Moving to Work Plan
FY2018
Public Housing Division

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B. Goals

B.1 Overview

"THE WAY TO GET STARTED IS TO QUIT TALKING AND BEGIN DOING." – WALT DISNEY

This was our third full year of Rent Reform, and we continue to monitor it closely and move forward with our Step and Classic Programs. In year three, incomes and working hours continued to increase, and families engaged at a higher level with the services that we started to provide. Our Family Self-Sufficiency program, ***jumpstart***, was well received and utilized this year and provided our clients with the encouragement and resources they needed to reach many of their self-sufficiency goals.

As the State of Alaska's only Public Housing Authority, we continue to manage 1,612 rental units and administer almost 5,000 vouchers in Alaska. Each night we are providing over 11,000 Alaskans with a place to lay their head. AHFC PHD is in sixteen locations throughout the state, most of which are only accessible by plane or boat and are separated by hundreds or even thousands of miles. With locations that are above the Arctic Circle and in rain forests that are closer to Seattle than our headquarters in Anchorage, our management costs continue to be high. Despite this fact, we strive to provide the best possible service that we can to each family that we assist and continue to reach out to all Alaskans in need to provide a housing resource.

Fiscal year 2018 will provide AHFC with its tenth anniversary as a Moving to Work agency. We are grateful to Congress and the Department of Housing and Urban Development for providing a ten year MTW extension and the opportunities that will present to us. As an MTW agency, we continue to keep in mind the three statutory goals:

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

Our focus this past year was on providing the tools to create incentives for families to work, seek work, or prepare for work. We have combined that with extensive case management services and partnerships with other agencies that support low income Alaskans.

"I AM NOT AFRAID OF STORMS FOR I AM LEARNING HOW TO SAIL MY SHIP." – LOUISA MAY ALCOTT

Our guiding principles continue to be as follows:

1. Reforms in the calculation of family income and rent shall be designed with the purpose of reducing administrative costs, making the program more transparent to the user, and ensuring changes are as close to revenue neutral as possible.
2. Provide housing assistance to the neediest, eligible populations in each community, with acknowledgement that multiple "categories" of need exist among extremely low income families.
3. Develop or revise policies that contribute to the achievement of excellence in asset management or administration of the Housing Choice Voucher and Public Housing Programs.
4. Prioritize capital expenditures dictated by physical needs assessments and the opportunity to maximize housing choice among low-income families.

Year in Review

"Coming together is a beginning; keeping together is progress; working together is success." – Henry Ford

This past year was spent staying the course with our Rent Reform program, maintaining and strengthening outside partnerships, and developing our **Jump*start*** self-sufficiency program. Toward these goals we did the following:

- Fully implemented year three of our Rent Reform program, including moving all families in the Step program to their third year, rent-based subsidy schedule.
- Expanded our **Jump*start*** program statewide and enrolled over 300 participants
- Fully leased up our 150 Moving Home Vouchers, a set aside voucher program in partnership with the Department of Health and Social Services for persons experiencing a disability.
- Expanded our Moving On Housing Program for parolee's re-entering society by adding twenty vouchers in Anchorage. This is a referral-based, re-entry program in partnership with the State of Alaska Department of Correction.
- Received a new Veterans Affairs Supportive Housing (VASH) award of 24, bringing the total number of VASH in Alaska to 271 with utilization rates in the ninety percentile.
- Completed and fully leased up our two new affordable housing developments, Susitna Square with 18 new units, and Ridgeline Terrace with 70 new units, in partnership with Cook Inlet Housing Authority.

B.2 Long Term Plan

For FY2018, AHFC plans to have its five goals align with its long term plan. In this section AHFC explains its long-term MTW Plan and includes its non-MTW activities. We believe that the inclusion of both MTW and non-MTW activities in this section clarifies our vision for AHFC and its subsidiary, ACAH.

AHFC's Goals and Proposed Activities

"If things start happening, don't worry, don't stew; just go along, and you'll start happening too." – Dr. Seuss

FY2018 Goals

1. Reduce cost and achieve greater cost effectiveness in federal expenditures.
2. Continue to create incentives through our **Jump*start*** program for families to work, seek work, or prepare for work.
3. Increase housing choices for low income families.
4. Maintain stability and be supportive of our elderly and disabled families, while creating administrative efficiencies.
5. Increase the supply of affordable housing in the state of Alaska using our subsidiary the Alaska Corporation for Affordable Housing, as well as explore a Rental Assistance Demonstration application.

Long term goals

1. Conduct an organization review to identify overlaps or redundancies in work processes.
2. We are now running one of the largest family self-sufficiency programs in the country. We will continue to provide that level of service and will fine tune the program so that our clients get more of the services that get the best results.
3. Last year we were able to add 88 new units of affordable housing. Our plan is to move forward and identify those areas of our waiting list and geography that need more affordable housing and deliver that.
4. Through careful analysis, we have streamlined our operations for our elderly and disabled population, which has provided more time to conduct case management and analysis of other needs.
5. We will staff our Alaska Corporation for Affordable Housing position and empower a dedicated staff person to identify the pros and cons of a RAD application, to locate and advocate for the best places to further develop affordable housing, and to find opportunities to consolidate or improve our housing offerings.

II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. Housing Stock Information

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

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

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

PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
N/A	0	N/A
N/A	0	N/A
N/A	0	N/A
Total to be Removed	**0**	

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

Property Name	Number of New PBV Vouchers	Description of Project
N/A	0	N/A
N/A	0	N/A
N/A	0	N/A
N/A	0	N/A

Anticipated Total New Vouchers to be Project-Based	0	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	155
		Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year[1]	152

[1] 98% of 155

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

AHFC does not anticipate any changes during this fiscal year.

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

The planned uses of the CFP funds are to make up the difference in funding AMP operating costs in the Public Housing program due to funding shortfalls. Any remaining funds are to be

put toward funding new housing units in the affordable housing development program as laid out in the MTW plan.

B. Leasing Information

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

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/ Leased***
Federal MTW Public Housing Units to be Leased[1]	1,217	14,604
Federal MTW Voucher (HCV) Units to be Utilized[2]	4,309	51,708
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs[3]	45	540
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs[4]	426	5,112
Total Households Projected to be Served	**5,997**	**71,964**

1 – Public Housing (98% of 1,242)
2 – Moving to Work (98% of 4,397); includes Moving On Housing-Anchorage
3 – Karluk Manor (98% of 46)
4 – (98% of 435) - Empowering Choice Housing Program (185), Moving Home Program (150), and TBRA-Youth Aging Out of Foster Care and Moving On Housing-Statewide (100).
Note: NonElderly Disabled (45) and Veterans Affairs Supportive Housing (271) vouchers administrative costs are supported with MTW funds; however, these are not included in the totals.

B.2 Reporting Compliance with Statutory MTW Requirements

AHFC is currently in compliance with statutory MTW requirements.

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

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

C. Wait List Information

As of 02/01/2017, AHFC had the following waiting list statistics.

Housing Program(s)	Wait List Type*	Number of Households on List**	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Anchorage Housing Choice Voucher	Community-Wide	1,734	Closed	No
Anchorage Public Housing	Community-Wide	2,538	Partially Open	Yes

Housing Program(s)	Wait List Type*	Number of Households on List**	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Bethel Public Housing	Community-Wide	80	Open	Yes
Cordova Public Housing	Community-Wide	3	Open	Yes
Fairbanks Housing Choice Voucher	Community-Wide	465	Open	Yes
Fairbanks Public Housing	Community-Wide	360	Open	Yes
Homer Housing Choice Voucher	Community-Wide	97	Open	Yes
Juneau Housing Choice Voucher	Community-Wide	244	Open	Yes
Juneau Public Housing	Community-Wide	234	Partially Open	Yes
Ketchikan Housing Choice Voucher	Community-Wide	203	Open	Yes
Ketchikan Public Housing	Community-Wide	187	Open	Yes
Kodiak Housing Choice Voucher	Community-Wide	62	Open	Yes
Kodiak Public Housing	Community-Wide	56	Open	Yes
Mat-Su Housing Choice Voucher	Community-Wide	503	Open	Yes
Mat-Su Public Housing	Community-Wide	120	Open	Yes
Nome Public Housing	Community-Wide	53	Open	Yes
Petersburg Housing Choice Voucher	Community-Wide	6	Open	Yes
Sitka Housing Choice Voucher	Community-Wide	71	Open	Yes
Sitka Public Housing	Community-Wide	85	Partially Open	Yes
Soldotna Housing Choice Voucher	Community-Wide	260	Open	Yes
Valdez Housing Choice Voucher	Community-Wide	19	Open	Yes
Valdez Public Housing	Community-Wide	11	Open	Yes
Wrangell Housing Choice Voucher	Community-Wide	10	Open	Yes
Wrangell Public Housing	Community-Wide	31	Open	Yes

***** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.**

All partially open waiting lists are for specific bedroom sizes, not populations.

