act, AHFC was named one of four additional public housing authorities added to approximately 30 existing MTW sites. For AHFC, a key component of the designation is the opportunity to combine operating assistance, capital funds, and tenant-based voucher funds into a single agency-wide funding source. The pooling of funds allows for more flexible budgeting of resources, and ensures that funding is reasonably constant throughout the term of the MTW contract. This option cannot be overemphasized given the financial impact of the new Project Expense Level funding formula. Under the PEL formula, AHFC is the single largest 'decliner' in the nation. Had it not met its October 15 'stop/loss' goal - holding its loss at five percent from previous year funding - AHFC could otherwise lose up to 53 percent of prior year operating subsidy. (See the discussion below on public housing funding.)

Why else is Moving to Work important to AHFC? Based upon knowledge gained from other MTW sites, it will: (1) enable AHFC to address housing needs in locally determined ways; (2) enable AHFC to examine alternative rent and income policies with a goal of increasing the number of assisted households; and, (3) give AHFC the flexibility necessary to realize administrative efficiencies and cost savings.

The proposed MTW contract has a ten-year duration. The contract provides a list of specific exemptions from the 1937 Housing Act, but before acting upon any of the waivers available in the contract, AHFC must identify any proposed change(s) in a separate 'Moving to Work Plan.' An MTW plan requires both public input and

Board of Directors approval. The requirement for AHFC to produce an annual Public Housing Agency Plan is replaced by the MTW planning process.

AHFC is still awaiting information on its base-year funding under MTW. When budget negotiations are completed, AHFC will conduct a separate notice and public hearing on the MTW contract. AHFC anticipates taking the contract to the Board of Directors for its consideration at their April 2008 meeting.

### **Housing Needs**

Data on housing needs is unchanged from last year. There are approximately 84,000 renters in the state of Alaska. For households with incomes below 50% of median, affordability is an overriding criterion. For families with disabilities, affordability, coupled with the short supply of accessible units, becomes a critical equation in one's choice of housing.

At any given time, close to 5,400 households are receiving housing assistance from AHFC. In its 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). About 25% 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. Upwards to 30% of households are headed by a person with a disability.

The demographic profile of families on AHFC housing wait lists continues to show a trend toward 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 whose head or spouse appears eligible for disability benefits is approximately 18%.

In a recent examination of monthly move-ins, 59% of new public housing admissions had either a homeless or substandard housing preference; among new voucher

move-ins, 31% were either homeless or residing in substandard housing prior to an offer of housing assistance.

AHFC continues to operate its assisted housing programs across 17 Alaskan communities. Not all communities in Alaska have the population or housing stock necessary to make these programs economically viable. Historical data suggests that operation of a local Housing Choice Voucher program requires at least 120 vouchers per staff to support daily operating costs. Program requirements such as housing inspections and annual reevaluation of income and rent comparability require close proximity of staff to the participant. Geographic constraints pose cost prohibitive barriers for many communities.

Disability advocacy groups assert that targeted housing for people with disabilities and the elderly is especially critical in our state. Lack of capital investment and infrastructure often restricts the development of affordable alternatives to assisted living or other forms of housing with supportive services. AHFC is developing a request for proposals to address special needs populations through the mechanism of "project-based assistance." Targeted developments would include those whose primary tenants are persons with disabilities or formerly homeless individuals who may require supportive services.

## **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.

The Appropriations Act funding public and assisted housing was only signed into law in January 2008. As a consequence, as of the publication date of the Agency Plan, AHFC does not have a firm budget figure for neither its operating subsidy nor housing assistance payments available to pay landlords for voucher assistance.

Corporate assets contribute in large measure to capital improvements and to a variety of resident services through an AHFC matching grant fund. During this planning cycle, the only resident services grant funds anticipated come from a

Resident Opportunities and Self Sufficiency (ROSS) grant to support a Juneau partnership with Southeast Regional Resource Center.

**Public Housing Funding Issues:** As reported in the FY2008 Agency Plan, there are three converging issues affecting public housing in Alaska. First, is the fact that Congressional appropriations total less than 84% of what the operating budget formula calls for. Second, is the fact that the operating budget formula has changed. Nationwide, the new formula awards nearly 75% of housing authorities with equal or increased funding, 25% experience a decline in funding. On a per-unit-month basis, the loss of funding is larger than any other PHA in the nation. The third converging issue is the requirement to transition into "asset management" in the oversight of its public housing inventory. Conversation to asset management resulted in a major changes to the organization chart. Properties are regrouped to "asset management projects" (AMPs) that may contain several projects; each AMP is managed by an AMP manager who now oversees property management and maintenance, and oversight of the AMP budget. Operating subsidy is allocated to the AMPs rather than the AHFC central office; central office expenses are designed to be paid from management fees charged to each AMP.

Under the former Annual Expense Level formula, AHFC received about \$736 per-unit-month, about \$13.9 million per year. This sum represents both tenant rent and federal subsidy. Under the AEL formula, AHFC is allowed to spread expenses over all its properties making it feasible to operate smaller, remote developments. Under the new formula, the AEL is converted to a Project Expense Level (PEL) formula. Under the new formula, the per-unit-month average falls to the about \$417.

In order to stem the financial losses created by conversation to the "project expense level" formula, housing authorities were given the opportunity to submit a "stop-loss" application to HUD. AHFC submitted a timely application to meet the October 15, 2007 deadline. A HUD review of the application should occur by early spring 2008. Should the review verify AHFC's successful conversation to asset management, the loss in subsidy is limited to five (5%) percent from the previous AEL funding formula.

### **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:** There are no major changes proposed in the FY09 plan. During the past year, AHFC implemented a change in its definition of homelessness to account for a family with children that is doubled-up with family or friends and who receives services from an Alaska School District under the McKinney/Vento Homeless Assistance Act.

#### **Designation of Elderly Only Properties:**

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 can elect voucher assistance if they choose; in no instance would a family be displaced. In this planning period AHFC is not proposing to designate any developments as "elderly only." However, in its Section 8 New portfolio, AHFC did enact an "elderly preference" at the Golden Towers property in Fairbanks. The change only affects the admission of new tenants. AHFC exercised its authority under rules outlined in the HUD 4350.3 Handbook. It took this step as a demonstration project to determine its impact upon other the property and persons on AHFC waiting lists.

### **4. Capital Improvement Needs**

Items 7 and 8 of the plan contain the Capital Gant Plan annual statement and five-year plan. In FY07 AHFC anticipates receipt of \$2.6 million.

Long term, the most serious capital improvement needs continue to 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.

Loussac Manor is a 62-unit low rent family housing complex in Anchorage. It is being considered for redevelopment following a professional site assessment that recommends replacement of all units. A design firm has been selected to begin planning that may include options for a mixed-finance and mixed-income approach to development. The property is located adjacent to the Chester Park greenbelt between mid-town and downtown Anchorage. Demolition and reconstruction are subject to public hearing and board approval; at this early stage of design, no such action is envisioned in this planning year. \$2,336,000 from corporate receipts is earmarked for this work.

AHFC is proposing to examine HOPE VI and Voluntary Conversion to Tenant Based Assistance. HOPE VI is a discretionary grant program that provides funding for both demolition and reconstruction of public housing. Historically, HOPE VI has not been a viable option because it did not allow for scattered site housing developments like those found in Anchorage. It's anticipated that rules changes may offer a way to examine whether HOPE VI could address some modernization needs among Anchorage properties.

Likewise, AHFC is also proposing to examine voluntary conversion of public housing units. In this scenario, AHFC would conduct an analysis of whether Section 8 Housing Choice Vouchers would offer a less expensive alternative to public housing operating subsidy. Conversion requires a separate plan to HUD. If approved, Housing Choice Vouchers are project-based at the locations with the properties remaining within AHFC ownership. Alternative means of financing are then pursued, such as tax-credit partnerships, to address the modernization needs of the development(s).

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

AHFC continues to administer a HCV Homeownership Program introduced several years ago as a pilot program targeting disabled families. AHFC has since expanded the program to working families. The Five-Year Plan goal is for home purchases by up to 50 families at an average rate of 10 per year. To date, there are 27 families using vouchers to assist in the payment of a mortgage.

## **6. Civil Rights Certifications**

All certifications will be included in the final draft of this plan. The HUD Office of Fair Housing conducted a 504/Fair Housing review during the FY07 plan year. AHFC is in the negotiating stage of a Voluntary Compliance Agreement with the HUD office of Fair Housing and Equal Opportunity. The agreement will certify the number of accessible units in its public housing inventory and address policies related to reasonable accommodations. During the past year, AHFC issued new guidance on the possession of service/companion animals and provided guidance to staff on fair housing/accessibility issues at its annual fall training.

## **7. Resident Initiatives**

**Family Self-Sufficiency:** AHFC continues to expand its Family Self Sufficiency (FSS) program through a partnership with the Alaska Division of Public Assistance. 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 rent-based savings account resulting when the family's earned income increases. The program partnership covers the Anchorage, Fairbanks, the Kenai Peninsula and Kodiak. In 2008 AHFC anticipates further expansion of FSS in Juneau and Southeast Alaska.

**Safety and Education Measures:** 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, Corporate Programs. 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 funds a scholarship program on behalf of public housing and voucher participants. Ten \$1,000 awards were made in 2007; another ten are anticipated in 2008 based upon competitive applications.

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

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 are set aside for referrals from Southcentral Counseling (20) for dually-diagnosed individuals and Veterans Administration (25) for formerly homeless veterans.

#### **8. Other Information**

Per federal statute, AHFC is not required to appoint a public housing resident to its own Board of Directors. Instead, AHFC supports a Resident Advisory Board that is instrumental in development of the *Agency Plan*. The Board will attend the public hearing and make recommendations about the plan to the AHFC Board of Directors at its April 2008 meeting.

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 both parties for review to determine consistency with their respective Consolidated Plans. Both entities are encouraged to comment on the draft and to point out any possible areas of inconsistency.

#### **Violence Against Women Act**

AHFC amended its lease to address the requirements of the 'Violence Against Women and Department of Justice Reauthorization Act.' The Act was signed into law on January 5, 2006 to address the following:

1. Provide information to applicants, tenants, participants and landlords regarding their respective rights and responsibilities with regard to women who are victims of domestic violence, dating violence, or stalking.
2. Provide training to Public Housing Division staff to consider the rights of applicants, tenants, and participants with regard to continued eligibility for housing assistance.

AHFC has historically offered a preference to victims of domestic violence who are displaced or who continue to reside with the perpetrator. The preference is the highest rated among all the preferences. To receive it, the victim agrees to not allow the perpetrator to become a member of the household, except where there are convincing circumstances that the perpetrator has corrected his/her behavior.

## **1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Site-Based Waiting Lists-Previous Year**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

No; AHFC does not operate site-based waiting lists for individual projects. In communities where AHFC operates elderly/disabled housing developments, the application asks whether the family is seeking that type of housing. The waiting lists for elderly/disable housing are a subset of the larger public housing waiting list. AHFC maintains separate waiting lists in 15 different communities. An applicant may apply in one or more of these communities; however, they must declare their primary community of residence as this governs certain rules related to moves and portability under the Housing Choice Voucher program.

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:

### **B. 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 next component.

1. How many site-based waiting lists will the PHA operate in the coming year?  
AHFC does plan of using site-based waiting lists for any of its developments in the coming year. Any change in policy would constitute a significant alteration to the plan, resulting in a separate public hearing and board approval.
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)

## **2. Capital Improvement Needs**

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

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables).

Please refer to Item 7, Annual Statement and Performance & Evaluation Report, and Item 8, Capital Fund Program - Five Year Action Plan for details. Those items are attachments located after page \_\_\_\_ of the Agency Plan.

2.  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)**

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>
--

a. Development Name:

b. Development Number:

c. Status of Grant:

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name(s) below:

The box is checked 'yes' in the event AHFC pursues the redevelopment of some of its Anchorage scattered-site housing stock with alternative rental opportunities. Projects affected may include Loussac Manor, Central Terrace, Fairmount, or New Willows.

4.  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:

Loussac Manor is a 60-unit low rent family housing complex in Anchorage that is being considered for redevelopment following a professional site assessment that recommends replacement of all units. A design firm has been selected to begin planning that may include options for a mixed-finance and mixed-income approach to development. The property is located adjacent to the Chester Creek greenbelt between mid-town and downtown Anchorage.

5.  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:

Any change in policy would constitute a significant alteration to the plan, resulting in a separate public hearing and board approval.

### **3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

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 "yes", complete each program description below.

