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# **Moving to Work Plan FY2021 Public Housing Division**

## Original Submission:

Public Comment: February 13, 2020  
Public Hearing: Tuesday, March 3, 2020, 4:00 to 6:00 p.m.  
Public Comment Close: Noon, Monday, March 16, 2020  
Board Approval: March 25, 2020  
To HUD: March 26, 2020  
Approved by HUD: August 26, 2020

## Amendment One:

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Public Comment Close: April 2, 2021  
Board Approval: April 28, 2021  
To HUD: April 29, 2021  
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## **B. Overview of Short-Term and Long-Term MTW Goals and Objectives**

Our PHD Vision is for an Alaska where all people have a safe and affordable place to call home. Our mission is to provide the people of Alaska access to safe and sustainable housing options through innovative strategies and programs.

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

***“DIFFICULTY IS WHAT WAKES UP THE GENIUS.” – NASSIM NICHOLAS TALEB***

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These goals describe our desired destination – where PHD would like to be at the end of FY2021. They translate our vision into a more focused, actionable set of outcomes. Following are the five primary goals PHD will be pursuing over the FY2021 period, followed by a description of supporting strategies.

1. Maximize financial performance, preservation, and leveraging of existing housing portfolio. PHD will assess and implement strategies that will create financially sustainable housing that meets the needs of low-income Alaskans.
2. Achieve operational excellence. PHD will create a culture of accountability and continuous improvement by developing and implementing a robust performance management process.
3. Increase staff development and capacity. PHD will implement processes and tools to improve staff productivity and increase staff satisfaction and client service.
4. Increase affordable housing opportunities. PHD will increase housing capacity to 6,850 Alaskan households by adding 500 new units/vouchers (+8% vs. FY2017) by leveraging reserves, affordable housing development funds, and the flexibilities of MTW and ACAH.
5. Ensure safety of housing options. PHD will make the safety of its residents, clients, and staff a priority to support its mission and vision by increasing safety measures within its properties, and will train staff in how to maintain their own safety in the workplace.

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

***“WHILE I TAKE INSPIRATION FROM THE PAST, LIKE MOST AMERICANS, I LIVE FOR THE FUTURE.” – RONALD REAGAN***

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These long-term goals describe our desired destination – where PHD would like to be in the next two years. These goals translate our vision into a more focused, actionable set of outcomes. Following are the five primary goals PHD will be pursuing over the next three years.

Our long-term goals also ally with our short term goals, but have a longer-term vision attached to them.

1. Maximize financial performance, preservation, and leveraging of existing housing portfolio. PHD will assess and implement strategies that will create financially sustainable housing that meets the needs of low-income Alaskans. We will do this by increasing our commitment to our Physical Needs Assessments and addressing the highest-level physical needs that impact resident and staff health and safety.
2. Achieve operational excellence. PHD will create a culture of accountability and continuous improvement by developing and implementing a robust performance management process.
3. Increase staff development and capacity. PHD will implement processes and tools to improve staff productivity and increase staff satisfaction and client service. We will do this by increasing staff support for training and onboarding.
4. Increase affordable housing opportunities. PHD will increase housing capacity to Alaskan households by adding new units/vouchers by leveraging resources, affordable housing development funds, and the flexibilities of MTW and ACAH. This will include applying for HUD grants as available and allocating resources toward additional housing assistance.
5. Ensure safety of housing options. PHD will make the safety of its residents, clients, and staff a priority to support its mission and vision.

## II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

### A. Housing Stock Information

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

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

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

N/A



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

AMP Name and Number	Number of Units to be Removed	Explanation for Removal
Anchorage South 271	1	Disposition – see Activity 2019N-1
Anchorage East 274	5	Disposition – see Activity 2019N-1
N/A	0	N/A
<b>Total to be Removed</b>	<b>6</b>	

## A.3 Planned New Project-Based Vouchers

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

## A.4 Planned Existing Project-Based Vouchers

Property Name	Number of Project-Based Vouchers	Planned Status at End of Plan Year	RAD?	Description of Project
1248 E 9 <sup>th</sup> Ave	4	Leased/Issued	No	see 2011-5
Alpine Terrace	22	Leased/Issued	No	see 2011-5
Loussac Place	60	Leased/Issued	No	see 2010-7
MainTree Apts.	10	Leased/Issued	No	see 2010-7
Ridgeline Terrace	63	Leased/Issued	No	see 2014-4
Susitna Square	18	Leased/Issued	No	see 2014-4
<b>Total to be Added</b>	<b>177</b>			

## A.5 Planned Other Changes to MTW Housing Stock Anticipated During the Fiscal Year

See Activity 2021-1 for a pilot program for voucher families.

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

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

## B. Leasing Information

### B.1 Planned Number of Households Served

Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served
MTW Public Housing Units Leased <sup>1</sup>	14,535	1,211
MTW Voucher (HCV) Units Utilized <sup>2</sup>	51,709	4,309
Local, Non-Traditional: Tenant-Based <sup>3</sup>	6,280	523
Local, Non-Traditional: Property-Based <sup>4</sup>	1,152	96
Local, Non-Traditional: Homeownership	0	0
<b>Planned Total Households Served</b>	<b>73,676</b>	<b>6,139</b>

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

2 – Voucher Units (Planned 98% of 4,397); includes Homeownership, Project-Based, and Tenant/Enhanced Protection.

3 – Local, Tenant-Based (Planned 98% of 534); Empowering Choice Housing Program (254), Mainstream 811 (10), Making A Home (25), Moving Home Program (150), and Returning Home (95).

4 – Local, Property-Based (Planned 98% of 98); Karluk Manor (41 of 46), Forget-Me-Not Manor (32), and Dena'ina House (25)

Note: Foster Youth to Independence (21), Mainstream (50), Non-Elderly Disabled (45), and Veterans Affairs Supportive Housing (308) vouchers' administrative costs are supported with MTW funds; however, these are not included in the totals.

Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served
Tenant-Based	ECHP – 2013-2	2,987	249
Tenant-Based	Moving Home – 2010-10	1,764	147
Tenant-Based	Returning Home – 2010-9	1,117	93
Tenant-Based	Mainstream 811 – 2016-1	118	10
Tenant-Based	Making A Home – 2013-2	294	24
Project-Based	Karluk – 2012-4	482	41
Project-Based	Dena'ina – 2018-2	294	24
Project-Based	Forget-Me-Not – 2018-1	376	31
Homeownership		0	0
<b>Planned Totals</b>		<b>7,432</b>	<b>619</b>

Planned is anticipated at 98 percent. Karluk Manor is only planned at 41 vouchers as five vouchers are currently subsidized through other funding sources.

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

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Public Housing	N/A
MTW Housing Choice Voucher	N/A
Homeownership	N/A

## C. Waiting List Information

### C.1 Waiting List Information Anticipated

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Anchorage Housing Choice Voucher	Community-Wide, Family	2,570	Closed	No
Anchorage Public Housing	Community-Wide, Family	2,228	Partially Open	Yes
Anchorage Public Housing-Senior	Community-Wide, Senior/Disabled	661	Closed	No
Bethel Public Housing	Community-Wide, Family	85	Open	Yes
Cordova Public Housing	Community-Wide, Family	0	Open	Yes
Fairbanks Housing Choice Voucher	Community-Wide, Family	922	Open	Yes
Fairbanks Public Housing	Community-Wide, Family	210	Open	Yes
Fairbanks Public Housing-Senior	Community-Wide, Senior/Disabled	569	Open	Yes
Homer Housing Choice Voucher	Community-Wide, Family	167	Open	Yes
Juneau Housing Choice Voucher	Community-Wide, Family	439	Open	Yes
Juneau Public Housing	Community-Wide, Family	198	Partially Open	Yes
Juneau Public Housing-Senior	Community-Wide, Senior/Disabled	106	Open	Yes
Ketchikan Housing Choice Voucher	Community-Wide, Family	166	Open	Yes
Ketchikan Public Housing	Community-Wide, Family	81	Open	Yes
Ketchikan Public Housing-Senior	Community-Wide, Senior/Disabled	80	Open	Yes
Kodiak Housing Choice Voucher	Community-Wide, Family	50	Open	Yes
Kodiak Public Housing	Community-Wide, Family	28	Open	Yes
Mat-Su Housing Choice Voucher	Community-Wide, Family	346	Closed	Yes
Mat-Su Public Housing-Senior	Community-Wide, Senior/Disabled	86	Closed	Yes
Nome Public Housing	Community-Wide, Family	40	Open	Yes

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Petersburg Housing Choice Voucher	Community-Wide, Family	25	Open	Yes
Sitka Housing Choice Voucher	Community-Wide, Family	41	Open	Yes
Sitka Public Housing	Community-Wide, Family	43	Open	Yes
Sitka Public Housing-Senior	Community-Wide, Senior/Disabled	13	Open	Yes
Soldotna Housing Choice Voucher	Community-Wide, Family	500	Open	Yes
Valdez Housing Choice Voucher	Community-Wide, Family	39	Open	Yes
Valdez Public Housing	Community-Wide, Family	9	Open	Yes
Wrangell Housing Choice Voucher	Community-Wide, Family	5	Open	Yes
Wrangell Public Housing	Community-Wide, Family	26	Open	Yes

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

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

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

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

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

### III. PROPOSED MTW ACTIVITIES

#### 2021-1 Step Program Set Aside Pilot

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

Approved by the AHFC Board of Directors  
 Reviewed by HUD

March 25, 2020  
 August 26, 2020

## 2. Description

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

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

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

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

### Statutory Objective

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

## 3. Metrics

### CE #1: Agency Cost Savings

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

As AHFC is setting aside a portion of its current voucher allocation, we do not expect to realize cost savings from this activity. We will still be conducting eligibility interviews as normal.

