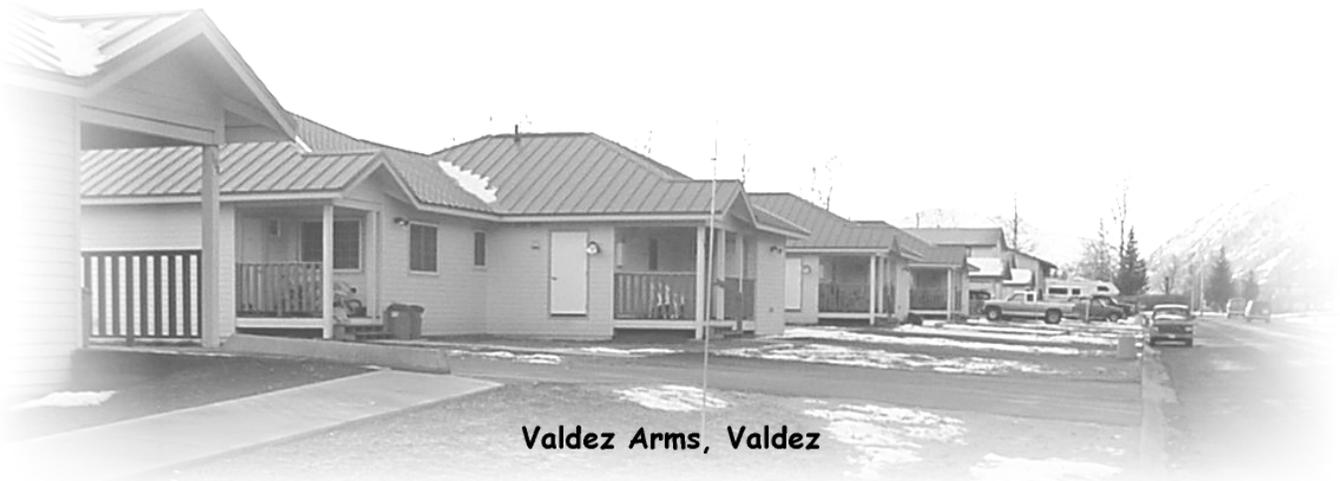




**Alaska Housing Finance Corporation  
Public Housing Division**

**Moving To Work Program  
Annual Plan for Fiscal Year 2010**



**Valdez Arms, Valdez**



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## Executive Summary

During Fiscal Year 2010, AHFC intends to undertake a range of MTW-related and other activities summarized as follows:

- AHFC will continue to provide public housing and Housing Choice Voucher subsidies for low-income families throughout Alaska.
- Many of the initiatives proposed in this MTW Plan are designed to reduce administrative costs and achieve greater cost efficiencies. In general, these efficiencies are designed to allow staff to assume a greater role in being more proactive in addressing local needs that may be unmet and providing greater support to families seeking economic self-sufficiency.
- In addition to the MTW initiatives, AHFC is proposing changes to its policies that are authorized under existing regulation. These initiatives will work hand-in-hand with the MTW initiatives to streamline AHFC's programs and increase housing choice.
- Included in the proposed MTW initiatives are reductions in the number of inspections conducted, reductions in the number of annual reexaminations conducted, changes to the method of calculating income and rent, transitioning waiting list intake and management functions to some or all Project Based Voucher (PBV) project owners, consistent with existing multi-family industry practice, changes to the live-in aide policy, and implementation of a re-entry program for individuals coming out of prison.

Proposed program changes that require MTW flexibility to implement are more fully described in Chapter V below. Non-MTW changes are summarized in Chapter III below. As appropriate, the proposed changes are incorporated into the revised public housing *Admissions and Continued Occupancy Plan (ACOP)* and the *HCV Administrative Plan*.

## I. Introduction

On June 24, 2008, the Alaska Housing Finance Corporation (AHFC) entered into a Moving to Work Agreement (MTW Agreement) with the US Department of Housing and Urban Development (HUD). MTW is a demonstration program authorized by Congress, through which participating agencies are given the flexibility to waive certain statutes and HUD regulations. The goal is to design and test approaches for providing housing assistance that meet one or more of the “MTW statutory objectives” contained in the authorizing legislation.

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

The initial reason for seeking Moving to Work status is Alaska’s expansive geography and its affect on operating costs with offices in 13 statewide communities. Upon examination of operation expenses, staff requirements and public input, it became apparent that AHFC could derive numerous benefits from MTW status. Policy changes resulting from MTW will be guided by one or more of the following AHFC goals:

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 as close to revenue neutral as possible.
2. AHFC shall 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. Policy changes shall contribute to the achievement of excellence in asset management or administration of the Housing Choice Voucher program.
4. Capital expenditures shall be dictated by physical needs assessments and the opportunity to maximize housing choice among low-income families.

The MTW Agreement provides AHFC with the flexibility to: (1) test new approaches consistent with the MTW statutory objectives and (2) expand the MTW demonstration to include all public housing and tenant-based Housing Choice Vouchers administered by AHFC with certain exceptions. Those exceptions are vouchers under the Veterans Affairs Supportive Housing and Family Unification Program, which are excluded from the flexibilities under the MTW Agreement.

Under the terms of the MTW Agreement, AHFC is required to prepare and submit to HUD an MTW Annual Plan and Annual Report. The required form and content of the Annual Plan and Report are defined by HUD in HUD Form 50900 “Elements for the Annual MTW Plan and Annual MTW Report.” A copy of the form is located in the MTW Agreement found on the AHFC web

page at [www.ahfc.us](http://www.ahfc.us); click on “Reference Materials,” then click on “Plans.” The HUD form is Attachment B of the MTW Agreement. For purposes of this document and the required submission to HUD, an “MTW activity” is defined as any activity that requires MTW flexibility to waive statutory or regulatory requirements.

This document is AHFC’s MTW Annual Plan for Fiscal Year 2010, i.e., the period from July 1, 2009 through June 30, 2010. While the Annual Plan focuses primarily on describing planned “MTW activities”, it also summarizes changes proposed to AHFC’s public housing policies as detailed in its *Admissions and Continued Occupancy Policy* and the *HCV Administrative Plan* that do not specifically require MTW authority to implement. The proposed revisions to the public housing *Admissions and Continued Occupancy Policy* and the *HCV Administrative Plan* are being drafted for inclusion to the plan as Attachment C.

Prior to submission to HUD, AHFC is making the Annual Plan available for public review and comment. In addition, AHFC will conduct a public hearing on April 8, 2009 from 3:00 PM to 5:00 PM, at the AHFC headquarters, 4300 Boniface Parkway in Anchorage. Persons outside Anchorage may participate telephonically by calling toll-free at 1-888-422-7128, access code 956216. Announcement of the hearing is via numerous list serves, a display ad in the *Anchorage Daily News*, and a newsletter to housing participants.

These opportunities enable the public and program participants to provide comments on the proposed activities described herein. All written comments must be received at AHFC by the close of business on April 8, 2009. Prior to submitting the final MTW Annual Plan to HUD, AHFC will review and consider all written and verbal comments received during the review period. A summary of comments and responses will be presented to the Board of Directors at its April 23, 2009 meeting.

## **A. Why Moving to Work (MTW)?**

For AHFC, the key reason for becoming an MTW site is the opportunity to combine public housing operating assistance, capital funds, and tenant-based voucher funds into a single agency-wide source. The anticipated outcome is economic efficiencies in operation of its assisted housing portfolio. Free of “one size fits all” regulatory constraints, the 30 plus MTW sites around the country have implemented innovative housing and self-sufficiency strategies that address housing needs in locally determined ways.

The pooling of funds allows for more flexible spending – one consequence being a greater opportunity to repair or expand AHFC’s affordable housing stock through mixed-finance options or other locally determined means. This option cannot be overemphasized given the current financial climate. Under the formula used to fund public housing, AHFC was at risk of losing the largest percentage of subsidy in the nation. It avoided that predicament by satisfying HUD rules for conversion to a system of ‘asset management,’ holding its loss at five percent from previous

years' funding. Compounding this issue is the fact that Congress has funded public housing, nationwide, at about 85 percent of the full formula in recent years.

Why else is Moving to Work important to AHFC? Based upon knowledge gained from other MTW sites, MTW may: (1) enable AHFC to address housing needs in locally determined ways; (2) enable AHFC to examine alternative rent and income policies to increase the number of housing choices among the low income families; and, (3) provide AHFC the flexibility necessary to realize administrative efficiencies and cost savings.

The remainder of this introduction is meant to provide the reader a better understanding of the logistics that AHFC faces in administration of its public housing and Housing Choice Voucher program. AHFC and its public housing predecessor, the Alaska State Housing Authority, have a long history of attempting to meet the housing needs of both urban and rural low-income families. At full-formula funding, small rural developments that were once viable in rural Alaska are now at risk. A reduction in administrative fees for the Housing Choice Voucher program is also an issue. In communities with fewer than 100 vouchers, administrative costs exceed revenue. Many of the strategies proposed in Section V of the plan focus on economic efficiencies for these very reasons. It is our hope that MTW becomes a tool to ensure the financial feasibility of assisted housing in all the communities currently served by AHFC.

## **B. Alaska Housing Finance Corporation – A Brief History**

The Alaska Housing Finance Corporation is a public corporation and government instrumentality, but for bonding purposes, has legal existence independent and separate from the State of Alaska. AHFC was created in 1971 by the State to provide Alaskans with low cost mortgage financing, with the majority of funds used to purchase mortgage loans generated through the issuance of taxable and tax-exempt bonds. Historically, the Corporation has served as a major source of residential mortgage loan financing in the State. Mortgages that meet applicable federal income tax requirements are financed by selling tax-exempt bonds. Other mortgages are generally financed through the issuance of taxable bonds or from internal funds. A substantial portion of the Corporation's mortgage purchase activities were funded in the taxable debt markets, including issuance of taxable bonds and the sale of securities.

In June 1992, the State Legislature consolidated statewide housing functions under AHFC by merging the Alaska State Housing Authority and the energy and rural housing programs of the Department of Community & Regional Affairs. AHFC authority has expanded to provide for the financing, acquisition, rehabilitation, construction, weatherization, and operation of housing for low- and moderate-income Alaskans, rural Alaskans, those with special needs, and senior citizens. AHFC continues to review ways to institute mortgage finance, refinance, and housing assistance programs to address the changing economic and housing-related environment.

AHFC continually monitors, evaluates, and modifies its business activity to use its resources most effectively. Staff is organized into departments with responsibilities and duties that avoid

duplication of services. AHFC focuses on three main functions or divisions: Operations (including mortgage, finance, and administrative support), Rural, and Public Housing. These divisions cannot and do not function independently. Each department heavily relies on the talents, background, abilities, technical help, and support of the adjoining departments to deliver services to Alaska residents under its purview.

The Corporation has elected to convert many of its business activities to HUD's Asset Management Model. On July 1, 2006, AHFC converted not just its Public Housing Division, but the entire central office function, to a Central Office Cost Center funded by management fees. The Public Housing Division is supported mainly by federal housing program management fees, while the rest of the Central Office Cost Center is funded through other management fees charged to programs such as the Mortgage Loan Portfolio. The entire Central Office Cost Center is budgeted and accounted for through respective financial statement activity according to the HUD model. This model has eliminated the need to allocate cost to many different programs. The following is a schedule of AHFC's current business activity and/or major programs.

### C. AHFC Business Activities

#### Public Housing Programs

|   |   |
|---|---|
| Public Housing Program                            | Housing Choice Voucher Program (HCV)                    |
| Section 8 Moderate Rehabilitation Program (SRO)   | Section 8 New Construction Program (S8N)                |
| State Lease Building Program                      | Section 221(d) MA03 Multi-Family                        |
| Family Self-Sufficiency Program (FSS)             | Family Investment Center                                |
| Flexible Subsidy Program                          | Gateway Literacy Program                                |
| Capital Fund Program (CFP)                        | Service Coordination for Public Housing Agencies        |
| Energy Conservation Retrofit                      | 10-Year Modernization Plan                              |
| Drug Elimination Program (Corporate)              | Environmental Cleanup and Abatement                     |
| Senior and Statewide Deferred Maintenance         | Public Housing Maintenance Support Program              |
| Public Housing Renovation/ Reconstruction Program | Veterans Administration Supportive Housing (VASH)       |
| Mental Health Voucher Program                     | Project-Based Section 8 Contract Administration Program |

#### Energy Programs

|  |  |
|--|--|
| Low-Income Home Energy Assistance Program (LIHEAP) | Building Energy Efficiency Standard (BEES) |
| State Energy Plan (SEP)                            | Research Information Center (RIC)          |
| Low-Income & Enhanced Weatherization Program       | Supplemental Housing Development Program   |
| Builder & Rater Education Program                  | Consumer Education Program                 |

### Grant Programs

|   |  |
|---|--|
| Senior Citizens Housing Development Program   | Low-Income Housing Tax Credit Program  |
| Supplemental Assistance for Facilities to Assist the Homeless (SAFAH)   | Housing Opportunities for People with AIDS (HOPWA)   |
| Shelter Plus Care Program   | HUD Technical Assistance Grant   |
| Supportive Housing Technical Assistance   | DOE Healthy Home Grant   |
| Special Needs Housing Program   | Homeless Assistance Grant Program  |
| HOME Investment Partnership Act Programs <ul style="list-style-type: none"> <li>• Home Opportunity Program (HOP)</li> <li>• Owner-Occupied Rehabilitation Program (ORP)</li> <li>• GOAL Program – Rental Housing Development</li> </ul> | Capital Grant Match Program<br>HUD Continuum of Care Program <ul style="list-style-type: none"> <li>• Supportive Housing</li> <li>• USDA Housing Preservation Grant</li> </ul> |
| Teacher, Health & Public Safety Housing Programs  | Telecommunications and Information Infrastructure Assistance Program (TIIAP)   |
| HOME Technical Assistance   |  |

### Loan Programs

|   |  |
|---|--|
| Taxable Loan Program                                | Tax-Exempt Loan Program  |
| Veterans Mortgage Program                           | Mobile Home Program  |
| Second Mortgage Program                             | Streamlined Refinance Loan Program                             |
| Association Loan Program                            | Affordable Home Ownership Guaranteed Loan Program              |
| Non-Conforming Loan Program                         | Affordable Housing Enhanced Loan Program                       |
| Interest Rate Reduction for Energy Efficiency       | Interest Rate Reduction for Low-Income Borrowers               |
| Assistance Provider Interest Rate Reduction Program | Rural Owner-Occupied Loan Program                              |
| Rural Non-Owner-Occupied Loan Program               | Rural Building Material Loan Program                           |
| Home Ownership Assistance Fund Loans                | Rural Small Building Material Loan Program                     |
| Rural Public Service Rental Housing Program         | Multi-Family, Special Needs, & Congregate Housing Loan Program |
| Multi-Family Loan Purchase Program                  | Loans to Sponsors Program                                      |
| Senior Housing Loan Program                         | Federally Guaranteed/Insured Multi-Family Mortgage Program     |
| Rural Housing Initiative Pilot Program              | Teacher and Health Professional Housing Program                |

## **D. Property Summaries and Strategies**

The following is a discussion of each Alaskan community AHFC serves, the rental housing programs available, and the long-term plans for its housing stock. The communities are arranged in alphabetical order.

### **ANCHORAGE, AK**

#### **Asset Management Properties (AMPs) 247, 271, 273, 274**

The Anchorage public housing inventory equals 569 units - 342 of the units are located among scattered site developments, predominately four, six, and eight-plex apartment buildings. The remainder of the units is comprised of a 120 unit senior/disabled complex, a 60-unit row/townhouse complex, and a 47-unit elevator complex. The latter complex also contains the Gateway Learning Center, home to the Family Self Sufficiency program staff.