2. Program Description:

The Board of Directors approved a Housing Choice Voucher homeownership program in August 2003. The program design was in response to the disability

community and the need for greater housing choice. Eligible families were those whose head, spouse or co-head was a person with disabilities. In the Five-Year Plan, the Board of Directors approved a program expansion to include working families. Among other things, families must attend an AHFC 'Home Choice' purchaser education class, possesses at least \$1,000 in cash assets, and remains in good standing with their landlord and AHFC over the past year. A working family must retain employment throughout the term of a homeownership HAP (housing assistance payment.) New applicants are selected based upon date and time of application and satisfaction of the preliminary eligibility requirements.

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

The Five Year Agency Plan limits participation to a maximum of 50 additional loan closings beyond those that occurred in the pilot program. AHFC anticipates approximately ten homeownership closings during this plan year.

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:

The applicant must have participated in the Housing Choice Voucher program for at least one year. AHFC must verify that they are in good standing with the landlord and program requirements. They may not currently owe AHFC any money nor completed a repayment agreement for at least one year prior to their homeownership application.

c. What actions will the PHA undertake to implement the program this year (list)?

- Market the program to HCV participants and partner agencies.
- Issue the homeownership Certificate of Eligibility according to screening guidelines, available openings and date and time of participant applications.
- Provide homeownership counseling on home financing options.
- Calculate correct HAP and issue documentation to lending agencies.
- Provide post-purchase counseling.

- Assist with annual reexaminations to ensure correct HAP is paid.

### 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):

- 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.
  - 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.
  - Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
  - Demonstrating that it has other relevant experience (list experience below):
- AHFC is a high performing public housing authority that has administered a homeownership program dating back to 2003.
  - As a state housing finance agency, the AHFC Mortgage Operations Department is available on a daily basis to provide technical assistance on mortgage finance issues.
  - AHFC's First Time Homebuyer program is a frequent source of mortgage financing available through private lending agencies, statewide.

### 4. Use of the Project-Based Voucher Program

#### Intent to Use Project-Based Assistance

Yes  No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1.  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:)

As a means of assisting special needs populations where suitable housing may include some form of supportive services or in cases where family circumstances may severely limit their housing options in the open market.

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

A maximum of 100 Housing Choice Vouchers. Locations to be determined based upon a Public Housing Division solicitation will prioritize services through a point system approved by the AHFC Board that favors: (1) Special Needs Housing Grant recipients; (2) other developments that demonstrate evidence of service to disabled families; (3) other developments that demonstrate evidence of service to families who experience homelessness; and (4) other developments that demonstrate evidence of service to the elderly.

## **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

1. Consolidated Plan jurisdiction: (provide name here)

Municipality of Anchorage  
State of Alaska (for the balance of state)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists 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)
- Other: (list below)

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

Supporting Documents Available for Review for Streamlined Annual PHA Plans

“Central Office” refers to AHFC headquarters at 4300 Boniface Parkway, Anchorage, Alaska.

<b>6. <u>List of Supporting Documents Available for Review</u></b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
Central Office	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;	5 Year and Annual Plans
Central Office	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan	Streamlined Annual Plans
Central Office	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
Central Office	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
Central Office	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
Central Office & all public housing field offices	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
Central Office	De-concentration Income Analysis	Annual Plan
Central Office	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
Central Office & all HCV field offices	Section 8 Housing Choice Voucher Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

**6. List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
Central Office & all field offices	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
Central Office & all public housing field offices	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
Central Office & all HCV offices	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
Central Office	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
Central Office	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
Central Office & all public housing field offices	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan Community Service & Self-Sufficiency
Central Office	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
Central Office & all HCV offices	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
Central Office & all field offices	Public housing grievance procedures <input checked="" type="checkbox"/> Check if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Central Office & all HCV field offices	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
Central Office	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent,	Annual Plan: Capital

**6. List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Needs
<i>Central Office</i>	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
<i>Central Office</i>	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans).	
NA	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.	
NA	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	
NA	Approved or submitted public housing homeownership programs/plans.	
<i>Central Office &amp; all HCV field offices</i>	Policies governing any Section 8 Homeownership program (Chapter 15 of the HCV Administrative Plan)	Annual Plan: Homeownership
<i>Central Office &amp; all field offices</i>	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
<i>Central Office</i>	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
<i>Central Office; Anchorage Gateway center</i>	FSS Action Plan(s) for public housing or Section 8.	Annual Plan: Community Service & Self-Sufficiency
<i>Central Office</i>	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
<i>Central Office</i>	Most recent self-sufficiency (ED/SS, TOP or ROSS or	Annual Plan: Community

**6. List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	other resident services grant) grant program reports for public housing.	Service & Self-Sufficiency
Central Office & all public housing field offices	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 if included in the public housing A & O Policy.	Annual Plan: Pet Policy
Central Office	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
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	
NA	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	

## **Components 7 & 8**

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

Capital Fund Program 5-Year Action Plan

**Annual Statement /Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name:

**ALASKA HOUSING FINANCE CORPORATION**

Grant Type and Number

Capital Fund Program Grant No.  
 Replacement Housing Factor Grant No:

**AK06P001501-08**

Federal FY of Grant:

**FFY 2008**

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no: )

Performance and Evaluation Report for Period Ending:

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$182,500.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$262,307.00	\$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	\$295,482.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$225,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,489,281.00	\$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	\$45,000.00	\$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 Cost	\$23,500.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$100,000.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$2,623,070.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
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 Measures	\$0.00	\$0.00	\$0.00	\$0.00

**Annual Statement /Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No. AK06P001501-08 Replacement Housing Factor Grant No:		FFY 2008			
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
HA Wide Operations	Operations	1406	HA Wide	\$182,500.00	\$0.00	\$0.00	\$0.00
<b>TOTAL OPERATIONS</b>				<b>Total 1406</b>	<b>\$182,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
HA Wide Mgmt.	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL MANAGEMENT IMPROVEMENTS</b>				<b>Total 1408</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
HA Wide Admn.	ADMINISTRATIVE COSTS Management Fees	1410.01		\$262,307.00	\$0.00	\$0.00	\$0.00
<b>TOTAL ADMINISTRATIVE COSTS</b>				<b>Total 1410</b>	<b>\$262,307.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
AMP # 257/275 280/277/216/273	<b>FEES &amp; COSTS</b> 1. A&E fees for Bethel Hts., Birch Park I & II 2. Energy audits: Beringvye, Cedar Park, Eyak Manor Park View Manor, Riverbend 3. Inspector salary & benefits -Bethel Hts. 4. Sundry planning	1430.01 1430.02 1430.07 1430.19		\$213,457.00 \$41,900.00 \$30,125.00 \$10,000.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00
HA Wide	<b>TOTAL FEES &amp; COSTS</b>	<b>Total 1430</b>		<b>\$295,482.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Annual Statement /Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name:		Grant Type and Number		Federal FY of Grant:				
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No. AK06P001501-08 Replacement Housing Factor Grant No:		FFY 2008				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA Wide HA Wide	Extraordinary Maintenance Extraordinary Maintenance	1450 1460		\$125,000.00 \$125,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	<b>PHYSICAL IMPROVEMENTS</b>							
	<b>TOTAL HA-WIDE Extraordinary Maintenance</b>			<b>\$250,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
AK001057 Bethel Heights Bethel (257)	1. Dwelling construction - interior/exterior renovations 2. Site Improvements	1460 1450	100%	\$719,310.00 \$50,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	<b>TOTAL BETHEL HEIGHTS</b>			<b>\$769,310.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
AK001051 Birch Park I AMP # 275	1. Dwelling construction - interior/exterior renovations or replacement 2. Site Improvements	1460 1450	100%	\$203,400.00 \$10,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	<b>TOTAL BIRCH PARK I</b>			<b>\$213,400.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
AK001055 Birch Park II AMP # 275	1. Dwelling construction - interior/exterior renovations or replacement 2. Site Improvements	1460 1450	100%	\$191,571.00 \$10,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	<b>TOTAL BIRCH PARK II</b>			<b>\$201,571.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
AK001006 Loussac Manor Anchorage (271)	1. Dwelling construction - interior/exterior renovations or replacement 2. Site Improvements	1460 1450	100%	\$250,000.00 \$30,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	<b>TOTAL LOUSSAC MANOR</b>			<b>\$280,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>TOTAL PHYSICAL IMPROVEMENTS</b>			<b>\$1,714,281.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**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. **AK06P001501-08**  
Replacement Housing Factor Grant No:

Federal FY of Grant:  
**FFY 2008**

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide	1. Vehicles to improve PHD maintenance operations 2. Computer hardware upgrades to service Public Housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	1475 1475		\$35,000.00 \$10,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	<b>TOTAL NONDWELLING EQUIPMENT</b>	<b>Total 1475</b>		<b>\$45,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>AMP#</b>	<b>RELOCATION COSTS</b>							
257	1. Relocation costs for Bethel Heights	1495.1		\$10,000.00	\$0.00	\$0.00	\$0.00	
275	2. Relocation costs for Birch Park I & II	1495.1		\$7,500.00	\$0.00	\$0.00	\$0.00	
257	3. Property managers' salary for Bethel Heights relocation work	1495.5		\$4,000.00	\$0.00	\$0.00	\$0.00	
275	4. Property managers' salary for Birch Park I & II relocation work	1495.5		\$2,000.00	\$0.00	\$0.00	\$0.00	
	<b>TOTAL RELOCATION COSTS</b>	<b>Total 1495</b>		<b>\$23,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Contingency</b>							
	<b>TOTAL CONTINGENCY</b>	<b>Total 1502</b>		<b>\$100,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>TOTAL FFY 2008 COSTS</b>			<b>\$2,623,070.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**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 Grant No.: AK06P001501-08 Replacement Housing Factor Grant No.:		Federal FY of Grant: FFY 2008		
Development Number Name/HA-Wide Activities	Original	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
		Revised	Actual	Revised	Actual	
HA Wide Operations and Management Improvements	09/12/10			09/12/12		
AK001057 Bethel Heights	09/12/10			09/12/12		
AK001051 Birch Park I	09/12/10			09/12/12		
AK001055 Birch Park II	09/12/10			09/12/12		
AK001006 Loussac Manor	09/12/10			09/12/12		

**Annual Statement /Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name:

Grant Type and Number

Federal FY of Grant:

**ALASKA HOUSING FINANCE CORPORATION**

Capital Fund Program Grant No.  
Replacement Housing Factor Grant No:

**AK06R001501-08**

**FFY 2008**

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no. )

Performance and Evaluation Report for Period Ending:

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
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 Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$155,875.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$155,875.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
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 Measures	\$0.00	\$0.00	\$0.00	\$0.00



**Annual Statement /Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name:		Grant Type and Number		Federal FY of Grant:		
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No.: Replacement Housing Factor Grant No: AK06R001501-08		FFY 2008		
Development Number Name/HA-Wide Activities	Original	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
		Revised	Actual	Revised	Actual	
AK001042 Central Terrace, Anchorage 271/274	09/12/10			09/12/12		
AK001006 Loussac Manor, Anchorage (271)	09/12/10			09/12/12		
AK001011 Fairmount Anchorage (273)	09/12/10			09/12/12		

# Annual Statement /Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: **ALASKA HOUSING FINANCE CORPORATION** Grant Type and Number: **Capital Fund Program Grant No. Replacement Housing Factor Grant No. AK06R001502-08** Federal FY of Grant: **FFY 2008**

Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no.: )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
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 Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$4,319.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$4,319.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
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 Measures	\$0.00	\$0.00	\$0.00	\$0.00

**Annual Statement /Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name:		Grant Type and Number		Capital Fund Program Grant No.		Replacement Housing Factor Grant No.		Federal FY of Grant:		Status of Work	
ALASKA HOUSING FINANCE CORPORATION		AK06R001502-08		FFY 2008							
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised	Funds Obligated	Funds Expended				
AK001042 Central Terrace, Anchorage (271/274)	PHYSICAL IMPROVEMENTS Demolition and replacement of units	1499		\$2,100.00		\$0.00	\$0.00				
AK001006 Loussac Manor Anchorage (271)	Demolition and replacement of units	1499		\$2,219.00		\$0.00	\$0.00				
	<b>TOTAL 1499</b>	<b>Total 1499</b>		<b>\$4,319.00</b>		<b>\$0.00</b>	<b>\$0.00</b>				
	<b>TOTAL FFY 2008 COSTS</b>			<b>\$4,319.00</b>		<b>\$0.00</b>	<b>\$0.00</b>				



**Annual Statement /Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: **ALASKA HOUSING FINANCE CORPORATION** Grant Type and Number: **AK06P001501-03** Federal FY of Grant: **FFY 2003**  
 Capital Fund Program Grant No. Replacement Housing Factor Grant No:

Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement  
 Performance and Evaluation Report for Period Ending:  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	\$232,851.97	\$232,851.97	\$232,851.97	\$232,851.97
3	1408 Management Improvements	\$38,998.02	\$38,998.02	\$38,998.02	\$38,998.02
4	1410 Administration	\$236,473.00	\$236,473.00	\$236,473.00	\$236,473.00
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	\$207,400.71	\$207,400.71	\$207,400.71	\$207,400.71
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$50,623.00	\$50,623.00	\$50,623.00	\$50,623.00
10	1460 Dwelling Structures	\$1,556,477.79	\$1,556,477.79	\$1,556,477.79	\$1,556,477.79
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	\$21,866.38	\$21,866.38	\$21,866.38	\$21,866.38
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 Cost	\$20,639.13	\$20,639.13	\$20,639.13	\$20,639.13
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$2,365,330.00</b>	<b>\$2,365,330.00</b>	<b>\$2,365,330.00</b>	<b>\$2,365,330.00</b>
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
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 Measures	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00

**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** Federal FY of Grant: **FFY 2003**  
 Replacement Housing Factor Grant No.