**CE #2: Staff Time Savings**

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

As AHFC is setting aside a portion of its current voucher allocation, we do not expect to realize time savings from this activity. We will still be conducting eligibility interviews as normal.

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HAP Savings (increase)	\$15,719,046 (440 vouchers at \$603.65/month for 5 years)	\$2,806,352 saved (440 Step vouchers for 5 years)	Pending	Pending

HAP Savings is calculated based on a one-bedroom family with an assumption that the family complete the entire five years of assistance. This projected savings can be used to offer additional units of housing assistance.

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

Unit of Measurement	Baseline*	Benchmark**	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	\$11,997	\$21,563	Pending	Pending

\*This figure is the average earned income as of September 2014.

\*\*This figure is the average earned income as of June 30, 2019 from the FY2019 Annual Report. Minimum wage as of 01/01/2014 was \$7.75 per hour. Baseline is calculated as one adult working full-time (40 hours) at the minimum wage of \$7.75.

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy in dollars (increase).	0	\$1,500 for Savings Match Program	Pending	Pending

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category:	0	57 percent of HHs have a full-time earner (August 2019)	Pending	Pending

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
(1) Employed Full-Time (2) Employed Part-Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other				

Minimum wage as of 01/01/2014 was \$7.75 per hour.

- Full-time is calculated as one adult working 40 hours per week at the minimum wage of \$7.75.
- Part-time is calculated as one adult working 20 hours per week at the minimum wage of \$7.75.
- Wage Less Than Part-time is calculated as one adult working less than 20 hours per week at the minimum wage of \$7.75.

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

Unit of Measurement	Baseline	Benchmark*	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	0 2014–Families receive an average of \$7,864 each.	Reduce usage to 11 percent of families	Pending	Pending

\*As of June 30, 2019, 11 percent of voucher families received TANF.

Our Bridge hardship policy encourages those families that have not investigated their eligibility for benefits to see if they can qualify to reduce the impact of financial hardships.

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	0	20 percent of families are enrolled in Jumpstart Level 1	Pending	Pending

As of August 2019, 20 percent of Step Program families are enrolled in Jumpstart Level 1 case management.

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	\$741 – average monthly HAP per Step family (September 2014)	\$525 – average monthly HAP per Step family (August 2019)	Pending	Pending

**SS #8: Households Transitioned to Self Sufficiency**

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase).	0	20 percent of exits are below the shelter burden	Pending	Pending

To measure success, AHFC has established a standard of family shelter burden less than 50 percent of monthly income at the time of exit.

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase). If units reach a specific type of household, give that type in this box.	N/A	N/A	N/A	N/A

AHFC is using a set aside of its current voucher allocation, so we do not expect to increase the number of housing units at this time.

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	Anchorage – 176* Fairbanks – 345 days Juneau – 286 days Mat-Su – 446 days Soldotna – 335 days	6 to 12 months or lower	Pending	Pending

\*This figure is low as Anchorage uses a lottery system for its waiting list, and this list opened in July 2019 (six months ago).



## HC #7: Households Assisted by Services that Increase Housing Choice

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase).	0	20 percent of families enroll in Jumpstart Level 1	Pending	Pending

### 4. Cost Implications

AHFC does not anticipate any additional cost to AHFC because of this activity.

### 5. Need/Justification for MTW Flexibility

AHFC has realized success with the number of families transitioning to self-sufficiency (see FY2019 Report, item D.3). AHFC would like to increase the availability of our Step Program for those families that feel that they are ready to take advantage of its opportunities. A waiting list and vouchers dedicated to identifying those families in the five largest jurisdictions AHFC serves is our pilot program. AHFC plans to examine each of its remaining communities (7) to determine if a Step Set Aside will help serve local families on those lists.

#### Authorization

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

#### Regulation Citation

None

### 6. Rent Reform/Term Limit Information

This program will be administered exactly the same as our current Step Program (see Activity 2014-1) with the exception that these families will be selected from a dedicated waiting list.

#### Impact Analysis

Based on the limited data available for current waiting list families in the five largest areas, we show the following statistics. As shown below, the need for Step Program vouchers is evident for the families currently on AHFC's Housing Choice Voucher Program waiting list.

City	Number on HCV Waiting List	Wait Time	Step	Classic*
Anchorage	2,577	2-3 years	1,591	986
Fairbanks	919	2-3 years	543	376
Juneau	422	18-24 months	247	175
Mat-Su	346	24 months	190	156
Soldotna	399	12-18 months	263	136
<b>Totals</b>	<b>4,663</b>		<b>2,834</b>	<b>1,829</b>

\*Classification of the current waiting list is based on the ages of the head of household and co-head/spouse. Disability is a voluntarily disclosed category on the application. Those that have disclosed are shown in the Classic Program. For those that are undisclosed, AHFC will not know until an eligibility interview if a person claims that status for a Classic Program voucher.

Year Started	Step Families	Total Families	Step %	Step Still Active	Total Still Active	Step %
2014	1,082	3,246	33.3%	43	1,063	4.0%
2015	730	1,680	43.5%	239	770	31.0%
<b>Totals</b>	<b>1,812</b>	<b>4,926</b>	<b>36.8%</b>	<b>282</b>	<b>1,833</b>	<b>15.4%</b>

AHFC has tracked Step Program families, their conversion rates to Classic, and their exits. As shown in the table above, while Step Program families comprised a little over one-third of persons converted from the HUD traditional program to rent reform, only 15.4 percent have remained on program after five years. Statistics show that Step Program families are exiting the Housing Choice Voucher Program at a much higher rate than Classic Program families.

The Public Housing Division produces a quarterly report evaluating the Step Program. Data from that report (as of June 30, 2020) is shown in the following tables.

**Successful Exits** – of those families that exit the Step Program each quarter, a successful exit is one where the family’s shelter burden is less than 50 percent. This table measures the percentage of Step Program families exiting with a shelter burden under 50 percent.

Baseline	N/A
September 30, 2019	46%
December 31, 2019	52%
March 31, 2020	57%
June 30, 2020	52%

**Shelter Burden** – family gross monthly income as compared to market rents.

	All Step Families	Families on Step 5
Baseline	74.7 %	N/A
September 30, 2019	49.1 %	39.3%
December 31, 2019	50.7%	40.1%
March 31, 2020	52.6%	40.2%
June 30, 2020	54.0%	43.0%

#### **Average Gross Annual Income**

	Families on Step 5
Baseline	\$19,929
September 30, 2019	\$39,224
December 31, 2019	\$38,562
March 31, 2020	\$38,112
June 30, 2020	\$36,050

AHFC believes that the reduction for March and June 2020 is largely due to the COVID-19 pandemic.

#### **Hardship Case Criteria**

Current hardship procedures for Minimum Rent and the Bridge Process will be available to these families.

### **Description of Annual Evaluation**

AHFC currently has an in-depth analysis of its Step, Classic, and Set Aside Programs (see Activity 2014-d Jumpstart Program and Section C.1 Step Program Evaluation). AHFC plans to track this population separately from its other Step Program families.

### **Transition Period**

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

AHFC will be using the time between now and the start of the fiscal year to prepare materials and formalize a time line. AHFC is currently investigating the capabilities and opportunities available in its current computer software package for electronic application, waiting list, and intake processes. We anticipate program kick off to be in early 2021.

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## **2021-2 Sponsor-Based Assistance, Bridgeway Community Housing**

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

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

### **2. Description**

The purpose of this activity is to provide rental assistance outside Section 8 rules for a new development, Bridgeway Community Housing, in Wasilla, Alaska. The development will be operated by Wasilla PSH Associates and provide safe and secure housing for persons who are inappropriately housed in assisted living or experience psychiatric hospitalization and/or incarceration, multiple or lengthy episodes of substance abuse treatment, multiple eviction proceedings, and/or multiple State of Alaska Office of Children's Services interventions, and hard-to-house clients.



This is a picture of the completed Bridgeway Community Housing development.

### **3. Background**

This activity is modeled on AHFC's sponsor-based activity, 2018-1 Forget-Me-Not Manor. Bridgeway was selected under a competitive process for a Greater Opportunities for

Affordable Living (GOAL) grant in 2018. It is a new-construction development. The designated population is homeless families or individuals who meet the U.S. Department of Housing and Urban Development (HUD) definition of person with a disability or an Alaska Mental Health Trust beneficiary. The HUD definition of a person with disabilities is:

- Means a person who:
  - Has a disability, as defined in 42 U.S.C. 423;
  - Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that:
    - Is expected to be of long-continued and indefinite duration;
    - Substantially impedes his or her ability to live independently, and
    - Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or
  - Has a developmental disability as defined in 42 U.S.C. 6001.
- Does not exclude persons who have the disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome;
- For purposes of qualifying for low-income housing, does not include a person whose disability is based solely on any drug or alcohol dependence; and
- Means “individual with handicaps”, as defined in § 8.3 of this title, for purposes of reasonable accommodation and program accessibility for persons with disabilities.

A Trust beneficiary is defined as a person experiencing one or more of the following:

- Mental illness, where “severely mentally ill adult” is defined as an adult (18 years of age or older) with any mental disorder that is generally recognized to be persistent and to be disabling, with or without psychotic features. This population includes all of the persons who were previously defined as “chronically mentally ill (CMI) adults” and those who were previously defined as “severely emotionally disturbed (SED) adults.”
- Chronic alcoholism with psychosis.
- Alzheimer’s disease or related dementia.
- Developmental disabilities.

Individuals meeting the eligibility criteria will receive a variety of services including on-site and after-hours intervention and support services. Services include:

- First month deposit/fees and furnishings for individual tenants.
- Limited cash assistance for other approved activities (i.e., transportation for tenants, transportation reimbursement for staff, purchase of needed items such as appropriate clothing, etc.).
- Life skills training in the home or community (bus routes, cooking, financial management, tenant education, etc.).
- Supplemental professional staff time to maintain treatment goals, i.e., psychiatric nurse visits and/or transport of medications to the tenant.
- Other approved activities within a plan for implementing a safe, desirable home for the tenants.