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

N/A

If Other Wait List Type, please describe:

N/A

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

N/A

III. PROPOSED MTW ACTIVITIES

No new activities are proposed for the FY2018 fiscal year.

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

2010-5 HQS Inspections

Description and Status

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

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

- AHFC has implemented a biennial schedule instead of annual 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.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 982.405

2010-6 HQS Inspections on AHFC Properties

Description and Status

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 982.507

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

Description and Status

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

This activity was started with Numbered Memo 12-32 on August 21, 2012. It became effective September 1, 2012. The following project-based voucher waiting lists are being managed by the property's operator.

- MainTree in Homer – 10 units – ready for occupancy in March 2012.
- Loussac Place in Anchorage – 60 units – the first phase came on-line in July 2012.
- Susitna Square in Anchorage – 18 units – ready for occupancy September 1, 2015.
- Ridgeline Terrace in Anchorage – 63 units – ready for occupancy January 8, 2016.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment C, paragraph D.4 (no change)

Regulation Citation

24 CFR 983.251

2010-9 Prisoner Re-Entry

Description and Status

Develop a referral-based, 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 assist with the 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. Numbered Memo 09-30 issued on November 25, 2009 began the program.
- **MTW Funding**
  AHFC set aside a portion of its Moving to Work Block Grant to assist parolees/ probationers released into Anchorage's jurisdiction. This program is modeled on the current HOME-funded program. AHFC has set aside funds to serve 20 families. Family annual income is calculated using the rules at 24 CFR 5.630, and families meet Housing Choice Voucher income eligibility limits. Numbered Memo 15-31 issued on November 20, 2015 began the program.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

- HOME Funds 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.
- MTW authorization: Attachment C, paragraph D.2.d and paragraph D.3.a.

Regulation Citation

24 CFR 92.209
24 CFR 5.630

2010-10 Moving Home Program

Description and Status

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.

AHFC signed a Memorandum of Agreement with the State of Alaska Department of Health and Social Services. For the purposes of the agreement, persons with a disability who are eligible for Moving Home are very low-income households (less than 50 percent of area median income) and 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
- Once an applicant family has leased, families are not required to maintain services in order to remain eligible for Moving Home continuing assistance.

This program is available in every community currently offering an AHFC Housing Choice Voucher Program. This program was approved by the AHFC Board of Directors on July 23, 2014 with Resolution 2014-40. Guidance was issued to staff under Numbered Memo 14-33 on December 1, 2014 and was effective on that date.

Changes or Modifications
No changes to this activity during this fiscal year.

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

2011-1 Simplification of Utility Allowance Schedules

Description and Status
Combine 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.

This activity was started with Numbered Memo 11-04 on February 1, 2011. Monitoring of the combined forms continues.

Changes or Modifications
No changes to this activity during this fiscal year.

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

Regulation Citation
24 CFR 982.517

2011-2 Local Payment Standards

Description and Status

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 also continues to collect its own survey data on rentals in the local market.

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

Changes or Modifications

AHFC continues to compare the fair market rent, current gross rents of program participants, local rental market vacancy and rental rates, and local advertising materials when selecting a reasonable payment standard. As an internal control, AHFC will set its payment standards within 15 percent of the DOL market survey rate. Policy exceptions are available in those instances where extraordinary market conditions or community circumstances warrant. These exceptions will be documented and explained.

Authorization

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

Regulation Citation

24 CFR 982.503.

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

Description and Status

Waive the requirement to provide a tenant-based voucher to a family upon termination of project-based voucher assistance. The purpose of this activity is to prevent families using PBV developments as a shortcut to tenant-based assistance. As many of AHFC's voucher waiting lists were long at the time of this proposed activity, it did not seem reasonable to allow families to jump over persons on those waiting lists by securing a tenancy at a PBV development.

The project-based voucher policy was approved by AHFC's Board of Directors and implemented in 2011. AHFC monitors the turnover at each PBV development.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization
Attachment C, paragraph D.1 (no change)

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

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

Description and Status
Allow AHFC to project-base vouchers at market rental properties it owns and exceed the building cap in project-based voucher developments. This waiver was requested as part of the development of Loussac Place (replaces 60 demolished Public Housing units at this site). In accordance with AHFC's PBV policy, rent to owner will be determined by an independent entity approved by HUD.

- **Loussac Place** contains 120 affordable housing units of which 60 are project-based vouchers. The vouchers are distributed across bedroom sizes (one through four bedroom units) in a variety of buildings throughout the development. Based on the configuration of the development (townhouse-style units), it would have been impossible to successfully use project-based vouchers without this waiver.
- **MainTree Apartments** contains 10 affordable housing units reserved for persons with developmental disabilities. All units are subsidized with a project-based voucher.
- **Susitna Square** contains 18 affordable housing units in three buildings (replaces 16 former Public Housing units at this site). All units are subsidized with project-based vouchers and were available for occupancy on September 1, 2015.
- **Ridgeline Terrace** contains 70 affordable housing units in 14 buildings (new development). Sixty-three units have project-based voucher assistance attached with 20 units reserved for seniors (age 55 and older). The units were available for occupancy on January 8, 2016.

Changes or Modifications
No changes to this activity during this fiscal year.

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

Regulation Citation
24 CFR 983.56

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

Description and Status
Waive HUD regulations at 24 CFR 982.508 which limit a family to paying no more than 40 percent of their adjusted monthly income toward their rental portion at initial leasing of a unit. AHFC proposes a maximum family contribution of 50 percent of monthly income.

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

With implementation of 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative, this activity was slightly modified to account for Step Program families that transition to a fixed HAP subsidy. Once on a fixed subsidy amount, these families will no longer be subject to a maximum family contribution if they decide to move as their subsidy decreases each year. Families subject to an income-based subsidy calculation will be required to adhere to a maximum family contribution of 50 percent of monthly income.

Changes or Modifications
No changes to this activity during this fiscal year.

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

Regulation Citation
24 CFR 982.508

2012-2 Nonpayment of Rent

Description and Status
Waive HUD regulations at 24 CFR 966.4(l)(3)(i)(A) that require AHFC to allow 14 days for Public Housing tenants to cure nonpayment of rent. The nonpayment of rent period was shortened to seven days to match the Alaska Landlord-Tenant Act. In addition, the grace period for payment of rent without a penalty was extended to the 7th calendar day of each month. The net result is that residents have the first 14 calendar days of each month to pay their rent.

AHFC implemented its new Public Housing Program Residential Lease Agreement effective January 1, 2012 with Numbered Memo 12-03. The new lease was offered to each family at their annual anniversary appointment. AHFC began this activity on September 1, 2013 with Numbered Memo 13-36. A letter was sent to all public housing residents in July 2013 to remind them of their lease provision and the new shortened period to pay their late rent.

Changes or Modifications
No changes to this activity during this fiscal year.

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

Regulation Citation
24 CFR 966.4(l)(3)

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

Description and Status

Fund rental assistance outside Section 8 rules consistent with 'broader uses of funds' authority in Attachment D of the Agreement. Provide the funding equivalent of 46 vouchers for rental assistance at a Housing First development, Karluk Manor. Funding requests are submitted to AHFC each month for review and approval. AHFC conducts an annual review of this program.