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Operations	<b>OPERATIONS</b>							
	1. Resident Self-Sufficiency	1406	HA Wide	\$54,967.91	\$54,967.91	\$54,967.91	\$54,967.91	Fully expensed
	2. Resident Job Skills Training Program	1406	HA Wide	\$29,017.61	\$29,017.61	\$29,017.61	\$29,017.61	Fully expensed
	3. Develop and support tutorial/after-school program partnership with community-based organizations	1406	HA Wide	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	Fully expensed
	4. Supportive services which assist residents in financial management, job searching, life skills, and child development	1406	HA Wide	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	Fully expensed
	5. Provide literature to residents explaining AHFC policies and lease requirements; quarterly newsletter to residents	1406	HA Wide	\$0.00	\$0.00	\$0.00	\$0.00	Fully expensed
	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	\$425.00	\$425.00	\$425.00	\$425.00	Fully expensed
	7. Security services at low rent developments, security-related training for residents, and enhancements to building security	1406	HA Wide	\$0.00	\$0.00	\$0.00	\$0.00	Fully expensed
	8. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems	1406	HA Wide	\$7,309.45	\$7,309.45	\$7,309.45	\$7,309.45	Fully expensed
	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	\$11,529.12	\$11,529.12	\$11,529.12	\$11,529.12	Fully expensed
	10. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties	1406	HA Wide	\$16,274.01	\$16,274.01	\$16,274.01	\$16,274.01	Fully expensed
	11. Train housing operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties	1406	HA Wide	\$25,653.03	\$25,653.03	\$25,653.03	\$25,653.03	Fully expensed
	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	\$3,818.29	\$3,818.29	\$3,818.29	\$3,818.29	Fully expensed
	13. Resident Services staff training and travel related to support the FSS Program, Service Coordination, and other resident programs	1406	HA Wide	\$3,089.72	\$3,089.72	\$3,089.72	\$3,089.72	Fully expensed
	14. Section 3 program training and development for staff, residents, and businesses	1406	HA Wide	\$498.00	\$498.00	\$498.00	\$498.00	Fully expensed
	15. Case Mgmt./Service Coordinator	1406	HA Wide	\$44,789.13	\$44,789.13	\$44,789.13	\$44,789.13	Fully expensed
16. ROSS Grant RSTT	1406	HA Wide	\$480.70	\$480.70	\$480.70	\$480.70	Fully expensed	
<b>TOTAL OPERATIONS</b>		<b>Total 1406</b>		<b>\$232,851.97</b>	<b>\$232,851.97</b>	<b>\$232,851.97</b>	<b>\$232,851.97</b>	

**Annual Statement /Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name:		Grant Type and Number		Federal FY of Grant:				
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No. AK06P001501-03 Replacement Housing Factor Grant No.		FFY 2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvements	<b>MANAGEMENT IMPROVEMENTS</b>  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	\$38,998.02	\$38,998.02	\$38,998.02	\$38,998.02	Fully expensed
<b>TOTAL MANAGEMENT IMPROVEMENTS</b>				<b>Total 1408</b>	<b>\$38,998.02</b>	<b>\$38,998.02</b>	<b>\$38,998.02</b>	
HA-Wide Admin	<b>ADMINISTRATIVE COSTS</b>  1. Nontechnical salaries 2. Technical salaries 3. Inspector salary and benefits - FSS Incentive Properties 4. Employee benefits contributions 5. Administrative travel 6. Telecommunications 7. Sundry admin (CFP prep and advertising) Management fee	1410.01 1410.02 1410.02 1410.09 1410.10 1410.16 1410.19 1410		\$48,240.06 \$21,965.99 \$0.00 \$43,787.36 \$9,722.59 \$405.26 \$6,342.37 \$106,009.37	\$48,240.06 \$21,965.99 \$0.00 \$43,787.36 \$9,722.59 \$405.26 \$6,342.37 \$106,009.37	\$48,240.06 \$21,965.99 \$0.00 \$43,787.36 \$9,722.59 \$405.26 \$6,342.37 \$106,009.37	\$48,240.06 \$21,965.99 \$0.00 \$43,787.36 \$9,722.59 \$405.26 \$6,342.37 \$106,009.37	Based on employees' involvement on CFP projects
<b>TOTAL ADMINISTRATIVE COSTS</b>				<b>Total 1410</b>	<b>\$236,473.00</b>	<b>\$236,473.00</b>	<b>\$236,473.00</b>	
HA-Wide Fees and Costs	<b>FEES &amp; COSTS</b>  1. A&E fees for FSS Incentive Properties 2. A&E fees for Schoenbar 3. Consultant fees for FSS Incentive Properties 4. Energy audit for FSS Incentive Properties 5. Permit fees for FSS Incentive Properties 6. Sundry planning	1430.01 1430.01 1430.02 1430.02 1430.06 1430.19		\$148,449.46 \$25,209.00 \$0.00 \$7,500.00 \$16,122.84 \$10,119.41	\$148,449.46 \$25,209.00 \$0.00 \$7,500.00 \$16,122.84 \$10,119.41	\$148,449.46 \$25,209.00 \$0.00 \$7,500.00 \$16,122.84 \$10,119.41	\$148,449.46 \$25,209.00 \$0.00 \$7,500.00 \$16,122.84 \$10,119.41	Fully expensed Fully expensed Fully expensed Fully expensed Fully expensed Fully expensed
<b>TOTAL FEES &amp; COSTS</b>				<b>Total 1430</b>	<b>\$207,400.71</b>	<b>\$207,400.71</b>	<b>\$207,400.71</b>	

**Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name:		Grant Type and Number		Federal FY of Grant:				
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No. AK06P001501-03 Replacement Housing Factor Grant No.		FFY 2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AK001042 Central Terrace, Anchorage	PHYSICAL IMPROVEMENTS  Dwelling construction - interior/exterior renovations	1460	1 bldg.	\$50,014.41	\$50,014.41	\$50,014.41	\$50,014.41	Project Completed
TOTAL CENTRAL TERRACE				\$50,014.41	\$50,014.41	\$50,014.41	\$50,014.41	
AK001056 FSS Incentive Properties, Anchorage	Dwelling construction - major interior/exterior renovations Site work	1460 1450	100% 100%	\$595,041.52 \$30,143.00	\$595,041.52 \$30,143.00	\$595,041.52 \$30,143.00	\$595,041.52 \$30,143.00	Project Completed Project Completed
TOTAL FSS INCENTIVE PROPERTIES				\$625,184.52	\$625,184.52	\$625,184.52	\$625,184.52	
AK001050 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%	\$20,480.00 \$780.00 \$0.00 \$0.00 \$57,897.05	\$20,480.00 \$780.00 \$0.00 \$0.00 \$57,897.05	\$20,480.00 \$780.00 \$0.00 \$0.00 \$57,897.05	\$20,480.00 \$780.00 \$0.00 \$0.00 \$57,897.05	Project Completed Project Completed Project Completed Project Completed Project Completed
TOTAL NEW WILLOWS				\$79,157.05	\$79,157.05	\$79,157.05	\$79,157.05	
AK001051 Birch Park I, Fairbanks	1. Install screen doors	1460	100%	\$0.00	\$0.00	\$0.00	\$0.00	Project Completed
TOTAL BIRCH PARK I				\$0.00	\$0.00	\$0.00	\$0.00	
AK001060 Beringvue, Nome	1. Electrical Upgrades 2. Replace HRV 3. Maint Shop	1460 1460 1470	100% 100% 100%	\$0.00 \$4,065.54 \$0.00	\$0.00 \$4,065.54 \$0.00	\$0.00 \$4,065.54 \$0.00	\$0.00 \$4,065.54 \$0.00	Project Completed
TOTAL BERINGVUE				\$4,065.54	\$4,065.54	\$4,065.54	\$4,065.54	
AK001044 Williwa Manor, Wasilla	1. Community room 2. Interior/exterior renovations	1470 1460	100% 100%	\$0.00 \$83,169.65	\$0.00 \$83,169.65	\$0.00 \$83,169.65	\$0.00 \$83,169.65	Project Completed
TOTAL WILLIWA MANOR				\$83,169.65	\$83,169.65	\$83,169.65	\$83,169.65	
AK001009 Schoenbar Park Ketchikan	1. Replace Siding and Downspouts	1460	100%	\$765,509.62	\$765,509.62	\$765,509.62	\$765,509.62	Project Completed
TOTAL SCHOENBAR PARK				\$765,509.62	\$765,509.62	\$765,509.62	\$765,509.62	
TOTAL PHYSICAL IMPROVEMENTS				\$1,523,931.14	\$1,523,931.14	\$1,523,931.14	\$1,523,931.14	

**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. AK06FP001501-03** Replacement Housing Factor Grant No. **FFY 2003** Federal FY of Grant:

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>NONDWELLING EQUIPMENT</b>							
	Computer hardware upgrades for low-rent field offices	1475	HA Wide	\$21,866.38	\$21,866.38	\$21,866.38	\$21,866.38	Completed
	<b>TOTAL NONDWELLING EQUIPMENT</b>	<b>Total 1475</b>		<b>\$21,866.38</b>	<b>\$21,866.38</b>	<b>\$21,866.38</b>	<b>\$21,866.38</b>	
	<b>RELOCATION COSTS</b>							
	1. Relocation costs for FSS Incentive Properties 2. Property manager's salary for FSS Incentive Properties relocation work	1495.1 1495.5		\$20,377.37 \$261.76	\$20,377.37 \$261.76	\$20,377.37 \$261.76	\$20,377.37 \$261.76	Completed Completed
	<b>TOTAL RELOCATION COSTS</b>	<b>Total 1495</b>		<b>\$20,639.13</b>	<b>\$20,639.13</b>	<b>\$20,639.13</b>	<b>\$20,639.13</b>	
	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>TOTAL CONTINGENCY</b>	<b>Total 1502</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>TOTAL FFY 2003 COSTS</b>			<b>\$2,365,330.00</b>	<b>\$2,365,330.00</b>	<b>\$2,365,330.00</b>	<b>\$2,365,330.00</b>	

**Annual Statement /Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part III: Implementation Schedule**

PHA Name:		Grant Type and Number		Federal FY of Grant:			
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No.: AK06P001501-03 Replacement Housing Factor Grant No.:		FFY 2003			
Development Number Name/HA-Wide Activities	All Funds 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		09/16/05	09/16/07		09/16/07	
AK001042 Central Terrace, Anchorage	09/16/05		09/16/05	09/16/07	12/31/05	12/31/05	Adjusted allocated funds utilizing fungibility
AK001056 FSS Incentive Properties, Anchorage	09/16/05		09/16/05	09/16/07		09/16/07	
AK001050 New Willows, Anchorage	09/16/05		09/16/05	09/16/07		09/16/07	
AK001051 Birch Park I, Fairbanks							Moved funds to another project
AK001060 Beringvue, Nome	09/16/05		09/16/05	09/16/07		09/16/07	
AK001009 Schoenbar Park, Ketchikan	09/16/05		09/16/05	09/16/07		09/16/07	Added project through fungibility
AK001044 Williva Manor, Wasilla	09/16/05		09/16/05	09/16/07		09/16/07	Added project through fungibility

**Annual Statement /Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: **ALASKA HOUSING FINANCE CORPORATION** Grant Type and Number: **AK06P001502-03** Federal FY of Grant: **FFY 2003**  
 Capital Fund Program Grant No. Replacement Housing Factor Grant No.

Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (LOCCS revision as of )  
 Performance and Evaluation Report for Period Ending:       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	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$51,300.00	\$51,300.00	\$51,300.00	\$51,300.00
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	\$426,739.00	\$426,739.00	\$426,739.00	\$426,739.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
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 Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$513,039.00</b>	<b>\$513,039.00</b>	<b>\$513,039.00</b>	<b>\$513,039.00</b>
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
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 Measures	\$0.00	\$0.00	\$0.00	\$0.00



**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:**  
**FFY 2003**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AK001056 FSS Incentive Properties, Anchorage	<b>PHYSICAL IMPROVEMENTS</b> Dwelling construction - major interior/exterior renovations	1460	100%	\$426,739.00	\$426,739.00	\$426,739.00	\$426,739.00	Fully expended
<b>TOTAL FSS INCENTIVE PROPERTIES</b>				<b>\$426,739.00</b>	<b>\$426,739.00</b>	<b>\$426,739.00</b>	<b>\$426,739.00</b>	
AK001060 Beringvue, Nome	Non-dwelling-build maintenance shop & renovate office	1470	100%	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	Fully expended
<b>TOTAL BERINGVUE</b>				<b>\$35,000.00</b>	<b>\$35,000.00</b>	<b>\$35,000.00</b>	<b>\$35,000.00</b>	
<b>TOTAL FFY 2003 COSTS</b>				<b>\$513,039.00</b>	<b>\$513,039.00</b>	<b>\$513,039.00</b>	<b>\$513,039.00</b>	



**Annual Statement /Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: **ALASKA HOUSING FINANCE CORPORATION** Grant Type and Number: **AK06P001501-04** Federal FY of Grant: **FFY 2004**  
 Capital Fund Program Grant No. Replacement Housing Factor Grant No.

Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (LOCCS revision as of)  
 Performance and Evaluation Report for Period Ending: December 31, 2007  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	\$260,000.00	\$260,000.00	\$252,287.04
3	1408 Management Improvements	\$28,000.00	\$28,000.00	\$22,734.52	\$22,734.52
4	1410 Administration	\$286,323.40	\$286,323.40	\$273,483.00	\$101,359.16
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	\$311,965.72	\$311,965.72	\$310,188.42	\$300,829.14
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	\$1,664,884.03	\$1,664,884.03	\$1,579,319.74	\$1,579,319.74
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$23,287.00	\$23,287.00	\$23,287.00	\$23,287.00
13	1475 Nondwelling Equipment	\$36,550.00	\$36,550.00	\$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 Cost	\$59,283.00	\$59,283.00	\$33,883.01	\$33,883.01
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$64,543.85	\$64,543.85	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$2,734,837.00</b>	<b>\$2,734,837.00</b>	<b>\$2,502,895.69</b>	<b>\$2,313,699.61</b>
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
24	Amount of line 21 Related to Security -- Soft Costs	\$15,000.00	\$15,000.00	\$7,275.28	\$1,295.39
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 Measures	\$15,000.00	\$15,000.00	\$14,900.00	\$14,900.00

**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:

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Operations	<b>OPERATIONS</b>							
	1. FSS Case Management; service coordination program	1406	HA Wide	\$97,000.00	\$97,000.00	\$136,454.32	\$136,454.32	In progress
	2. Resident Job Skills Training Program-Gateway	1406	HA Wide	\$35,000.00	\$35,000.00	\$12,773.61	\$12,773.61	In progress
	3. Develop and support tutorial/after-school program partnership with community-based organizations	1406	HA Wide	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	In progress
	4. Supportive services which assist residents in financial management, job searching, life skills, and child development	1406	HA Wide	\$15,000.00	\$15,000.00	\$25,372.37	\$25,372.37	In progress
	5. Provide literature to residents explaining AHFC policies and lease requirements; quarterly newsletter to residents	1406	HA Wide	\$5,000.00	\$5,000.00	\$0.00	\$0.00	In progress
	6. Security services at low rent developments, security-related training for residents, and enhancements to building security	1406	HA Wide	\$15,000.00	\$15,000.00	\$7,275.28	\$1,295.39	In progress
	7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems	1406	HA Wide	\$13,000.00	\$13,000.00	\$0.00	\$0.00	In progress
	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	\$17,000.00	\$17,000.00	\$0.00	\$0.00	In progress
	9. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties	1406	HA Wide	\$20,000.00	\$20,000.00	\$0.00	\$0.00	In progress
	10. Train housing operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties	1406	HA Wide	\$28,000.00	\$28,000.00	\$65,124.42	\$65,124.42	In progress
	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	\$3,000.00	\$3,000.00	\$1,266.93	In progress
12. Section 3 program training and development for staff, residents, and businesses	1406	HA Wide	\$2,000.00	\$2,000.00	\$0.00	\$0.00	In progress	
<b>TOTAL OPERATIONS</b>		<b>Total 1406</b>		<b>\$260,000.00</b>	<b>\$260,000.00</b>	<b>\$260,000.00</b>	<b>\$252,287.04</b>	

**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: FFY 2004		Status of Work			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Revised	Funds Obligated	Funds Expended		
HA-Wide Mgmt. Improvements	<b>MANAGEMENT IMPROVEMENTS</b> 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	\$28,000.00	\$22,734.52	\$22,734.52	In progress	
<b>TOTAL MANAGEMENT IMPROVEMENTS</b>				Total 1408	\$28,000.00	\$22,734.52	\$22,734.52		
HA-Wide Admin	<b>ADMINISTRATIVE COSTS</b> 1. Nontechnical salaries 2. Technical salaries 3. Inspector salary and benefits - Beringvue 4. Employee benefits contributions 5. Administrative travel 6. Telecommunications 7. Sundry admin (CFP prep and advertising)	1410.01 1410.02 1410.02 1410.09 1410.10 1410.16 1410.19		\$98,396.00 \$60,952.40 \$14,840.00 \$84,935.00 \$8,000.00 \$1,200.00 \$18,000.00	\$98,396.00 \$60,952.40 \$14,840.00 \$84,935.00 \$8,000.00 \$1,200.00 \$18,000.00	\$98,396.00 \$60,952.40 \$0.00 \$87,226.30 \$17,453.18 \$0.00 \$9,455.12	\$30,005.00 \$30,150.00 \$0.00 \$32,577.77 \$5,581.27 \$0.00 \$3,045.12	Based on employees' involvement on CFP projects	
<b>TOTAL ADMINISTRATIVE COSTS</b>				Total 1410	\$286,323.40	\$273,483.00	\$101,359.16		
HA-Wide Fees and Costs	<b>FEES &amp; COSTS</b> 1. A&E fees for Williva Manor 2. Consultant fees for Beringvue and Williva Manor 3. Energy audits for Etolin Heights and Southall Manor 3. Inspector salary and benefits - Beringvue 4. Sundry planning	1430.01 1430.02 1430.02 1410.02 1430.19		\$267,755.72 \$19,210.00 \$15,000.00 \$0.00 \$10,000.00	\$267,755.72 \$19,210.00 \$15,000.00 \$0.00 \$10,000.00	\$267,755.72 \$17,532.42 \$14,900.00 \$0.00 \$10,000.28	\$263,871.82 \$17,532.42 \$14,900.00 \$0.00 \$4,524.90	In progress In progress In progress In progress	
<b>TOTAL FEES &amp; COSTS</b>				Total 1430	\$311,965.72	\$311,965.72	\$310,188.42	\$300,829.14	

Annual Statement /Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part II: Supporting Pages

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PHA Name:		Grant Type and Number		Federal FY of Grant:		Status of Work	
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No. AK06P001501-04 Replacement Housing Factor Grant No.		FFY 2004			
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
AK001060 Beringue, Nome	Build a maintenance shop and renovate office Electrical upgrades Replace HRV	1470 1460 1460	1 bldg. 100% 100%	\$23,287.00 \$10,209.28 \$38,335.05	\$23,287.00 \$10,209.28 \$38,335.05	\$23,287.00 \$10,209.28 \$38,335.05	In progress. Also using 504 In progress In progress
<b>TOTAL BERINGUE</b>				<b>\$71,831.33</b>	<b>\$71,831.33</b>	<b>\$71,831.33</b>	
AK001042 Central Terrace, Anchorage	Dwelling construction - interior/exterior renovations	1460	100%	\$111,836.40	\$111,836.40	\$134,936.40	In progress
<b>TOTAL CENTRAL TERRACE</b>				<b>\$111,836.40</b>	<b>\$111,836.40</b>	<b>\$134,936.40</b>	
AK001011 Fairmount, Anchorage	Dwelling construction - interior/exterior renovations	1460	1 bldg.	\$0.00	\$0.00	\$0.00	Moved to CFP 506 utilizing fungibility
<b>TOTAL FAIRMOUNT</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
AK001050 New Willows, Anchorage	Install rain gutters Kitchen and bath cabinets Replace doors and jambs Replace decks Interior/exterior renovations Site work	1460 1460 1460 1460 1460 1450	1 bldg. 8 units 6 units 100% 100%	\$438.00 \$34,508.30 \$16,571.00 \$0.00 \$0.00 \$0.00	\$438.00 \$34,508.30 \$16,571.00 \$0.00 \$0.00 \$0.00	\$0.00 \$10,409.64 \$11,886.78 \$0.00 \$0.00 \$0.00	Moving remaining \$ to other projects Moving remaining \$ to other projects Moving remaining \$ to other projects Moved to CFP 506 Moved from FFY08-fungibility Moved from FFY08-fungibility
<b>TOTAL NEW WILLOWS</b>				<b>\$51,517.30</b>	<b>\$51,517.30</b>	<b>\$22,296.42</b>	
AK001009 Schoenbar Park, Ketchikan	Replace siding and downspouts Site Improvements	1460 1450	100% 100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to CFP 504 Moved from FFY09-fungibility
<b>TOTAL SCHOENBAR PARK</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
AK001044 Williwa Manor, Wasilla	Dwelling construction - major interior/exterior renovations	1460	100%	\$1,452,986.00	\$1,452,986.00	\$1,373,542.59	In progress. Budget adjusted using fungibility.
<b>TOTAL WILLIWA MANOR</b>				<b>\$1,452,986.00</b>	<b>\$1,452,986.00</b>	<b>\$1,373,542.59</b>	
<b>TOTAL PHYSICAL IMPROVEMENTS</b>				<b>\$1,688,171.03</b>	<b>\$1,688,171.03</b>	<b>\$1,602,606.74</b>	

**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: FFY 2004		Status of Work		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
	<b>NONDWELLING EQUIPMENT</b>							
	1. Beringue community room furniture 2. Construction Dept. copier	1475 1475		\$16,550.00 \$20,000.00	\$16,550.00 \$20,000.00	\$0.00 \$0.00	\$0.00 \$0.00	For future needs For future needs
	<b>TOTAL NONDWELLING EQUIPMENT</b>	<b>Total 1475</b>		<b>\$36,550.00</b>	<b>\$36,550.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>RELOCATION COSTS</b>							
	1. Relocation costs for Willwa Manor 2. Relocation costs for Central Terrace & Fairmount 3. Property manager's salary for Willwa Manor relocation work 4. Property manager's salary for Central Terrace & Fairmount relocation work	1495.1 1495.1 1495.5 1495.5		\$19,500.00 \$17,727.00 \$13,760.00 \$8,296.00	\$19,500.00 \$17,727.00 \$13,760.00 \$8,296.00	\$19,510.11 \$0.00 \$14,372.90 \$0.00	\$19,510.11 \$0.00 \$14,372.90 \$0.00	In progress For future needs In progress For future needs
	<b>TOTAL RELOCATION COSTS</b>	<b>Total 1495</b>		<b>\$59,283.00</b>	<b>\$59,283.00</b>	<b>\$33,883.01</b>	<b>\$33,883.01</b>	
	<b>Contingency</b>	1502		\$64,543.85	\$64,543.85	\$0.00	\$0.00	For future needs
	<b>TOTAL CONTINGENCY</b>	<b>Total 1502</b>		<b>\$64,543.85</b>	<b>\$64,543.85</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>TOTAL FFY 2004 COSTS</b>			<b>\$2,734,837.00</b>	<b>\$2,734,837.00</b>	<b>\$2,502,895.69</b>	<b>\$2,313,699.61</b>	