### Statutory Objective

This activity addresses the statutory objective to increase housing choice for low-income families.

## 4. Metrics

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

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
24 new housing units made available for households at or below 80% AMI.	0	17*	Pending	Pending

\*One unit is reserved for a resident manager and will not be subsidized.

Six (6) units will receive subsidy through Section 811 PRA.

## 5. Cost Implications

AHFC expects to incur costs equivalent to 17 project-based vouchers for zero- and one-bedroom units. As of January 1, 2021, average HAP for the area including the Matanuska-Susitna Borough is \$653.40 per unit month. This equates to \$133,294 in additional HAP cost each year.

The initial Housing Assistance Payments Contract term is three (3) years. The contract has a provision to renew for successive terms. The HAP Contract is contingent upon AHFC's continuing participation in the Moving to Work Demonstration.

## 6. Need/Justification for MTW Flexibility

A goal of this development is to serve individuals that are hard-to-serve in the traditional rental market. These families may have tenancy histories that include multiple eviction proceedings and substance abuse. These persons would not normally be eligible for an AHFC traditional subsidy program.

This development includes 11 zero-bedroom (studio) units and 13 one-bedroom units.

- Studio Units – of these, four meet Uniform Federal Accessibility Standards (UFAS).
- One-Bedroom Units – of these, five meet UFAS.

### Authorization

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

### Regulation Citation

AHFC will follow the guidelines issued in PIH Notice 2011-45.

## 7. Rent Reform/Term Limit Information

Persons subsidized with sponsor-based rental assistance will use the streamlined MTW calculation as stated in Activity 2014-1.

- Assistance is not be subject to a term limit.
- Minimum rent is \$50.

- The Owner/Operator will be responsible for administering the waiting list, determining eligibility, and submitting monthly billing statements to AHFC.
- AHFC will perform annual quality assurance reviews for the subsidized units to include waiting list management, withdrawn/denied applicants, family examinations, and Housing Quality Standards.

### **Impact Analysis**

AHFC currently operates two housing programs in Wasilla, a Housing Choice Voucher Program and a Public Housing Development, Williwa Manor, for seniors and persons with a disability.

As of February 26, 2021, on the Matanuska-Susitna Borough waiting list, there were 216 families on the list. Of those:

- 95 families are one-person families
- 42 families are two-person families

Of the one- and two-person families, 52 disclosed that they were a disabled family. Disability disclosure is voluntary on the application. Disability status is verified at time of selection from the waiting list.

As reported in AHFC's FY2020 Moving to Work Report, AHFC admitted 1,201 families in fiscal year 2020. Of those, 81.3 percent met extremely low-income criteria and 17.7 met very low-income criteria. AHFC plans to work with its partner to ensure timely leasing.

### **Hardship Case Criteria**

Current hardship procedures for Minimum Rent will be available to these families. Families will also have access to a grievance procedure with the Owner/Operator.

### **Description of Annual Evaluation**

AHFC collects data on all new admissions for its sponsor-based rental assistance developments to ensure newly admitted families have income at or below 50 percent of area median income. This data, along with family income, is reported as part of AHFC's annual MTW reporting process.

### **Anticipated Schedule**

It is anticipated that Bridgeway Community Housing will be ready for occupancy beginning in FY2021 (approximately April 1, 2021). AHFC is in the process of preparing the HAP Contract documents, reviewing the development's tenant selection plan, and scheduling a Housing Quality Standards inspection for the entire development prior to occupancy.

## IV. APPROVED MTW ACTIVITIES

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

### A. Implemented

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#### 2010-5 HQS Inspections

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

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

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

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

##### 2. Description/Update

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

##### Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

##### Authorization

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

##### Regulation Citation

24 CFR 982.405

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

##### 5. Planned Significant Changes

No changes to this activity during this fiscal year.

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## 2010-6 HQS Inspections on AHFC Properties

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

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

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

### 2. Description/Update

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

#### Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

#### Authorization

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

#### Regulation Citation

24 CFR 982.507

### 3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

### 5. Planned Significant Changes

No changes to this activity during this fiscal year.

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

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

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



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

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

## **2. Description/Update**

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

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

### **Statutory Objective**

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

### **Authorization**

Attachment C, paragraph D.4

### **Regulation Citation**

24 CFR 983.251

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

## **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2010-9 Returning Home Program**

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

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

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

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

## **2. Description/Update**

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

### **HOME Funding**

Operational and staff costs are supported with MTW funds. AHFC has a fee-for-service for each housing unit month. These HOME administrative fees are booked as non-MTW revenue. AHFC is following HOME rules at 24 CFR 92 for tenant-based assistance. Family annual income is calculated using the rules at 24 CFR 5.630, and families meet HOME income eligibility limits.

### **MTW Funding**

AHFC expanded its program to include the Anchorage jurisdiction using MTW block grant funds. Family annual income is calculated using the rules at 24 CFR 5.630, and families meet Housing Choice Voucher income eligibility limits.

The original benchmark was to serve 10 families per year. AHFC set a new benchmark of 20 families per year in 2010 as the eligibility criteria for families was expanded to include all families meeting State of Alaska Department of Corrections release criteria. The Anchorage Program has been so successful, that AHFC has increased the number of coupons from 20 to 30 for the remainder of 2017. This increases the overall benchmark from 70 families per year to 100 per year.

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

**Statutory Objective**

Increase housing choices for low-income families

**Authorization**

- Old authorization: Attachment C, paragraphs D.2.d and D.3.a.
- New authorization: MTW Agreement Attachment D signed January 30, 2012.

**Regulation Citation**

- 24 CFR 92.209
- 24 CFR 982

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2010-10 Moving Home Program****1. Plan Year Approved, Implemented, Amended**

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

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

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

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

**2. Description/Update**

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

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

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

The State of Alaska Department of Health and Social Services refers eligible families directly to AHFC. Once an applicant family has leased, families are not required to maintain services in order to remain eligible for Moving Home continuing assistance.

**Statutory Objective**

Increase housing choices for low-income families

**MTW Authorization and Need**

Attachment C, paragraph D.3 and D.4

**Regulation Citation**

None

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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

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

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

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

## **2. Description/Update**

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

### **Statutory Objective**

Reduce cost and achieve greater cost effectiveness in Federal expenditures

### **Authorization**

Attachment C, paragraph C.11 and D.2

### **Regulation Citation**

24 CFR 982.517

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

## **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2011-2 Local Payment Standards**

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

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

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

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

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

## **2. Description/Update**

This activity establishes payment standards that do not rely on HUD's Fair Market Rents for AHFC housing choice voucher jurisdictions. AHFC continues to examine each market on an annual basis to determine if the payment standard is appropriate. AHFC also ensures that it

establishes a payment standard that reflects, not leads, the market. As one of its tools, staff uses an annual, independent study conducted by AHFC's Planning and Program Development Department in cooperation with the State of Alaska Department of Labor. This study surveys Alaska's communities and landlords about its housing markets including vacancy rates, market conditions, rentals, and utilities. Staff continues to collect its own survey data on rentals in the local market.

**Statutory Objective**

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

**Authorization**

Attachment C, paragraph D.2.a.

**Regulation Citation**

24 CFR 982.503.

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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

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

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

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

**2. Description/Update**

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

**Statutory Objective**

Reduce cost and achieve greater cost effectiveness in Federal expenditures

**Authorization**

Attachment C, paragraph D.1

**Regulation Citation**

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

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2011-5 Project-Base Vouchers at AHFC Properties and Exceed 25 Percent Limit per Building****1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors      May 4, 2010

Reviewed by HUD      July 12, 2010

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

**2. Description/Update**

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

- 1248 East 9th Avenue contains four affordable housing units in one building (two efficiency and two one-bedroom units). Two of the four units are fully accessible. All units are subsidized and were available for occupancy November 2013. Units were fully leased as of January 31, 2014.
- Alpine Terrace contains 48 affordable housing units in four buildings (all are two-bedroom units). AHFC began offering project-based rental assistance in August 2018. No residents have been displaced. AHFC will adjust the number of available project-based vouchers based on future vacancies.
- Loussac Place contains 120 affordable housing units of which 60 are project-based vouchers. The vouchers are distributed throughout the bedroom sizes (one through four) in a variety of buildings throughout the development. Based on the configuration of the development (townhouse-style units), it would have been

impossible to successfully use project-based vouchers without this waiver. Units were fully leased in November 2012.

- MainTree Apartments contains 10 affordable housing units reserved for persons with developmental disabilities. Units were fully leased in 2012, and all are subsidized with a project-based voucher.
- Susitna Square contains 18 affordable housing units in three buildings. All units are subsidized with project-based vouchers and were available for occupancy on September 1, 2015. Units were fully leased as of June 30, 2016.
- Ridgeline Terrace contains 70 affordable housing units in several buildings. Sixty-three units have project-based voucher assistance attached and were available for occupancy on January 8, 2016; 53 units were leased as of June 30, 2016.

### **Statutory Objective**

Increase housing choices for low-income families

### **Authorization**

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

### **Regulation Citation**

24 CFR 983.56

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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

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

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

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

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

Waive HUD regulations at 24 CFR 982.508, which limit a family to paying no more than 40 percent of their adjusted monthly income toward their rental portion. A family that is



subject to Moving to Work rules will be allowed to pay up to 50 percent of monthly income. Those families on the traditional HUD family contribution rules will use the 40 percent calculation.

With the implementation of 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative, this activity was modified to account for Step Program families that transition to a fixed HAP subsidy. Once on a fixed subsidy amount, these families are no longer be subject to a maximum family contribution if they decide to move. The family decides if their required contribution is affordable.