The sponsor-based rental assistance contract was signed December 8, 2011 and became effective that date for 35 units. Effective July 1, 2015, assistance was extended to all 46 units with an amendment to the sponsor-based contract. Those units occupied by persons with Housing Choice Voucher assistance are excluded.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment D of the MTW Agreement signed January 30, 2012.
AHFC follows the guidelines issued in PIH Notice 2011-45.

2013-1 Youth Aging Out of Foster Care

Description and Status

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 TBRA Parolee/Probationer program with the Alaska Department of Corrections, AHFC partnered with the State of Alaska Office of Children's Services to provide a similar program for youth aging out of foster care. A Memorandum of Agreement was executed in July 2012. The program began on November 1, 2012 with Numbered Memo 12-37 issued on October 24, 2012.

- **HOME Funding**
  HOME Investment Partnership Program funds pay for the monthly HAP for vouchers 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.
- **State of Alaska Funding**
  The State of Alaska Department of Health and Social Services provides HAP funding 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.

Changes or Modifications
No changes to this activity during this fiscal year.

Authorization

- HOME Funds 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.
- MTW authorization: Attachment C, paragraph D.2.d and paragraph D.3.a.

Regulation Citation
24 CFR 92
24 CFR 5.630

2013-2 Empowering Choice Housing Program (ECHP)

Description and Status
In partnership with the State of Alaska Council on Domestic Violence and Sexual Assault and the Alaska Network on Domestic Violence and Sexual Assault (ANDVSA), a set aside of MTW vouchers to exclusively serve families displaced due to domestic violence. This is a time-limited (36 month) program for families referred directly from an ANDVSA member agency. The State of Alaska provides an appropriation each year to expand the number of available units under this program. Continuing operation of additional units is contingent upon available funding.

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

This program is available in every community currently offering an AHFC Housing Choice Voucher Program. This proposal was approved by the AHFC Board of Directors with Resolution 2012-29 and begun on November 1, 2012 with Numbered Memo 12-42.

Changes or Modifications
No changes to this activity during this fiscal year.

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

2014-1 Reasonable Rent and Family Self-Sufficiency Initiative

Description and Status

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

- Housing Choice Voucher – This activity was issued to staff 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 to staff 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.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment C, paragraph C.4 and paragraph C.11 (no change)
Attachment C, paragraph D.2 and paragraph D.4 (no change)

2014-1a Population Definitions

Description and Status

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

1. **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.
2. **Full-Time Student** is defined as a dependent adult under the age of 24 who is enrolled as a student at an institution of higher education and meets the school's definition of full-time enrollment. AHFC will continue to disregard any income earned by an individual while full-time student status is maintained.
3. **Set Aside Program Family** – these are families using special purpose or direct referral vouchers which are using AHFC's simplified income calculation method. This includes the Empowering Choice Housing Program, Moving Home Program, NonElderly Disabled Vouchers, Port-in Vouchers, Project-Based 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.
4. **Step Program Family** is defined as any household that does not meet the definition of a Classic Program family. Families are limited to 5 years of rental assistance.

Changes or Modifications
No changes to this activity during this fiscal year.

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

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

2014-1b Minimum Rent

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

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

Changes or Modifications
No changes to this activity during this fiscal year.

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

Requested Regulation Waiver
24 CFR 5.630.

2014-1c Utility Reimbursement Payments

Description and Status
HUD regulations require AHFC to establish utility allowance schedules for each Voucher and Public Housing jurisdiction, to update those schedules annually, and to pay a utility reimbursement payment when the utility allowance exceeds the family contribution. This supporting activity 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 2014-1l for a discussion of the hardship policy.

Changes or Modifications
No changes to this activity during this fiscal year.

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

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

2014-1d Jumpstart Program

Description and Status
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. This new FSS Program is called Jumpstart.

The Jumpstart Program was proposed in AHFC's FY2016 Moving to Work Annual Plan, Amendment One. It was approved by AHFC's Board of Directors with Resolution 2015-24 on July 29, 2015. Implementation of the Jumpstart Program began on November 1, 2015 with notification to all families subject to Moving to Work rent reform activities.

Changes or Modifications
No changes to this activity during this fiscal year.

Authorization
Attachment C, paragraph E. (no change)

Requested Regulation Waiver
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 has developed its own definition
- 24 CFR 984.105 – Minimum program size; AHFC will be expanding 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 in its Jumpstart Action Plan
- 24 CFR 984.303 – Contract of Participation; AHFC has developed its own Agreement for its Jumpstart participants – Jumpstart Participation 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.

2014-1e Family Choice of Rent and Flat Rents

Description and Status

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. With the implementation of subsidy steps, families are allowed to keep any earnings over their required contribution. The need for a maximum rent cap is eliminated through the new rent calculation method.

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

AHFC will continue 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 will also continue to add an affordability factor as these rents are meant for low-income families. As an internal control, AHFC will set its contract rents within 15 percent of the DOL market survey rate.

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

Requested Regulation Waiver
24 CFR 960.253.

2014-1f Ineligible Noncitizen Proration

Description and Status
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.

Changes or Modifications
No changes to this activity during this fiscal year.

Authorization
Attachment C, paragraph C.4 and paragraph C.11. (no change)
Attachment C, paragraph D.2.a and D.3.a. (no change)

Requested Regulation Waiver
24 CFR 5.520.

2014-1g Annual Recertification Requirement

Description and Status

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 are moved to a triennial (every three years) examination schedule. In the no examination years for Public Housing, AHFC will continue to verify household composition and certify compliance with community service obligations.
- **Step Program** – these families 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. Each year, AHFC will discuss the EIV report with the family, and the family will self-certify to its accuracy. AHFC will report those figures on the 50058.
- **Set Aside Program** – these families receive an income examination every year.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Public Housing - Attachment C, paragraph C.4 and paragraph C.11. (no change)
Housing Choice Voucher - Attachment C, paragraph D.1.c, D.2.a, and D.3.b. (no change)

Requested Regulation Waiver

Public Housing – 24 CFR 960.257
Housing Choice Voucher – 24 CFR 982.516

2014-1h Annual and Adjusted Annual Income Calculation

Description and Status

This supporting activity develops an alternate methodology for calculating a family's annual income. AHFC does not propose to 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.
- 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 2014-1j raising the asset threshold from $5,000 to $10,000. Formerly Activity 2010-2.
- Activity 2014-1k eliminating the Earned Income Disallowance program for persons with disabilities and families engaging in work activities. Formerly Activity 2010-3.

AHFC has adopted the following simplified rent calculation:

- Classic Program families will contribute 28.5 percent of monthly income toward rent or the AHFC minimum rent, whichever is greater.
- Step Program families will contribute toward their rent as follows:
    - Year 1 – families contribute 28.5 percent of monthly income or the AHFC minimum rent, whichever is greater.
    - Year 2 – families contribute 40 percent of monthly income
    - Year 3 – families contribute 50 percent of monthly income
    - Year 4 – families contribute 60 percent of monthly income
    - Year 5 – families contribute 70 percent of monthly income

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment C, paragraph C.4 and paragraph C.11. (no change)
Attachment C, paragraph D.2.a and D.3.a. (no change)

Requested Regulation Waiver

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
Both Programs - 24 CFR 5.611, 24 CFR 5.617, and 24 CFR 5.628

2014-1i Portability

Description and Status

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 will not impact current HUD regulations regarding portability for Nonelderly Disabled (NED) Vouchers or Veterans Affairs Supportive Housing (VASH) Vouchers. AHFC will continue to offer portability under current HUD regulations to all MTW tenant-based voucher holders that are classified under the Classic Program.

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 continues to enforce the regulations regarding income eligibility under 24 CFR 982.353(d).
- AHFC does not propose any changes to the regulations under 24 CFR 982.355 regarding administration by receiving PHAs.

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

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

Changes or Modifications
No changes to this activity during this fiscal year.

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

Requested Regulation Waiver
24 CFR 982.353

2014-1j Income from Assets

Description and Status
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. 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 FY2016 Annual Plan. This was wrapped into Activity 2014-1 because it is part of the new AHFC rent calculation method.

Changes or Modifications
No changes to this activity during this fiscal year.