**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 Grant No.: AK06FP001501-04 Replacement Housing Factor Grant No.:		Federal FY of Grant: FFY 2004		
Development Number Name/HA-Wide Activities	Original	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
		Revised	Actual	Revised	Actual	
HA Wide Operations and Management Improvements	09/13/06			09/13/08		
AK001060 Berlingue, Nome	09/13/06			09/13/08		
AK001042 Central Terrace, Anchorage	09/13/06			09/13/08		
AK001011 Fairmount, Anchorage	09/13/06			09/13/08		Moved to CFP 506 utilizing fungibility
AK001009 Schoenbar Park, Ketchikan	09/13/06			09/13/08		Moved from FFY09 utilizing fungibility
AK001044 Williwa Manor, Wasilla	09/13/06			09/13/08		
AK001050 New Willows, Anchorage		09/13/06		09/13/08		Moved from CFP 504 to CFP 505 utilizing fungibility

# Annual Statement /Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: **ALASKA HOUSING FINANCE CORPORATION**

Grant Type and Number: **Capital Fund Program Grant No. AK06P001501-05**  
 Replacement Housing Factor Grant No: **FFY 2005**

Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement  
 Performance and Evaluation Report for Period Ending: December 31, 2007       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	\$260,000.00	\$263,681.00	\$102,560.85
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$280,227.00	\$280,227.00	\$280,227.00	\$274,131.02
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	\$139,822.39	\$139,822.39	\$92,942.60	\$39,654.80
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$242,945.00	\$242,945.00	\$417,870.00	\$417,870.00
10	1460 Dwelling Structures	\$928,627.13	\$928,627.13	\$821,308.85	\$445,002.07
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$829,811.00	\$829,811.00	\$563,211.00	\$322,000.00
13	1475 Nondwelling Equipment	\$95,000.00	\$95,000.00	\$76,319.00	\$76,319.00
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 Cost	\$15,852.48	\$15,852.48	\$9,548.80	\$8,675.82
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$10,000.00	\$10,000.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$2,802,285.00</b>	<b>\$2,802,285.00</b>	<b>\$2,525,108.25</b>	<b>\$1,686,213.56</b>
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
24	Amount of line 21 Related to Security -- Soft Costs	\$15,000.00	\$15,000.00	\$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 Measures	\$95,730.00	\$95,730.00	\$54,088.87	\$33,099.11

**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: **FFY 2005**

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Operations	1. FSS Case Management; service coordination program	1406	HA Wide	\$109,000.00	\$109,000.00	\$152,935.00	\$80,757.57	In progress
	2. Resident Job Skills Training Program-Gateway	1406	HA Wide	\$25,000.00	\$25,000.00	\$20,000.00	\$5,297.03	In progress
	3. Develop and support tutorial/after-school program partnership with community-based organizations	1406	HA Wide	\$10,000.00	\$10,000.00	\$16,250.00	\$0.00	In progress
	4. Supportive services which assist residents in financial management, job searching, life skills, and child development	1406	HA Wide	\$15,000.00	\$15,000.00	\$13,000.00	\$2,341.35	In progress
	5. Provide literature to residents explaining AHFC policies and lease requirements; quarterly newsletter to residents	1406	HA Wide	\$5,000.00	\$5,000.00	\$0.00	\$0.00	In progress
	6. Security services at low rent developments, security-related training for residents, and enhancements to building security	1406	HA Wide	\$15,000.00	\$15,000.00	\$0.00	\$0.00	In progress
	7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems	1406	HA Wide	\$10,000.00	\$10,000.00	\$0.00	\$0.00	In progress
	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	\$0.00	\$0.00	\$0.00	\$0.00	In progress
	9. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties	1406	HA Wide	\$22,000.00	\$22,000.00	\$0.00	\$0.00	In progress
	10. Train housing operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties	1406	HA Wide	\$28,000.00	\$28,000.00	\$34,196.00	\$14,164.90	In progress
	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	\$3,000.00	\$0.00	\$0.00	In progress
	12. MIS and area-wide network upgrades and IS staff training	1406	HA Wide	\$18,000.00	\$18,000.00	\$27,300.00	\$0.00	In progress
<b>TOTAL OPERATIONS</b>		<b>Total 1406</b>		<b>\$260,000.00</b>	<b>\$260,000.00</b>	<b>\$263,681.00</b>	<b>\$102,560.85</b>	
HA-Wide Mgmt. Improvmts	<b>MANAGEMENT IMPROVEMENTS</b>	1408	HA Wide	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>TOTAL MANAGEMENT IMPROVEMENTS</b>	<b>Total 1408</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**Annual Statement /Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PIA 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**

Development Number/HA-Wide Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised	Obligated	Expended			
HA-Wide Admin	<b>ADMINISTRATIVE COSTS</b> 1. Nontechnical salaries 2. Technical salaries 3. Inspector salary and benefits - Williwva 4. Employee benefits contributions 5. Administrative travel 6. Telecommunications 7. Sundry admin (CFR prep and advertising)	1410.01	1	\$101,550.00	\$101,550.00	\$101,550.00	\$101,550.00	Based on employees' involvement on CFP projects		
		1410.02	1	\$62,500.00	\$62,500.00	\$62,500.00	\$62,500.00			
		1410.02	1	\$0.00	\$0.00	\$0.00	\$0.00			
		1410.09	1	\$99,805.00	\$99,805.00	\$99,805.00	\$99,805.00			
		1410.10	1	\$8,872.00	\$8,872.00	\$8,872.00	\$5,167.45			
		1410.16	1	\$0.00	\$0.00	\$0.00	\$0.00			
		1410.19	1	\$7,500.00	\$7,500.00	\$7,500.00	\$5,108.57			
	<b>TOTAL ADMINISTRATIVE COSTS</b>	<b>Total 1410</b>		<b>\$280,227.00</b>	<b>\$280,227.00</b>	<b>\$280,227.00</b>	<b>\$274,131.02</b>			
HA-Wide Fees and Costs	<b>FEES &amp; COSTS</b> 1. A&E fees for Central Terrace/Fairmount and Beringvve 2. Energy audits for Bethel Heights, Loussac Manor, Valdez Arms, Birch Park I & II, Schoenbar Park Spruce Park, and Williwva Manor I & II 3. Sundry planning 4. Inspector salary and benefits - Williwva	1430.01	1	\$6,000.00	\$6,000.00		\$330.00	In progress		
		1430.02	1	\$95,730.00	\$95,730.00	\$54,088.87	\$33,099.11	In progress		
		1430.19	1	\$11,000.00	\$11,000.00	\$11,761.34	\$6,066.92	In progress		
				<b>Total 1430</b>		<b>\$139,822.39</b>	<b>\$139,822.39</b>	<b>\$92,942.60</b>	<b>\$39,654.80</b>	In progress
AK001060 Beringvve, Nome AMP 260	<b>PHYSICAL IMPROVEMENTS</b> Build a maintenance shop and renovate office Electrical upgrades Replace HRV Site work for shop & office	1470	1	\$584,600.00	\$584,600.00	\$322,000.00	\$141,500.00	From 501-04 through fungibility		
		1460	1	\$0.00	\$0.00	\$0.00	\$0.00	Summer 08		
		1460	1	\$0.00	\$0.00	\$0.00	\$0.00	Summer 08		
		1450	1	\$0.00	\$0.00	\$182,700.00	\$182,700.00	From 501-04 through fungibility		
				<b>TOTAL BERINGVVE</b>		<b>\$584,600.00</b>	<b>\$584,600.00</b>	<b>\$504,700.00</b>	<b>\$324,200.00</b>	
		1460	1	\$524,500.00	\$524,500.00	\$526,055.00	\$212,835.22	Summer 08		
				<b>TOTAL CENTRAL TERRACE</b>		<b>\$524,500.00</b>	<b>\$524,500.00</b>	<b>\$526,055.00</b>	<b>\$212,835.22</b>	
		1460	1	\$83,908.00	\$83,908.00	\$69,197.90	\$69,197.90	Summer 08		
				<b>TOTAL FAIRMOUNT</b>		<b>\$83,908.00</b>	<b>\$83,908.00</b>	<b>\$69,197.90</b>	<b>\$69,197.90</b>	
		1460	1	\$166,290.00	\$166,290.00	\$140,288.00	\$77,201.00	Completed		
		<b>TOTAL NEW WILLOWS</b>		<b>\$166,290.00</b>	<b>\$166,290.00</b>	<b>\$140,288.00</b>	<b>\$77,201.00</b>			

**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:  
FFY 2005

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
AK001044 Williwa Manor, Wasilla AMP 244	1. Site improvements 2. Dwelling construction - major interior/exterior renovations 3. Non-dwelling construction - community room renovations	1450 1460 1470	100% 100%	\$242,945.00 \$153,929.13 \$245,211.00	\$242,945.00 \$153,929.13 \$245,211.00	\$235,170.00 \$85,767.95 \$241,211.00	\$235,170.00 \$85,767.95 \$180,500.00	Completed Completed In progress	
<b>TOTAL WILLIWA MANOR</b>				<b>\$642,085.13</b>	<b>\$642,085.13</b>	<b>\$562,148.95</b>	<b>\$501,437.95</b>		
AK001057 Bethel Heights Bethel AMP 257	Build maintenance/supply shop	1470		\$0.00	\$0.00	\$0.00	\$0.00	Moved to 501-07 through fungibility	
<b>TOTAL BETHEL HEIGHTS</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
<b>TOTAL PHYSICAL IMPROVEMENTS</b>				<b>\$2,001,383.13</b>	<b>\$2,001,383.13</b>	<b>\$1,802,389.85</b>	<b>\$1,184,872.07</b>		
<b>NONDWELLING EQUIPMENT</b>									
AMP 244 AMP 273 AMP 263 AMP 216	1. Computer hardware upgrades 2. Williwa Manor community room furniture 3. Vehicle - PHD 4. Vehicle - PHD 5. Vehicle - PHD	1475 1475 1475 1475 1475		\$10,000.00 \$5,000.00 \$20,000.00 \$30,000.00 \$30,000.00	\$10,000.00 \$5,000.00 \$20,000.00 \$30,000.00 \$30,000.00	\$0.00 \$0.00 \$19,495.00 \$29,974.00 \$26,850.00	\$0.00 \$0.00 \$19,495.00 \$29,974.00 \$26,850.00	For future use For future use Completed Completed Completed	
<b>TOTAL NONDWELLING EQUIPMENT</b>				<b>Total 1475</b>	<b>\$95,000.00</b>	<b>\$95,000.00</b>	<b>\$76,319.00</b>	<b>\$76,319.00</b>	
<b>RELOCATION COSTS</b>									
	1. Relocation costs for Williwa Manor 2. Relocation costs for Central Terrace & Fairmount 3. Property managers' salary for Williwa Manor relocation work 4. Property managers' salary for Central Terrace & Fairmount relocation work	1495.1 1495.1 1495.5 1495.5		\$15,852.48 \$0.00 \$0.00 \$0.00	\$15,852.48 \$0.00 \$0.00 \$0.00	\$9,548.80 \$0.00 \$0.00 \$0.00	\$8,675.82 \$0.00 \$0.00 \$0.00	Completed	
<b>TOTAL RELOCATION COSTS</b>				<b>Total 1495</b>	<b>\$15,852.48</b>	<b>\$15,852.48</b>	<b>\$9,548.80</b>	<b>\$8,675.82</b>	
	Contingency	1502		\$10,000.00	\$10,000.00	\$0.00	\$0.00	For future use	
<b>TOTAL CONTINGENCY</b>				<b>Total 1502</b>	<b>\$10,000.00</b>	<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>TOTAL FFY 2005 COSTS</b>					<b>\$2,802,285.00</b>	<b>\$2,802,285.00</b>	<b>\$2,525,108.25</b>	<b>\$1,686,213.56</b>	

**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 Grant No.: AK06P001501-05 Replacement Housing Factor Grant No.:		Federal FY of Grant: FFY 2005		
Development Number Name/HA-Wide Activities	Original	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
		Revised	Actual	Revised	Actual	
HA Wide Operators and Management Improvements	08/17/07			08/17/09		
AK001044 Williwa Manor, Wasilla	08/17/07			08/17/09		
AK001057 Bethel Heights, Bethel	08/17/07			08/17/09		
AK001060 Beringvue, Nome	08/17/07			08/17/09		
AK001042 Central Terrace, Anchorage	08/17/07			08/17/09		
AK001011 Fairmount, Anchorage	08/17/07			08/17/09		
AK001050 New Willows, Anchorage	08/17/07			08/17/09		