In addition to public housing, AHFC manages a 120-unit Section 8 New Construction elderly/disabled complex, a 17-unit Section 8 New Construction family development; a 48-unit market rent development, and 2,376 Housing Choice Vouchers. The four AMPs and the other assisted housing programs are served by a local Family Investment Center that houses intake and Housing Choice Voucher staff.

#### **AMP 247, Anchorage Central; AMP 271, Anchorage South; AMP 273 Anchorage North; and AMP 274 Anchorage East**

##### **Loussac Manor**

This is a 60-unit townhouse-style family complex constructed in 1965; it consists of 21 multi-plex buildings, a childcare center, a community building, and a maintenance shop constructed in 1999. A site assessment was completed by DEAN Design in 2007. Renovation costs were virtually the same as replacement costs, and it was recommended the buildings be replaced. The 5-year physical needs to keep the property viable until replacement are \$154,200 or \$2,570 per unit. Replacement costs are estimated \$15,050,000 in 2007 construction dollars or \$250,834 per unit. The property is located on an excellent mid-town site and maintains high occupancy and relatively low turnover. The property is ideal for redevelopment and is being examined for the possibility of a mixed-finance development. The acreage and zoning allows for a development of up to 120 units without rezoning. The site is also an ideal location for relocation of the Anchorage Family Investment Center. In its current location, the Family Investment Center functions as the intake and Housing Choice Voucher office.

##### **Fairmount**

This is a scattered site development comprised of 69 family housing units. Properties are configured as four-plexes, eight-plexes, and one nine-plex. Fairmount properties date back to the late 1960s, and others have unknown dates of origin. A professional site assessment occurred in 1997 by Koonce Pfeffer, updated by USKH in 2002. Generally, the four-plexes were recommended for renovation, and the larger buildings recommended for replacement. The first phase of a renovation program was completed in 2005. The 5-year physical needs required to

keep these properties viable are approximately \$1,605,400 or \$23,266 per unit. Replacement/renovation of the remaining units are approximately \$5,040,000 or \$90,000 per unit.

### **Park View Manor**

Park View Manor is an elevator building consisting of 47 family units with interior corridor access on two floors. It was constructed in 1980. Contained within the building is the Gateway Learning Center, a computer lab/education facility that houses the Anchorage Family Self-Sufficiency staff. A site assessment was completed by Koonce Pfeffer in 1997, and a major renovation of the building based on the site assessment was completed in 2003. The 5-year physical needs for this property total \$188,500 or \$4,011 per unit.

### **Central Terrace**

Central Terrace was comprised of 99 units. This is a scattered site family development of nine four-plexes, in various sizes and layouts. The properties are some of the agency's oldest family housing units with construction dating back to the late 1960s. A professional site assessment was conducted in 1996 and updated in 2004 by USKH, Inc., with a recommendation to replace the majority of the properties as renovation costs exceeded 80 percent of replacement. Generally, the housing units are in fair to poor condition. The 5-year physical needs required to keep these properties viable are approximately \$2,597,800 or \$26,240 per unit. Replacement of these units is estimated at \$24,750,000 or \$250,000 per unit.

### **Chugach Manor**

The Manor is a 120-unit elderly/disabled housing facility. It was constructed in 1987 and underwent a major interior renovation, completed in 2005. The exterior of the building still requires renovation. The 5-year physical needs for this property total \$340,000 or \$2,834 per unit. The property maintains a viable waiting list, and turnover is relatively low. It is located in an excellent mid-town location, across from the Anchorage Senior Center.

### **New Willows**

New Willows consisted of 150 units in scattered sites. Property configuration includes single family, duplexes, triplexes, and four-plexes. The properties were constructed in the 1970s and 1980s. A professional site assessment was conducted in 1999 by USKH. This site assessment needs an update to comply with current codes before a determination is made to renovate or replace these units. Generally, the units are in fair to poor condition with only some viable for renovation. The 5-year physical needs required to keep the properties viable is estimated at \$973,900 or \$6,493 per unit.

### **Family Self Sufficiency Incentive Units**

These family housing units consisted of 12 duplexes scattered throughout South and East Anchorage. One of the duplexes was converted to a single-family five-bedroom unit because of access issues. The properties recently underwent major interior renovations with the units completed in 2006 and 2007. The remaining 5-year physical needs assessment for these units is estimated to cost \$142,100 or \$6,178 per unit. The properties are in good condition and attractive to renters.

**Long Term Objectives:** The Anchorage public housing portfolio is subject to some uncertainty with regard to major renovations required at Central Terrace, New Willows, and Loussac Manor. The elderly population in Anchorage is growing, and the demand for units should remain high. The waiting list in Anchorage is well over 1,000 families, so lease-up is expected to remain stable. While some properties are in neighborhoods that tend to discourage renters, overall, AHFC properties are attractive and viable rentals.

Chugach Manor is adjacent to the 120-unit Chugach View, an elderly/disabled Section 8 New Construction development owned by AHFC. Recent renovations and their proximity to the senior center ensures that stable occupancy make it a viable development.

**Strategies:** A site review was conducted in late fall 2008, covering all the family housing located in Anchorage. Over the next year, AHFC will develop an asset-repositioning plan for each property. To begin the planning process, AHFC will closely examine each property in terms of its current physical condition, planned modifications, site budget, and other factors impacting the property. Second, AHFC will explore the various options available for financing low-income housing. AHFC can begin making strategic decisions regarding the long-term prospects for its scattered site inventory upon completion of the plan. Cooperation from the Municipality of Anchorage is essential because any plan for demolition, disposition, or conversion to vouchers will require a certificate of consistency with their Consolidated Plan. That plan currently calls for no net loss of assisted units. In addition, we will be examining the staffing levels of management and maintenance at each AMP to ensure that the appropriate number and mix of staff is in place.

Plans are currently underway to renovate the Loussac Manor. The acreage and zoning allows for redevelopment of up to 120 units without rezoning. The site is an ideal for a mixed-finance development. AHFC is seeking legislative authorization for capital funds to leverage private investment. Redevelopment will require considerable community input once AHFC funding is secured. Further discussion is found in Section IV, part B. of the plan.

### **BETHEL, AK AMP 257**

Bethel is a predominately a Yupik Eskimo community of approximately 5,600 residents. It is located 400 miles west of Anchorage. There is no road or ferry access to Bethel, so travel requires a flight of more than one hour. Cargo transit is by air or barge in the summer months. In the winter months, travel delays occur regularly, thus requiring a larger than normal stock of maintenance materials and supplies to be kept on-hand. When central office staff conducts management reviews of the site, their return travel can be unexpectedly delayed due to the unanticipated and sudden changes in weather making travel impossible. In addition, if either the maintenance or the management staff member is out for a prolonged period or must be replaced, there is a considerable expense incurred for replacement or staff training. Computer connectivity is an issue, since many software packages are designed to work on a LAN, not via

the Internet. All of the small, remote, rural sites rely more heavily on central office staff for technical support than do urban developments.

### **Bethel Heights**

The development consists of 118 single-family houses. The original construction dates back to the late 1960s with the development of Turnkey III units. A substantial number of occupants failed to achieve homeownership, and the units reverted to public housing. A major renovation occurred in four phases during the mid 1990s. A site assessment was performed by ASCG, Inc., in 2004, which identified approximately \$3,000,000 of additional renovations. The 5-year physical needs to keep this property viable until renovation is approximately \$710,000 or \$6,068 per unit. There are several vacant lots within the development, and one former Turnkey III property is boarded up and planned for demolition. The bedroom configuration consists of 92 three-bedroom, 20 four-bedroom units, and 5 five-bedroom units. The waiting list for the property is minimal, often falling below a half dozen families. The absence of two-bedroom units and utility costs negatively affect the waiting list.

**Long Term Objectives:** Climate and permafrost conditions exert a disproportionately high construction cost compared to all other Alaskan locations. The absence of a strong waiting list imposes a negative impact upon the cash flow of this remote development due to extended vacancies. The state wage differential in Bethel is 38 percent compared to Anchorage, which results in disproportionately high personnel costs.

**Strategies:** Continue to address the short-term physical needs of the development. AHFC will assess whether this development should have been designated a separate AMP and take appropriate action whenever the opportunity arises. Funding options for renovation are uncertain. If renovation is contemplated, an examination of the rental market must occur to assess housing demand and bedroom configurations. The last remaining Turnkey III unit is boarded up and requires demolition. The ratio of staff to unit count is high, requiring further analysis to determine whether cost savings are attainable.

## **CORDOVA, AK AMP 216**

Cordova is a coastal community with a population of about 2,500. Its economy is seasonal, based upon fishing and canning. It is accessible only by ferry or air. By air, it is about a 50-minute flight from Anchorage. Beside public housing, AHFC owns and operates a 22-unit Section 8 New Construction project based development serving elderly/disabled families.

### **Eyak Manor**

Eyak Manor is a 16-unit family complex. Original construction was in 1967. Several modernization projects have occurred since then with the most recent one completed in 2000. The 5-year physical needs for this property totals \$43,500 or \$2,719 per unit. All of the units are three-bedroom, which creates an occupancy problem when AHFC is approached by smaller

families requiring fewer bedrooms. There are currently no families on the waiting list due to this anomaly.

**Long Term Objectives:** In the near term, maintain the property to its highest standard and retain operations. The state wage differential in Cordova is 11 percent compared to Anchorage, which results in disproportionately high personnel costs. Although AHFC does not use state funding to pay staff salaries, it is required by state law to pay the cost differentials.

**Strategies:** Rental-housing demand in Cordova is low due to a very strong economy. However, the economy of the area is very volatile, and major changes in the fishing industry for one season can quickly change the need for low-income housing. This is another small rural property where HUD insisted it be designated an AMP based upon geography; however, with so few units, it is difficult for it to remain viable under asset management. At the very least, AHFC may petition HUD to realign the property with other rural communities to comprise a new AMP. Unless vacancy issues are resolved, the viability of retaining this property as public housing remains in question. It is possible to convert two of the rental units to larger, two-bedroom apartments to allow greater flexibility with regard to occupancy standards. Voluntary conversion to vouchers is one among several options that AHFC may pursue to increase lease-up rates.

## **FAIRBANKS, AK AMP 275**

Fairbanks is 364 miles north of Anchorage. Besides Wasilla, it is the only other AMP with road accessibility from Anchorage. By car, Fairbanks is a seven hour-plus drive; by air, it is a 50-minute flight. Besides public housing, AHFC manages a 96-unit Section 8 New Construction project development for elderly/disabled residents, and 349 Housing Choice Vouchers.

### **Southall Manor**

The development is located just south of the downtown business district. It is a four-story elevator building comprised of 40 one-bedroom units for elderly/disabled residents. The building was originally constructed in 1983. A site assessment was conducted in 1998, and a major renovation based on that assessment was completed in 2001. The 5-year physical needs for this property total \$18,000 or \$450 per unit. A small office is located on the premises. A service coordinator serves this building, the Golden Ages, and Golden Towers, a 96-unit Section 8 project based development.

### **Golden Ages**

The development is two story elevator building consisting of 20 one-bedroom units for elderly/disabled residents. A site assessment was conducted by Design Alaska with a major renovation completed in 1997. The 5-year physical needs for this property total \$259,900 or \$12,995 per unit. The small on-site office is available for rent collection.

### **Spruce Park**

The development contains 30 townhouse style units of family housing. The complex was demolished and replaced in 2000. The 5-year physical needs for this property total \$300,000 or \$10,000 per unit. The development consists of 20 three-bedroom units, 6 four-bedroom, and 4 five-bedroom units. The Fairbanks central office is located in close proximity to Spruce Park.

### **Birch Park I/Birch Park II**

Birch Park I and II are townhouse-style family units – 47 of the units are at Birch Park I, 28 units in Birch Park II, for totaling 75 family units. The properties were constructed in 1993 and 1995, respectively. The two properties share a contiguous site, being about a mile apart. There is a site manager office at Birch Park I, but not at II. The buildings remain in average to good condition. The 5-year physical needs for this property total \$1,031,000 or \$13,747 per unit. Like Spruce Park, all the units are three, four, or five-bedroom units. Only 24 of the 28 Birch Park II units are available for rental due to fire destruction at the remaining four. Insurance claims are insufficient to replace all four units at this time. AHFC has received 65 percent design drawings, and the units are in unscheduled modernization pending resolution of replacement costs. As replacement occurs, the configuration will include two-bedroom units to increase potential lease-up.

**Long Term Objectives:** Maintain all the Fairbanks properties to their highest standard and retain operations. Housing demand remains strong in Fairbanks, and all four of the properties are attractive and in good locations. The waiting list for the elderly/disabled properties is usually in excess of 80 families; the same is true for the family units. The burned units at Birch Park II require a financial plan to determine how replacement may occur. The state wage differential in Fairbanks is 4 percent higher compared to Anchorage, thus increasing the personnel costs.

**Strategies:** With the recent renovations, the properties should have a useful life of 20+ years. The quality of construction of the family units has posed some issues with general upkeep. The fact that there are no two-bedroom units in the inventory poses a problem for low-income families of smaller size. The asset management continuous improvement plan for the manager and maintenance staff should ensure continued lease-up at or near 100 percent. The ratio of staff to unit count will require further examination.

## **HOMER, AK**

Homer is 225 miles south of Anchorage. By car, Homer is a four hour-plus drive; by air, it is a 40-minute flight. The economy is largely based on the seasonal fishing and tourism industries. The town has a population of over 4,000 residents with another 8,000 living beyond the city limits. AHFC administers 105 Housing Choice Vouchers, and the office is staffed by one person. This office is supervised by HCV staff in Soldotna.

## **JUNEAU, AK AMP 277**

Juneau is the state capital, with a population of about 31,000. It is accessible only by ferry or air. It is 571 miles from Anchorage and takes about 1.5 hours to reach by plane. In addition to public housing, AHFC also administers 305 Housing Choice Vouchers in Juneau.

### **Cedar Park/Cedar Park Annex**

The development is a townhouse-style, 74-unit family complex that was originally developed under two Annual Contribution Contracts. Cedar Park Annex, consisting of 25 units, was constructed in 1982 and underwent a major renovation in the late 1990s. Cedar Park was demolished and replaced in 1997. The 5-year physical needs for this property total \$162,500 or \$2,167 per unit. The property is located on Douglas Island across the Gastineau Channel from Juneau. It is located on highly appraised site with a commanding view of the channel and downtown Juneau. The property contains a good mix of one, two, three, and four-bedroom units. The waiting list for the family properties averages nearly 250 families. One unit is used for economic development activities in cooperation with the Southeast Regional Resource Center. The unit houses a federal Even Start Program and a computer lab. AHFC was recently awarded a three-year ROSS Neighborhood Network grant to support these activities.

### **Mountain View/Mountain View Annex**

The development is a four-story elevator building of 62 elderly/disabled one-bedroom housing units. While the property is contained under one roofline, it was constructed in two phases with completion dates of 1976 and 1983. GDM conducted a site assessment and a major renovation, based on that site assessment, was performed in 2000-2002. The 5-year physical needs for this property total \$35,500 or \$573 per unit. The property is located near the Juneau/Douglas High School and within easy walking distance of downtown Juneau. The waiting list averages 50 or more families, and turnover is low.

### **Geneva Woods**

This housing complex is located on Douglas Island across Gastineau Channel from downtown Juneau. It consists of 25 family units located in five buildings. It was originally constructed in 1974. A site assessment was conducted by USKH, Inc., in 2000. Improvements based on the site assessment were undertaken over the following five years. These buildings are in average to good condition. The 5-year physical needs for this property total \$164,500 or \$6,580 per unit. The property is located in a good area, adjacent to an elementary school. The community room is well used and contains a computer lab supported by the partnership with the Southeast Regional Resource Center.