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

Regulation Citation
24 CFR 5.609

2014-1k Earned Income Disallowance

Description and Status
Eliminate the Earned Income Disallowance (EID) and its associated tracking/paperwork times. Existing clients are allowed to finish the program. 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 FY2016 Annual Plan. This was wrapped into Activity 2014-1 because methods for disregarding new earned family income were considered when developing the new AHFC rent calculation method.

Changes or Modifications
No changes to this activity during this fiscal year.

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

Regulation Citation
24 CFR 5.617 and 960.255

2014-1l Hardship Policy and Process

Description and Status
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 the overall rent reform process, 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 and can be found in Chapter 10 of AHFC's Housing Choice Voucher Administrative Plan and Public Housing Program Admissions and Occupancy Policy. Families who transitioned from the traditional rent calculation method to AHFC's rent reform model had access to a one-time "Safety Net". Each of these hardship policies is summarized below. AHFC continues to offer a Minimum Rent Exemption procedure for those families subject to the requirement to pay a minimum rent.

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

1. The family must have an extraordinary change in life circumstances that significantly impacts the family's income; AND
2. The hardship must be of long-term duration (anticipated to last at least 90 days); AND
3. The hardship event must cause the family to experience a shelter burden in excess of 50 percent of gross or adjusted monthly income.

In addition, all families must:

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

Safety Net
For families transitioning from the traditional public housing or voucher program to the rent reform program, AHFC provided a "safety net" during the initial transition year. Once a family transitioned from the traditional program into the new Step or Classic Program, the family was granted one opportunity for a temporary income change to address an unanticipated change to family income or composition.

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

All families completed the transition from the traditional program to the MTW rent reform activity as of July 31, 2015. The Safety Net has been discontinued, but AHFC continues to include it in the Plan as it was part of the initial rent reform activity.

Changes or Modifications
No changes to this activity during this fiscal year.

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

Regulation Citation
24 CFR 5.617 and 960.255

2014-3 PBV Inspection Requirements

Description and Status

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 in compliance with Housing Quality Standards (HQS) or if the failure 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 which includes unit inspections. AHFC's quality assurance staff will review Internal Audit's findings and include those inspections as part of its inspection universe.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

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.

2014-4 Ridgeline Terrace and Susitna Square

Description and Status

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

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

Amendment 2 to the FY2016 MTW Annual Plan increased the income limits for families residing at this property from 50 percent of area median income to 60 percent. This will match the tax credit income limit guidelines.

Changes or Modifications
No changes to this activity during this fiscal year.

Authorization
Attachment C, paragraph D.3.a (no change)
Attachment D signed January 30, 2012 (no change)
AHFC will follow the guidance set forth in PIH Notice 2011-45.

B. Not Yet Implemented

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

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

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

Reason for Hold
AHFC has drafted an initial policy. Staff are reviewing the policy and procedures at the time of publication of this policy for public comment. AHFC anticipates that this activity will be implemented before the end of FY2017.

Implementation Plan and Timeline
Based on the current timeline, AHFC anticipates that this will be ready for implementation by June 30, 2017.

Changes or Modifications
No changes to this activity during this fiscal year.

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

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

2016-1 Section 811 Sponsor-Based Assistance

Description and Status

Formerly called the Housing First Sponsor-Based Assistance RFP. Since this activity was first proposed in AHFC's FY2016 Annual Plan, AHFC has received a grant from HUD for Section 811 rental assistance. AHFC is in the process of preparing an RFP to solicit owners of private-market apartments to house individuals who meet the criteria under the Section 811 grant. To increase the attractiveness of the proposal, AHFC is also committing the equivalent of 50 project-based vouchers. AHFC anticipates an initial commitment of 15 years for the successful awardee.

Reason for Hold

Initial interest in the Section 811 funding only option was low. AHFC has been working on additional funding options to increase the level of funding and possible financing options for constructing new units. In addition to the 50 project-based voucher equivalent funding, AHFC is considering the addition of Low Income Housing Tax Credit and National Housing Trust fund monies.

Implementation Plan and Timeline

AHFC's Planning department is currently in the process of drafting the Request for Proposal with review by the Public Housing Division. Based on the current timeline, AHFC anticipates the RFP will be ready for publication by April 2017. It is anticipated that award selection will commence in Summer 2017.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

C. On Hold

2010-11 Project-Based Voucher Assistance in Transitional Housing

Description and Status

Project-base vouchers for no longer than 24 months in transitional housing that serves homeless or hard-to-serve populations. AHFC is currently serving vulnerable homeless populations through its Prisoner Re-Entry (2010-9), Sponsor-Based Rental Assistance Program, Karluk Manor (2012-4), Youth Aging Out of Foster Care (2013-1), and Empowering Choice Housing Program (2013-2).

Reason for Hold

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

Implementation Plan and Timeline
AHFC is researching the impact of recent legislation by the State of Alaska that impacts transitional housing needs for prisoners. AHFC will decide this year if it will pursue this type of housing or close this activity.

Changes or Modifications
No changes to this activity during this fiscal year.

Authorization and Changes to Authorization
Attachment C, paragraph B.4 (no change)

Regulation Citation
24 CFR 983.53

2010-13 Homeownership Program

Description and Status
AHFC proposes to offer down payment assistance in lieu of a monthly HAP payment. AHFC currently has 24 homeowners receiving assistance for homeownership under a HAP plan. AHFC suspended applications for this program in 2008 when administrative costs exceeded budget authority. The Board of Directors approved the permanent closure on March 9, 2011.

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

Implementation Plan and Timeline
None at this time. AHFC will be exploring other funding sources during FY2018. Program development will revolve around the funding source.

Changes or Modifications
No changes to this activity during this fiscal year.

Authorization and Changes to Authorization
Attachment C, paragraph D.8.a (no change)

Regulation Citation
24 CFR 982.625

D. Closed Out

2010-1 Reexamination of Income

Description and Status

Transition elderly and disabled families on fixed income to a biennial examination schedule. This activity was implemented by staff with Numbered Memo 10-45 on December 7, 2010. After comments from staff, AHFC implemented this for elderly/disabled Public Housing residents only with Numbered Memo 11-08 on January 27, 2011.

Reason for Closure and Year Closed

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

Metrics, Baselines, Benchmarks

Because this activity was changed from all elderly/disabled households to just Public Housing elderly/disabled 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.).

Final Outcome 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 lead 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 helped lead to the development of the simple 28.5 percent calculation under activity 2014-1.

Authorization

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

Regulation Citation

24 CFR 960.257

2010-4 Rent Simplification

Description and Status

This was the start of AHFC's plans for an alternate rent structure. This activity began with non-MTW activity Interim Reexamination Policy and MTW activities 2010-2 and 2010-3. With the implementation of Activity 2014-1 Reasonable Rent and Family Self-Sufficiency, this activity is no longer needed. This activity is now closed.

Reason for Closure and Year Closed

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

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.

Authorization and Changes to Authorization

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

Regulation Citation

24 CFR 5.609

2010-8 Live-In Aides

Description and Status

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

Reason for Closure and Year Closed

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

Final Outcome and Lessons Learned

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

Authorization and Changes to Authorization
Attachment C, paragraph D.4 (no change)

Regulation Citation
24 CFR 982.316

2010-12 Local Preferences

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

Reason for Closure and Year Closed
On July 1, 2012, AHFC altered its application process to remove the availability of preferences in favor of a list that is ranked by date and time of application. AHFC continued to honor the preference system for those families who were ranked on a preference-based waiting list. Because AHFC is exhausting those lists, this activity is no longer necessary. 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.

Authorization and Changes to Authorization
Attachment C, paragraph C.2 (no change)

Regulation Citation
24 CFR 982.205

2010-14 AHFC Alternate Forms

Description and Status
Using HUD forms as a base, develop customized AHFC forms to coincide with MTW activities. All custom forms are forwarded to the MTW coordinator for review.

Reason for Closure and Year Closed
As suggested by HUD, this activity is closed with the publication of the FY2015 Annual Plan. AHFC will continue to develop forms for implementation of rent reform activities that are based on HUD forms and will identify those needed forms as part of each activity.

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.