**Statutory Objective**

Increase housing choices for low-income families

**Authorization**

Attachment C, paragraph D.2.a.

**Regulation Citation**

24 CFR 982.508

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2012-2 Nonpayment of Rent**

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

Approved by the AHFC Board of Directors      April 20, 2011

Reviewed by HUD      June 21, 2011

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

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

## **2. Description/Update**

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

### **Statutory Objective**

Reduce cost and achieve greater cost effectiveness in Federal expenditures

### **Authorization**

Attachment C, paragraph C.9.b.

### **Regulation Citation**

24 CFR 966.4(l)(3)

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

## **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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

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

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

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

## **2. Description/Update**

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

Effective July 1, 2015, assistance was extended to all 46 units at Karluk Manor. Records each month show that all individuals at Karluk Manor are income eligible under voucher

income limits. Those units occupied by persons with Housing Choice Voucher assistance are excluded.

**Statutory Objective**

Increase housing choices for low-income families

**Authorization**

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

**Regulation Citation**

PIH Notice 2011-45

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2013-1 Making A Home Program**

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

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

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

**2. Description/Update**

This activity was formerly named “Youth Aging Out of Foster Care.” This is a time-limited (three years), tenant-based rental assistance program targeting youth ages 18 to 24 aging out of Alaskan foster care. The program serves direct referrals from the State of Alaska Department of Health and Social Services, Office of Children’s Services.

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

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

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

- The State of Alaska Department of Health and Social Services provides an annual allotment to assist ten youth families in Anchorage. The number of families assisted each year is contingent upon available funding. For purposes of consistency and administrative efficiencies, family annual income is calculated using the rules at 24 CFR 5.630.

Due to the success of the Anchorage program, the Department of Health and Social Services provided additional funding to increase the number of youth served in Anchorage to 15 each month starting in FY2016.

**Statutory Objective**

Increase housing choices for low-income families

**Authorization**

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

**Regulation Citation**

None

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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

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

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

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

## **2. Description/Update**

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

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

### **Statutory Objective**

Increase housing choices for low-income families

### **Authorization**

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

### **Regulation Citation**

None

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

## **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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

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

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

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

## **2. Description/Update**

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

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

### **Statutory Objective**

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

### **Authorization**

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

### **Regulation Citation**

As listed under each sub-activity below.

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

## **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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

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

As listed under 2014-1 above.

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

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

- **Classic Program Family** is defined as 100 percent of adult household members are either a person with a disability (as defined in 24 CFR 5.403) or 62 years of age or

older. These families may include a live-in aide (as defined in 24 CFR 5.403), minors, or full-time dependent students.

- **Full-Time Student** is defined as a dependent adult under the age of 24 who is enrolled as a student at an institution of higher education and meets the school's definition of full-time enrollment. AHFC will continue to disregard any income earned by an individual while full-time student status is maintained.
- **Set Aside Program Family** – these are families using special purpose or direct referral vouchers that use AHFC's simplified income calculation method. This includes the Empowering Choice Housing Program, Foster Youth to Independence Initiative (FYI) Vouchers, Mainstream Vouchers, Mainstream 811 Vouchers, Moving Home Program, Non-Elderly Disabled Vouchers, Port-in Vouchers, Project-Based Vouchers, Tenant Protection Vouchers, and Veterans Affairs Supportive Housing Vouchers. As of January 10, 2016, AHFC began absorbing all incoming portable vouchers and classifying families into the Step and Classic programs.
- **Step Program Family** is defined as any household that does not meet the definition of a Classic Program family.

#### **Statutory Objective**

As listed under 2014-1 above.

#### **Authorization**

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

#### **Regulation Citation**

HUD definitions of Working Family, Disabled Family, Elderly Family, and Full-Time Student at 24 CFR 5.403 and 24 CFR 5.612 are used to define Classic Program participants.

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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

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

As listed under 2014-1 above.

## **2. Description/Update**

This supporting activity establishes a minimum rent in exception to HUD regulations. HUD regulations require AHFC to establish a minimum monthly rent for the Public Housing and Housing Choice Voucher programs that does not exceed \$50 per month. AHFC has set the following minimum rents as part of its rent reform activity.

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

### **Statutory Objective**

As listed under 2014-1 above.

### **Authorization**

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

### **Regulation Citation**

HUD regulations at 24 CFR 5.630.

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

## **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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

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

As listed under 2014-1 above.

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

HUD regulations require AHFC to establish utility allowance schedules for each Voucher and Public Housing jurisdiction, to update those schedules annually, and to pay a utility reimbursement payment when the utility allowance exceeds the family contribution. This supporting activity eliminates utility reimbursement payments for the Voucher and Public



Housing programs. Families that may need an adjustment of their subsidy due to unusual or excessive utility requirements may ask for a hardship. See supporting activity 2014-1I for a discussion of the hardship policy.

**Statutory Objective**

As listed under 2014-1 above.

**Authorization**

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

**Regulation Citation**

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

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2014-1d Jumpstart Program**

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

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

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

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

New enrollments to the Jumpstart Program began November 1, 2015.

## **2. Description/Update**

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

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

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

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

### **Statutory Objective**

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

### **Authorization**

Attachment C, paragraph E.

### **Regulation Citation**

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

Requested waivers are:

- 24 CFR 984.103 – Definition of self-sufficiency; AHFC developed its own definition
- 24 CFR 984.105 – Minimum program size; AHFC expanded the size and jurisdictions under the Jumpstart Program
- 24 CFR 984.202 – Program Coordinating Committee composition; AHFC will be establishing an alternate composition for this committee based on AHFC's geographic challenges
- 24 CFR 984.203 – Family selection; AHFC has defined Jumpstart family selection priorities
- 24 CFR 984.303 – Contract of Participation; AHFC developed its own Agreement for its Jumpstart participants – Jumpstart Participation and Incentives Agreement
- 24 CFR 984.303(a) – Signature of head of household; AHFC is adding a procedure for an alternate head of household

- 24 CFR 984.303(b)(2) – Independence from welfare assistance; AHFC is waiving this condition for fulfillment of a Jumpstart Agreement
- 24 CFR 984.303(b)(4) – Suitable employment; Any adult family member who signs the Agreement can fulfill this requirement.
- 24 CFR 984.303(c) – Contract term; the Jumpstart Agreement will coincide with the Step Program family’s subsidized housing term (this may be less than 5 years)
- 24 CFR 984.303(d) – Contract extension; AHFC Jumpstart staff may extend an Agreement at their discretion or if authorized by the Bridge Committee
- 24 CFR 984.303(d)(5)(iii) – Consequences of noncompliance; AHFC will not terminate a family’s rental assistance for failure to comply with their Agreement
- 24 CFR 984.303(g) – Completion; An Agreement is complete when the family has fulfilled all of its obligations under the Agreement and the family must be in good standing with AHFC the month they complete the Agreement
- 24 CFR 984.304 – Total tenant payment; AHFC will calculate total tenant payment in compliance with policy in its Housing Choice Voucher Administrative Plan and Public Housing Program Admissions and Occupancy Policy
- 24 CFR 984.305 – FSS Account; AHFC will not offer an FSS Account. AHFC has developed an alternate system of incentives
- 24 CFR 984.306 – Residency and portability requirements; families are not eligible to port Jumpstart participation. Families are not eligible to port FSS Program participation into AHFC’s jurisdiction. AHFC will not accept FSS Account balances from other PHAs. Jumpstart incentives must be earned while in an AHFC jurisdiction.

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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

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

As listed under 2014-1 above.

**2. Description/Update**

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

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

AHFC continues to compare the fair market rent, current family rent contributions, local rental market vacancy and rental rates, and local advertising materials when selecting a reasonable contract rent. AHFC also continues to add an affordability factor as these rents are meant for low-income families. As an internal control, AHFC sets its contract rents within 15 percent of the State of Alaska Department of Labor market survey rate.

**Statutory Objective**

As listed under 2014-1 above.

**Authorization**

Attachment C, paragraph C.11.

**Regulation Citation**

HUD regulations at 24 CFR 960.253.

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2014-1f Ineligible Noncitizen Proration**

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

As listed under 2014-1 above.

**2. Description/Update**

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

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

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

**Statutory Objective**

As listed under 2014-1 above.

**Authorization**

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

**Regulation Citation**

HUD regulations at 24 CFR 5.520.

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2014-1g Annual Recertification Requirement**

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

As listed under 2014-1 above.

**2. Description/Update**

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

- Classic Program – these families receive a triennial (every three years) examination. In the no examination years for Public Housing, AHFC continues to verify household composition and certify compliance with community service obligations.
- Step Program – these families receive an income examination at time of admission to determine eligibility under income limit guidelines and set their income-based rent for the first year. AHFC does not conduct any additional income verification processes unless the family requests a hardship. Each year, AHFC discusses the EIV report with

the family, and the family self-certifies to its accuracy. AHFC reports these figures on the 50058.

- Set Aside Program – these families receive an income examination every year.

### **Statutory Objective**

As listed under 2014-1 above.

### **Authorization**

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

### **Regulation Citation**

- Public Housing – HUD regulations at 24 CFR 960.257.
- Housing Choice Voucher – HUD regulations at 24 CFR 982.516

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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

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

As listed under 2014-1 above.

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

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

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

AHFC has previously requested waivers for the following regulations and has absorbed them into this activity.

- Activity 2010-2 raised the asset threshold from \$5,000 to \$10,000. Now moved under supporting activity 2014-1j.
- Activity 2010-3 eliminated the Earned Income Disallowance program for persons with disabilities and families engaging in work activities. Now moved under supporting activity 2014-1k.

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

- Elimination of the annual \$400 allowance for an elderly/disabled family.
- Elimination of the allowance of \$480 for each minor dependent in a household.
- Elimination of the medical allowance for out-of-pocket expenses for elderly/disabled families.
- Elimination of the handicap allowance for out-of-pocket expenses that allow a person with disabilities to engage in work activities.
- Elimination of the childcare allowance for out-of-pocket expenses for care of minors under the age of 13 to allow an adult household member to engage in work activities.