### **Riverbend**

Riverbend is located in the Mendenhall Valley, a 20-minute drive from downtown Juneau. It is a row house-style complex of 45 one, two, and three-bedroom family units. It was a new development project built in 1998. The 5-year physical needs for this property total \$632,000 or

\$14,044 per unit. The property is built on land adjacent to the Mendenhall River. It is adjacent to an elementary school and within short proximity of shopping and the airport.

**Long Term Objectives:** Maintain all the Juneau properties to their highest standard and retain operations. Housing demand remains strong, and all four of these properties are attractive and in excellent locations.

**Strategies:** With the recent renovations, the properties should have a useful life of 20+ years; Geneva Woods being the only one requiring the possibility of more serious renovation. The asset management continuous improvement plan for the manager and maintenance staff should ensure continued lease-up at or near 100 percent. The ratio of staff to unit count will require further examination.

## **KETCHIKAN, AK AMP 279**

Ketchikan is accessible only by ferry or air. It is over 700 miles southeast of Anchorage, 500 miles north of Seattle. Its population is about 8,000. Its economy relies on shipping, fisheries, and timber and thus can be subject to major swings based on the sudden changes in these industries. AHFC administers 95 Housing Choice Vouchers in addition to its public housing program.

### **Schoenbar Park**

The complex consists of five buildings with 24 family units. The complex was constructed in 1968, and the buildings were renovated between 1995 and 2000 in phases. The siding was replaced in 2005. A site assessment performed by Jensen Yorba Lott is at the 95 percent stage. The site assessment has identified approximately \$1,700,000 of renovation work necessary for a 30-year life expectancy. The 5-year physical needs for this property are \$50,000 or \$2,083 to keep this site viable until the renovation. The waiting list for the property consistently exceeds 60 families, and turnover is relatively low.

### **Sea View Terrace**

Sea View is a 49-unit elderly/disabled facility. A site assessment was conducted by GDM Inc. in 1998, and a major renovation based on the site assessment was completed in December 2005. The 5-year physical needs for this property total \$125,000 or \$2,500 per unit. The waiting list for the property average over 40 families, and turnover is relatively low. The Ketchikan office is located on the premises.

**Long Term Objectives:** Maintain the property to its highest standard and retain operations. Ketchikan is a viable AMP with a positive cash flow.

**Strategies:** With the recent renovations, the properties should have a useful life of 30+ years. The asset management continuous improvement plan for the manager and maintenance staff should ensure continued lease-up at or near 100 percent.

## **KODIAK, AK AMP 265**

Kodiak is 252 miles from Anchorage and is accessible only by air – approximately a 1.25-hour flight. Kodiak houses the largest operational Coast Guard base in the country, and its economy is growing at a steady rate. The population of the island is about 6,500 with about two-thirds of that residing in the city of Kodiak. Besides public housing, AHFC administers 100 Housing Choice Vouchers.

### **Pacific Terrace**

The development consists of 40 townhouse-style family housing units. The complex was recently demolished, except for three single-family buildings (which were renovated) and replaced with new construction. The majority of the work was completed late in 2006; and the units are now fully occupied. The 5-year physical needs for this property total \$0. As of February 2007, there were 29 families on the waiting list. Kodiak is a growing area. The property is located on a valuable site that commands an exceptional view. The likelihood that the property will maintain full occupancy is extremely high.

**Long Term Objectives:** Maintain the property to its highest standard and retain operations. The state wage differential in Kodiak is 9 percent compared to Anchorage, which results in disproportionately higher personnel costs.

**Strategies:** With the recent reconstruction, the properties should have a useful life of 30+ years. The asset management continuous improvement plan for the manager and maintenance staff should ensure continued lease-up at or near 100 percent.

## **NOME, AK AMP 260**

The city of Nome is Alaska's oldest continuous first class city, incorporated in 1901. Located on the coast of Norton Sound, part of the Bering Sea, Nome is 540 miles northwest of Anchorage. Its population is about 3,600. There is no road access; flight time from Anchorage is 1.5 hours.

### **Beringvue**

The development consists of 34 family housing units. This was originally a Turnkey III development brought back into public housing. In 1997, the complex was replaced with new module construction homes placed on triodetic foundations. The 5-year physical needs for this property total \$125,000 or \$3,788 per unit. A remaining former Turnkey III unit is currently planned for either demolition or disposition. Although occupancy is somewhat stable, the waiting list for the property remains in the single digits. The bedroom configuration includes a good mix of two, three, and four bedroom units.

**Long Term Objectives:** Retain, but examine methods to improve cost efficiencies. Climate and distance from urban markets exerts a disproportionately high construction cost compared to other Alaskan locations. The development is another rural remote site where it is questionable whether it can remain viable as a distinct AMP. The state wage differential in Nome is 34 percent compared to Anchorage, resulting in disproportionately high personnel costs.

**Strategies:** Continue to address the short-term physical needs of the development. AHFC will assess whether this development should have been designated a separate AMP and take appropriate action whenever the opportunity arises. AHFC continues to market the property with a goal of increasing the waiting list. The ratio of staff to unit count will require further examination.

### **PETERSBURG, AK**

Petersburg is 671 miles southeast of Anchorage. Petersburg can be reached by air or ferry. By air, it is a three-hour plus flight, often with stops in Juneau or Seattle. The economy is largely based on seasonal fishing. Smaller cruise ships include Petersburg as a destination. The town has a population of over 3,000 residents. The availability of rental units is low. AHFC administers 45 Housing Choice Vouchers, and the office is staffed by one part-time staff.

### **SEWARD, AK**

Seward is 126 miles south of Anchorage. By car, Seward is a 2 hour-plus drive. Seward serves as the terminus for many cruise ships, and the Alaska Railroad services Seward. The economy is largely based on the seasonal fishing and tourism industries. The town has a population of over 3,000 residents.

AHFC operates Glacier View, a 30-unit elderly/disabled Section 8 New Construction development. The one-bedroom units are split on three floors with each floor serviced by an elevator. The building is managed and maintained by two part-time staff positions.

### **SITKA, AK AMP 280**

Sitka is a southeast coastal community, approximately 780 miles from Anchorage. It is accessible by ferry or air. To reach it from Anchorage requires a two-plus hour flight with a stopover in Juneau. The population is about 9,000, and the economy is fairly well diversified. AHFC also administers 39 Housing Choice Vouchers in Sitka.

### **Paxton Manor**

The development consists of 24 townhouse-style family units. This project was demolished and replaced with new construction, completed in 2004. The 5-year physical needs for this property total \$123,350 or \$5,140 per unit. The development contains a good mix of one, two, three, and four-bedroom units. The property is in an ideal location and remains at or near full

occupancy. As of February 2007, there were 79 families on the waiting list. A site manager office is located on the premises.

### **Swan Lake Terrace**

Swan Lake is a single building consisting of 19 elderly/disabled one-bedroom units. A site assessment was completed by USKH in 2001, and a major renovation based on the site assessment was completed in 2003. The 5-year physical needs for this property total \$68,000 or \$3,400 per unit. The building houses the manager's office. The manager is responsible for both Swan Lake and Paxton Manor. In addition, the manager is responsible for 39 participants in the Housing Choice Voucher program.

**Long Term Objectives:** Retain operations by maintaining both properties to the highest standard.

**Strategies:** With the recent renovations, the properties should have a useful life of 30+ years. The asset management continuous improvement plan for the manager and maintenance staff should ensure continued lease-up at or near 100 percent.

## **SOLDOTNA, AK**

Soldotna is 147 miles south of Anchorage. By car, Soldotna is a four hour-plus drive; by air, it is a 30-minute flight. The economy is largely based on the seasonal fishing and tourism industries. The town has a population of over 4,000 residents. The nearby town of Kenai has a population of approximately 7,000 residents. Soldotna is the seat of government for the Kenai Peninsula Borough, and AHFC also serves the smaller communities located within the borough. According to the 2000 census, 60 percent of the housing in Kenai/Soldotna is owner-occupied. AHFC administers 299 Housing Choice Vouchers, and the office is staffed by three staff.

## **VALDEZ, AK AMP 263**

This property is 115 air miles and 304 highway miles from Anchorage. The driving distance is about six hours; by air, it is about a 40-minute flight. Valdez is a fishing port, both for commercial and sport fishing, and is the terminus for the Trans-Alaska pipeline. Its population is about 4,000. Besides public housing, AHFC administers 45 Housing Choice Vouchers in Valdez.

### **Valdez Arms**

Valdez Arms consists of only seven family housing units. Construction of these units was completed in late 1999. The 5-year physical needs for this property total \$43,500 or \$6,214 per unit. The complex houses an office for management and maintenance. In addition to asset management functions, staff is also responsible for the administration of 45 Housing Choice Vouchers in the Valdez area, and quality assurance for another 20 vouchers located in Barrow, Alaska, that are administered in partnership with the local Indian Housing Authority, Tagiugmiullu Nunamiullu Housing Authority.

**Long Term Objectives:** Retain, but examine methods to improve cost efficiencies. Due to its small size, alternatives, such as voluntary conversion to project based vouchers, are under consideration. The state wage differential in Valdez is 11 percent compared to Anchorage, which results in disproportionately high personnel costs.

**Strategies:** With the recent renovations, the properties should have a useful life of 30+ years. Based upon HUD's insistence, this property was designated an AMP; however, with so few units, it is impossible to remain viable under asset management. At the very least, AHFC may petition HUD to realign the property with other rural communities to comprise a new AMP. The ratio of staff to unit count will require further examination.

### **WASILLA, AK AMP 244**

Wasilla is 44 miles north of Anchorage, approximately a 50-minute drive. It is a fast growing community of over 8,500, with many residents commuting to Anchorage for employment. AHFC also administers 398 Housing Choice Vouchers from the Wasilla office.

#### **Williwa Manor**

The complex consists of 32 townhouse-style senior/disabled housing units. The site underwent major renovation that was completed in May 2007. The 5-year physical needs for this property total \$0. Located adjacent to a senior center and a campus of privately owned senior housing, the project is very attractive, and occupancy is excellent. There is a small site manager office on the premises.

**Long Term Objectives:** Complete renovations and retain.

**Strategies:** With renovations completed, the property will have a useful life of 30+ years. The asset management continuous improvement plan for the manager and maintenance staff should ensure continued lease-up at or near 100 percent. Alternative maintenance strategies will be examined to reduce per unit costs.

### **WRANGELL, AK AMP 213**

Wrangell is located approximately 155 miles south of Juneau; its population is about 2,400. It is accessible only by ferry or air, requiring a flight of several hours from Anchorage with stopovers in Juneau and Sitka. The economy depends on fishing, canning, and timber. With the mill closing in the mid 1990s, the economy has seen a slow, but steady decline. AHFC also owns and operates a 32-unit market rate development comprised of two and three bedroom apartments. This property was formerly operated under a HUD multi-family Section 8 project-based contract. The absence of a waiting list and various issues with occupancy standards resulted in

AHFC opting out of the contract. AHFC was issued 25 Housing Choice Vouchers when the opt-out occurred, which are now assigned to Wrangell.

### **Etolin Heights**

The property contains 20 family units; one in use as an office for the site manager. Adjacent to it is a 32-unit market rate development. The housing units are contained in nine buildings that were originally constructed in the late 1960s. A phased renovation of the buildings occurred in the mid 1990s. The 5-year physical needs assessment for this property is approximately \$1,361,000 or \$68,500 per unit. The lion's share of costs relate to roof replacements and conversion of the outdated oil-fired boiler system. Wrangell suffered a severe economic decline in mid 1990 with the close of timber mill. The vacancy rate for the community as a whole is approximately 20 percent; nevertheless, there is a small waiting list for the property due to excellent conditions and location.

**Long Term Objectives:** In the short term, maintain the property to its highest standard and retain operations. AHFC opted out of the housing assistance payment contract for the 32-unit Section 8 development. Consequently, staff manages a small Housing Choice Voucher program begun in May 2007 with issuance of 25 tenant protection vouchers.

**Strategies:** The market rate units experience a high vacancy rate. Many of the families on the public housing waiting list reside in the property, but prefer the floor plan of the public housing units because they contain washer/dryer hook-ups. Moving the site manager office out of the public housing development would free up one unit for rent. This is another small rural property where HUD insisted it be designated as an AMP; however, with so few units, it is difficult for it to remain viable under asset management. At the very least, AHFC may petition HUD to realign the property with other rural communities to comprise a new AMP. The ratio of staff to unit count will require further examination.

## II. General Operating Information

### A. Housing Stock

AHFC is currently allocated 4,251 vouchers; 4,216 of those are categorized as MTW; the remaining 35 are Veterans Affairs Supportive Housing vouchers that are non-MTW. In addition, AHFC owns and operates 1,329 public housing units, seven of those units being HUD-approved non-dwelling units used for economic activities. Table 1 indicates both MTW and non-MTW vouchers by category.

**Table 1. Housing Units and Housing Choice Voucher Allocations by Community**

| <b>Public Housing</b>       | <b>Current and Projected Units</b> | <b>Leased February 2009</b> | <b>Percent Leased</b> |
|-----------------------------|------------------------------------|-----------------------------|-----------------------|
| Anchorage                   | 568                                | 549                         | 97%                   |
| Bethel                      | 118                                | 114                         | 97%                   |
| Cordova                     | 16                                 | 15                          | 94%                   |
| Fairbanks                   | 165                                | 155                         | 94%                   |
| Juneau                      | 206                                | 203                         | 99%                   |
| Ketchikan                   | 73                                 | 73                          | 100%                  |
| Kodiak                      | 40                                 | 40                          | 100%                  |
| Nome                        | 34                                 | 33                          | 97%                   |
| Sitka                       | 43                                 | 43                          | 100%                  |
| Valdez                      | 7                                  | 7                           | 100%                  |
| Wasilla / Mat-Su            | 32                                 | 32                          | 100%                  |
| Wrangell                    | 20                                 | 18                          | 90%                   |
| <b>Total Public Housing</b> | <b>1,322</b>                       | <b>1,282</b>                | <b>97%</b>            |

| <b>MTW Tenant-Based Vouchers</b> | <b>Current and Projected Allocation</b> | <b>Leased February 2009</b> | <b>Percent Leased</b> |
|----------------------------------|---|-----------------------------|-----------------------|
| Anchorage                        | 2,360                                   | 2,237                       | 95%                   |
| Dillingham                       | 2                                       | 2                           | 100%                  |
| Fairbanks                        | 349                                     | 335                         | 96%                   |
| Homer                            | 105                                     | 101                         | 96%                   |
| Juneau                           | 334                                     | 311                         | 93%                   |
| Ketchikan                        | 95                                      | 85                          | 89%                   |
| Kodiak                           | 100                                     | 92                          | 92%                   |
| North Slope Borough              | 20                                      | 6                           | 30%                   |
| Petersburg                       | 45                                      | 47                          | 104%                  |
| Sitka                            | 39                                      | 39                          | 100%                  |
| Soldotna                         | 299                                     | 263                         | 88%                   |
| Valdez                           | 45                                      | 32                          | 71%                   |
| Wasilla/Mat-Su                   | 398                                     | 446                         | 112%                  |
| Wrangell                         | 25                                      | 24                          | 96%                   |

| <b>MTW Tenant-Based Vouchers</b>                                | <b>Current and Projected Allocation</b> | <b>Leased February 2009</b> | <b>Percent Leased</b> |
|---|---|-----------------------------|-----------------------|
| <b>HCV subtotal</b>   | <b>4,216</b>                            | <b>4,020</b>                | <b>95%</b>            |
| <b>Non-MTW</b>  |   |                             |                       |
| VASH  | 35                                      | 10                          | 29%                   |
| Family Unification Program (pending award) <sup>a</sup>         | 100                                     |                             | 0%                    |
| Non-elderly Disabled Vouchers for Certain Section 8 PBD Actions | 45                                      |                             | 0%                    |
| <b>Total Vouchers</b>   | <b>4,396</b>                            | <b>4,030</b>                | <b>92%</b>            |

<sup>a)</sup> Will be project-based vouchers, if funded.