Changes or Modifications
No changes to this activity during this fiscal year.

Authorization and Changes to Authorization
Attachment C, paragraph D.1 (no change)

2011-4 Establish a Sponsor-Based Rental Assistance Program

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

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

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.

Authorization and Changes to Authorization
Attachment D signed by HUD on January 30, 2012

2012-3 Waiver of Automatic Termination of HAP Contract

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

Reason for Closure and Year Closed
With the implementation of Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative, AHFC has placed time limits on its work-able families. The remaining population, Classic Program families, consists of elderly and disabled families. These are the most vulnerable families, and AHFC does not wish to place restrictions on these families.

This activity was closed as part of the submission of the FY2016 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.

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

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

2013-3 Income Limits

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

Reason for Closure and Year Closed
This activity has been incorporated into MTW Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative. With the implementation of time limits for work-able families and set asides for vulnerable populations, AHFC feels it has addressed the need for affordable housing for its poorest families.

Final Outcome and Lessons Learned
AHFC implemented its rent reform activity prior to implementation of this activity. Also, the elimination of preferences helped eliminate the need for this activity. As a result, no baselines or benchmarks were developed. AHFC's certification as part of its Annual Report demonstrates that AHFC continues to serve the poorest families in its jurisdictions.

Authorization and Changes to Authorization
Attachment C, paragraph C.5 (Public Housing admission) (no change)
Attachment C, paragraph D.3 (Housing Choice Voucher admission) (no change)

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

2014-2 Use of TIC Sheets for PBV Income Calculations

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

Reason for Closure and Year Closed
AHFC began talks with the property manager of its project-based voucher locations 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 FY2016 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 its models for new developments (Ridgeline Terrace and Susitna Square) and implemented the streamlined calculation method (2014-1h) for existing project-based locations.

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

Requested Regulation Waiver
24 CFR 983.2(c)(6)(ii) which refers to 24 CFR 982.516.

V. MTW Sources and Uses of Funds

A. Estimated Sources of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	$7,810,012.00
70600	HUD PHA Operating Grants	$50,924,785.00
70610	Capital Grants	$0.00
70700 (70710 + 70720 + 70730 + 70740 + 70750)	Total Fee Revenue	$0.00
71100+72000	Interest Income	$9,393.00
71600	Gain or Loss on Sale of Capital Assets	$9,755.00
71200 + 71300 + 71310 + 71400 + 71500	Other Income	$457,676.00
70000	**Total Revenue**	**$59,211,621.00**

B. Estimated Uses of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100 + 91200 + 91400 + 91500 + 91600 + 91700 + 91800 + 91900)	Total Operating - Administrative	$7,846,536.00
91300 + 91310 + 92000	Management Fee Expense	$1,719,436.00
91810	Allocated Overhead	$0.00

FDS Line Item	FDS Line Item Name	Dollar Amount
92500 (92100 + 92200 + 92300 + 92400)	Total Tenant Services	$328,344.00
93000 (93100 + 93600 + 93200 + 93300 + 93400 + 93800)	Total Utilities	$2,647,802.00
93500 + 93700	Labor	$0.00
94000 (94100 + 94200 + 94300 + 94500)	Total Ordinary Maintenance	$4,865,668.00
95000 (95100 + 95200 + 95300 + 95500)	Total Protective Services	$0.00
96100 (96110 + 96120 + 96130 + 96140)	Total insurance Premiums	$1,024,689.00
96000 (96200 + 96210 + 96300 + 96400 + 96500 + 96600 + 96800)	Total Other General Expenses	$418,062.00
96700 (96710 + 96720 + 96730)	Total Interest Expense and Amortization Cost	$0.00
97100 + 97200	Total Extraordinary Maintenance	$32,825.00
97300 + 97350	Housing Assistance Payments + HAP Portability-In	$35,166,456.00
97400	Depreciation Expense	$5,161,803.00
97500 + 97600 + 97700 + 97800	All Other Expenses	$0.00
90000	**Total Expenses**	**$59,211,621.00**

C. Activities Using Only MTW Single Fund Flexibility

N/A.

D. Local Asset Management Plan

Is the PHA allocating costs within statute?	Yes	or	
Is the PHA implementing a local asset management plan (LAMP)?		or	No
Has the PHA provided a LAMP in the appendix?		or	No

VI. ADMINISTRATIVE

A. Board Resolution and Certification of Compliance
B. Public Review Process
C. PHA Evaluations
D. Appendix Items – Non-MTW Activities
E. Annual Statement/Performance and Evaluation Reports for period ending December 31, 2016

A. Board Resolution and Certification of Compliance

A.1 Board Resolution

ALASKA HOUSING FINANCE CORPORATION
RESOLUTION NO. 2017-09

RESOLUTION OF THE BOARD OF DIRECTORS ALASKA HOUSING FINANCE CORPORATION APPROVAL OF THE STATE FISCAL YEAR 2018 MOVING TO WORK AND CAPITAL FUND PLAN.

WHEREAS, the Alaska Housing Finance Corporation, a statewide public housing agency, is a Moving to Work (MTW) Agency under the June 24, 2008 Moving to Work Agreement executed by the U.S. Department of Housing and Urban Development (HUD) and AHFC; and

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

WHEREAS, in compliance with the MTW Agreement, a draft plan was developed, and the scope of the plan covers activities falling within the Public Housing Program, the Capital Fund Program, and the Housing Choice Voucher program, including but not limited to rental subsidy, operations, administration, and modernization as expressly outlined in the MTW Agreement; and

WHEREAS, AHFC invited comment on the plan through notices posted in AHFC offices, on its web site, and notices in the *Alaska Dispatch News* on February 16, 2017 allowing for a 30-day comment period with a public hearing held on March 7, 2017; and

WHEREAS, responses to public comments 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 the U.S. Department of Housing and Urban Development for approval.

This resolution shall take effect immediately.

PASSED AND APPROVED this 26th day of April, 2017.

Brent LeValley, Chair
Board of Directors

A.2 Certifications of Compliance

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

Annual Moving to Work Plan
Certifications of Compliance

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2017, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with

Attachment B
1

restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Alaska Housing Finance Corporation (AHFC)
PHA Name

AK001 / AK901
PHA Number/HA Code

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

Brent LeValley
Name of Authorized Official

Board Chair
Title

Brent LeValley
Signature

4/26/17
Date

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

Attachment B
2

ALASKA HOUSING FINANCE CORPORATION
RESOLUTION NO. 2017-04

RESOLUTION APPROVAL OF PROPOSED AHFC SMOKE-FREE RENTAL HOUSING

WHEREAS, the Alaska Housing Finance Corporation, a statewide public housing agency, administers and manages Public Housing, S8N Multifamily Housing, and unassisted rental housing units; and

WHEREAS, secondhand smoke has been proven to cause disease and premature death in both smokers and nonsmokers; and

WHEREAS, children and elderly persons are particularly vulnerable to the effects of secondhand smoke; and

WHEREAS, children and the elderly currently comprise 58 percent of AHFC's rental housing resident population; and

WHEREAS, the U.S. Department of Housing and Urban Development mandates a smoke-free policy for its public housing units and strongly encourages public housing agencies to develop smoke-free policies for its other units; and

WHEREAS, AHFC has conducted two separate surveys of its resident population, and residents supported implementation of smoke-free policies; and

WHEREAS, AHFC has presented this proposal to its Resident Advisory Board and received overwhelming support;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Alaska Housing Finance Corporation hereby approvals a smoke-free environment for its rental units.

This resolution shall take effect immediately.

PASSED AND APPROVED this 25th day of January, 2017.

Brent LeValley, Chair
Board of Directors

B. Public Review Process

B.1 Public Notice

Alaska Housing Finance Corporation published a public notice seeking comment on the FY2018 Annual Plan in the *Alaska Dispatch News*. In addition, AHFC published the public comment notice on its web site. The notice was published on February 16, 2017.

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 public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2018 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.