#### **Statutory Objective**

As listed under 2014-1 above.

#### **Authorization**

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

#### **Regulation Citation**

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

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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## 2014-1i Portability

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

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

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

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

### 2. Description/Update

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

AHFC did not make any changes to the rules governing port-in vouchers, except to streamline the calculation of family income as specified in Activity 2014-1h.

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



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

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

#### **Statutory Objective**

As listed under 2014-1 above.

#### **Authorization**

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

#### **Regulation Citation**

Housing Choice Voucher – 24 CFR 982.353

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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

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

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

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

## **2. Description/Update**

AHFC allows a family to self-certify total family assets up to \$10,000 and excludes the income generated from a family's total assets when assets total less than \$10,000.

### **Statutory Objective**

As listed under 2014-1 above.

### **Authorization**

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

### **Regulation Citation**

24 CFR 5.609

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

## **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## **2014-1k Earned Income Disallowance**

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

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

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

## **2. Description/Update**

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

### **Statutory Objective**

As listed under 2014-1 above.

### **Authorization**

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

### **Regulation Citation**

24 CFR 5.617 and 960.255

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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## **2014-1I Hardship Policy and Process**

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

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

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

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

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

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

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

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

AHFC's hardship policy is called the Bridge Process. Families transitioning from the traditional rent calculation method to AHFC's rent reform model had access to a one-time "Safety Net". AHFC continues to offer a Minimum Rent Exemption procedure for those families subject to the minimum rent.

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

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

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

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

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

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

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

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

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

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

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

Analysis of Step Program families' progress toward financial self-sufficiency indicates that while some families have achieved great success, others are still struggling. This revision to the Bridge Process helps those families that need additional time to achieve goals or stabilize income. This was issued with Numbered Memo 18-30 on September 20, 2018 with an effective date of November 1, 2018.

- Extension One to Step Program Assistance – a family must apply for this extension prior to the end of their fifth year of the Step Program. To qualify, families must have a shelter burden greater than 50 percent of monthly income and enroll in Jumpstart. Those families that qualify will receive 20 percent of the applicable payment standard or pay 80 percent of a public housing unit's contract rent.
- Extension Two to Step Program Assistance – a family must apply for this extension prior to the end of their first extension to the Step Program. To qualify, families must have a shelter burden greater than 50 percent of monthly income and have maintained active participation in Jumpstart during Extension Year 1. Those families that qualify will receive 20 percent of the applicable payment standard or pay 80 percent of a public housing unit's contract rent.

## **Statutory Objective**

MTW Agreement, Section III

## **Authorization**

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

## **Regulation Citation**

24 CFR 5.617 and 960.255

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

## **5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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## 2014-3 PBV Inspection Requirements

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

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

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

### 2. Description/Update

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

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

AHFC has an additional quality assurance process for those developments with PBV and Low Income Housing Tax Credit Programs, as AHFC's Internal Audit Department conducts reviews of the property that include unit inspections. AHFC's quality assurance staff will review Internal Audit's findings and consider those inspections as part of its inspection universe.

#### **Statutory Objective**

Reduce cost and achieve greater cost effectiveness in Federal expenditures

#### **Authorization**

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

#### **Regulation Citation**

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

### 3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

## 5. Planned Significant Changes

No changes to this activity during this fiscal year.

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## 2014-4 Ridgeline Terrace and Susitna Square

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

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

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

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

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

### 2. Description/Update

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

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

#### Statutory Objective

Increase housing choices for low-income families

#### Authorization

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

#### Regulation Citation

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

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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

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

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

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

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

Current HUD regulations require a PHA to re-determine rent reasonableness within 60 days of a five percent decrease in the Fair Market Rent (FMR) for any unit under contract. Under Moving to Work Activity 2011-2, Local Payment Standards, AHFC sets each voucher jurisdiction's payment standard to respond to local market conditions. These are monitored annually and any changes of 5 percent or more in the local market require an adjustment of the payment standard. Payment standard evaluation and adjustment do not typically occur at the same time that HUD publishes revised FMRs.

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

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

### **Statutory Objective**

Reduce cost and achieve greater cost effectiveness in Federal expenditures

### **MTW Authorization and Need**

Attachment C, paragraph D.2.c



**Regulation Citation**

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

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

**5. Planned Significant Changes**

No changes to this activity during this fiscal year.

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**2016-1 Mainstream 811 Tenant-Based Assistance**

**1. Plan Year Approved or Amended**

Approved by the AHFC Board of Directors	Pending
Reviewed by HUD	Pending

**2. Description**

Formerly called Housing First Sponsor-Based Assistance RFP. Under the Moving to Work Demonstration Program, approved housing authorities have the authority to fund rental assistance outside of Section 8 and 9 regulations under the 1937 Housing Act. Since this activity was first proposed in AHFC's FY2018 Annual Plan, AHFC received a grant from HUD for Section 811 project-based rental assistance. To market the program and attract private market owners, the Public Housing Division pledged 50 project-based vouchers. To date, AHFC has only had one private rental market owner interested in the Section 811 program. AHFC has not provided any PBV or tenant-based assistance as of the date of this plan.

**Statutory Objective**

Increase housing choices for low-income families.

**MTW Authorization and Need**

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

**Regulation Citation**

PIH Notice 2011-45

**3. Planned Non-Significant Changes**

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

## 5. Planned Significant Changes

To date, AHFC has been unable to attract sufficient private market owners who wish to take advantage of the Section 811 assistance and AHFC project-based vouchers. AHFC's partner in this endeavor, the State of Alaska Department of Health and Social Services, has transferred funds to AHFC to assist the unserved population with tenant-based rental assistance.

AHFC plans to take referrals for those individuals eligible for the Section 811PRA program that are not served due to a lack of landlord participation. AHFC will be using the funds to subsidize these individuals in the private rental market with a voucher. At this time, AHFC is receiving funds to serve approximately ten (10) individuals each year.

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## 2018-1 Sponsor-Based Assistance, Forget-Me-Not Manor

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

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

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

### 2. Description/Update

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

#### **Statutory Objective**

Increase housing choices for low-income families

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

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

#### **Regulation Citation**

PIH Notice 2011-45

### 3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

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

No changes to this activity during this fiscal year.

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

In FY2021, Forget-Me-Not Manor is planning to expand the number of units available at its complex by building a new wing. AHFC plans to increase its sponsor-based rental assistance available at this complex to match the number of new units (32). AHFC is in the process of reviewing the proposed tenant selection plan, funding sources, and contract documents. It appears that AHFC will be providing subsidy for only 24 of the 32 units as eight units will receive subsidy from another funding source.

AHFC will conduct an inspection of all newly constructed units prior to beginning any subsidy. At this time, the new units are projected to be ready sometime in June 2020.

---

### **2018-2 Sponsor-Based Assistance, Dena'ina House**

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

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

This activity was implemented on May 21, 2018 with Numbered Memo 18-24. Effective June 1, 2018, AHFC issued the policy for this new program. Our partner submitted their first billing statement effective May 1, 2018. This is a local, non-traditional program.

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

Fund rental assistance outside Section 8 rules consistent with “broader uses of funds” authority in Attachment D of the Agreement. Provide the funding equivalent of 25 project-based voucher units at a development providing homeless youth with supportive services, Dena'ina House in Anchorage. AHFC continues to monitor the funding requests each month.

##### **Statutory Objective**

Increase housing choices for low-income families

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

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

##### **Regulation Citation**

PIH Notice 2011-45

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

No changes to this activity during this fiscal year.



### **3. Implementation Plan**

AHFC is currently conducting a study of its current voucher allocation and available funding. Staff is also exploring the possibility of other sources that may be available to fund the down payment while using MTW funds to cover the administrative cost. AHFC is also seeking to provide this assistance as a path to homeownership by families participating in our Jumpstart Program (2014-1d). Activity is on hold pending the exploration of alternatives and possible implementation strategies.

### **4. Non-Significant Changes**

No changes to this activity during this fiscal year.

## **D. Closed Out**

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### **2010-1 Reexamination of Income**

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

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

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

#### **2. Description**

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

##### **Statutory Objective**

Reduce cost and achieve greater cost effectiveness in Federal expenditures

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

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

##### **Regulation Citation**

24 CFR 960.257

#### **3. Closure Reason**

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

##### **Final Outcomes and Lessons Learned**

Staff reported positive results from reducing the number of annual examinations for families with all adults on fixed income. Success in this activity led to the use of a triennial examination schedule for Classic Program families. We also learned that the

more complicated rent calculation method proposed under this activity was difficult to administer. This led to the development of the simple 28.5 percent calculation under activity 2014-1.

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

No comments at this time.

**Summary Table**

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

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

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

---

**2010-4 Rent Simplification**

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

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

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

**2. Description**

Develop an alternate rent structure.

**Statutory Objective**

Reduce cost and achieve greater cost effectiveness in Federal expenditures

**MTW Authorization and Need**

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

**Regulation Citation**

24 CFR 5.609

**3. Closure Reason**

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

**Final Outcome and Lessons Learned**

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

Former activity 2010-3 (EID Elimination) showed immediate results in the decrease of staff administrative time. AHFC wanted to incentivize families to increase income from wages, but past results from the Earned Income Disallowance did not produce long-term results by encouraging families to retain employment once the disallowance period ended. AHFC considered these results when evaluating how to better incentivize families to retain employment. AHFC decided to incorporate former activity 2010-3 into activity 2014-1h and provide incentives related directly to employment as well as a plan to gradually increase family responsibility for rent.

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

No comments at this time.