The table above includes four units in Fairbanks whose status is classified as “litigation” due to a fire that destroyed the building. AHFC will rebuild the four units in FY2010 using insurance proceeds and some portion of the American Recovery & Reinvestment Act formula grant. Other actions that could affect the unit count in FY2010 are described in Table 2, below, and in Section IV of the plan. The demolition of the 62-unit development, Loussac Manor, is under consideration. That process would involve further communication with the Municipality of Anchorage and preparation and submittal of a separate demolition application to HUD for its approval.

**Table 2. FY2010 Planned Capital Expenditures by Development**

|   | <b>Source</b>         | <b>Amount</b> |
|---|-----------------------|---------------|
| <b>Anchorage South (271):</b>   |                       |               |
| Loussac Manor Replacement--preliminary planning and design, demolition        | State Capital and CFP | \$621,521     |
| Anchorage Family Investment Center--boiler and electrical upgrades            | State Capital         | \$300,000     |
|   |                       |               |
| <b>Anchorage Central (247): nothing major planned for FY2010</b>              |                       |               |
|   |                       |               |
| <b>Anchorage North (273): nothing major planned for FY2010</b>                |                       |               |
|   |                       |               |
| <b>Anchorage East (274):</b>  |                       |               |
| Repair/replace sewer lines, sump pumps, seal foundations (multiple addresses) | State Capital         | \$ 85,000     |
|   |                       |               |
| <b>Anchorage South/North/East combined:</b>                                   |                       |               |
| Exterior Painting (multiple addresses)  | CFP Stimulus(1)       | \$200,000     |
| Boiler/furnace upgrades(multiple addresses)                                   | CFP Stimulus          | \$285,000     |
| Driveway/ parking area replacements   | CFP Stimulus          | \$255,000     |

|  | Source                               | Amount         |
|--|--------------------------------------|----------------|
| <b>Bethel (257):</b>   |                                      |                |
| Replace windows and hardware                                   | State Capital                        | \$135,109      |
| HVAC Upgrades (begun in FY09)                                  | State Capital                        | \$360,000      |
| Vinyl flooring replacement                                     | CFP Stimulus                         | \$135,000      |
| Dwelling/site leveling   | CFP Stimulus                         | \$ 95,000      |
| New office/shop/community building                             | State Capital                        | \$350,000      |
| <b>Cordova (216): nothing major planned for FY2010</b>         |                                      |                |
| <b>Fairbanks (275):</b>  |                                      |                |
| Birch Park I – Boiler replacement                              | State Capital                        | \$200,000      |
| Golden Ages – Boiler replacement                               | State Capital                        | \$100,000      |
| Birch Park II – Design / construction of “B” bldg              | State Capital<br>and CFP<br>Stimulus | \$891,489      |
| Spruce Park – Siding replacement                               | CFP Stimulus                         | \$600,000      |
| Sidewalk/stair/ramp replacements                               | State Capital                        | \$100,000      |
| <b>Juneau (277):</b>   |                                      |                |
| Cedar Park siding replacement                                  | State Capital<br>and CFP             | \$750,000      |
| <b>Ketchikan (279):</b>  |                                      |                |
| Schoenbar Park – complete renovation                           | CFP                                  | \$1,377,500(2) |
| Sea View Terrace—door access card reader/ alarm system repairs | State Capital                        | \$ 25,138      |
| Sea View Terrace – roof repairs                                | CFP Stimulus                         | \$102,600      |
| <b>Kodiak (265):</b>   |                                      |                |
| Completion of fuel system and contaminated soil removal        | State Capital                        | \$ 30,000      |
| <b>Nome (260):</b>   |                                      |                |
| Entry doors/weather-proof entryways                            | CFP Stimulus                         | \$ 80,000      |
| <b>Sitka (280): nothing major planned for FY2010</b>           |                                      |                |
| <b>Valdez (263):</b>   |                                      |                |
| Correct fuel tank/fuel line/driveway issue                     | State Capital                        | \$ 30,000      |
| <b>Wasilla (244): nothing planned for FY2010.</b>              |                                      |                |

| <b>Wrangell (213):</b>  | <b>Source</b> | <b>Amount</b>      |
|---|---------------|--------------------|
| Etolin Heights—heating system conversion  | State Capital | \$450,000          |
| Etolin Heights—roof replacement   | State Capital | \$498,741          |
| <b>Funding is also set aside from State Capital funds for Fire Protection/Sprinkler Repairs, Energy Efficiency Improvements, and ADA/UFAS modifications for VCA compliance. The specific developments where improvements will occur are not yet determined as of this date.</b> |               |                    |
| Fire Protection/Sprinkler Systems   | State Capital | \$235,552          |
| Energy Efficiency Improvements (HVAC, windows, insulation, etc)   | State Capital | \$150,000          |
| ADA/UFAS modifications for VCA compliance   | State Capital | \$100,000          |
| <b>Total Projects anticipated to be substantially completed during FY2010.</b>  |               | <b>\$8,491,980</b> |

| <b>Table 2 Footnotes:</b> |  |
|---------------------------|--|
| (1)                       | CFP Stimulus work items will all begin in FY2010 and are subject to an ‘obligation’ date of March 17, 2010; some projects may be completed within FY2010, some will not.         |
| (2)                       | The Schoenbar Park Renovation is being funded wholly from CFP monies awarded in 2009. The project total of \$1,377,500 is greater than 30% of the total CFP grant for that year. |

## **B. Leasing Information - Planned**

During Fiscal Year 2010, AHFC projects that it will achieve the leasing targets shown in Table 2 below, subject to the award of sufficient HUD funding. HCV Tenant Based figures include project-based vouchers that AHFC may award through a public solicitation process.

In a previous Public Housing Agency Plan, the Board of Directors approved a resolution allowing the Public Housing Division to project base up to 100 vouchers to owners who address special needs populations. Priority was given to projects receiving funding under the AHFC Special Needs Housing Program and developments that serve families who have experienced homelessness. AHFC will issue an initial solicitation in July 2009 to owners previously awarded an AHFC Special Needs Housing Grant.

**Table 3. Projected Leased Units (public housing and vouchers) by Community**

| <b>Public Housing</b>       | <b>Current and Projected Units</b> | <b>Projected Leased on 6/30/10</b> | <b>Percent Leased</b> |
|-----------------------------|------------------------------------|------------------------------------|-----------------------|
| Anchorage                   | 568                                | 564                                | 99%                   |
| Bethel                      | 118                                | 116                                | 98%                   |
| Cordova                     | 16                                 | 16                                 | 100%                  |
| Fairbanks                   | 165                                | 163                                | 99%                   |
| Juneau                      | 206                                | 204                                | 99%                   |
| Ketchikan                   | 73                                 | 72                                 | 99%                   |
| Kodiak                      | 40                                 | 40                                 | 100%                  |
| Nome                        | 34                                 | 33                                 | 97%                   |
| Sitka                       | 43                                 | 43                                 | 100%                  |
| Valdez                      | 7                                  | 7                                  | 100%                  |
| Wasilla / Mat-Su            | 32                                 | 32                                 | 100%                  |
| Wrangell                    | 20                                 | 19                                 | 95%                   |
| <b>Total Public Housing</b> | <b>1,322</b>                       | <b>1,309</b>                       | <b>99%</b>            |

**Leasing Projection for FY2010**

| <b>MTW Tenant-Based Vouchers</b>  | <b>Current and Projected Allocation</b> | <b>Projected Leased on 6/30/10</b> | <b>Percent Leased</b> |
|---|---|------------------------------------|-----------------------|
| Anchorage   | 2,360                                   | 2,336                              | 99%                   |
| Dillingham  | 2                                       | 2                                  | 100%                  |
| Fairbanks   | 349                                     | 345                                | 99%                   |
| Homer   | 105                                     | 104                                | 99%                   |
| Juneau  | 334                                     | 330                                | 99%                   |
| Ketchikan   | 95                                      | 94                                 | 99%                   |
| Kodiak  | 100                                     | 99                                 | 99%                   |
| North Slope Borough   | 20                                      | 20                                 | 100%                  |
| Petersburg  | 45                                      | 45                                 | 100%                  |
| Sitka   | 39                                      | 39                                 | 100%                  |
| Soldotna  | 299                                     | 295                                | 99%                   |
| Valdez  | 45                                      | 44                                 | 98%                   |
| Wasilla/Mat-Su  | 398                                     | 396                                | 99%                   |
| Wrangell  | 25                                      | 25                                 | 100%                  |
| <b>HCV Sub-total</b>  | <b>4,216</b>                            | <b>4,174</b>                       | <b>99%</b>            |
| <b>Non-MTW</b>  |   |                                    |                       |
| VASH  | 35                                      | 35                                 | 100%                  |
| Family Unification Program (pending award)                                      | 100                                     | 90                                 | 90%                   |
| Non-elderly Disabled Vouchers for certain Section 8 PBD Actions (pending award) | 45                                      | 45                                 | 100%                  |
| <b>Total Vouchers</b>   | <b>4,396</b>                            | <b>4,344</b>                       | <b>99%</b>            |

The projected leasing rate of 99 percent of authorized units in both the public housing and HCV programs highlights the success that AHFC has had in effectively managing and maximizing utilization throughout both urban and rural areas of its jurisdiction.

AHFC may lease additional HCV units, as a result of its MTW initiatives, without exceeding the Housing Assistance Payment budget or the anticipated housing assistance payment budget for FY2011. At the current average monthly housing assistance payment of \$543 per month, AHFC estimates it may assist an additional 25 to 50 families in a rental assistance program funded by annual appropriations.

### C. Waiting List Information

As of January 30, 2009, there were 8,372 applicants on the public housing and Housing Choice Voucher Program waiting lists. AHFC anticipates that the total number of waiting list households may increase substantially in FY2010 due in part to statewide and national economic conditions.

**Table 4. Waiting List Information as of January 30, 2009, by Community**

|   | Public Housing   | % of Total | HCV          | % of Total | Public Housing   | % of Total | HCV        | % of Total |
|---|------------------|------------|--------------|------------|------------------|------------|------------|------------|
|   | <b>Anchorage</b> |            |              |            | <b>Bethel</b>    |            |            |            |
| <b>Total Number of Families<sup>1</sup></b> | <b>2,202</b>     |            | <b>3,779</b> |            | <b>12</b>        |            |            |            |
| Extremely Low Income < 30% <sup>2</sup>     | 1,689            | 77         | 2,835        | 75         | 7                | 58         |            |            |
| Very Low Income >30% and <50%               | 417              | 19         | 876          | 23         | 1                | 8          |            |            |
| Low Income >50% and <80%                    | 96               | 4          | 68           | 2          | 4                | 33         |            |            |
| Families <sup>3</sup>                       | 1,234            | 56         | 2,774        | 73         | 12               | 100        |            |            |
| Elderly <sup>4</sup>                        | 327              | 15         | 236          | 6          | 0                | 0          |            |            |
| Disabled Head/Co-head <sup>5</sup>          | 641              | 29         | 769          | 20         | 0                | 0          |            |            |
| White <sup>6</sup>                          | 1,098            | 50         | 1,778        | 47         | 1                | 8          |            |            |
| Black/African American                      | 331              | 15         | 659          | 17         | 0                | 0          |            |            |
| American Indian/Alaska Native               | 429              | 19         | 801          | 21         | 11               | 92         |            |            |
| Asian                                       | 244              | 11         | 300          | 8          | 0                | 0          |            |            |
| Native Hawaiian/Pacific Islander            | 100              | 5          | 241          | 6          | 0                | 0          |            |            |
| Non-Hispanic <sup>7</sup>                   | 2,073            | 94         | 3,529        | 93         | 12               | 100        |            |            |
| Hispanic                                    | 129              | 6          | 250          | 7          | 0                | 0          |            |            |
|   | <b>Cordova</b>   |            |              |            | <b>Fairbanks</b> |            |            |            |
| <b>Total Number of Families</b>             | <b>2</b>         |            |              |            | <b>171</b>       |            | <b>422</b> |            |
| Extremely Low Income < 30%                  | 0                | 0          |              |            | 123              | 72         | 303        | 72         |
| Very Low Income >30% and <50%               | 1                | 50         |              |            | 39               | 23         | 117        | 28         |
| Low Income >50% and <80%                    | 1                | 50         |              |            | 9                | 5          | 2          | 0          |
| Families                                    | 2                | 100        |              |            | 34               | 20         | 267        | 63         |
| Elderly                                     | 0                | 0          |              |            | 21               | 12         | 23         | 5          |
| Disabled Head/Co-head                       | 0                | 0          |              |            | 116              | 68         | 132        | 31         |
| White                                       | 0                | 0          |              |            | 112              | 65         | 258        | 61         |
| Black/African American                      | 0                | 0          |              |            | 21               | 12         | 56         | 13         |
| American Indian/Alaska Native               | 2                | 100        |              |            | 36               | 21         | 96         | 23         |
| Asian                                       | 0                | 0          |              |            | 2                | 1          | 7          | 2          |
| Native Hawaiian/Pacific Islander            | 0                | 0          |              |            | 0                | 0          | 5          | 1          |
| Non-Hispanic                                | 1                | 50         |              |            | 170              | 99         | 407        | 96         |
| Hispanic                                    | 1                | 50         |              |            | 1                | 1          | 15         | 4          |