AHFC provides for a 30 day public comment period and welcomes community input. Written comments will be accepted until **Noon, March 20, 2017**. Please submit comments to pstantorf@ahfc.us or mail to:

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

AHFC has scheduled a public hearing to accept public comments on the Plan. Individuals unable to attend the hearing in person may participate by telephone. Please dial **1-877-668-4493**; the "**meeting number**" to the hearing is **927042606**. No password is required. The hearing is scheduled for:

Tuesday, March 7, 2017, 4:00-6:00 p.m.
4300 Boniface Parkway, Anchorage
First Floor Conference Room

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. Any 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 or 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.

Alaska Dispatch News Affidavit of Publication

268423
0001400316
$520.68

AFFIDAVIT OF PUBLICATION

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

Emma Dunlap
being first duly sworn on oath deposes and says that he/she is a representative of the Alaska Dispatch 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

February 16, 2017, February 28, 2017

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 Emma Dunlap

Subscribed and sworn to before me
this 28th day of February, 2017
Britney Thompson

Notary Public in and for
The State of Alaska.
Third Division
Anchorage, Alaska
MY COMMISSION EXPIRES
2/23/2019

Notary Public
BRITNEY L. THOMPSON
State of Alaska
My Commission Expires Feb 23, 2019

Notice of Public Hearing and Comment Period
Alaska Housing Finance Corporation
Moving to Work Plan and Capital Fund Program

The public is invited to participate in a public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2018 Moving to Work (MTW) Plan and Capital Fund Program.

The Plan is available on the AHFC website at www.ahfc.us. From the "Home" page, click on the "Notices" link (at the bottom). On the left side, the plan is available under the "Public Hearings" or "Requests for Comments" links. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

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Published: February 16 & 28, 2017

B.2 Public Comments from the March 7, 2017 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. No new MTW activities are proposed in this year's plan, but Mr. Courtney provided a brief overview of AHFC's proposed Displacement Due to Natural Disaster preference.

B.3 Written Public Comments

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

B.4 Resident Advisory Board Comments

AHFC conducted a quarterly Resident Advisory Board meeting on February 1, 2017. The Board members were given an overview of the proposed plan and given the opportunity to provide comment. Electronic and paper copies of the Plan were distributed to the members in conjunction with the publication of the Public Comment Notice.

C. PHA Evaluations

None.

D. 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.

D.1 Preliminary Development Activities

AHFC is in the process of completing an extensive evaluation of its housing portfolio and Alaskan housing needs to determine which community has the greatest need for affordable housing. We are considering development of new units with a private developer, possible expansion of our Public Housing portfolio through use of our Faircloth units, and submission of a Rental Assistance Demonstration Program application.

D.2 Activities

2014N-1 Smoke Free Housing

Description and Status

The number one cause of preventable disease in the United States is cigarette smoking according to studies by the American Lung Association. Tobacco smoke has been linked to respiratory illness, heart disease, and cancer. Smoking is also a source of many fires, fire-related deaths, and fire-related injuries. As a responsive and responsible landlord, AHFC is committed to decent, safe, sanitary housing for all its residents. Sanitary housing includes reduction of indoor air pollution. To increase the quality of indoor air, reduce smoking-

related fires, and reduce maintenance costs associated with units occupied by smokers, AHFC is considering a "smoke-free" environment in all its units, buildings, and common areas.

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

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

Anticipated Impact

- Recent guidance (Final Rule, December 2016) issued by HUD requires that public housing authorities enact a smoke-free policy for its public housing units within 18 months of the final rule.
- Previous resident surveys have demonstrated support for smoke-free housing from both smokers and non-smokers. AHFC feels that its entire portfolio will benefit from smoke-free units.
- Resident Advisory Board members strongly support the establishment of smoke-free units.

Plan

AHFC presented this proposal to its Board of Directors for approval at its January 2017 meeting. The AHFC Board approved the proposal with Resolution 17-04 on January 25, 2017.

- AHFC will send all its residents lease amendment or amendment to the House Rules for comment in February 2017.
- Based on feedback from the comments, AHFC will distributed the new lease amendment and House Rules for signature by residents beginning April 1, 2017.
- Beginning May 1, 2017, AHFC will begin its smoke-free policy.

2018N-1 Natural Disaster Displacement Preference

Description and Status

A public housing authority may adopt a system of local preferences for selection of families. The PHA system of selection preferences must be based on local housing needs and priorities as determined by the PHA. AHFC will be implementing a preference for displacement due to natural disaster to provide a rapid response to local or national natural disasters.

Alaska is one of the most seismically active areas in the world. It is not possible to predict the time and location of the next big earthquake, but the active geology of Alaska guarantees that major damaging earthquakes will continue to occur[1]. Given local conditions and the occurrence of large natural disasters in other areas of the United States, AHFC would like to have the flexibility to respond timely to the housing needs of persons displaced as a result of a disaster.

Anticipated Impact

In July 2012, AHFC eliminated its preference system in favor of waiting lists ordered by date and time of application. As this will be a preference implemented on an as-needed basis, we do not anticipate any long-term adverse effects on AHFC's waiting list. AHFC has reserved vouchers that serve vulnerable populations and does not anticipate that these families will experience any interruption of housing services due to the implementation of this preference. These special programs are:

- Empowering Choice Housing Program (Activity 2013-2)
- Moving Home Program (Activity 2010-10)
- Moving On Housing Program (Activity 2010-9)
- Youth Aging Out of Foster Care Program (Activity 2013-1)

Plan

Each instance will be provided to staff through its numbered memo policy system with a beginning and ending date for the preference. AHFC will advise its Board of Directors whenever this preference is applied to its waiting lists. AHFC will add this into its tenant selection plan and will notify families when a preference has been approved. AHFC does not plan to activate the preference as of the date of this Plan.

Regulation Citation

Section 8 Project-Based Assistance Programs: 24 CFR 5.655(c)(5)
Public Housing: 24 CFR 960.206(b)(5)
Housing Choice Voucher Program: 24 CFR 982.207(b)(5)

On-Going Activities

The following is a table of ongoing activities.

[1] Alaska Seismic Hazards Safety Commission, http://seismic.alaska.gov.

Activity	Description	Status
2010N-7 Designated Housing	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. Activity ongoing.
2014N-2 Electronic Fund Transfers for All HAP Distributions	AHFC would like to pay 100 percent of its Housing Assistance Payment (HAP) distributions through direct deposit to vendor accounts.	AHFC transitioned a majority of its landlords to the electronic process. For those landlords that have not yet switched to electronic deposit, AHFC continues to contact each landlord individually to address their concerns and switch them to electronic deposit. Activity on-going.

E. Annual Statement/Performance and Evaluation Reports for Period Ending December 31, 2016

Capital Fund Program

- AK06P001501-13 (CFP 514)
- AK06P001501-14 (CFP 515)
- AK06P001501-15 (CFP 516)
- AK06P001501-16 (CFP 517)
- AK01P001501-17 (CFP 518)

Replacement Housing Factor Grants

- AK06R001501-14 (RHF1 515)
- AK06R001502-14 (RHF2 515)
- AK06R001501-15 (RHF1 516)
- AK06R001502-15 (RHF2 516)
- AK06R001501-16 (RHF1 517)
- AK01R001501-17 (RHF1 518)

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 6/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2013
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK06P001501-13 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2013

Type of Grant

- [ ] Original Annual Statement
- [ ] Reserve for Disasters/Emergencies
- [ ] Revised Annual Statement (revision no:)
- [x] Performance and Evaluation Report for Period Ending: December 31, 2016
- [ ] Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)[3]	$0.00	$0.00	$0.00	$0.00
3	1408 Management Improvements	$0.00	$0.00	$0.00	$0.00
4	1410 Administration (may not exceed 10% of line 20)	$0.00	$0.00	$0.00	$0.00
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$0.00	$0.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$0.00	$0.00	$0.00	$0.00
10	1460 Dwelling Structures	$0.00	$0.00	$0.00	$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	$0.00	$0.00	$0.00	$0.00
12	1470 Non-dwelling Structures	$0.00	$0.00	$0.00	$0.00
13	1475 Non-dwelling Equipment	$0.00	$0.00	$0.00	$0.00
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
16	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499 Development Activities[4]	$0.00	$0.00	$0.00	$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	$0.00	$0.00	$0.00	$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency (may not exceed 8% of line 20)	$0.00	$0.00	$0.00	$0.00
20	**Amount of Annual Grant: (sum of lines 2-19)**	**$1,755,016.00**	**$1,755,016.00**	**$1,755,016.00**	**$1,504,187.00**
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