**Summary Table**

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

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**2010-8 Live-In Aides****1. Plan Year Approved, Implemented, Amended**

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

**2. Description**

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

**Statutory Objective**

Increase housing choices for low-income families

**MTW Authorization and Need**

Attachment C, paragraph D.4

**Regulation Citation**

24 CFR 982.316

**3. Closure Reason**

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

**Final Outcome and Lessons Learned**

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

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

No comments at this time.

**Summary Table**

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

---

**2010-11 Project-Based Voucher Assistance in Transitional Housing****1. Plan Year Approved, Implemented, Amended**

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

**2. Description**

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

**Statutory Objective**

Increase housing choices for low-income families

**MTW Authorization and Need**

Attachment C, paragraph B.4

**Regulation Citation**

24 CFR 983.53

**3. Closure Reason**

AHFC has not pursued project-based vouchers in a transitional facility as AHFC has targeted voucher funds to specific, vulnerable populations (Returning Home Program (2010-9), Sponsor-Based Rental Assistance Program at Karluk Manor (2012-4), Forget-Me-Not Manor (2018-1), and Dena'ina House (2018-2), Making A Home Program (2013-1), and



Empowering Choice Housing Program (2013-2).). AHFC continues to speak with its community partners for possible opportunities using this flexibility.

**Final Outcomes and Lessons Learned**

No comments at this time.

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

No comments at this time.

**Summary Table**

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

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**2010-12 Local Preferences**

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

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

**2. Description**

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

**Statutory Objective**

Reduce cost and achieve greater cost effectiveness in Federal expenditures

**MTW Authorization and Need**

Attachment C, paragraph C.2

**Regulation Citation**

24 CFR 982.205

**3. Closure Reason**

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

**Final Outcome and Lessons Learned**

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

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

No comments at this time.

**Summary Table**

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

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**2010-14 AHFC Alternate Forms**

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

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

**2. Description**

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

**Statutory Objective**

Reduce cost and achieve greater cost effectiveness in Federal expenditures

**MTW Authorization and Need**

Attachment C, paragraph D.1

**3. Closure Reason**

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

**Final Outcome and Lessons Learned**

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

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

No comments at this time.

**Summary Table**

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

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

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

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

## 2. Description

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

### MTW Authorization and Need

Attachment D signed by HUD on January 30, 2012

## 3. Closure Reason

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

### Final Outcome and Lessons Learned

Not applicable. AHFC continues to develop specialized programs for difficult-to-house and vulnerable families. As each population is identified, AHFC provides details in each activity.

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

No comments at this time.

### Summary Table

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

---

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

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

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

## 2. Description

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

### MTW Authorization and Need

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

### Regulation Citation

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

## 3. Closure Reason

With the implementation of Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative, AHFC provided time limits to its work-able families. The remaining population,

Classic Program families, consist of elderly and disabled families. These are the most vulnerable families, and AHFC does not wish to place restrictions on these families.

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

**Final Outcome and Lessons Learned**

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

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

No comments at this time.

**Summary Table**

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

---

**2013-3 Income Limits**

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

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

**2. Description**

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

**Statutory Objective**

Increase housing choices for low-income families

**MTW Authorization and Need**

- \* Attachment C of the MTW Agreement, paragraph C.5 (Public Housing admission)
- \* Attachment C of the MTW Agreement, paragraph D.3 (Housing Choice Voucher admission)

**Regulation Citation**

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

### 3. Closure Reason

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

#### Final Outcome and Lessons Learned

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

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

No comments at this time.

#### Summary Table

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

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

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

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

### 2. Description

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

#### Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

#### MTW Authorization and Need

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

#### Regulation Citation

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

### 3. Closure Reason

AHFC began talks with an operator of its project-based vouchers and discovered after further consultation that AHFC staff would prefer to mirror traditional Classic and Step Program calculations for ease of administration. AHFC began the process of converting its

current traditional project-based voucher families to a streamlined rent calculation instead. This activity is closed as part of the submission of the FY2018 Annual Plan.

**Final Outcome and Lessons Learned**

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

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

No comments at this time.

**Summary Table**

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

**V. SOURCES AND USES OF MTW FUNDS**

**A. Estimated Sources and Uses of MTW Funds**

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

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$ 8,762,703.39
70600	HUD PHA Operating Grants	\$50,654,665.92
70610	Capital Grants	\$182,500.00
70700 (70710 + 70720 + 70730 + 70740 + 70750)	Total Fee Revenue	\$0.00
71100+72000	Interest Income	\$31,279.86
71600	Gain or Loss on Sale of Capital Assets	\$0.00
71200 + 71300 + 71310 + 71400 + 71500	Other Income	\$15,574.82
70000	<b>Total Revenue</b>	<b>\$59,646,723.99</b>

## A.2 Estimated Uses of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100 + 91200 + 91400 + 91500 + 91600 + 91700 + 91800 + 91900)	Total Operating - Administrative	\$5,639,581.91
91300 + 91310 + 92000	Management Fee Expense	\$2,218,196.48
91810	Allocated Overhead	\$0.00
92500 (92100 + 92200 + 92300 + 92400)	Total Tenant Services	\$184,235.75
93000 (93100 + 93600 + 93200 + 93300 + 93400 + 93800)	Total Utilities	\$3,559,621.18
93500 + 93700	Labor	\$6,204,561.02
94000 (94100 + 94200 + 94300 + 94500)	Total Ordinary Maintenance	\$1,915,885.18
95000 (95100 + 95200 + 95300 + 95500)	Total Protective Services	\$0.00
96100 (96110 + 96120 + 96130 + 96140)	Total insurance Premiums	\$1,281,832.74
96000 (96200 + 96210 + 96300 + 96400 + 96500 + 96600 + 96800)	Total Other General Expenses	\$169.83
96700 (96710 + 96720 + 96730)	Total Interest Expense and Amortization Cost	\$0.00
97100 + 97200	Total Extraordinary Maintenance	\$22,645.21
97300 + 97350	Housing Assistance Payments + HAP Portability-In	\$34,208,990.99
97400	Depreciation Expense	\$4,411,003.70
97500 + 97600 + 97700 + 97800	All Other Expenses	\$0.00
90000	<b>Total Expenses</b>	<b>\$59,646,723.99</b>

<b>Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:</b>
N/A

## A.3 Description of Planned Use of MTW Single Fund Flexibility

N/A.

## B. Local Asset Management Plan

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

### **C. Rental Assistance Demonstration (RAD) Participation**

AHFC does not have any RAD activities at this time.

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

### **VI. ADMINISTRATIVE**

- A. Board Resolution and Certifications of Compliance
- B. Documentation of Public Process
- C. Planned and Ongoing Evaluations
- D. Lobbying Disclosures
- E. Appendix Items – Non-MTW Activities



## A. Board Resolution and Certifications of Compliance

### A.1 Board Resolution for FY2021 Annual Plan



#### BOARD RESOLUTION OF ALASKA HOUSING FINANCE CORPORATION

##### RESOLUTION 2020-03

##### RESOLUTION APPROVING THE FY2021 MOVING TO WORK ANNUAL PLAN AND CAPITAL FUND PROGRAM

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

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

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

**WHEREAS**, in compliance with the MTW Agreement, a draft plan for fiscal year 2021 was developed and covers activities falling within the Public Housing Program, the Capital Fund Program, and the Housing Choice Voucher Program, including but not limited to rental subsidy, operations, administration, and modernization; and

**WHEREAS**, AHFC invited comment on the plan through notices posted on its web site and notices in the *Anchorage Daily News*, *Fairbanks Daily News-Miner*, and *Juneau Empire* on February 13, 2020 allowing for a 30-day comment period with a public hearing held on March 3, 2020; and

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

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

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

**PASSED AND APPROVED** by the Board of Alaska Housing Finance Corporation this 25<sup>th</sup> day of March, 2020.

  
Brent LeValley - Board Chair

1



4300 Boniface Parkway • Anchorage, Alaska 99504 • P.O. Box 101020 • Anchorage, Alaska 99510  
907-338-6100 (Anchorage) or (Toll-Free) 1-800-478-AHFC (2432) • 907-338-1683 (Fax) • www.ahfc.us



## A.2 Certifications of Compliance

OMB Control Number: 2577-0216  
Expiration Date: 01/31/2021

### CERTIFICATIONS OF COMPLIANCE

#### U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15(d), which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

Attachment B

1

- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 200.
- (21) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (22) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

Alaska Housing Finance Corporation  
MTW PHA NAME

AK001/AK901  
MTW PHA NUMBER/HA CODE

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Brent LeValley  
NAME OF AUTHORIZED OFFICIAL

Chair  
TITLE

  
SIGNATURE

7/13/2020  
DATE

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

**A.3 Board Resolution for Amendment One to FY2021 MTW Annual Plan**



**BOARD RESOLUTION OF ALASKA HOUSING FINANCE CORPORATION**

**RESOLUTION 2021-07**

**RESOLUTION APPROVING AMENDMENT ONE TO THE FY2021  
MOVING TO WORK PLAN**

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

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

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

**WHEREAS**, in compliance with the MTW Agreement, AHFC's FY2021 Moving to Work Annual and Capital Fund Program Plan was approved with Resolution 2020-03 by AHFC's Board of Directors; and

**WHEREAS**, AHFC invited comment on Amendment One to the plan through notices posted on its web site on March 3, 2021 allowing for a 30-day comment period with a public hearing held on March 25, 2021; and

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

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

**PASSED AND APPROVED** by the Board of Alaska Housing Finance Corporation this 28<sup>th</sup> day of April, 2021.

  
Brent LeValley - Board Chair



## B. Documentation of Public Process

### B.1 Public Notice for FY2021 Moving to Work Plan

Alaska Housing Finance Corporation published a public notice seeking comment on the FY2021 Annual Plan in the *Anchorage Daily News*, *Fairbanks Daily News-Miner*, and *Juneau Empire*. In addition, AHFC published the public comment notice on its web site. The notice was published on February 13, 2020.