|                                  | Public Housing | % of Total | HCV        | % of Total                 | Public Housing | % of Total | HCV        | % of Total |
|----------------------------------|----------------|------------|------------|----------------------------|----------------|------------|------------|------------|
| <b>Homer</b>                     |                |            |            | <b>Juneau</b>              |                |            |            |            |
| <b>Total Number of Families</b>  |                |            | <b>110</b> |                            | <b>205</b>     |            | <b>230</b> |            |
| Extremely Low Income < 30%       |                |            | 73         | 66                         | 168            | 82         | 187        | 81         |
| Very Low Income >30% and <50%    |                |            | 32         | 29                         | 28             | 14         | 34         | 15         |
| Low Income >50% and <80%         |                |            | 5          | 5                          | 9              | 4          | 9          | 4          |
| Families                         |                |            | 46         | 42                         | 77             | 38         | 140        | 61         |
| Elderly                          |                |            | 17         | 15                         | 28             | 14         | 21         | 9          |
| Disabled Head/Co-head            |                |            | 47         | 43                         | 100            | 49         | 69         | 30         |
| White                            |                |            | 98         | 89                         | 112            | 55         | 112        | 49         |
| Black/African American           |                |            | 1          | 1                          | 4              | 2          | 6          | 3          |
| American Indian/Alaska Native    |                |            | 9          | 8                          | 76             | 37         | 96         | 42         |
| Asian                            |                |            | 2          | 2                          | 8              | 4          | 9          | 4          |
| Native Hawaiian/Pacific Islander |                |            | 0          | 0                          | 5              | 2          | 7          | 3          |
| Non-Hispanic                     |                |            | 110        | 100                        | 195            | 95         | 218        | 95         |
| Hispanic                         |                |            | 0          | 0                          | 10             | 5          | 12         | 5          |
| <b>Ketchikan</b>                 |                |            |            | <b>Kodiak</b>              |                |            |            |            |
| <b>Total Number of Families</b>  | <b>95</b>      |            | <b>103</b> |                            | <b>30</b>      |            | <b>55</b>  |            |
| Extremely Low Income < 30%       | 59             | 62         | 69         | 67                         | 19             | 63%        | 33         | 60         |
| Very Low Income >30% and <50%    | 29             | 31         | 30         | 29                         | 8              | 27%        | 21         | 38         |
| Low Income >50% and <80%         | 7              | 7          | 4          | 4                          | 3              | 10%        | 1          | 2          |
| Families                         | 14             | 15         | 56         | 54                         | 22             | 73%        | 40         | 73         |
| Elderly                          | 21             | 22         | 10         | 10                         | 2              | 7%         | 6          | 11         |
| Disabled Head/Co-head            | 60             | 63         | 37         | 36                         | 6              | 20%        | 9          | 16         |
| White                            | 62             | 65         | 67         | 65                         | 16             | 53%        | 33         | 60         |
| Black/African American           | 0              | 0          | 3          | 3                          | 1              | 3%         | 3          | 5          |
| American Indian/Alaska Native    | 28             | 29         | 29         | 28                         | 0              | 0%         | 3          | 5          |
| Asian                            | 5              | 5          | 3          | 3                          | 12             | 40%        | 15         | 27         |
| Native Hawaiian/Pacific Islander | 0              | 0          | 1          | 1                          | 1              | 3%         | 1          | 2          |
| Non-Hispanic                     | 95             | 100        | 103        | 100                        | 28             | 93%        | 49         | 89         |
| Hispanic                         | 0              | 0          | 0          | 0                          | 2              | 7%         | 6          | 11         |
| <b>Nome</b>                      |                |            |            | <b>North Slope Borough</b> |                |            |            |            |
| <b>Total Number of Families</b>  | <b>21</b>      |            |            |                            |                |            | <b>9</b>   |            |
| Extremely Low Income < 30%       | 10             | 48         |            |                            |                |            | 7          | 78         |
| Very Low Income >30% and <50%    | 6              | 29         |            |                            |                |            | 2          | 22         |
| Low Income >50% and <80%         | 5              | 24         |            |                            |                |            | 0          | 0          |
| Families                         | 18             | 86         |            |                            |                |            | 6          | 67         |
| Elderly                          | 0              | 0          |            |                            |                |            | 0          | 0          |
| Disabled Head/Co-head            | 3              | 14         |            |                            |                |            | 3          | 33         |
| White                            | 6              | 29         |            |                            |                |            | 2          | 22         |
| Black/African American           | 0              | 0          |            |                            |                |            | 0          | 0          |
| American Indian/Alaska Native    | 15             | 71         |            |                            |                |            | 7          | 78         |
| Asian                            | 0              | 0          |            |                            |                |            | 0          | 0          |
| Native Hawaiian/Pacific Islander | 0              | 0          |            |                            |                |            | 0          | 0          |
| Non-Hispanic                     | 21             | 100        |            |                            |                |            | 9          | 100        |
| Hispanic                         | 0              | 0          |            |                            |                |            | 0          | 0          |
| <b>Petersburg</b>                |                |            |            | <b>Sitka</b>               |                |            |            |            |
| <b>Total Number of Families</b>  |                |            | <b>14</b>  |                            | <b>62</b>      |            | <b>37</b>  |            |
| Extremely Low Income < 30%       |                |            | 9          | 64                         | 41             | 66         | 23         | 62         |
| Very Low Income >30% and <50%    |                |            | 5          | 36                         | 14             | 23         | 9          | 24         |
| Low Income >50% and <80%         |                |            | 0          | 0                          | 7              | 11         | 5          | 14         |
| Families                         |                |            | 10         | 71                         | 32             | 52         | 26         | 70         |
| Elderly                          |                |            | 0          | 0                          | 16             | 26         | 1          | 3          |
| Disabled Head/Co-head            |                |            | 4          | 29                         | 14             | 23         | 10         | 27         |
| White                            |                |            | 9          | 64                         | 36             | 58         | 20         | 54         |

|                                     | Public Housing | % of Total | HCV   | % of Total | Public Housing  | % of Total | HCV | % of Total |
|-------------------------------------|----------------|------------|---|------------|-----------------|------------|-----|------------|
| Black/African American              |                |            | 1   | 7          | 0               | 0          | 0   | 0          |
| American Indian/Alaska Native       |                |            | 3   | 21         | 23              | 37         | 16  | 43         |
| Asian                               |                |            | 1   | 7          | 2               | 3          | 0   | 0          |
| Native Hawaiian/Pacific Islander    |                |            | 0   | 0          | 1               | 2          | 1   | 3          |
| Non-Hispanic                        |                |            | 13  | 93         | 62              | 100        | 36  | 97         |
| Hispanic                            |                |            | 1   | 7          | 0               | 0          | 1   | 3          |
| <b>Total Number of Families</b>     |                |            |   | <b>88</b>  | <b>Valdez</b>   |            |     |            |
|                                     |                |            |   |            | <b>4</b>        | <b>10</b>  |     |            |
| Extremely Low Income < 30%          |                |            | 66  | 75         | 3               | 75         | 9   | 90         |
| Very Low Income >30% and <50%       |                |            | 22  | 25         | 1               | 25         | 1   | 10         |
| Low Income >50% and <80%            |                |            | 0   | 0          | 0               | 0          | 0   | 0          |
| Families                            |                |            | 62  | 70         | 4               | 100        | 8   | 80         |
| Elderly                             |                |            | 3   | 3          | 0               | 0          | 0   | 0          |
| Disabled Head/Co-head               |                |            | 23  | 26         | 0               | 0          | 2   | 20         |
| White                               |                |            | 70  | 80         | 4               | 100        | 10  | 100        |
| Black/African American              |                |            | 1   | 1          | 0               | 0          | 0   | 0          |
| American Indian/Alaska Native       |                |            | 17  | 19         | 0               | 0          | 0   | 0          |
| Asian                               |                |            | 0   | 0          | 0               | 0          | 0   | 0          |
| Native Hawaiian/Pacific Islander    |                |            | 0   | 0          | 0               | 0          | 0   | 0          |
| Non-Hispanic                        |                |            | 85  | 97         | 4               | 100        | 9   | 90         |
| Hispanic                            |                |            | 3   | 3          | 0               | 0          | 1   | 10         |
| <b>Total Number of Families (1)</b> |                |            |   | <b>69</b>  | <b>Wrangell</b> |            |     |            |
|                                     |                |            |   | <b>629</b> | <b>8</b>        | <b>5</b>   |     |            |
| Total Number of Families            | 37             | 54%        | 420   | 67         | 7               | 88         | 5   | 100        |
|                                     | 31             | 45%        | 204   | 32         | 1               | 13         | 0   | 0          |
| Extremely Low Income < 30%          | 1              | 1%         | 5   | 1          | 0               | 0          | 0   | 0          |
| Very Low Income >30% and <50%       |                |            |   |            |                 |            |     |            |
| Low Income >50% and <80%            | 0              | 0%         | 394   | 63         | 6               | 75         | 5   | 100        |
|                                     | 30             | 43%        | 97  | 15         | 0               | 0          | 0   | 0          |
| Families                            | 39             | 57%        | 138   | 22         | 2               | 25         | 0   | 0          |
| Elderly                             |                |            |   |            |                 |            |     |            |
| Disabled Head/Co-head               | 63             | 91%        | 533   | 85         | 8               | 100        | 5   | 100        |
|                                     | 0              | 0%         | 8   | 1          | 0               | 0          | 0   | 0          |
| White                               | 6              | 9%         | 80  | 13         | 0               | 0          | 0   | 0          |
| Black/African American              | 0              | 0%         | 4   | 1          | 0               | 0          | 0   | 0          |
| American Indian/Alaska Native       | 0              | 0%         | 4   | 1          | 0               | 0          | 0   | 0          |
| Asian                               |                |            |   |            |                 |            |     |            |
| Native Hawaiian/Pacific Islander    | 67             | 97%        | 613   | 97         | 8               | 100        | 5   | 100        |
| Non-Hispanic                        |                |            | 85  | 97         | 4               | 100        | 9   | 90         |
| Hispanic                            |                |            | 3   | 3          | 0               | 0          | 1   | 10         |
| <b>Total<sup>1</sup></b>            | <b>8,372</b>   |            | <b>this represents approximately 4,800 families</b> |            |                 |            |     |            |

- 1) Applicants can be on more than one wait list within a community and across the state
- 2) Based on HUD income limits effective 2/13/08
- 3) This number represents households with more than one member that are not elderly
- 4) Includes households with one or more members, where HOH is elderly
- 5) May include disabled elderly (not counted in elderly (4))
- 6) Applicants may specify more than one race
- 7) Non-Hispanic is the 'default' when no selection is noted on the application

AHFC proposes to modify the waiting list methods used for project-based voucher developments, described more fully in Chapter V. The change would allow owners to maintain their own site-based waiting lists. Some or all project-based voucher waiting lists may be closed during the transition period. AHFC will issue public notices of waiting list openings and closings.

### III. Non-MTW Information

Non-MTW activities include special purpose programs not included in the MTW program. In Fiscal Year 2010, AHFC will continue to administer the Veterans Administrative Supportive Housing Program. In addition, AHFC applied for Family Unification Program vouchers through HUD's Notice of Funding Availability in 2008. The following non-MTW activities are proposed for implementation in FY2010.

#### A. Interim Reexamination Policy

AHFC will modify its interim reexamination policy to reduce the administrative burden on AHFC staff and to encourage self-sufficiency of the families served by AHFC. Under the new policy, families will continue to report all changes in income to AHFC. However, AHFC will delay rent increases in some cases until the next annual reexamination. This policy will be implemented in conjunction with an MTW initiative designed to improve administrative efficiency by eliminating the earned income disallowance. Reciprocally, the revised interim policy encourages employment by ignoring new or additional employment income until the family's next annual reexamination. The new interim reexamination policy is detailed in Table 4.

**Table 5. Interim Rent Reexamination Policy**

| Income Change   | AHFC Action  |
|---|--|
| Decrease in income for any reason, except for decrease that is subject to Imputed Welfare Income rules.                                 | AHFC will process an interim reduction in rent if the income decrease will last more than 30 days.   |
| Increase in income following AHFC granting of interim rent decrease.  | AHFC will process an interim increase for income increases that follow interim rent reductions.  |
| Increase in earned income from the employment of a current household member.  | AHFC will either defer the increase to the next regular reexamination, or if the individual is eligible for an earned income disallowance, grant the disallowance. |
| Increase in unearned income (e.g., COLA adjustment for social security), or change in the amount of the Alaska Permanent Fund Dividend. | AHFC will defer the change to the next regular reexamination.  |
| Increase in income because a person with income (from any source) joins the household.  | AHFC will process an interim rent increase.  |
| Increase in monetary or non-monetary income after participant claimed zero income.  | AHFC will process an interim rent increase.  |
| Increase in income of an FSS participant.   | AHFC will process an interim rent increase.  |

#### B. Self-Certification of Repairs

In 2010, AHFC will begin permitting owners to self certify that failed inspection items have been repaired. The self-certification will be permitted only for routine failed items (non-emergency), and both the owner and the family will be required to sign the certification. At any time, inspectors will be allowed to determine that an individual owner cannot participate in the self-

certification program. Deficiencies caused by the participant family will be subject to re-inspection to verify that the deficiencies have been corrected. A quality control program will be initiated to verify that inspections certified as completed have been completed.

### **C. Modifications to Housing Quality Standards**

As authorized by 24 CFR 982.401(a)(4), AHFC is requesting HUD approval of a waiver of the Housing Quality Standards inspection criteria regarding tie-downs of mobile homes. Mobile homes are often the most affordable rentals available throughout Alaska. It is AHFC's experience that where higher wind conditions exist, local code will require tie-downs; in areas of low wind conditions like Fairbanks, tie-downs are not required.

AHFC is proposing to use the lesser of the Housing Quality Standards requirement or local code to determine whether this feature is required. If not, AHFC will provide the prospective participant with information about the safety feature and require an acknowledgment from the participant that this condition is waived.

### **D. Mail-in Recertifications**

AHFC is interested in exploring the efficiency and effectiveness of conducting annual/bi-annual reexaminations by mail for HCV participants, as is the practice at many large housing authorities. AHFC will redesign its forms to ensure that they are user friendly and anticipates testing the process prior to implementation agency-wide.

### **E. Modifications to the Preference System**

In 2010, AHFC will begin exploring modifications to its preference system for public housing and the HCV program. AHFC will analyze wait list data as well as other available data on families in need of affordable housing. AHFC will request active involvement by community organizations throughout the state to ensure that the limited housing resources are made available to various populations. Regardless of the outcomes, AHFC will continue to offer a housing preference to victims of domestic violence who are defined as "displaced" under the current policy.

### **F. Implementation of New Information Technology Systems**

In FY2009, AHFC will issue a Request for Proposals for new software for managing the public housing and HCV programs. AHFC will implement the new system in FY2010. In conjunction with implementation of the new system, AHFC intends to implement a direct deposit program

for Housing Assistance Payments to owners of HCV units. In addition, AHFC will explore alternate methods of collecting rent from public housing residents.

### G. Designated Housing

In 2010, AHFC will explore designating Chugach Manor for occupancy by elderly families only. It is important to note that no family currently living in the development will be required to move because of the proposed designation. Prior to submission of a Designation Plan, AHFC will conduct significant research and will involve residents as well as community organizations. AHFC will also examine the possibility of applying an elderly preference at its Section 8 New Multi-family Chugach View property. Designation of that property is not governed by this plan, but by the HUD 4350.3 Handbook. If such designation were to occur, it would be in concert with other actions to ensure that non-elderly disabled persons were provided equal access to assisted housing consistent with current conditions.

| <b>Designation of Public Housing Activity Description</b>  |
|--|
| 1a. Development name: <b><u>Chugach Manor</u></b>  |
| 1b. Development (project) number: <b><u>AK001000247</u></b>  |
| 2. Designation type:<br><b>Occupancy by only the elderly</b> <input checked="" type="checkbox"/><br>Occupancy by families with disabilities <input type="checkbox"/><br>Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one)<br>Approved; included in the PHA's Designation Plan <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br><b>Planned application</b> <input checked="" type="checkbox"/>                          |
| 4. Date this designation approved, submitted, or planned for submission: <b><u>6/30/2010</u></b>   |
| 5. If approved, will this designation constitute a (select one)<br><input checked="" type="checkbox"/> <b>New Designation Plan</b><br><input type="checkbox"/> Revision of a previously-approved Designation Plan?   |
| Number of units affected: <b><u>120</u></b>  |
| 7. Coverage of action (select one)<br><input type="checkbox"/> <b>Part of the development</b><br><input checked="" type="checkbox"/> Total development   |

### H. Recognition of Outstanding Performance

As part of its transition to asset management, AHFC will explore methods of recognizing outstanding performance by staff. This includes staff whose properties meet all expectations of performance, staff that find innovative methods of overcoming impediments (such as a lack of participating owners), or recommend change.

## IV. Long Term MTW Plan

### A. Program Management

The MTW program provides AHFC with two unique opportunities. The first is the ability to test solutions to address the unique challenges associated with operating public housing and HCV programs over such long distances in both urban and remote rural locations. Second, the MTW program will allow AHFC to further enhance its program operations by implementing initiatives designed to improve and enhance the programs. All of the initiatives proposed by AHFC for implementation in FY2010 and those that will be more fully explored during 2010 will be designed to test various approaches in support of the MTW statutory objectives.

AHFC has established guiding principles for its MTW activities. These principles augment the three statutory objectives of the MTW program and ensure that AHFC's MTW and non-MTW activities are reflective of AHFC's mission and goals.