# Annual Statement /Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: **ALASKA HOUSING FINANCE CORPORATION**

Grant Type and Number  
Capital Fund Program Grant No.  
Replacement Housing Factor Grant No:

**AK06P001501-06**

Federal FY of Grant:  
**FFY 2006**

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: December 31, 2007

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no: )  
 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	\$266,000.00	\$266,000.00	\$230,000.00	\$5,547.06
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$246,023.40	\$246,023.40	\$228,363.00	\$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	\$320,693.00	\$320,693.00	\$932.57	\$932.57
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	\$1,113,709.60	\$1,113,709.60	\$94,400.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$81,738.00	\$81,738.00	\$2,424.76	\$354.20
13	1475 Nondwelling Equipment	\$34,000.00	\$34,000.00	\$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 Cost	\$174,070.00	\$174,070.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$224,000.00	\$224,000.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$2,460,234.00</b>	<b>\$2,460,234.00</b>	<b>\$556,120.33</b>	<b>\$6,833.83</b>
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
24	Amount of line 21 Related to Security -- Soft Costs	\$5,000.00	\$5,000.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$5,000.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$36,500.00	\$36,500.00	\$0.00	\$0.00

**Annual Statement /Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>ALASKA HOUSING FINANCE CORPORATION</b>								
		Grant Type and Number Capital Fund Program Grant No. <b>AK06P001501-06</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>FFY 2006</b>				
HA-Wide Operations	<b>OPERATIONS</b>							
	1. FSS Case Management; service coordination program	1406	HA Wide	\$58,000.00	\$58,000.00	\$58,000.00	\$1,392.16	In progress
	2. Resident Job Skills Training Program-Gateway	1406	HA Wide	\$38,000.00	\$38,000.00	\$38,000.00	\$0.00	In progress
	3. Service Coordination Program - Juneau	1406	HA Wide	\$54,000.00	\$54,000.00	\$54,000.00	\$0.00	In progress
	4. Supportive services which assist residents in financial management, job searching, life skills, and child development; plus after-school programs in partnership w/community organizations.	1406	HA Wide	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	In progress
	5. Provide literature to residents explaining AHFC policies and programs	1406	HA Wide	\$4,500.00	\$4,500.00	\$0.00	\$0.00	In progress
	6. Security improvements (including door entry software upgrades) at senior public housing developments	1406	HA Wide	\$5,000.00	\$5,000.00	\$0.00	\$0.00	In progress
	7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems	1406	HA Wide	\$10,000.00	\$10,000.00	\$5,000.00	\$4,154.90	In progress
	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	\$20,000.00	\$0.00	\$0.00	In progress
	9. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties	1406	HA Wide	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00	In progress
	10. Train housing operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties	1406	HA Wide	\$22,000.00	\$22,000.00	\$20,500.00	\$0.00	In progress
	11. Resident Services staff training and travel related to support the FSS Program, Service Coordination, and other resident programs	1406	HA Wide	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	In progress
12. MIS and PHD area-wide network modifications to maintain communications, operations, and disaster recovery, includes public housing site visits by IS staff, and IS staff training.	1406	HA Wide	\$12,500.00	\$12,500.00	\$12,500.00	\$0.00	In progress	
<b>TOTAL OPERATIONS</b>		<b>Total 1406</b>		<b>\$266,000.00</b>	<b>\$266,000.00</b>	<b>\$230,000.00</b>	<b>\$5,547.06</b>	
HA-Wide Mgmt. Improvements	<b>MANAGEMENT IMPROVEMENTS</b>	1408	HA Wide	\$0.00	\$0.00	\$0.00	\$0.00	
<b>TOTAL MANAGEMENT IMPROVEMENTS</b>		<b>Total 1408</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**Annual Statement /Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name:		Grant Type and Number		Federal FY of Grant:				
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No. AK06P001501-06 Replacement Housing Factor Grant No:		FFY 2006				
Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide Admin	ADMINISTRATIVE COSTS 1. Management Fees	1410.01		\$246,023.40	\$246,023.40	\$228,363.00	\$0.00	For future use
	<b>TOTAL ADMINISTRATIVE COSTS</b>	<b>Total 1410</b>		<b>\$246,023.40</b>	<b>\$246,023.40</b>	<b>\$228,363.00</b>	<b>\$0.00</b>	
AMP #	<b>FEES &amp; COSTS</b>							
271 277/271/273/274 275/280	1. A&E fees for Loussac Manor 2. Energy audits for Cedar Park Annex, Central Terrace Fairmount, Geneva Woods, Golden Ages and Swan Lake Terrace 3. Sundry planning 4. Inspector salary and benefits - Loussac	1430.01 1430.02 1430.19 1430.07	1 bldg.	\$246,068.00 \$36,500.00 \$8,000.00 \$30,125.00	\$246,068.00 \$36,500.00 \$8,000.00 \$30,125.00	\$915.60 \$0.00 \$16.97 \$0.00	\$915.60 \$0.00 \$16.97 \$0.00	For future use In progress In progress For future use
	<b>TOTAL FEES &amp; COSTS</b>	<b>Total 1430</b>		<b>\$320,693.00</b>	<b>\$320,693.00</b>	<b>\$932.57</b>	<b>\$932.57</b>	
AMP# 271 AK001006 Loussac Manor Anchorage	<b>PHYSICAL IMPROVEMENTS</b> 1. Dwelling construction - Interior/exterior renovations 2. Non-dwelling - Community Center Ventilation	1460 1470	1 bldg.	\$1,036,190.60 \$12,383.00	\$1,036,190.60 \$12,383.00	\$0.00 \$2,424.76	\$0.00 \$354.20	Design 08 In progress
	<b>TOTAL LOUSSAC MANOR</b>			<b>\$1,048,573.60</b>	<b>\$1,048,573.60</b>	<b>\$2,424.76</b>	<b>\$354.20</b>	
AMP# 271/273/274 AK001050 New Willows Anchorage	Dwelling construction - Interior/exterior renovations	1460	1 bldg.	\$77,519.00	\$77,519.00	\$94,400.00	\$0.00	Summer 08
	<b>TOTAL NEW WILLOWS</b>			<b>\$77,519.00</b>	<b>\$77,519.00</b>	<b>\$94,400.00</b>	<b>\$0.00</b>	
AMP# 275 AK001051 Birch Park I Fairbanks	Non-dwelling - Boiler replacement	1470	100%	\$69,355.00	\$69,355.00	\$0.00	\$0.00	Summer 08
	<b>TOTAL BIRCH PARK I</b>			<b>\$69,355.00</b>	<b>\$69,355.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>TOTAL PHYSICAL IMPROVEMENTS</b>			<b>\$1,195,447.60</b>	<b>\$1,195,447.60</b>	<b>\$96,824.76</b>	<b>\$354.20</b>	

**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. **AK06P001501-06**  
Replacement Housing Factor Grant No.

Federal FY of Grant:  
**FFY 2006**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
AMP# 273	<b>NONDWELLING EQUIPMENT</b> 1. Vehicle to improve PHD maintenance operations 2. Computer hardware upgrades to service Public Housing program (PCs, printers, disaster recovery devices, etc.)	1475 1475		\$32,000.00 \$2,000.00	\$32,000.00 \$2,000.00	\$0.00 \$0.00	\$0.00 \$0.00	For future use For future use
	<b>TOTAL NONDWELLING EQUIPMENT</b>	<b>Total 1475</b>		<b>\$34,000.00</b>	<b>\$34,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
AMP# 271 AMP# 271	<b>RELOCATION COSTS</b> 1. Relocation costs for Loussac Manor 2. Property managers' salary for Loussac Manor 3. relocation work	1495.1 1495.5		\$135,000.00 \$39,070.00	\$135,000.00 \$39,070.00	\$0.00 \$0.00	\$0.00 \$0.00	For future use For future use
	<b>TOTAL RELOCATION COSTS</b>	<b>Total 1495</b>		<b>\$174,070.00</b>	<b>\$174,070.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Contingency</b>	1502		\$224,000.00	\$224,000.00	\$0.00	\$0.00	For future use
	<b>TOTAL CONTINGENCY</b>	<b>Total 1502</b>		<b>\$224,000.00</b>	<b>\$224,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>TOTAL FFY 2006 COSTS</b>			<b>\$2,460,234.00</b>	<b>\$2,460,234.00</b>	<b>\$556,120.33</b>	<b>\$6,833.83</b>	



**Annual Statement /Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name:  
**ALASKA HOUSING FINANCE CORPORATION**

Grant Type and Number  
Capital Fund Program Grant No.  
Replacement Housing Factor Grant No:

**AK06R001501-06**

Federal FY of Grant:  
**FFY 2006**

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: December 31, 2007

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no: )  
 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	\$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 Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$176,769.00	\$176,769.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$176,769.00</b>	<b>\$176,769.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
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 Measures	\$0.00	\$0.00	\$0.00	\$0.00





**Annual Statement /Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name:  
**ALASKA HOUSING FINANCE CORPORATION**

Grant Type and Number  
 Capital Fund Program Grant No.  
 Replacement Housing Factor Grant No:

**AK06R001502-06**

Federal FY of Grant:  
**FFY 2006**

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: December 31, 2007

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no: )  
 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	\$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 Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$3,719.00	\$3,719.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$3,719.00</b>	<b>\$3,719.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
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 Measures	\$0.00	\$0.00	\$0.00	\$0.00





**Annual Statement /Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: **ALASKA HOUSING FINANCE CORPORATION**  
 Grant Type and Number: **AK06P001501-07**  
 Capital Fund Program Grant No.: **FFY 2007**  
 Replacement Housing Factor Grant No.:

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: December 31, 2007  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: )  
 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	\$182,500.00	\$182,500.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$262,307.00	\$262,307.00	\$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	\$171,309.00	\$171,309.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$120,000.00	\$120,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$990,000.00	\$990,000.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$600,000.00	\$600,000.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$45,000.00	\$45,000.00	\$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 Cost	\$51,954.00	\$51,954.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$200,000.00	\$200,000.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$2,623,070.00</b>	<b>\$2,623,070.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
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 Measures	\$0.00	\$0.00	\$0.00	\$0.00

**Annual Statement /Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name:		Grant Type and Number		Federal FY of Grant:				
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No. <b>AK06P001501-07</b> Replacement Housing Factor Grant No:		<b>FFY 2007</b>				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>AMP #</b>	<b>OPERATIONS</b>							
247/271/273/274 275/277	1. Service Coordinator - Anchorage, Fairbanks, Juneau	1406		\$120,000.00	\$120,000.00	\$0.00	\$0.00	For future use
271/273/277	2. Resident Self Sufficiency - admin. & support costs at Loussac Learning Lab (271); Gateway Learning Center (273); and Juneau Resident Center (277)	1406		\$6,000.00	\$6,000.00	\$0.00	\$0.00	For future use
247/271/273/274 275/277/257/216 279/265/260/280 263/244/213	3. Site Staff Training - Program certifications, policy & procedure training, emergency preparedness, computer/software training	1406		\$54,000.00	\$54,000.00	\$0.00	\$0.00	For future use
271/275/213/247	4. Resident Council support - administration	1406		\$2,500.00	\$2,500.00	\$0.00	\$0.00	For future use
	<b>TOTAL OPERATIONS</b>	<b>Total 1406</b>		<b>\$182,500.00</b>	<b>\$182,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>TOTAL MANAGEMENT IMPROVEMENTS</b>	<b>Total 1408</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>ADMINISTRATIVE COSTS</b>	1410.01		\$262,307.00	\$262,307.00	\$0.00	\$0.00	For future use
HA-Wide Admin	1. Management Fees							
	<b>TOTAL ADMINISTRATIVE COSTS</b>	<b>Total 1410</b>		<b>\$262,307.00</b>	<b>\$262,307.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>FEES &amp; COSTS</b>	1430.01		\$131,184.00	\$131,184.00	\$0.00	\$0.00	For future use
257/271/273/274	1. A&E fees for Bethel Hts., CT, Loussac Manor New Willows	1430.07		\$30,125.00	\$30,125.00	\$0.00	\$0.00	For future use
271/273/274	2. Inspector salary and benefits - Loussac, NW, CT	1430.19		\$10,000.00	\$10,000.00	\$0.00	\$0.00	For future use
	3. Sundry planning			\$171,309.00	\$171,309.00	\$0.00	\$0.00	For future use
	<b>TOTAL FEES &amp; COSTS</b>	<b>Total 1430</b>		<b>\$171,309.00</b>	<b>\$171,309.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**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. AK06P001501-07**  
 Replacement Housing Factor Grant No:

Federal FY of Grant: **FFY 2007**

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>PHYSICAL IMPROVEMENTS</b>								
AK001057 Bethel Heights Bethel (257)	1. Non-dwelling - Community Building 2. Site Improvements	1470 1450	1 bldg. 100%	\$600,000.00 \$20,000.00	\$600,000.00 \$20,000.00	\$0.00 \$0.00	\$0.00 \$0.00	Summer 08 Summer 08
<b>TOTAL BETHEL HEIGHTS</b>				<b>\$620,000.00</b>	<b>\$620,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
AK001050 New Willows Anchorage (271/273/27)	1. Dwelling construction - interior/exterior renovations or replacement 2. Site Improvements	1460 1450	1 bldg. 100%	\$340,000.00 \$20,000.00	\$340,000.00 \$20,000.00	\$0.00 \$0.00	\$0.00 \$0.00	Summer 08 Summer 08
<b>TOTAL NEW WILLOWS</b>				<b>\$360,000.00</b>	<b>\$360,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
AK001006 Loussac Manor Anchorage (271)	1. Dwelling construction - interior/exterior renovations or replacement 2. Site Improvements	1460 1450	1 bldg. 100%	\$350,000.00 \$30,000.00	\$350,000.00 \$30,000.00	\$0.00 \$0.00	\$0.00 \$0.00	Summer 09 Summer 09
<b>TOTAL LOUSSAC MANOR</b>				<b>\$380,000.00</b>	<b>\$380,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
AK001042 Central Terrace Anchorage (271/274)	1. Dwelling construction - interior/exterior renovations or replacement 2. Site Improvements	1460 1450	1 bldg. 100%	\$300,000.00 \$50,000.00	\$300,000.00 \$50,000.00	\$0.00 \$0.00	\$0.00 \$0.00	Summer 08 Summer 08
<b>TOTAL CENTRAL TERRACE</b>				<b>\$350,000.00</b>	<b>\$350,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>TOTAL PHYSICAL IMPROVEMENTS</b>				<b>\$1,710,000.00</b>	<b>\$1,710,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**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. **AK06P001501-07**  
Replacement Housing Factor Grant No.:

Federal FY of Grant:  
**FFY 2007**

Development Number/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>AMP #</b>	<b>NONDWELLING EQUIPMENT</b>							
273	1. Vehicles to improve PHD maintenance operations 2. Computer hardware upgrades to service Public Housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	1475 1475		\$35,000.00 \$10,000.00	\$35,000.00 \$10,000.00	\$0.00 \$0.00	\$0.00 \$0.00	For future use For future use
	<b>TOTAL NONDWELLING EQUIPMENT</b>	<b>Total 1475</b>		<b>\$45,000.00</b>	<b>\$45,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>RELOCATION COSTS</b>							
271/273/274 271/273/274	1. Relocation costs for Loussac Manor (271), Central Terrace (271) and New Willows (274) 3. Property managers' salary for Loussac Manor, Central Terrace, and New Willows relocation work	1495.1 1495.5		\$30,000.00 \$21,954.00	\$30,000.00 \$21,954.00	\$0.00 \$0.00	\$0.00 \$0.00	For future use For future use
	<b>TOTAL RELOCATION COSTS</b>	<b>Total 1495</b>		<b>\$51,954.00</b>	<b>\$51,954.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Contingency</b>	1502		\$200,000.00	\$200,000.00	\$0.00	\$0.00	For future use
	<b>TOTAL CONTINGENCY</b>	<b>Total 1502</b>		<b>\$200,000.00</b>	<b>\$200,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>TOTAL FFY 2007 COSTS</b>			<b>\$2,623,070.00</b>	<b>\$2,623,070.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**Annual Statement /Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PIHA Name:

ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number

Capital Fund Program Grant No.: AK06P001501-07  
 Replacement Housing Factor Grant No:

Federal FY of Grant:

FFY 2007

Development Number Name/HA-Wide Activities	All Funds 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	09/12/09			09/12/11			
Bethel Heights AK001057	09/12/09			09/12/11			
New Willows AK001050	09/12/09			09/12/11			
Loussac Manor AK001006	09/12/09			09/12/11			
Central Terrace AK001042	09/12/09			09/12/11			

**Annual Statement /Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: **ALASKA HOUSING FINANCE CORPORATION**  
 Grant Type and Number: **Capital Fund Program Grant No. Replacement Housing Factor Grant No. AK06R001501-07 FFY 2007**  
 Federal FY of Grant:

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: December 31, 2007  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: )  
 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	\$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 Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$155,875.00	\$155,875.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$155,875.00</b>	<b>\$155,875.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
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 Measures	\$0.00	\$0.00	\$0.00	\$0.00





# Annual Statement /Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:

**ALASKA HOUSING FINANCE CORPORATION**

Grant Type and Number

Capital Fund Program Grant No.  
Replacement Housing Factor Grant No:

**AK06R001502-07**

Federal FY of Grant:

**FFY 2007**

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no: )

Performance and Evaluation Report for Period Ending: December 31, 2007

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	\$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 Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$4,319.00	\$4,319.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>\$4,319.00</b>	<b>\$4,319.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
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 Measures	\$0.00	\$0.00	\$0.00	\$0.00





**END OF**

**COMPONENT 7**

**Capital Fund Program Five-Year Action Plan  
Part I: Summary**

PHA Name:  
**ALASKA HOUSING FINANCE CORPORATION**

Original 5-Year Plan  
 Revision No: \_\_\_\_\_

Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2			Work Statement for Year 3			Work Statement for Year 4			Work Statement for Year 5		
		FFY Grant: 2009 PHA FY: 2010	FFY Grant: 2010 PHA FY: 2011	FFY Grant: 2011 PHA FY: 2012	FFY Grant: 2012 PHA FY: 2013	FFY Grant: 2013 PHA FY: 2014	FFY Grant: 2014 PHA FY: 2015	FFY Grant: 2015 PHA FY: 2016	FFY Grant: 2016 PHA FY: 2017	FFY Grant: 2017 PHA FY: 2018	FFY Grant: 2018 PHA FY: 2019	FFY Grant: 2019 PHA FY: 2020	
AK001060, Beringvue, Nome		\$0	\$0	\$0	\$0	\$519,970							
AK001057, Bethel Heights, Bethel		\$0	\$1,172,306	\$0	\$0	\$0							
AK001051 Birch Park I		\$0	\$0	\$7,500	\$355,000								
AK001055 Birch Park II		\$0	\$0	\$7,500	\$355,000								
AK001061, Cedar Park, Juneau		\$0	\$0	\$0	\$0								
AK001008, Cedar Park Annex, Juneau		\$0	\$0	\$0	\$345,246								
AK001042, Central Terrace, Anchorage	Annual	\$257,306	\$0	\$0	\$0								
AK001013, Eiolin Heights, Wrangell		\$0	\$0	\$7,500	\$0								
AK001047, Chugach Manor, Anchorage	Statement	\$0	\$20,000	\$0	\$0								
AK001016, Eyak Manor, Cordova		\$0	\$0	\$0	\$0								
AK001011, Fairmount, Anchorage	Statement	\$237,500	\$0	\$0	\$0								
AK001056, FSS Incentive Properties		\$100,000	\$7,500	\$0	\$0								
AK001006, Loussac Manor, Anchorage		\$515,000	\$340,000	\$405,000	\$0								
AK001040, Mt. View, Juneau		\$0	\$6,000	\$0	\$0								
AK001043, Mt. View Annex, Juneau		\$0	\$6,000	\$0	\$0								
AK001050, New Willows, Anchorage		\$230,000	\$18,000	\$0	\$0								
AK001065, Pacific Terrace, Kodiak		\$0	\$0	\$7,500	\$0								
AK001041, Park View Manor, Anchorage		\$0	\$0	\$0	\$0								
AK001064, Paxton Manor, Sitka		\$0	\$7,500	\$0	\$0								
AK001059, Riverbend, Juneau		\$0	\$0	\$0	\$0								
AK001009, Schoenbar Park, Ketchikan		\$200,000	\$0	\$1,124,806	\$0								
AK001033, Sea View Terrace, Ketchikan		\$0	\$0	\$15,000	\$0								
AK001046, Southall Manor, Fairbanks		\$0	\$7,500	\$0	\$0								

**Capital Fund Program Five-Year Action Plan**  
**Part I: Summary (Continuation)**

HA Name: **ALASKA HOUSING FINANCE CORPORATION**

Original 5-Year Plan  
 Revision No: \_\_\_\_\_

Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2				Work Statement for Year 5
		FFY Grant: 2009 PHA FY: 2010	FFY Grant: 2010 PHA FY: 2011	FFY Grant: 2011 PHA FY: 2012	FFY Grant: 2012 PHA FY: 2013	
AK001062, Spruce Park, Fairbanks	Annual	\$0	\$0	\$7,500	\$0	
AK001045, Swan Lake Terrace, Sitka	Annual	\$0	\$0	\$0	\$0	
AK001063, Valdez Arms, Valdez	Annual	\$0	\$0	\$7,500	\$0	
AK001044, Williwua Manor I & II, Wasilla	Annual	\$0	\$0	\$0	\$15,000	
HA-Wide Extraordinary Maintenance	Statement	\$250,000	\$250,000	\$250,000	\$250,000	
HA-Wide Non-dwelling equipment	Statement	\$45,000	\$45,000	\$45,000	\$45,000	
	Statement					
Operations		\$182,500	\$182,500	\$182,500	\$182,500	
Management Improvements		\$0	\$0	\$0	\$0	
Administration		\$262,307	\$262,307	\$262,307	\$262,307	
Fees/Costs, Relocation, Contingency		\$343,457	\$298,457	\$293,457	\$293,047	
Total CFP Funds (Estimated)		\$2,623,070	\$2,623,070	\$2,623,070	\$2,623,070	
Total RHF Funds (Estimated)		\$160,194	\$160,194	\$160,194	\$160,194	

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

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY: 2010		Activities for Year 3 FFY Grant: 2010 PHA FY: 2011			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide	<b>Nondwelling Equipment:</b> 1. Vehicles to improve public housing maintenance operations  2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$35,000	HA-Wide	<b>Nondwelling Equipment:</b> 1. Vehicles to improve public housing maintenance operations  2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$35,000
			Total NDE: \$45,000			Total NDE: \$45,000
	HA-Wide	OPERATIONS		HA-Wide	OPERATIONS	
		Total Operations:	\$182,500		Total Operations:	\$182,500
	AK001042 Central Terrace	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$227,306			
		Total Central Terrace:	\$257,306			
	AK001011 Fairmount	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$207,500			
		Total Fairmount:	\$237,500			

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

Activities for Year 1 2008	Activities for Year 4 FFY Grant: 2011 PHA FY: 2012		Activities for Year 5 FFY Grant: 2012 PHA FY: 2013	
	Development Name/Number	Major Work Categories	Development Name/Number	Major Work Categories
See Annual Statement	HA-Wide	<b>Nondwelling Equipment:</b> 1. Vehicles to improve public housing maintenance operations  2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	<b>Nondwelling Equipment:</b> 1. Vehicles to improve public housing maintenance operations  2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	<b>Nondwelling Equipment:</b> 1. Vehicles to improve public housing maintenance operations  2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)
		Estimated Cost		
		\$35,000	\$35,000	\$35,000
		\$10,000	\$10,000	\$10,000
		<b>Total NDE:</b>	<b>\$45,000</b>	<b>\$45,000</b>
	HA-Wide	<b>OPERATIONS</b>	HA-Wide	<b>OPERATIONS</b>
		<b>Total Operations:</b>		<b>Total Operations:</b>
		<b>\$182,500</b>		<b>\$182,500</b>