#### Public Comment and Hearing Notice

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

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2021 Moving to Work (MTW) Plan and Capital Fund Program. The Plan is available on the AHFC website at <https://www.ahfc.us/publichousing/resources/mtw-plans-and-reports>. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments are accepted until **Noon, March 16, 2020**. Please submit comments to [pstantorf@ahfc.us](mailto:pstantorf@ahfc.us) or mail to:

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

2. A public hearing is scheduled for:

**Tuesday, March 3, 2020, 4:00-6:00 p.m.**  
4300 Boniface Parkway, Anchorage  
First Floor Conference Room

Individuals unable to attend the hearing in person may participate by telephone at **877-668-4493**; the "meeting number" to the hearing is **920 110 714**. No password is required.

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

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

**B.1.1. Affidavits of Publication**  
*Anchorage Daily News*

# ANCHORAGE DAILY NEWS

## AFFIDAVIT OF PUBLICATION

Account #: 268423 AK HOUSING FINANCE CORP  
PO BOX 100320, ANCHORAGE, AK 99510

Order #: W0013520

Cost: \$239.08

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

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

02/16/2020

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

Signed \_\_\_\_\_

Subscribed and sworn to before me  
this 3rd day of March 2020.

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

MY COMMISSION EXPIRES

7/14/2020

### Public Comment and Hearing Notice

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

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2021 Moving to Work (MTW) Plan and Capital Fund Program. The Plan is available on the AHFC website at <https://www.ahfc.us/publichousing/resources/mtw-plans-and-reports>. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments are accepted until **Noon, March 16, 2020**. Please submit comments to [pstantorf@ahfc.us](mailto:pstantorf@ahfc.us) or mail to:

Alaska Housing Finance Corporation (AHFC)  
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Anchorage, AK 99510-1020

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

Published: February 16, 2020

# AFFIDAVIT OF PUBLICATION

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

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

02/16/2020

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



Advertising Clerk

Subscribed and sworn to me this 17th day of February, 2020.



Marena Burnell, Notary Public in and for the State of Alaska.  
My commission expires December 7th, 2021.

**STATE OF ALASKA**  
**NOTARY PUBLIC**  
**M. Burnell**  
**My Commission Ends December 7, 2021**



603175

## Public Comment and Hearing Notice

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

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2021 Moving to Work (MTW) Plan and Capital Fund Program. The Plan is available on the AHFC website at <https://www.ahfc.us/publichousing/resources/mtw-plans-and-reports>. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments are accepted until **Noon, March 16, 2020**. Please submit comments to [pstantorf@ahfc.us](mailto:pstantorf@ahfc.us) or mail to:

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

2. A public hearing is scheduled for:

**Tuesday, March 3, 2020, 4:00-6:00 p.m.**  
4300 Boniface Parkway, Anchorage  
First Floor Conference Room

Individuals unable to attend the hearing in person may participate by telephone at **877-668-4493**; the **"meeting number"** to the hearing is **920 110 714**. No password is required.

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

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

Publish: 02-16-2020

AHFC  
PO BOX 101020  
ANCHORAGE, ALASKA 99510

**Reference:** NOTICE OF PUBLIC HEARING  
**Ad #:** 603175  
**Account #:** 330

**Juneau Empire**

**Affidavit of Publication**

State of Washington }  
 County of            } ss

Leanna Hartell being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Juneau Empire a <http://juneauempire.com/> newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a <http://juneauempire.com/> newspaper in County, Washington and is and always has been printed in whole or part in the Juneau Empire and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of JUE890722 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 02/16/2020 and ending on 02/16/2020 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$227.60.

*Leanna Hartell*

Subscribed and sworn before me on this 3<sup>rd</sup> day of March, 2020.

*Linda Phillips*

Notary Public in and for the State of Washington.  
 ALASKA HOUSING FINANCE CORPORA | 40001177

PAID IN FULL

Linda Phillips  
 Notary Public  
 State of Washington  
 My Appointment Expires 08/29/2021

**B.1.2. Public Comments from the March 3, 2020 Public Hearing**

A transcript of the entire proceeding is on record at the AHFC Public Housing Division headquarters. Excluding AHFC staff members attending (two), no members of the public attended the public hearing.

Michael Courtney provided an introduction to the public hearing and explained the purpose of the hearing. Mr. Courtney then provided a short description of the two proposed activities.



**Patricia M. Brown, Resident Advisory Board member, commented:**

Ms. Brown stated that she was pleased to see the level of detail AHFC provides in its Plan. Ms. Brown stated that she appreciates AHFC's efforts toward serving persons in different locations around the state.

AHFC: AHFC thanked Ms. Brown for her comments.

**Carl Church, Resident Advisory Board member, commented:**

Mr. Church asked AHFC about their efforts toward landlord outreach in different communities. He stated that he thought more landlords would be involved if they had more information about AHFC programs; he believes that some landlords have negative impressions of the persons and programs.

Mr. Church had some additional questions regarding the Section 811 program and AHFC's commitment to provide project-based voucher equivalents. He wondered why the program was not more successful.

AHFC: AHFC thanked Mr. Church for his comments.

Mr. Courtney clarified that each office location does outreach to landlords in its community. We provide information to persons interested in becoming landlords, and staff speak with landlords they know to encourage participation. AHFC tries to highlight the positive aspects of being a voucher landlord, but some decide not to participate.

Mr. Courtney discussed the Section 811 monies, its restrictions, and its requirements for owners. He then talked about how AHFC is repositioning a part of the program to offer tenant-based assistance for the same population served by the project-based version.

**Marlene Sadowski, Resident Advisory Board member, commented:**

Ms. Sadowski stated that she was shocked to read about the number of families on AHFC waiting lists. She said she appreciates AHFC's efforts toward serving these families.

AHFC: AHFC thanked Ms. Sadowski for her comments.

**B.1.3. Written Public Comments**

There were no written public comments submitted during the public comment period.

**B.1.4. Resident Advisory Board Comments**

The Board members were given the opportunity to provide comment during the public comment period. Electronic and paper copies of the Plan were distributed to the members in conjunction with the publication of the Public Comment Notice.

## **B.2 Public Notice for FY2021 Moving to Work Plan Amendment One**

Alaska Housing Finance Corporation published a public notice seeking comment on the FY2021 Annual Plan on its web site. The notice was published on March 3, 2021.

### **Public Comment and Hearing Notice**

Alaska Housing Finance Corporation  
FY2021 Moving to Work Plan, Amendment One

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on Amendment One to the Alaska Housing Finance Corporation (AHFC) FY2021 Moving to Work (MTW) Plan. The Plan is available on the AHFC website at <https://www.ahfc.us/publichousing/resources/mtw-plans-and-reports>. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments are accepted until **close of business on Friday, April 2, 2021**.

Please submit comments to [pstantorf@ahfc.us](mailto:pstantorf@ahfc.us) or mail to:

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

2. A public hearing is scheduled for:

**Thursday, March 25, 2021, 4:00-6:00 p.m.**

Individuals may attend the hearing by telephone at **877-668-4493**; the "meeting number" to the hearing is **145 919 6343**. No password is required.

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

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

### **B.2.1. Public Comments from the March 25, 2021 Public Hearing**

A transcript of the entire proceeding is on record at the AHFC Public Housing Division headquarters. Excluding AHFC staff members attending (two), no members of the public attended the public hearing.

Michael Courtney provided an introduction to the public hearing and explained the purpose of the hearing. Mr. Courtney then provided a short description of the proposed activity, subsidy for Bridgeway Community Housing.

### **B.2.2. Written Public Comments**

There were no written public comments submitted during the public comment period.

### **B.2.3. Resident Advisory Board Comments**

The Board members were given the opportunity to provide comment during the public comment period and at the public hearing. Electronic and paper copies of the Plan were distributed to the members in conjunction with the publication of the Public Comment Notice. No comments were submitted by members of the Resident Advisory Board.

## **C. Planned and Ongoing Evaluations**

### **Step Program Evaluation**

The goals of the evaluation are to maintain a systematic approach to collecting, analyzing, and using information to answer key questions about Step's efficiency and efficacy. Main areas of focus include housing income changes and employment status, current and projected shelter burden, and identification of data gaps and program recommendations.

The evaluation, conducted quarterly, measures current program data against baselines obtained in September 2014. AHFC utilizes household shelter burden (housing costs compared to income) as a measure of housing affordability. The evaluation looks at data for the entire Step population (all families participating in the quarter) with specific sub-populations (Rural, Economic Impact Areas, Single Caregivers with more than Two Children and Families who Transitioned into Step with implementation of the program).

#### **Household Income**

As of December 31, 2019, average household income for Step participants has increased 52% (from \$19,929 to \$29,885) and average household earned income has increased 80% (from \$11,997 to \$20,546). Families reporting full-time employment (at least 32 hours per week at minimum wage), has increased from 40% to 54%. Families reporting at least part-time employment have increased from 54% to 70%.

As of December 31, 2019, Step Year 5 and Extension Year 1 families had average gross annual income of \$38,562.

#### **Shelter Burden**

As of December 31, 2019, current average household shelter burden, for all Step households equaled 29.7 percent. Anticipated average shelter burden at program exit for all participants is anticipated to be 50.7%. For the subgroup of households nearing end of participation in the 5 year program, (those who are in the 5th year and first Extension year) shelter burden at exit is anticipated to be 40.1 percent.

#### **At Risk Families**

Three of the four groups (Rural communities, Economic Impact Areas, and those families who transitioned into the program in 2014) are achieving income gains and anticipated shelter burden at approximately the same, or better, rate as the Step population as a whole. One group, Single Caregivers with 2 or more Dependents (Single Caregivers), identified as potentially needing greater case management support and time to achieve self-sufficiency. These families are now referred to Jumpstart for assistance earlier in

their participation. As of December 31, 2019, anticipated average shelter burden at exit for this sub-population was anticipated to be the greatest at 52.5%. AHFC has formed a task force to explore an additional hardship process for families not ready to enter the private market at the end of Year 5.