- MTW activities will be supportive of elderly and disabled families, continuing AHFC's longstanding tradition of ensuring that elderly and disabled families are served by our programs.
- MTW initiatives will be designed to ensure the stability of AHFC's low income housing programs and to increase the stability of the families it serves.
- In designing, operating, and evaluating MTW initiatives, AHFC will leverage the network of Alaskan service organizations and agencies.
- MTW activities will be designed to promote tighter linkages and synergies between the public housing/HCV programs and the operations and mission of AHFC by providing affordable housing to low income residents of Alaska.

In FY2010, many of the MTW initiatives and non-MTW initiatives are designed to meet the statutory goal of achieving administrative efficiencies in program operations. In general, the initiatives are designed to relieve staff of some of the less productive and routine work. In return, AHFC will expect staff to redirect resources to the more difficult cases, as well as assist families in their move towards stabilization and self-sufficiency.

Further, in FY2010, AHFC will begin exploring implementation strategies for several MTW and non-MTW initiatives. First, AHFC will undertake a project to determine if the existing preference systems for public housing and the HCV program should be modified. Since AHFC is able to use the flexibilities authorized under its MTW contract, AHFC will investigate not only its preference structure, but alternate methods of meeting the needs of special populations and ways to address the individual needs in the more remote and rural jurisdictions.

Second, in FY2010, AHFC will begin exploring a comprehensive rent reform program. Although this MTW Plan contains several small but important initiatives associated with rent reform that will be implemented in July 2009, AHFC intends to undertake a broad review of the public

housing and HCV rent structures with an eye toward developing a system that is easy to understand and administer as well as fair. In developing a rent reform program, and any MTW initiative, AHFC will take advantage of the experiences of other MTW agencies to learn from the past ten years of the demonstration prior to proposing a specific package of rent reform initiatives. AHFC may determine that multiple systems are needed to address rural communities, where most employment is seasonal. AHFC's analysis of alternate rent systems will include an impact analysis on both the residents/participants as well as the administrative and financial impact on the agency.

Many of the initiatives proposed in this MTW Plan are designed to improve the relationship AHFC has with its various customers. By reducing the number of inspections and re-inspections, reducing the number of annual reexaminations for elderly/disabled families, and allowing for self-certification of certain types of income, AHFC hopes to improve the customer experience. This may translate into increasing housing choice by increasing the number of owners willing to participate in the HCV program.

## **B. Asset Management**

In 2010, AHFC anticipates initiating a major redevelopment of one of its Anchorage properties, Loussac Manor. AHFC has examined a number of opportunities for the site and will work with the residents and community as it fully develops its redevelopment strategy. If funding is secured for the project and a redevelopment strategy is finalized, residents may be relocated and demolition begun.

### **Strategy One - Redevelop Loussac Manor, Anchorage**

**Problem Statement:** Although fully occupied, this 62-unit family townhouse development has major infrastructure and systems needs (estimated at \$13.4 million in 2006) and is lacking in energy efficiency and appropriate construction type for the Anchorage climate. The Loussac site, located in the Midtown area, is seen as a priority redevelopment area, based upon the new 2020 Comprehensive Plan for the Municipality. AHFC has developed a series of redevelopment options ranging from demolition and rebuilding on the existing foundations to complete redevelopment of the site.

**Recommendation:** Replace the existing 8-acre Loussac Manor public housing project with a mixed-income development of approximately 120 units (80 public housing Annual Contribution Contract/Low Income Housing Tax Credit and 40 Low Income Housing Tax Credit-only units) working in partnership with a for-profit or non-profit developer. In addition, as part of the redevelopment effort, construct a new community/leasing facility to house the activities occurring at the Family Investment Center (public housing and HCV leasing operations) as well as the supportive services programs being provided at the Gateway Learning Center.

The preliminary redevelopment strategy is based upon the “mid-density” Option 2 site plan prepared by Dean Architects in its Conceptual Design Discussion report dated August 25, 2008. Under the current R2M zoning, 120 units are allowed.

In implementing this redevelopment, AHFC will need to work closely with the existing residents to include them in discussions regarding design, timeline for development, and relocation needs and preferences. Demolition/Disposition approval from HUD will trigger Section 18 relocation requirements, and AHFC will be obligated to provide relocation and re-housing resources to the current residents. AHFC will also need to follow HUD’s mixed-finance regulations to combine public housing resources with other financing, including Low Income Housing Tax Credit equity. This strategy provides for a mix of incomes on-site up to 60% AMI, increases the number of public housing units from 62 to 80, increases the availability of affordable housing units overall, and provides space for supportive services and housing applications in an accessible, centrally-located part of the Municipality.

AHFC recently obtained technical assistance to assess its Anchorage portfolio. Based upon a preliminary pro forma provided the consultants, approximately \$8.5 to \$9.5 million in capital funds from AHFC is required in order to implement the approximately \$32.2 million redevelopment project. The total projected development cost is estimated at \$268,446 per unit, comparable to the recent Grass Creek development sponsored by Cook Inlet Housing Authority.

**Next Steps:** A series of short-term next steps are listed below.

- Refine the building program and unit mix based upon a review of the current housing market and an assessment of the remaining AHFC portfolio
- Develop a strategy to address how to allocate 9 percent Low Income Housing Tax Credits for redevelopment of Loussac (direct allocation, competitive allocation, private/public partnership, etc.)
- Discuss the redevelopment scenario with the Seattle HUD Field Office and incorporate the idea into the MTW Plan
- Renew/update the Cooperation Agreement with the Municipality of Anchorage to allow redevelopment of public housing
- Identify predevelopment funding resources for soft costs: A/E through permitting, 3<sup>rd</sup>-party due diligence, relocation costs, abatement and demolition, legal and consultant fees, and AHFC administrative costs)
- Procure technical assistance related to HUD’s mixed-finance process under 24 CFR 85.36
- Work with the residents of Loussac Manor and stakeholders on topics such as program, design, and relocation
- Procure a development partner using a Request for Qualifications process as allowed under 24 CFR 941 subpart F
- Create an Instrumentality (under Notice PIH-2007-15) to work with the procured developer; verify the ability to create the entity under current State law

## **Strategy Two - Utilize HUD's Operating Subsidy-Only Regulation**

**Problem Statement:** AHFC has demolished a number of public housing units throughout the state, some of which were replaced with Housing Choice Vouchers while others were not. Under the Faircloth Amendment and the Quality Housing and Work Responsibility Act, HUD places a limit on the number of public housing units that can be developed by individual PHAs. Specifically, it limits the number of units to those "owned, assisted, or operated by the PHA on October 1, 1999." It is estimated that AHFC has up to 71 "banked" units of Annual Contribution Contract potentially available, some of which may be used in Strategy One.

**Recommendation:** Use the "banked" units under Annual Contribution Contract and apply them to existing units in the market using a competitive procurement process. Under HUD Notice PIH-2004-5, PHAs can commit a stream of operating subsidy to privately owned units without providing public housing capital assistance for development or future modernization. This strategy preserves unused Annual Contribution Contract subsidy with the potential for placement in mixed-income properties. This strategy will most likely occur in Anchorage where there is the greatest demand for public housing rentals.

**Next Steps:** A series of short-term next steps are listed below.

- Confirm the number of Annual Contribution Contract units "banked"
- Procure technical assistance related to HUD's mixed-finance process under 24 CFR 85.36
- Establish a policy around limiting the minimum and maximum percentage of Annual Contribution Contract units in any one development
- Test interest in this approach in the market
- Procure owners of existing developments under 24 CFR 941.606(n)(1)(ii) and 24 CFR 85.36 to apply operating subsidy to rental units
- Submit an Operating Subsidy-Only Mixed Finance Proposal for HUD streamlined review and approval per HUD Notice PIH 2004-5

As an alternative, AHFC is also exploring the option of acquiring existing units and applying the subsidy to AHFC-owned units. Either strategy would help address the need for relocation housing should Strategy One, the redevelopment of Loussac Manor, become a reality.

## V. Proposed MTW Activities

Beginning in FY2010, AHFC proposes to implement a range of new MTW activities as described below. Additional MTW activities will be proposed in future years. As required by HUD, for each activity, the following information is provided:

- Description of MTW activity
- Relationship to MTW statutory objective
- Projected impact
- Baseline, benchmarks and metrics
- Data collection process
- MTW authorization
- Rent reform hardship policies and other information, if applicable

### Activity 2010-1 Reexamination of Income

**Description of MTW activity:** Most of the elderly and disabled families served by AHFC are on fixed income. Increases in income generally come from cost of living increases applied to social security or SSI income. AHFC will reduce the number of reexaminations conducted on these families by transitioning to bi-annual reexaminations. At the annual anniversary date, staff will continue to pull an EIV report and access the State of Alaska databases in keeping with the AHFC up-front income verification procedures.

Families that experience a decrease in income or an increase in deductions may continue to request an interim reexamination. This initiative will be phased in over a two-year period. Training of both staff and participants is necessary to ensure a smooth policy transition. The policy must include a concise definition of “fixed income,” the consequences for income discrepancies, and the mechanism for phasing in the policy. AHFC will provide staff training at its annual fall training; it will educate the public through its “House Calls” newsletter. The public housing lease and Housing Choice Voucher Participant Handbook will require amendments to account for the policy changes.

**Relationship to MTW statutory objective:** This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures.

**Projected impact:** The new policy is expected to reduce the number of annual reexaminations conducted by AHFC staff, thus allowing them to focus on property management needs and assist families in moving to economic self-sufficiency. Among fixed income families, AHFC estimates it conducts over 500 reexaminations in public housing and 2,200 in the Housing Choice Voucher program per year.

**Baseline and Benchmarks:** AHFC has determined that the average reexamination take about 1.5 hours of staff time. Approximately 50% of participating HCV families and Public Housing tenants are designated as elderly/disabled, most with fixed incomes. In October 2008, AHFC identified 2,274 households with this designation. Client numbers are assigned by our data base when an application is entered. Beginning in 2010, staff will interview families with even client numbers in even numbered years and those with odd client numbers in odd numbered years. An overall reduction in excess of 1,300 reexaminations per year will serve as a benchmark for this initiative.

**Metrics, Data collection process:** AHFC will use its data system to collect this information. The information will be reviewed and analyzed as part of the Annual Report process. It's estimated this policy will save approximately 1,705 staff hours per year. Staff will utilize this time conducting thorough quality control reviews on a universe of clients one greater than the specifications found at 24CFR 985.1, to assure correct reporting of income and family composition.

**MTW authorization:** MTW Agreement, Attachment C, paragraph C.4. and paragraph D.1.c.

**Board Approval of Policy:** Policy implementation is subject to public hearing, public comment, and Board of Directors' approval.

## **Activity 2010-2 Income from Assets**

**Description of MTW activity:** AHFC's will allow self-certification of assets up to \$10,000 and will exclude the income generated from assets with a net cash value of up to \$10,000.

**Relationship to MTW statutory objective:** This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures.

**Projected impact:** AHFC will significantly reduce the amount of time needed to verify assets and income, when the income generated by the asset has negligible impact on the rent paid by the family.

**Baseline and Benchmarks:** AHFC will measure the number of assets that are self-certified and excluded from income calculations. As a baseline, AHFC will measure the number of assets requiring verification for a period of three months prior to implementation of the policy. AHFC will compute the total time required for the initial or annual examination of income and the time devoted to asset verification. AHFC will analyze the number of assets that are self certified and excluded under this initiative conducted for a similar period. An overall reduction of 10 percent of the total transaction time to conduct the income and rent computation will serve as a benchmark for this initiative.

**Metrics, Data collection process:** Staff responsible for calculating income will manually track this data for a specific period of time, both before and after implementation. This information will be reviewed and analyzed as part of the Annual Report process. Staff will dedicate the time gained from the policy to securing a higher percentage of third party verifications of other income measured by 95% of files containing proper documentation.

**MTW authorization:** MTW Agreement, Attachment C, paragraph C.11. and paragraph D.2.a.

**Impact Analysis:** AHFC uses an imputed interest rate of 0.2 percent. Preliminary analysis of existing asset data demonstrates that an imputed interest calculation on assets up to \$10,000 results in a rent increase of only \$0.49. Thus, it is anticipated that there will be no impact on either families or AHFC's budget.

**Annual reevaluation:** N/A

**Hardship case criteria:** There is no hardship case criterion required, since there will be no increase in rent on any public housing tenant or HCV participant family.

**Transition Period:** The data collection period and subsequent implementation will begin upon HUD approval of the MTW plan.

### **Activity 2010-3 Earned Income Disallowance**

**Description of MTW activity:** Eliminate the Earned Income Disallowance.

**Relationship to MTW statutory objective:** This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures.

**Projected impact:** The new policy is being implemented in conjunction with a non-MTW initiative that modifies the interim reexamination policy for all public housing residents and HCV participants. In the new interim reexamination policy, AHFC will not process many increases in earned income until the next annual reexamination. This policy is applicable to all families, not just those meeting the limited Earned Income Disallowance definitions, and there is no limitation on the number of times a family may be subject to this policy.

Estimates of the transaction time necessary to compute and track the Earned Income Disallowance process are as high as 20 hours per eligible participant. AHFC anticipates that the new policy will result in savings to the agency and far less confusion on the part of the resident/participant. AHFC will grandfather in all individuals wishing to continue their current Earned Income Disallowance, until the sooner of exhaustion of their two-12 month exclusion periods (contiguous months) or the termination of their employment income.

**Baseline and Benchmarks:** For the 2010 fiscal year, AHFC will analyze the number of increases in earned income that are waived under the new interim reexamination policy that would have resulted in an Earned Income Disallowance. This number will be multiplied by the average number of Earned Income Disallowance actions that must be taken for each individual over the life of the Earned Income Disallowance and average the amount of time required for processing each action. The result of this calculation will be the amount of staff time saved by AHFC. An overall reduction of 75 percent of Earned Income Disallowances by July 1, 2011 will serve as a benchmark for this initiative.

**Metrics and Data collection process:** AHFC will require staff to manually track reported increases in earned income that would have resulted in an Earned Income Disallowance. This information will be reviewed and analyzed as part of the Annual Report process. While AHFC will cease executing new EID rent calculations, the work load for current beneficiaries will remain the same for at least this transitional year; therefore, there no appreciable savings in work hours anticipated this year. AHFC will compile data on employee time spent on EID throughout the year and report on the alternative use for that time in its year-two MTW plan.

**MTW authorization:** MTW Agreement, Attachment C, paragraph C.11. and paragraph D.2.a.

**Impact Analysis:** The impact analysis was not complete as of the March 6 publication date. AHFC will update the plan as soon as it becomes available, prior to the public hearing.

**Annual reevaluation:** N/A

**Hardship case criteria:** Individuals with an Earned Income Disallowance in place as of July 1, 2009 will have an option to continue the Earned Income Disallowance with the exception that the 48-month clock will no longer exist. A participant who continuously maintains employment will benefit from the statutory two 12-month exemptions; the Earned Income Disallowance will end for a participant who is no longer employed.

**Transition Period:** This initiative will begin July 1, 2009, for all families that present information on increases in earned income.

## **Activity 2010-4 Rent Simplification**

**Description of MTW activity:** During fiscal year 2010, AHFC will more fully explore development and implementation of a comprehensive alternate rent structure, with a goal of implementing a new rent policy in July 2010. At this point AHFC does not know if one alternate rent structure will be developed for the entire portfolio, or if multiple systems will be developed to address the special circumstances in urban versus rural areas or elderly/disabled versus family, etc. AHFC will consult with residents, staff, and community partners and will conduct an impact analysis to determine the direction the alternate rent structure will take.