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

Activities for Year 1 2008		Activities for Year 2 FFY Grant: 2009 PHA FY: 2010		Activities for Year 3 FFY Grant: 2010 PHA FY: 2011	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
AK001056 FSS Incentive Properties	Building (Interior/Exterior): Interior and exterior renovation Site:	\$70,000	AK001057 Bethel Heights	Building (Interior/Exterior): Interior and exterior renovation Site:	\$1,127,306
	Site Improvements	\$30,000		Site Improvements	\$45,000
<b>Total FSS Incentive Properties:</b>		<b>\$100,000</b>	<b>Total Bethel Heights:</b>		<b>\$1,172,306</b>
Annual Statement	AK001006 Loussac Manor	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	AK001006 Loussac Manor	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$300,000 \$40,000
	<b>Total Loussac Manor:</b>		<b>Total Loussac Manor:</b>		<b>\$340,000</b>
AK001050 New Willows	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$200,000 \$30,000	AK001047, Chugach Manor AK001056, FSS Incentive Properties AK001040, Mt. View AK001043, Mt. View Annex AK001050, New Willows AK001064, Paxton Manor AK001046, Southall Manor	Energy audit	\$20,000
	<b>Total New Willows:</b>			Energy audit	\$7,500
AK001009 Schoenbar Park	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$150,000 \$50,000	<b>Total Energy Audits:</b>		<b>\$72,500</b>
	<b>Total Schoenbar Park:</b>		<b>Total Loussac Manor:</b>		<b>\$340,000</b>
HA - WIDE	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460	\$125,000 \$125,000	HA - WIDE	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460	\$125,000 \$125,000
	<b>Total Extraordinary Maintenance:</b>			<b>Total Extraordinary Maintenance:</b>	
<b>Estimated Development Costs:</b>		<b>\$1,789,806</b>	<b>Estimated Development Costs:</b>		<b>\$1,834,806</b>

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

Activities for Year 1 2008	Activities for Year 4 FFY Grant: 2011 PHA FY: 2012	Activities for Year 5 FFY Grant: 2012 PHA FY: 2013	
Development Name/Number	Major Work Categories	Development Name/Number	Major Work Categories
AK001006 Loussac Manor	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements <b>Total Loussac Manor:</b>	AK001060, Beringvue	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements <b>Total Beringvue:</b>
See	\$360,000 \$30,000 <b>\$390,000</b>	AK001051, Birch Park I	\$419,970 \$100,000 <b>\$519,970</b>
Annual Statement	AK001009, Schoenbar Park <b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements <b>Total Schoenbar Park:</b>	AK001055, Birch Park II	<b>Building (Interior/Exterior):</b> Interior and exterior renovation <b>Site:</b> Site Improvements <b>Total Birch Park I:</b>
	\$1,067,306 \$50,000 <b>\$1,117,306</b>	AK001008, Cedar Park Annex	\$280,000 \$75,000 <b>\$355,000</b>
	AK001051, Birch Park I AK001055, Birch Park II AK001013, Etoilin Heights AK001006, Loussac Manor AK001065, Pacific Terrace AK001009, Schoenbar Park AK001033, Sea View Terrace AK001062, Spruce Park AK001063, Valdez Arms <b>Total Energy Audits:</b>	AK001044, Williwa Manor I & II	Energy audit <b>Total Cedar Park Annex:</b>
HA - WIDE	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460 <b>Total Extraordinary Maintenance:</b>  <b>Estimated Development Costs:</b>	HA - WIDE Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460 <b>Total Extraordinary Maintenance:</b>  <b>Estimated Development Costs:</b>	\$7,500 \$7,500 \$7,500 \$15,000 \$7,500 \$7,500 \$15,000 \$7,500 \$7,500 <b>\$82,500</b>  \$125,000 \$125,000 <b>\$250,000</b>  <b>\$1,839,806</b>
			\$15,000 <b>\$15,000</b>  \$125,000 \$125,000 <b>\$250,000</b>  <b>\$1,840,216</b>

## Summary of Written and Oral Comments

AHFC issued its draft Agency Plan on February 25, 2008 and received public comments through the close of business on April 10, 2008. A public hearing was held on March 12, 2008 in conjunction with the State of Alaska Consolidated Plan. 'R&R Court Reporters' compiled a transcript of the hearing, a copy of which is on file in the Public Housing Division central office.

**The following are responses to comments contained in the March 12, 2008 transcript:**

1. A commenter suggested spoke to the many hidden disabilities that people may have such as Multiple Chemical Sensitivity. The individual spoke to need for staff training to appropriately address such disabilities and the fact that housing choice is limited as a consequence.

*AHFC Response:* In October of 2008, AHFC will conduct its annual staff training. A tentative contract with Nan McKay and Associate will provide AHFC two-day training by an attorney who specializes in reasonable accommodations, ADA and Section 504 related issues will address the concern. Regarding limited housing opportunities, AHFC exercises those options available to increase housing choice - one such option is to increase the payment standard to 110% of the local limit, or to recommend to HUD a standard between 110 and 120%.

2. One commenter expressed concerns about a number of issues in which AHFC was accused of, among other things, not abiding by Fair Housing Law and enforcing decisions that did not respect family size or medical conditions. The statement was not specific in content, but rather a general accusation about assignment of subsidy standards and enactment of other policies without public input.

*AHFC Response:* The current AHFC subsidy standards have been in affect for over two years. They were revised in part to ensure that AHFC assigned bedrooms on two principles: (1) that we serve the greatest number of families possible based upon the annual available funding; (2) that families of equal size and composition are treated equally and assigned the smallest bedroom size to which they are entitled. A change in occupancy policy, regardless of program, is at the discretion of the AHFC Board of Directors. It conducts its business in a public forum with opportunity for public comment. AHFC adherence to Fair Housing is spelled out in first chapter of each respective policy handbook. It supports a Fair Housing/504 Coordinator who is responsible for ensuring that field staff decisions are documented and appropriate.

A representative of the Anchorage Coalition on Homelessness spoke on several issues. Those were summarized in written comments presented to AHFC, which are addressed in the section below.

3. A representative of the Salvation Army who is the Homeless Services Director in Anchorage spoke to the need for counseling services for families on the waiting list;

encouraged AHFC to pursue a program called "Ready to Rent;" and echoed comments from the Anchorage Coalition about the slow turnover time between date of application and the response time in getting an acknowledgement letter.

**AHFC Response:** Funding limitations in the Housing Choice Voucher program currently prevent AHFC from offering counseling services. AHFC and the Alaska Mental Health Trust Authority have had discussions about the need for renter counseling, particularly in view of its potential positive impact on landlord acceptance of families shopping with a Housing Choice Voucher. AHFC is encouraged by recent legislative action that broadens the authority and funding of the AHFC Homeless Assistance Program - a potential resource to address the commenter's concern. The "Ready to Rent" program is used by a number of housing authorities across the country. It's a comprehensive curriculum not unlike the AHFC HomeChoice program for potential home buyers. AHFC is responsible for initial investigation into the program - its success will depend upon partnerships with organizations like the Salvation Army. The waiting list issue is discussed below under comments from the Alaska Coalition on Homelessness. It is an acknowledged issue that will receive immediate attention as AHFC transitions into "Moving to Work" status.

4. A concern was raised by a tenant at the Chugach View about the safety issues and the mix of populations between the elderly and younger disabled families.

Over the past year, AHFC has spent considerable human and technical resources to address tenant safety at the development. Among other things, the View now serves as a sub-station for Anchorage Police Department. Staff assured the tenant that it would personally follow up on the comment with a future inspection of the property. The issue of the mixed populations is a difficult one because of the limited availability of affordable one bedroom apartments in the community. AHFC is conducting a demonstration project at its Golden Towers property in Fairbanks whereby the elderly receive a 'super' preference in an attempt to bring greater balance into the demographic makeup of the property. It intends to report progress to the Board in fall 2008.

5. A voucher participant commented on the need for additional housing for homeless veterans and a model program in New York City.

AHFC was recently asked by HUD to submit an application for an additional 35 Housing Choice Vouchers dedicated to homeless veterans. This would add to the 25 already set aside for that purpose. The program referred to in New York uses those same vouchers in project based developments where on-site supportive services are made available. Staff recently met with VA representatives to discuss that option and several others subject to the increased funding referenced above.

**The following are responses to comments received via letter or email:**

1. The Alaska Department of Education and Early Development wrote in support of last year's change in the definition of 'homelessness.' It allows school districts to verify homelessness for families who receive McKinney/Vento homeless assistance benefits through a school district. They recommend allowing Head Start administrators who also administer McKinney/Vento funds to provide the same level of verification for the admissions preference.

**AHFC Response:** Staff appreciates the cooperation of the school districts providing such verification. Data suggests that at least 30 homeless families were housed and another 60 placed on the waiting list using the new verification method. Staff believes the request is consistent with intent of the original change; however, it will need to conduct additional research to ensure that the same degree of verification can be performed by a Head Start organization. That should occur within the next 30 days with a recommendation to follow.

2. Comments on the priorities for project-based vouchers were received from Anchorage Neighborhood Housing Services and the Anchorage Coalition on Homelessness. The Board adopted a staff recommendation that Special Needs Housing Grant (SNHG) grantees be provided first priority in a solicitation to project based up to 100 vouchers. Both agencies felt this put Anchorage at a disadvantage because no SNHG projects currently exist within the municipality.

**AHFC Response:** Indeed, the Board Resolution names the SNHG projects as first priority for project based assistance. The other three categories include other special needs housing for people with disabilities, housing whose focus includes those who experience homelessness, and lastly the elderly. Staff believes it can construct a scoring system in the Request for Proposals that addresses the commenter's' concerns in some measure; preliminary research suggests fewer than 70 units would be awarded to SNHG developments. AHFC has not previously used project-based assistance to address special needs populations. The proposal approved by the board was largely the product of a partnership with the Alaska Mental Health Trust Authority to address the specific issue of persons with disabilities who require supportive services; thus, the targeting of SNHG projects.

3. The City and Borough of Juneau and the United Way of Southeast Alaska submitted letters addressing essentially the same concerns: the desire for better communications if another private owner opt-out from a HUD Section 8 contract were to occur similar; the need for additional voucher assistance in Juneau, or at least assurance that no vouchers reductions would occur; better loan terms for manufactured housing.

**AHFC Response:** On the first point, the opt-out of the Gastineau Apartments was a concern to AHFC due to issues related to the physical condition of the property. Those concerns were satisfied and many of the families who received vouchers due to the contract opt-out remain as tenants. If another opt-out should occur, AHFC

will promptly alert the Juneau Affordable Housing Commission to ensure that tenants affected by the action receive housing counseling as soon as possible. Regarding the number of vouchers in Juneau, AHFC has no intention of reducing the number of vouchers assigned to Juneau. At the same time, it is unable to increase the number of vouchers unless Congress and HUD authorize additional assistance through the appropriations process. It is our understanding that a 'fair share' allocation of vouchers - the first in many years - may occur as a result of the 2008 HUD appropriation bill. Regarding loans terms for manufactured housing, PHD forwarded the comments to the Planning & Program Development Department as this is more appropriately an issue for the State Consolidated Plan.

4. In addition to comments on project based assistance, the Anchorage Coalition on Homelessness made the following comments. "No net loss of public housing units;" concern that the Anchorage waiting list is 'pulled' only once every two months; a recommendation about the use of preferences that would, in effect, narrow eligibility to certain family groupings. Finally, the Coalition endorsed the recommendation of

**AHFC Response:** Regarding any proposed disposition of public housing units, the Agency Plan attempts to include every strategy available to it to modernize or replace the units in question including mixed-finance development, HOPE VI and voluntary conversion to vouchers. No specific units are yet identified for demolition or disposition, although mention is made about concerns at the Loussac Manor development and potential modernization efforts at that site. Any proposed demolition or disposition action requires input from the Municipality, ensuring that the action is consistent with its Consolidated Plan.

The waiting list concern relates to an applicant having a homeless preference, but remaining on the waiting list for up to two months before re-ranking of the list and consideration of their application. Also, there is a concern about the time between an application and notification of the applicant's status. These concerns are shared by staff. It is our intent to examine a number of processes as AHFC develops its first Moving to Work (MTW) plan; in particular those that affect housing choice and economic efficiencies - two of the three Moving to Work (MTW) goals. An examination of how AHFC manages its waiting list and how it selects applicants is likely among the first of the issues we examine. Any proposed changes under MTW will evolve with community input from agencies like the Anchorage Coalition.

The preferences recommendation is fashioned after that used in King County, Washington. They use a lottery system to select applicants who are either victims of domestic violence, homeless or living in substandard housing, or paying more than 50% of income into rent. By their very nature, housing preferences favor one group over another. The 1937 Housing Act already requires that 75% of all new admission in the voucher program earn less than 30% of the area median income. This issue is closely tied to the question of waiting list management. As stated earlier, any change in so important an issue must occur with community input. As AHFC exercises

options under MTW, it is likely that admissions issues will be among the first we examine for fairness and cost effectiveness.

**Resident Advisory Board recommendations to the FY2009 Agency Plan:**

The Resident Advisory Board initially met on February 21, 2008 to discuss the initial draft. Most of the members also attended the March 12 public hearing telephonically on March 12. On April 16 the board held its final meeting to discuss the comments received on the plan. By unanimous consent, the Resident Advisory Board, recommended approval of the plan by the AHFC Board of Directors.