[1] To be completed for the Performance and Evaluation Report
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

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 II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No: **AK06P001501-13**
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No:

Federal FFY of Grant: **FFY 2013**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	**Moving to Work Demonstration**	1492	HA Wide	$1,755,016.00	$1,755,016.00	$1,755,016.00	$1,504,187.00	On-going

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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 6/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2014
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK06P001501-14 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2014

Type of Grant

- [ ] Original Annual Statement
- [ ] Reserve for Disasters/Emergencies
- [ ] Revised Annual Statement (revision no:)
- [X] Performance and Evaluation Report for Period Ending: December 31, 2016
- [ ] Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)[3]	$0.00	$0.00	$0.00	$0.00
3	1408 Management Improvements	$0.00	$0.00	$0.00	$0.00
4	1410 Administration (may not exceed 10% of line 20)	$0.00	$0.00	$0.00	$0.00
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$0.00	$0.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$0.00	$0.00	$0.00	$0.00
10	1460 Dwelling Structures	$0.00	$0.00	$0.00	$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	$0.00	$0.00	$0.00	$0.00
12	1470 Non-dwelling Structures	$0.00	$0.00	$0.00	$0.00
13	1475 Non-dwelling Equipment	$0.00	$0.00	$0.00	$0.00
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration	$1,897,158.00	$1,897,158.00	$1,897,158.00	$0.00
16	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499 Development Activities[4]	$0.00	$0.00	$0.00	$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	$0.00	$0.00	$0.00	$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency (may not exceed 8% of line 20)	$0.00	$0.00	$0.00	$0.00
20	**Amount of Annual Grant: (sum of lines 2-19)**	**$1,897,158.00**	**$1,897,158.00**	**$1,897,158.00**	**$0.00**
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

[1] To be completed for the Performance and Evaluation Report
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

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 II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No: **AK06P001501-14**
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No:

Federal FY of Grant: **FFY 2014**

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[1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	**Moving to Work Demonstration**	1492	HA Wide	$1,897,158.00	$1,897,158.00	$1,897,158.00	$0.00	On-going

Annual Statement /Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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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:	Grant Type and Number	FFY of Grant: 2015
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK06P001501-15 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2015

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [ ] **Revised Annual Statement (revision no:)**
- [X] **Performance and Evaluation Report for Period Ending: December 31, 2016**
- [ ] **Final Performance and Evaluation Report**

Line	Summary by Development Account		Total Estimated Cost		Total Actual Cost[1]	
			Original	Revised[2]	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (may not exceed 20% of line 21)[3]	$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	$1,877,019.00	$1,877,019.00	$1,877,019.00	$0.00
16	1495.1	Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499	Development Activities[4]	$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	**Amount of Annual Grant: (sum of lines 2-19)**		**$1,877,019.00**	**$1,877,019.00**	**$1,877,019.00**	**$0.00**
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

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

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
Expires 06/30/2017

Part II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No: **AK06P001501-15**
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No:

Federal FY of Grant: **FFY 2015**

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[1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	**Moving to Work Demonstration**	1492	HA Wide	$1,877,019.00	$1,877,019.00	$1,877,019.00	$0.00	On-going

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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:	Grant Type and Number	FFY of Grant: 2016
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK01P001501-16 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2016

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [ ] **Revised Annual Statement (revision no:)**
- [X] **Performance and Evaluation Report for Period Ending: December 31, 2016**
- [ ] **Final Performance and Evaluation Report**

Line	Summary by Development Account		Total Estimated Cost		Total Actual Cost[1]	
			Original	Revised[2]	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (may not exceed 20% of line 21)[3]	$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	$0.00	$0.00	$0.00
16	1495.1	Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499	Development Activities[4]	$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	$0.00	$0.00
19	1502	Contingency (may not exceed 8% of line 20)	$0.00	$0.00	$0.00	$0.00
20	**Amount of Annual Grant: (sum of lines 2-19)**		**$1,913,480.00**	$0.00	**$0.00**	**$0.00**
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

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (07/2014)

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
Expires 06/30/2017

Part II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No: **AK06P001501-16**
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No:

Federal FY of Grant: **FFY 2016**

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[1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	**Moving to Work Demonstration**	1492	HA Wide	$1,913,480.00	$0.00	$0.00	$0.00	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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 6/30/2017

Part I: Summary

PHA Name:	Grant Type and Number	FFY of Grant: 2014
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No:	FFY of Grant Approval: 2014
	Replacement Housing Factor Grant No: AK06R001501-14	
	Date of CFFP:	

Type of Grant

- [ ] Original Annual Statement
- [ ] Reserve for Disasters/Emergencies
- [ ] Revised Annual Statement (revision no:)
- [x] Performance and Evaluation Report for Period Ending: December 31, 2016
- [ ] Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)[3]	$0.00	$0.00	$0.00	$0.00
3	1408 Management Improvements	$0.00	$0.00	$0.00	$0.00
4	1410 Administration (may not exceed 10% of line 20)	$0.00	$0.00	$0.00	$0.00
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$0.00	$0.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$0.00	$0.00	$0.00	$0.00
10	1460 Dwelling Structures	$0.00	$0.00	$0.00	$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	$0.00	$0.00	$0.00	$0.00
12	1470 Non-dwelling Structures	$0.00	$0.00	$0.00	$0.00
13	1475 Non-dwelling Equipment	$0.00	$0.00	$0.00	$0.00
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration	$115,681.00	$115,681.00	$115,681.00	$0.00
16	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499 Development Activities[4]	$0.00	$0.00	$0.00	$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	$0.00	$0.00	$0.00	$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency (may not exceed 8% of line 20)	$0.00	$0.00	$0.00	$0.00
20	**Amount of Annual Grant: (sum of lines 2-19)**	**$115,681.00**	**$115,681.00**	**$115,681.00**	**$0.00**
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

[1] To be completed for the Performance and Evaluation Report
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

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 II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No:
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No: **AK06R001501-14**

Federal FFY of Grant: **FFY 2014**

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[1]	Funds Obligated[2]	Funds Expended[2]	
PHA-WIDE	Moving to Work Demonstration Program	1492		$115,681.00	$115,681.00	$115,681.00	$0.00	On-going

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 6/30/2017

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:** 2014
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001502-14 Date of CFFP:	**FFY of Grant Approval:** 2014

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [ ] **Revised Annual Statement (revision no:)**
- [X] **Performance and Evaluation Report for Period Ending:** December 31, 2016
- [ ] **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)[3]	$0.00	$0.00	$0.00	$0.00
3	1408 Management Improvements	$0.00	$0.00	$0.00	$0.00
4	1410 Administration (may not exceed 10% of line 20)	$0.00	$0.00	$0.00	$0.00
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$0.00	$0.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$0.00	$0.00	$0.00	$0.00
10	1460 Dwelling Structures	$0.00	$0.00	$0.00	$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	$0.00	$0.00	$0.00	$0.00
12	1470 Non-dwelling Structures	$0.00	$0.00	$0.00	$0.00
13	1475 Non-dwelling Equipment	$0.00	$0.00	$0.00	$0.00
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1492 Moving to Work Demonstration	$114,193.00	$114,193.00	$114,193.00	$0.00
16	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499 Development Activities[4]	$0.00	$0.00	$0.00	$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	$0.00	$0.00	$0.00	$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	$0.00	$0.00	$0.00	$0.00
19	1502 Contingency (may not exceed 8% of line 20)	$0.00	$0.00	$0.00	$0.00
20	**Amount of Annual Grant: (sum of lines 2-19)**	**$114,193.00**	**$114,193.00**	**$114,193.00**	**$0.00**
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**

[1] To be completed for the Performance and Evaluation Report
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

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 6/30/2017

Part II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No:
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No: **AK06R001502-14**