**Relationship to MTW statutory objective:** This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures.

**Projected impact:** The projected impact will be determined as the new rent reform program is designed.

**Baseline and Benchmarks:** To be determined

**Metrics and Data collection process:** To be determined

**MTW authorization:** MTW Agreement, Attachment C, paragraph C.11. and paragraph D.2.a.

**Board Approval of Policy:** Policy implementation is subject to public hearing, public comment, and Board of Directors' approval.

**Impact Analysis:** To be determined

**Annual reevaluation:** N/A

**Hardship case criteria:** To be determined

**Transition Period:** To be determined

## **Activity 2010-5 Housing Quality Standards Inspections**

**Description of MTW activity:** AHFC currently conducts lease-up inspections, annual inspections, special inspections, and quality control inspections. Under this initiative, AHFC will reduce inspections while simultaneously ensuring that units pass Housing Quality Standards. Changes include:

- AHFC's Internal Audit Department (IAD) conducts physical inspections of properties developed with Low Income Housing Tax Credits (LIHTC) and HOME funds. A minimum of 20% of the total affordable units at a single development, with a minimum of one (1) unit in each building is the standard. In multifamily developments, AHFC may sample units for inspection using the IAD standard as a minimum. As is the case with Housing Choice Voucher project-based developments, if more than 20 percent of the sampled units fail, all units in the development will be inspected.
- When a unit proposed for rental by a new HCV participant was just vacated by another HCV participant, AHFC may use the most recent annual inspection of that unit as the lease-up inspection, as long as that inspection was conducted within the previous nine months.

- In cases where an owner has a history of consistently passing inspections, AHFC may waive the annual inspection and conduct the inspection every other year.

At all times, both owners and participants will still be able to request a special inspection. In addition, AHFC will increase the number of quality control inspections conducted. Quality control inspections will be conducted on units previously inspected, as well as those that were exempt from inspection during a given year.

Proposed criteria used to exempt an owner from inspections: AHFC will review the unit history for all landlords to find their pass/fail rate. Owners who are subject to REAC inspections and owners who have a pass rate of 95% will be subject to quality control inspections equal to 10% of their voucher participant units. Owners who have a pass rate of 95% of the quality control inspections will continue to be exempt from regular inspections.

**Relationship to MTW statutory objective:** This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures.

**Projected impact:** The new policy is expected to reduce the number of initial and annual inspections conducted by AHFC staff, thus allowing focus on neighborhoods and owners requiring assistance in coming into compliance with Housing Quality Standards.

**Baseline and Benchmarks:** AHFC will analyze the number of inspections conducted to measure the impacts of this initiative. As a benchmark, lease-up and annual inspections will be measured for a period prior to implementation of the new policy. This data will be compared to the number of inspections conducted for a similar period after the policy change. An overall reduction of 50 percent of inspections will serve as a benchmark for this initiative.

**Metrics and Data collection process:** AHFC will use its data system to collect information. This information will be reviewed and analyzed as part of the Annual Report process. The impact from these policy changes will be largely felt in Anchorage where well over half of the statewide portfolio is assigned. Currently, AHFC assigns a Central Office Cost Center employee to 16 hours of inspections under a fee for service arrangement. With implementation of the new policy, AHFC expects to reassign this employee to his/her principle task of work order quality assurance and assistance with the transition to new public housing software that is currently out for bid.

**MTW authorization:** MTW Agreement, Attachment C, paragraph D.5.

**Board Approval of Policy:** Policy implementation is subject to public hearing, public comment, and Board of Directors' approval.

## **Activity 2010-6 Housing Quality Standards Inspections on AHFC Properties**

**Description of MTW activity:** AHFC will inspect AHFC-owned units being leased through the HCV program and will determine rent reasonableness. This will expedite the lease-up process, since AHFC will not have to rely on another organization to inspect the unit. This activity is proposed for its 48 unit Alpine Terrace property in Anchorage and its 32 unit Etolin Heights property in Wrangell.

AHFC administers both a public housing program and voucher program in Wrangell. Due to its rural location, there are no qualified third parties available to conduct the inspection and rent reasonableness; an impediment for voucher families who wish to rent a unit at the market rate property. The cost of flying an inspector from either Juneau or Ketchikan is in excess of \$330 round trip.

AHFC is proposing to use its local Asset Supervisor, who also administers the HCV program, to conduct the inspections just as he does when the voucher is in a private rental. Rent reasonableness is assured through two processes: one, the use of independent property appraiser on retainer to AHFC; second, the oversight function performed by the AHFC Internal Audit Department. Market rents were originally established by the appraisal firm when AHFC opted out of its Section 8 Multi-family contract. Rents have not since changed because the local economy has remained stagnant. Current rents are approximately 20% below local FMR's. The Wrangell portfolio, like all others in the Public Housing Division, is subject to periodic review by the Internal Audit Department. Compliance with rent reasonableness is a standard component in their independent reviews, which are reported to the AHFC Board of Directors.

In Anchorage, AHFC purchases Housing Quality Standards inspections that now cost approximately \$120 per initial, annual, or quality assurance inspection, and an additional \$60 per re-inspection should the unit fail for any reason. AHFC is proposing to use its trained HCV inspectors to conduct HQS and rent reasonableness at the Alpine Terrace. Property management is an independent function performed by someone other than the proposed inspector. Rent reasonableness is assured because the enabling statute governing AHFC requires that AHFC market rate rents not exceed approximately 80% of the local FMR's. The Anchorage two-bedroom FMR is currently \$990; the market rent at Alpine Terrace is \$805.

**Relationship to MTW statutory objective:** This activity addresses the statutory objective to reduce cost and achieve greater cost effectiveness.

**Projected impact:** The new policy is expected to preserve affordable housing and reduce displacement of low-income households. The strategy is particularly needed in Wrangell where AHFC staff is the only Housing Quality Standards-trained personnel in the community.

**Baseline and Benchmarks:** AHFC will measure the length of time to obtain an inspection during a period and compare it to the length of time under the new policy as measured during a

similar period. An administrative cost reduction of approximately \$3,500 per year will serve as the benchmark. AHFC will apply the administrative cost savings to HAP to benefit HCV clients.

**Metrics and Data collection process:** AHFC will use its data system to track the number of days from when the inspection is requested to completion.

**MTW authorization:** MTW Agreement, Attachment C, paragraph D.2.c. and paragraph D.5.

## **Activity 2010-7 Project-Based Vouchers**

**Description of MTW activity:** Owner/managers of project-based voucher developments authorized by AHFC will be responsible for all project-based voucher waiting list intake and management functions. Generally, AHFC will require project-based voucher owners to assume and manage these functions; however, exceptions may be made at AHFC's option. Under the new system, applicants will contact the owner/manager of a specific project-based voucher development in order to file an application. Application files and the waiting list itself will be maintained at the development site. Owner/managers will be responsible for contacting and screening applicants who come to the top of the waiting list, collecting all needed information from the applicant, and then forwarding the applicant to the local AHFC office for eligibility determination and processing.

All project-based voucher developments utilizing the waiting list management methods will be required to ensure that their tenant selection plans and other documents reflect this process as needed. Project-based voucher owner/manager maintained waiting lists will be subject to regular AHFC audit. This approach parallels a HUD approved method used to administer a single room occupancy Moderate Rehabilitation program in Anchorage. Applicants and partner agencies know that intake occurs at the development; the owner performs the screening and initial eligibility; AHFC is responsible for quality assurance and HUD 50058 data entry.

**Relationship to MTW statutory objective:** This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures. Additionally, it will expand housing choice to HCV applicants because targeted developments for project-based housing are those that serve families with disabilities and those that have experienced homelessness. Eligible project-based voucher developments consist mainly of one-bedroom units, which corresponds well with waiting list data for these two populations.

**Projected impact:** The new policy is expected to streamline and expedite the timetable for filling vacant project-based voucher units, by reducing the number of referrals required to occupy each unit. Reductions in AHFC staff time needed to support the re-occupancy of project-based voucher units are also projected.

**Baseline and Benchmarks:** AHFC is presently gathering information from private owners to establish a baseline for vacancy days and interviews to measure impacts. The benchmark for this activity is the new proposed turnaround time under PHAS – 15 days.

**Metrics and Data collection process:** AHFC offices responsible for the oversight of project-based voucher developments will collect information from waiting list reports maintained by project-based voucher owner/managers. Actual turnaround time be measured against the 15 day benchmark and reported in the Annual Report process.

**MTW authorization:** MTW Agreement, Attachment C, paragraph D.4

### **Activity 2010-8 Live-In Aides**

**Description of MTW activity:** AHFC will 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. In many instances, especially in smaller communities, multiple individuals may fulfill the role of a live-in aide for one family. For example, one live-in aide may provide the support Monday through Friday with another live-in aide providing support on the weekends. Alternatively, one live-in aide may provide support during the daytime and another during the night hours. These aides are provided through health agencies largely paid for through Medicare or Medicaid.

This may be an issue for other agencies as well by limiting housing opportunities for disabled/elderly families in locations that either lack reliable care-takers or ones who are willing to actually “reside” with the HCV participant. Since the recent PIH Notice 2008-20, AHFC has denied an extra bedroom subsidy to HCV participants in Juneau and Valdez to allow the level of care requested by their medical providers. PIH Notice 2008-20 limits the authority of AHFC to provide reasonable accommodations for some families who need live-in-aide services from individuals that fall outside the strict definition in the notice.

All aides provided through the state-funded program are screened for criminal history, including sex offender registration (source: Alaska Administrative Code 75). AHFC will continue to obtain third party verification of the requirement for a live-in aide and ensure that the daily requirement for services dictate the need for additional rental subsidy.

For residents/participants who chose to obtain a live-in aide from a source other than a state funded agency, AHFC will continue to comply with the regulations and the PIH Notice on live-in aides.

**Relationship to MTW statutory objective:** This activity addresses the statutory objective to expand housing choice.

**Projected impact:** The new policy is expected to preserve affordable housing for disabled families, especially in some of the more remote areas of the state.

**Baseline and Benchmarks:** AHFC will measure the number of disabled families that are able to remain in their homes due to this change in policy. A benchmark of 25 families per year or 250 total families over the next 10 years has been established.

**Metrics and Data collection process:** AHFC will track and report on the total number of disabled families who receive additional subsidy due to a live-in-aide and compare that to the number of families who benefit from this particular waiver.

**MTW authorization:** MTW Agreement, Attachment C, paragraph D.4 (waiver of 24 CFR 982.316)

### **Activity 2010-9 Prisoner Re-entry**

**Description of MTW activity:** AHFC is examining its HOME funding to develop a tenant-based assistance program targeting civilian re-entry of individuals released from the prison system. AHFC HOME dollars are restricted to geographic areas other than the Municipality of Anchorage, which administers its own HOME programs.

This program would rely upon the state “therapeutic court” model to target eligible applicants. The Municipality of Anchorage is an interested partner; however, because of timing issues, it cannot commit its HOME dollars to a parallel program until 2010. In the interim, AHFC would use its MTW status to address those prisoners who reenter the Anchorage community, with AHFC HOME dollars spent in other communities. The use of HCV funding will parallel the time-limited assistance available under HOME, a maximum of 24 months rental assistance. Vouchers funded through this program would count against the maximum allocated number of vouchers reported in the Voucher Management System.

Since the initial submittal of this MTW plan to HUD, AHFC staff has met with Department of Corrections’ personnel to refine the program design. AHFC would issue housing assistance in much the same manner that it administers the VASH program – by issuing assistance to persons referred by the DOC based on mutually agreed upon screening criteria. AHFC will commit up to 20 time-limited Housing Choice Vouchers in support of the program. Families would be required to participate in DOC directed activities. Failure to successfully participate in the case management program would result in termination of assistance.

AHFC will screen applicants for criminal history and continue to prohibit participation for individuals convicted of the manufacture of methamphetamine or for applicants subject to a lifetime registration requirement on a state sex offender list. Other criminal history may be waived at AHFC’s discretion.

**Relationship to MTW statutory objective:** This activity addresses the statutory objective to expand housing choice.

**Projected impact:** In working with organizations that provide supportive services to released prisoners, AHFC hopes to provide the housing component that has been missing from comprehensive re-entry strategies.

**Baseline and Benchmarks:** AHFC will measure the number of families served by the program. A benchmark of 20 families served over the next year is anticipated. The current baseline is calculated at zero as no HOME or HCV program currently exists.

**Metrics and Data collection process:** AHFC will track and report on the number of families that participate in this program. It's anticipated that ¾ of the families assisted will make a successful transition into civilian life. The DOC and its partner agencies will track family outcomes and the rate of recidivism against statistics for ex-prisoners in general.

**MTW authorization:** MTW Agreement, Attachment C, paragraph D.2.d. and paragraph D.3.a.

**Board Approval of Policy:** Policy implementation is subject to public hearing, public comment, and Board of Directors' approval.

### **Activity 2010-10 Use of HCV Program for Persons with Disabilities**

**Description of MTW activity:** During FY2010, AHFC will begin exploring alternate methods of providing housing assistance to families with special needs. This includes opportunities in both the public housing and HCV programs. AHFC will call on local community organizations as well as statewide organizations to assist in identifying special needs populations and assessing options that may be available for housing special needs populations. AHFC's goal is to have programs designed and ready for implementation in July 2010.

Several years ago, AHFC was awarded a grant of 100 vouchers for disabled families (as defined by HUD) and 24 vouchers for families receiving benefits under the Alaska Medicaid Waiver program. AHFC created a marker on the vouchers to ensure that as attrition occurred, it would make the voucher available to the next eligible family on the waiting list. Under this strategy, AHFC will examine the benefits of 'tagging' additional vouchers from its current portfolio for special needs families. The use of this strategy might address the issues arising from a Designated Housing Plan (discussed earlier in the plan) where certain developments are designed 'elderly only' with vouchers then used to assist otherwise eligible, single, disabled families.

**Relationship to MTW statutory objective:** This activity addresses the statutory objective to expand housing choice.

**Projected impact:** AHFC will ensure that the new policy preserves and expands housing opportunities for special needs populations by placing 37 vouchers in the “disabled” pool, targeting them to single head of households.

**Baseline and Benchmarks:** The baseline equals the number of younger, disabled families who now reside in the Chugach Manor public housing development – 37 residents.

**Metrics and Data collection process:** Subject to board and HUD approval of a designated housing plan, it’s estimated that ½ of those residents (18) might elect to use voucher assistance instead of continued residence at the Chugach Manor.

**MTW authorization:** MTW Agreement, Attachment C, paragraph D.7

## **Activity 2010-11 Project-Based Voucher Assistance in Transitional Housing**

**Description of MTW activity:** Transitional housing – temporary housing for the homeless meant to last no longer than 24 months as defined by HUD – is an ineligible housing type under the project-based voucher program. However, numerous agencies, (including the Municipality of Anchorage and the State of Alaska in their respective homeless assistance plans) suggest the need for a “housing first” strategy. That strategy most frequently requires the use of transitional housing. Absent rental assistance, potential developers lack the revenue stream necessary for project viability. AHFC has been encouraged by several Anchorage agencies to examine a policy of using rental assistance in a transition housing setting to address the issues.

The need is borne out by Anchorage waiting list data. Of the approximately 3,779 families on the list, over 22 percent claim a homeless preference. Because of the preference system, families experiencing homelessness make up the lion’s share of those issued vouchers. Yet their success rate in securing housing is disproportionately small. Often it is due to finances and the inability to pay the security deposit, but other issues also come into play such as poor tenancy history, poor interviewing skills, even the fear of poor housekeeping standards if the landlord discovers the family has experienced homelessness.

This waiver request will enable AHFC to project base vouchers in developments owned by private, not-for-profit agencies that target services to families who experience homelessness. The targeted developments limit residency to two years following the HUD rules for transitional housing.