**Jumpstart**

Families identified through the examination or hardship process as anticipated to pay a 50% or greater shelter burden are referred to Jumpstart (AHFC's self-sufficiency program) for case management support and financial incentives. During the initial five years of a family's Step participation, Jumpstart is voluntary. Step program enrollment on December 31, 2019 was 25% of Step households.

## D. Lobbying Disclosure

<p><b>Certification of Payments to Influence Federal Transactions</b></p>	<p style="text-align: right;">OMB Approval No. 2577-0157 (Exp. 03/31/2020)</p> <p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</p>
<p>Applicant Name</p> <p>Alaska Housing Finance Corporation</p>	
<p>Program/Activity Receiving Federal Grant Funding</p> <p>Housing Choice Voucher and Public Housing Programs</p>	
<p>The undersigned certifies, to the best of his or her knowledge and belief, that:</p>	
<p>(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.</p> <p>(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-L.L.L., Disclosure Form to Report Lobbying, in accordance with its instructions.</p>	<p>(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.</p> <p>This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.</p>
<p>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. <b>Warning:</b> HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)</p>	
<p>Name of Authorized Official</p> <p>Catherine M. Stone</p>	<p>Title</p> <p>Director, Public Housing Division</p>
<p>Signature</p> 	<p>Date (mm/dd/yyyy)</p> <p>7/12/2020</p>
<p>Previous edition is obsolete</p> <p style="text-align: right;">form HUD 50071 (01/14) ref. Handbooks 7417.1, 7475.13, 7485.1, &amp; 7485.3</p>	

## **E. Appendix – Non-MTW Activities**

AHFC submits these activities to its Board of Directors for approval as part of its overall Plan. These activities fall within current authority granted under HUD regulations and do not require HUD MTW approval.

### **E.1 Alaska Corporation for Affordable Housing (ACAH)**

The Alaska Corporation for Affordable Housing (ACAH) is a nonprofit subsidiary of the Alaska Housing Finance Corporation formed for the acquisition, development, management, or operation of affordable housing. ACAH's purpose is to undertake the types of affordable housing and services that are not open to AHFC directly, but which support AHFC's mission of providing affordable housing and services to individuals and groups in need. Properties developed through ACAH are positioned to leverage private sector resources such as low-income housing tax credits and debt financing.

During this period, ACAH hired an operations and development manager to direct the operations of ACAH and investigate affordable housing opportunities in the state. ACAH is actively researching available funding, partners, and opportunities for additional affordable housing developments.

### **E.2 Activities**

The following is a table of ongoing activities.

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#### **2010N-7 Designated Housing**

##### **212. Description and Status**

Designation of certain Public Housing buildings as elderly or disabled only. HUD approved the designation of 104 units at Chugach Manor as elderly. Sixteen units are reserved for persons with disabilities. HUD granted approval of the designated housing plan on May 10, 2011. Numbered Memo 12-10 dated February 24, 2012 with an effective date of March 1, 2012 issued waiting list and operational procedures for staff.

- AHFC received approval to extend this designation on February 26, 2016 from HUD.
- AHFC received approval to extend this designation on January 31, 2018 from HUD.

Activity is ongoing.

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#### **2011N-6 Elder Housing Preference**

##### **Description and Status**

Mimic the policies governing the Section 8 Multifamily project-based assistance units that AHFC owns and operates to allow for an elderly super-preference, with a clause reserving at least ten percent of the units for younger, disabled households.

AHFC is monitoring its use of the "super elderly" preference at its buildings in Fairbanks and Anchorage. AHFC will be investigating elder/disabled buildings in other communities to research if this option is appropriate for those communities. Activity is ongoing.

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## 2019N-1 Disposition of Six Public Housing Properties

### 1. Description

AHFC proposes to dispose of six (6) single-family properties in its Public Housing Program portfolio through a sale to low-income families. The disposition will be conducted in accordance with HUD regulations at 24 CFR 970 Public Housing Program – Demolition or Disposition of Public Housing Projects.

### 2. Background

An in-depth analysis of AHFC's Public Housing portfolio coupled with development of a plan for increasing affordable housing opportunities has determined that the following properties provide homeownership opportunities to low-income families.

Address	Lot Size (ft <sup>2</sup> )	Unit Size (ft <sup>2</sup> )	Unit Description
3414 E 16th Avenue, Anchorage 99508	6,477	1,152	4 bedroom, 2 bath built in 1970
3136 E 17th Avenue, Anchorage 99508	6,600	1,200	3 bedroom, 1 bath built in 1972
3424 E 18th Avenue, Anchorage 99508	6,300	1,137	3 bedroom, 1 bath built in 1971
3148 E 19th Court, Anchorage 99508	6,090	1,026	3 bedroom, 1 bath built in 1972
1826 Columbine Street, Anchorage 99508	6,000	1,026	4 bedroom, 2 bath built in 1972
8700 Midland Place, Anchorage 99518	7,000	1,856	5 bedroom, 2 bath built in 1973

### 3. Implementation

In accordance with 24 CFR 970, AHFC will be sending a Section 18 Disposition application to the HUD Special Applications Center to remove these properties from the public housing inventory.

- A tenant relocation plan has been developed to ensure public housing residents are appropriately relocated during the disposition process.
- AHFC will partner with a third party to sell the homes to low-income families.
- Any proceeds from the sale of these properties will be returned to AHFC for the provision of low-income housing or to benefit public housing residents.

#### E.3 Annual Statement/Performance and Evaluation Reports for Period Ending December 31, 2019

##### E.3.1. Capital Fund Program

- AK01P001501-20 (CFP 521)

##### E.3.2. Capital Fund and Demolition or Disposition Transitional Funding Program

- AK01P001501-17 (CFP 518)
- AK01P001501-18 (CFP 519)
- AK01P001501-19 (CFP 520)

##### E.3.3. Replacement Housing Factor Grants

- AK01R001501-16 (RHF1 517)

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# Capital Fund Program

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: <b>AK01P001501-20</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <u>2020</u> FFY of Grant Approval: <u>2020</u>
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**Type of Grant**

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$2,957,669.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$2,957,669.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

form HUD-50075.1 (07/2014)

**Part II: Supporting Pages**

<b>PHA Name:</b> ALASKA HOUSING FINANCE CORPORATION		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>AK01P001501-20</b> CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2020</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
HA Wide	Moving to Work Demonstration	1492	HA Wide	\$2,957,669.00	\$0.00	\$0.00	\$0.00		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

# Capital Fund and Demolition or Disposition Transitional Funding Program

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

**Part I: Summary**

PHA Name: <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: <b>AK01P001501-16</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2016</b> FFY of Grant Approval: <b>2016</b>
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**Type of Grant**

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **December 31, 2019**     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$1,913,480.00	\$1,913,480.00	\$1,913,480.00	\$614,269.98
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$1,913,480.00</b>	<b>\$1,913,480.00</b>	<b>\$1,913,480.00</b>	<b>\$614,269.98</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

**Part II: Supporting Pages**

<b>PHA Name:</b> <b>ALASKA HOUSING FINANCE CORPORATION</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>AK01P001501-16</b> CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>FFY 2016</b>
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>HA Wide</b>	<b>Moving to Work Demonstration</b>	<b>1492</b>	<b>HA Wide</b>	<b>\$1,913,480.00</b>	<b>\$1,913,480.00</b>	<b>\$1,913,480.00</b>	<b>\$614,269.98</b>	<b>On-going</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: <b>AK01P001501-17</b> Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: <u>2017</u> FFY of Grant Approval: <u>2017</u>
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**Type of Grant**

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **December 31, 2019**     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$2,030,737.00	\$2,030,737.00	\$2,030,737.00	\$182,500.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$2,030,737.00</b>	<b>\$2,030,737.00</b>	<b>\$2,030,737.00</b>	<b>\$182,500.00</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

**Part II: Supporting Pages**

<b>PHA Name:</b> <b>ALASKA HOUSING FINANCE CORPORATION</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>AK01P001501-17</b> CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant: <b>FFY 2017</b></b>
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA Wide	Moving to Work Demonstration	1492	HA Wide	\$2,030,737.00	\$2,030,737.00	\$2,030,737.00	\$182,500.00	On-going

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

**Part I: Summary**

PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: <b>AK01P001501-18</b> Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: <u>2018</u> FFY of Grant Approval: <u>2018</u>
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**Type of Grant**

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **December 31, 2019**     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$2,978,070.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$2,978,070.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

**Part II: Supporting Pages**

<b>PHA Name:</b> <b>ALASKA HOUSING FINANCE CORPORATION</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>AK01P001501-18</b> CFFP (Yes/No): <b>No</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2018</b>
---	--	---

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA Wide	Moving to Work Demonstration	1492	HA Wide	\$2,978,070.00	\$0.00	\$0.00	\$0.00	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.



<b>Part I: Summary</b>		
PHA Name:  <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: <b>AK01P001501-19</b> Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: <u>2019</u> FFY of Grant Approval: <u>2019</u>

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **December 31, 2019**       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$2,957,669.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$2,957,669.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



# Replacement Housing Factor Grants

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

## Part I: Summary

PHA Name: <b>ALASKA HOUSING FINANCE CORPORATION</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>AK01R001501-16</b> Date of CFFP:	FFY of Grant: <b>2016</b> FFY of Grant Approval: <b>2016</b>
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### Type of Grant

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **December 31, 2019**     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$116,767.00	\$116,767.00	\$116,767.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$116,767.00</b>	<b>\$116,767.00</b>	<b>\$116,767.00</b>	<b>\$0.00</b>
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



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