Federal FFY of Grant: **FFY 2014**

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[1]	Funds Obligated[2]	Funds Expended[2]	
PHA-WIDE	Moving to Work Demonstration Program	1492		$114,193.00	$114,193.00	$114,193.00	$0.00	On-going

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:	Grant Type and Number	FFY of Grant: 2015
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK06R001501-15 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2015

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [ ] **Revised Annual Statement (revision no:)**
- [X] **Performance and Evaluation Report for Period Ending: December 31, 2016**
- [ ] **Final Performance and Evaluation Report**

Line	Summary by Development Account		Total Estimated Cost		Total Actual Cost[1]	
			Original	Revised[2]	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (may not exceed 20% of line 21)[3]	$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	$114,807.00	$114,807.00	$114,807.00	$0.00
16	1495.1	Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499	Development Activities[4]	$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	**Amount of Annual Grant: (sum of lines 2-19)**		**$114,807.00**	**$114,807.00**	**$114,807.00**	**$0.00**
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

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

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
Expires 06/30/2017

Part II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No: **AK06R001501-15**
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No:

Federal FY of Grant: **FFY 2015**

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[1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	**Moving to Work Demonstration**	1492	HA Wide	$114,807.00	$114,807.00	$114,807.00	$0.00	On-going

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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:	Grant Type and Number	FFY of Grant: 2015
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK06R001502-15 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2015

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [ ] **Revised Annual Statement (revision no:)**
- [X] **Performance and Evaluation Report for Period Ending: December 31, 2016**
- [ ] **Final Performance and Evaluation Report**

Line	Summary by Development Account		Total Estimated Cost		Total Actual Cost[1]	
			Original	Revised[2]	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (may not exceed 20% of line 21)[3]	$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	$64,945.00	$64,945.00	$64,945.00	$0.00
16	1495.1	Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499	Development Activities[4]	$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	**Amount of Annual Grant: (sum of lines 2-19)**		**$64,945.00**	**$64,945.00**	**$64,945.00**	**$0.00**
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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[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

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
Expires 06/30/2017

Part II: Supporting Pages

PHA Name:
ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number
Capital Fund Program Grant No: **AK06R001502-15**
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No:

Federal FY of Grant: **FFY 2015**

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[1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	**Moving to Work Demonstration**	1492	HA Wide	$64,945.00	$64,945.00	$64,945.00	$0.00	On-going

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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:	Grant Type and Number	FFY of Grant: 2016
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK01R001501-16 Date of CFFP:	FFY of Grant Approval: 2016

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [ ] **Revised Annual Statement (revision no:)**
- [X] **Performance and Evaluation Report for Period Ending: December 31, 2016**
- [ ] **Final Performance and Evaluation Report**

Line	Summary by Development Account		Total Estimated Cost		Total Actual Cost[1]	
			Original	Revised[2]	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (may not exceed 20% of line 21)[3]	$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	$0.00	$0.00	$0.00
16	1495.1	Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499	Development Activities[4]	$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	**Amount of Annual Grant: (sum of lines 2-19)**		**$116,767.00**	**$0.00**	**$0.00**	**$0.00**
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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[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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[4] RHF funds shall be included here.

form **HUD-50075.1** (07/2014)

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
Expires 06/30/2017

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: CFFP (Yes/No): **No** Replacement Housing Factor Grant No **AK01R001501-16**	**FFY 2016**

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[1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	**Moving to Work Demonstration**	1492	HA Wide	$116,767.00	$0.00	$0.00	$0.00	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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:	Grant Type and Number	FFY of Grant: 2017
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: AK01P001501-17 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2017

Type of Grant

[X] **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[1]	
			Original	Revised[2]	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (may not exceed 20% of line 21)[3]	$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	$0.00	$0.00	$0.00
16	1495.1	Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499	Development Activities[4]	$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	**Amount of Annual Grant: (sum of lines 2-19)**		**$1,913,480.00**	**$0.00**	**$0.00**	**$0.00**
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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[4] RHF funds shall be included here.

form **HUD-50075.1** (07/2014)

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
Expires 06/30/2017

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: **AK06P001501-17** CFFP (Yes/No): **No** Replacement Housing Factor Grant No:	**FFY 2017**

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[1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	**Moving to Work Demonstration**	1492	HA Wide	$1,913,480.00	$0.00	$0.00	$0.00	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Capital Fund Program - Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Locality (City/County & State)	[x] Original 5-Year Plan	[ ] Revision No:
ALASKA HOUSING FINANCE CORPORATION - AK001	ALASKA		

	Development Number and Name FFY	Work Statement for Year 1 2017	Work Statement for Year 2 FFY Grant: 2018 PHA FY: 2019	Work Statement for Year 3 FFY Grant: 2019 PHA FY: 2020	Work Statement for Year 4 FFY Grant: 2020 PHA FY: 2021	Work Statement for Year 5 FFY Grant: 2021 PHA FY: 2022
		Annual Statement				
A.	HA - WIDE : Moving to Work Demonstration		$2,030,247	$2,030,247	$2,030,247	$2,030,247
B.	Physical Improvements Subtotal		$0	$0	$0	$0
C.	Management Improvements		$0	$0	$0	$0
D.	PHA-Wide Non-dwelling Structures and Equipment		$0	$0	$0	$0
E.	Administration		$0	$0	$0	$0
F.	Other		$0	$0	$0	$0
G.	Operations		$0	$0	$0	$0
H.	Demolition		$0	$0	$0	$0
I.	Development		$0	$0	$0	$0
J.	Capital Fund Financing --Debt Service		$0	$0	$0	$0
K.	**Total CFP Funds (estimated)**		**$2,030,247**	**$2,030,247**	**$2,030,247**	**$2,030,247**
L.	Total Non-CFP Funds		$0	$0	$0	$0
M.	Grand Total		**$2,030,247**	**$2,030,247**	**$2,030,247**	**$2,030,247**

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Physical Needs Work Statement(s)

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

Activities for Year 1 2017	Activities for Year 2 FFY Grant: 2018 PHA FY: 2019			Activities for Year 3 FFY Grant: 2019 PHA FY: 2020		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Moving to Work Demonstration	$2,030,247.00	HA - WIDE	Moving to Work Demonstration - CFP	$2,030,247.00
		Subtotal of Estimated Cost	$2,030,247.00		Subtotal of Estimated Cost	$2,030,247.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Physical Needs Work Statement(s)

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

Activities for Year 1 2017	Activities for Year 4 FFY Grant: 2020 PHA FY: 2021			Activities for Year 5 FFY Grant: 2021 PHA FY: 2022		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Moving to Work Demonstration - CFP	$2,030,247.00	HA - WIDE	Moving to Work Demonstration - CFP	$2,030,247.00
		Subtotal of Estimated Cost	$2,030,247.00		Subtotal of Estimated Cost	$2,030,247.00

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

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

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

Activities for Year 1 2017	Activities for Year 2 FFY Grant: 2018 PHA FY: 2019			Activities for Year 3 FFY Grant: 2019 PHA FY: 2020		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement						

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

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

Activities for Year 1 2017	Activities for Year 4 FFY Grant: 2020 PHA FY: 2021			Activities for Year 5 FFY Grant: 2021 PHA FY: 2022		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						

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:	Grant Type and Number		FFY of Grant: 2017
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No:		FFY of Grant Approval: 2017
	Replacement Housing Factor Grant No:	AK01R001501-17	
	Date of CFFP:		

Type of Grant

[X] **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[1]	
			Original	Revised[2]	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (may not exceed 20% of line 21)[3]	$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	$0.00	$0.00	$0.00
16	1495.1	Relocation Costs	$0.00	$0.00	$0.00	$0.00
17	1499	Development Activities[4]	$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	**Amount of Annual Grant: (sum of lines 2-19)**		**$116,767.00**	**$0.00**	**$0.00**	**$0.00**
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

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (07/2014)

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
Expires 06/30/2017

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: CFFP (Yes/No): **No** Replacement Housing Factor Grant No **AK01R001501-17**	**FFY 2017**

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[1]	Funds Obligated[2]	Funds Expended[2]	
HA Wide	**Moving to Work Demonstration**	1492	HA Wide	$116,767.00	$0.00	$0.00	$0.00	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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