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

**Projected impact:** The proposed changes are in response to agencies that assist the homeless in settings that encourage self-sufficiency. The immediate impact would be upon the financial

feasibility of a small, but growing number of developments that provide transitional housing, particularly in the Anchorage area, where the homeless problem is the largest.

**Baseline and Benchmarks:** AHFC will measure the number of families served by the program. A benchmark of 100 families served over the next 5 years has been established. The current baseline is calculated at zero, as this program does not currently exist.

**Metrics and Data collection process:** AHFC will track the number of families assisted in this program through its automated systems. AFHC would project base approximately 20 vouchers in private developments who tenants had previously experienced homelessness. At least 80% of the families receiving assistance through transitional housing would succeed in finding permanent, afford housing.

**MTW authorization:** MTW Agreement, Attachment C, paragraph B.4.

## Activity 1010-12 Local Preferences

**Description of MTW activity:** The Quality Housing and Work Responsibility Act of 1998 eliminated all federal preferences; the law also required greater targeting of extremely low-income families. As currently required, 75 percent of all new HCV participants must have income below *30 percent* of the area median; 40 percent of all new public housing tenants must have income below *30 percent* of area median income. With the exceptions of families displaced due to domestic violence, AHFC would prefer to eliminate preferences and instead rely on income criteria as a way reaching those most in need. The most compelling reason is the difficulty with verifications and the fact that housing turnover is so slow that family circumstances often change before a housing interview is conducted. As stated in the executive summary of this plan, staff plans to conduct several interactive sessions with service providers to explore this issue in detail.

No change to the preference categories is proposed in this plan, but AHFC is proposing an exemption from a requirement at 24 CFR 982(b)(2)(ii). The exemption would allow AHFC to remove a homeless or substandard housing preference from a family that refuses to accept an offer of one or more public housing units.

**Relationship to MTW statutory objective:** The exemption addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures.

**Projected impact:** As the policy stands now, families who claim to be homeless rise to the top of the waiting list with greatest frequency. Staff uniformly indicates that families shown a public housing unit will often refuse housing with the hope of attaining a Housing Choice Voucher. Implementation of the policy will reduce the workload of intake staff, decrease management turnaround time, and reduce the likelihood of subsidy loss for a unit unoccupied by the first of the month.

**Baseline and Benchmarks:** As of this publication date, there are 2,553 families on the Public Housing waiting lists, statewide. This figure does not include the waiting lists for those who applied for elderly/disabled housing. 385 of those families, or 15%, claim displacement due to homelessness, substandard housing or domestic violence. Assuming proper notice about the consequences of this policy change, it's anticipated that up to 1/4 of those families might elect to remain only on the HCV waiting list.

**Metrics and Data collection process:** At the end of each quarter, AHFC will monitor waiting list placements to assess the impact from this policy change.

**MTW authorization:** MTW Agreement, Attachment C, paragraph 7.

## **Activity 2010-13 Homeownership Program**

**Description of MTW Activity:** AHFC currently administers HAP payments to 43 HCV home owners. The initial client preparation, counseling, partnership contacts, and closing documents necessary to assist HCV client to buy a home takes approximately 40 hours of staff time. The home closings took almost five years to achieve, requiring approximately one full-time equivalent staff for counseling, paperwork, and monitoring. Over the five-year life of the program, personnel expense for the forty plus homeowners exceeds \$250,000.

As permitted by HUD regulation, AHFC will begin offering a down payment option in lieu of the monthly housing assistance payment. However, to increase the affordability of homes throughout Alaska, AHFC will offer up to the equivalent of 24 months of housing assistance payment as down payment assistance. This assistance will augment the minimum three percent down payment the family will be required to provide and may be used to reduce the overall purchase price of the home or applied to closing costs.

AHFC anticipates an average of seven families per year would take advantage of the program, based upon previous homeownership data. Preliminary estimates suggest that each down payment assistance grant would amount to \$13,000 or \$91,000 annually. The administrative savings anticipated from this approach, versus the former HAP/mortgage subsidy, is estimated to cover one-quarter of the cost of the program.

AHFC would institute a recapture clause that mirrors the policy established in State of Alaska "Consolidated Housing and Community Development Plan." That policy is found on page 43 of the plan located at <http://www.ahfc.state.ak.us/iceimages/grants/hcdaap10.pdf>.

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

**Projected impact:** This proposed change is designed to make the HCV program more accessible to participants by reducing the overall cost of a home being purchased. Reducing the upfront cost of the home through a supplemental down payment assistance program addresses a huge barrier to home ownership. In addition, the down payment assistance program requires far less staff time than the on-going housing assistance payment program.

**Baseline and Benchmarks:** The baseline for this activity is the average administrative cost for each homeownership account that previously occurred under the former program – \$6250 per participant in addition to annual voucher administration costs. The benchmark for measuring success is to reduce that cost to one-quarter the previous sum, or \$1,562 per homeownership applicant.

The current Homeownership Program was established in two parts: first for persons with disabilities; followed by a program for working families. The first phase guarantees HAP payments for 30 year mortgages and 15 year mortgages in the second phase. Currently, the average HAP is \$553. A one time down payment assistance of 24 months of housing assistance payments is approximately \$13,272 versus HAP payments of \$99,500 over the life of a 15 year mortgage.

**Metrics and Data collection process:** AHFC will measure the staff time necessary for each homeownership applicant through closing, and compare it against the previous administrative cost. Savings in HAP for each family who takes advantage of down payment assistance will enable AHFC to assist another very low income family from waiting list.

**MTW authorization:** MTW Agreement, Attachment C, paragraph 8.a.

**Board Approval of Policy:** Policy implementation is subject to public hearing, public comment, and Board of Directors' approval.

## **Activity 2010-14 HUD Forms**

**Description of MTW activity:** Required HCV program forms will be modified as needed to streamline processing, utilize "plain language," and address local housing market features. This activity will begin in FY2010, with new forms rolled out as they are completed. As required under the MTW Agreement, any changes to the housing assistance payment form will include language noting that funding for the contract is subject to the availability of appropriations.

Prior to implementation of any changes to HUD forms, AHFC will provide HUD with the proposed language in order to ensure that non-1937 Act requirements are not affected.

**Relationship to MTW statutory objective:** This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in federal expenditures.

**Projected impact:** The proposed changes to required HCV forms is expected to streamline and simplify program administration, while also improving owner and participant understanding of program guidelines and requirements.

**Baseline and Benchmarks:** To be determined

**Metrics and Data collection process:** To be determined

**MTW authorization:** MTW Agreement, Attachment C, paragraph D.1.

## **VI. Ongoing MTW Activities**

This section is not applicable. The FY2010 MTW Plan is the first to be submitted under the agreement signed in June 2008.

## VII. Sources and Uses of Funding

Table 6 below provides a projection of sources and uses for the MTW program for Fiscal Year 2010. Note that HCV funding is allocated on a calendar year (CY) basis and that, as of the publication of this Annual Plan, AHFC has not been notified of either its final CY 2009 or CY 2010 funding levels. AHFC plans to use MTW funding flexibility by using \$377,386 from HAP to supplement Administrative Fees. In the Operating Fund, \$9,605,247 is the federal subsidy portion, while the \$5,102,174 consists mostly of dwelling rents and other miscellaneous income.

### Table 6. Planned Sources and Uses

FY2010 PHD Activity - July1, 2009 Through June 30, 2010

| Sources                                   |                   |                   |                    | Uses               |
|---|-------------------|-------------------|--------------------|--------------------|
| MTW Program                               | Federal           | Other             | Combined           |                    |
| CFP - 2010                                | 2,612,535         | 0                 | 2,612,535          | Capital Budget     |
| CFP - 2006 Through 2009                   | 3,030,022         | 0                 | 3,030,022          | Capital Budget     |
| CFP - ARRA                                | 3,306,953         | 0                 | 3,306,953          | Capital Budget     |
| HCV HAP                                   | 28,436,296        | (377,386)         | 28,058,910         | HAP to Landlords   |
| HCV Admin Fee                             | 3,696,310         | 377,386           | 4,073,696          | Operating Budget   |
| Operating Fund                            | 9,605,247         | 5,102,174         | 14,707,421         | Operating Budget   |
|   | 50,687,363        | 5,102,174         | 55,789,537         |                    |
| <b>Other Programs</b>                     |                   |                   |                    |                    |
| Section 8 New Const                       | 3,451,509         | -                 | 3,451,509          | Operating Budget   |
| Contract Administration Program           | 369,264           | -                 | 369,264            | Operating Budget   |
| Contract Admin - HAP                      | 6,732,800         | -                 | 6,732,800          | HAP to Landlords   |
| Section 8 SRO Program                     | 64,601            | -                 | 64,601             | Operating Budget   |
| Section 8 SRO HAP                         | 390,701           | -                 | 390,701            | HAP to Landlords   |
| PHD - Capital Improvement Projects        | -                 | 7,004,030         | 7,004,030          | Capital Budget     |
| PHD - COCC (Mgmt Fees)                    | -                 | 2,948,951         | 2,948,951          | Operating Budget   |
| AHFC - COCC (less PHD) (Mgmt Fees)        | -                 | 26,806,649        | 26,806,649         | Operating Budget   |
|   | 11,008,875        | 36,759,630        | 47,768,505         |                    |
| <b>Combined All Programs Funds:</b>       | <b>61,696,238</b> | <b>41,861,804</b> | <b>103,558,042</b> |                    |
| Total PHD Operating Budget:               |                   |                   |                    | 25,615,442         |
| Total Agency (Less PHD) Operating Budget: |                   |                   |                    | 26,806,649         |
| Total PHD Capital Budget Activity:        |                   |                   |                    | 15,872,469         |
| Total HAP:                                |                   |                   |                    | 35,182,411         |
| <b>Total Sources &amp; Uses:</b>          |                   |                   |                    | <b>103,476,971</b> |

Revised 6/29/2009

For many years, the State of Alaska has permitted AHFC to use the proceeds from its other lines of business to supplement the HUD public housing Capital Fund Program. From 1997 to 2009, funding has exceeded \$115 million. In 2010, AHFC's \$2.5 million capital fund budget will be augmented by over \$7 million from state funding. Please see Table 7 on the next page for the breakdown of state and local funding activity.

## Table 7. State & Local funded Capital Project Activity

Revised 6/29/2009

| Fund Name  | Total Funding | Expended  | Balance   | Proposed Work for FY10  | Estimated Cost  |
|--|---------------|-----------|-----------|---|-----------------|
| <b>Development Programs</b>                          |               |           |           |   |                 |
| AFIC - 299   | 2,100,000     | 84,457    | 2,015,543 | Replace boiler and electrical service                                   | \$ 300,000.00   |
| Fairmount/Central Terrace *                          | 750,000       | 591,314   | 158,686   |   | \$ -            |
| Pacific Terrace (comb. w/ 504) *                     | 10,926,000    | 9,811,798 | 1,114,202 | Fuel tank repair and contaminated soils disposal                        | \$ 30,000.00    |
| Sea View Terrace - 233                               | 3,508,000     | 3,482,862 | 25,138    | Door Access card reader/alarm system repairs                            | \$ 25,138.00    |
|  |               |           | -         |   |                 |
| <b>Section 8 New Programs</b>                        |               |           |           |   |                 |
| Ptarmigan Park Renovation - 353                      | 1,784,000     | 1,779,307 | 4,693     | Replace decking   | \$ 4,693.00     |
| Alpine Terrace Renovation                            | 6,450,000     | 6,388,673 | 61,327    | Final A/E payment and AWWU permit fee                                   | \$ 61,327.00    |
| FY 09 Chugach View - Siding & Windows *              | 2,500,000     | 98,633    | 2,401,367 | Design & Bidding in progress  | \$ 2,401,367.00 |
|  |               |           | -         |   |                 |
| <b>Low Rent Public Housing Programs</b>              |               |           |           |   |                 |
| FY 05 Birch Park II Rebuild                          | 100,000       | 92,511    | 7,489     | "B" building fire damage design   | \$ 7,489.00     |
| FY 06 Birch Park Windows                             | 1,323,000     | 828,397   | 494,603   | "B" building fire damage windows installation                           | \$ 44,000.00    |
| FY 08 Loussac Manor Renovation & Replacement         | 2,336,000     | 58,758    | 2,277,242 | Preliminary planning, design & development                              | \$ 227,724.00   |
|  |               |           | -         |   |                 |
| <b>Corporate</b>                                     |               |           |           |   |                 |
| FY 03 Senior & Statewide - Low Rent                  | 6,500,000     | 5,665,204 | 834,796   | Fairbanks sidewalks   | \$ 130,000.00   |
| FY 06 CO Detectors Statewide- Low Rent/Sec 8         | 330,000       | 262,110   | 67,890    | Replace plug-in CO detectors w/hard wired                               | \$ 67,890.00    |
| FY 06 Statewide Improvements (Bethel windows)        | 150,000       | 14,891    | 135,109   | Replace windows and hardware  | \$ 135,109.00   |
| FY 07 Statewide Fire Protection System Investigation | 510,000       | 274,448   | 235,552   | Priority sprinkler repairs  | \$ 235,552.00   |
| FY 08 Facility Management Monitoring                 | 250,000       | 47,377    | 202,623   | Develop data base information   | \$ 100,000.00   |
| FY 08 Statewide Improvements - Low Rent/Sec 8        | 2,000,000     | 39,976    | 1,960,024 | Bethel HVAC/Cedar Park siding/Fuel Tank & Driveway Repairs in Valdez    | \$ 700,000.00   |
| FY 09 Bethel Community Room & Shop                   | 2,000,000     | -         | 2,000,000 | Pending site selection  | \$ 350,000.00   |
| FY 09 Etohin Heights - Mechanical Replacement        | 450,000       | -         | 450,000   | Heating system conversion   | \$ 450,000.00   |
| FY 09 Etohin Heights - Roofing Replacement           | 500,000       | 1,259     | 498,741   | Roofing replacement   | \$ 498,741.00   |
| FY 09 Statewide ADA Improvements                     | 500,000       | -         | 500,000   | UFAS compliance   | \$ 100,000.00   |
| FY 09 Statewide Energy Improvements                  | 500,000       | -         | 500,000   | Energy efficient HVAC/windows/insulation                                | \$ 150,000.00   |
| FY 09 Statewide Improvements - Low Rent/Sec 8        | 2,500,000     | -         | 2,500,000 | AMP allocation, Golden Ages & Birch Park Boilers, Anchorage Foundations | \$ 985,000.00   |

**Total: 76,469,149    53,117,658    23,351,491    Total FY10 Proposed Construction: \$ 7,004,030.00**

## Table 8. Capital Projects funded with CFP & RHF Funds

Revised 6/29/2009

| Fund Name  | Total Funding | Expended  | Balance   | Proposed Work for FY10                     | Estimated Cost  |
|--|---------------|-----------|-----------|--|-----------------|
| <b>Capital Fund Program (CFP) &amp; Replacement Housing Factor (RHF)</b> |               |           |           |  |                 |
| FY 03 CFP *  | 3,128,725     | 3,128,725 | -         |  |                 |
| FY 04 CFP (FSS, Schoenbar) *   | 3,087,306     | 3,087,306 | -         |  |                 |
| FY 05 CFP (Beringue,CT, New Willows, Williwa (A/E)*)                     | 2,996,851     | 2,996,851 | -         |  |                 |
| FY 06 CFP (Williwa, Bethel Heights)*                                     | 2,927,614     | 2,647,592 | 280,022   | Energy audits, Operations                  | \$ 280,022.00   |
| FY 07 CFP (Loussac Manor, NW, BP)*                                       | 2,640,722     | 1,315,745 | 1,324,977 | Cedar Park siding, Operations              | \$ 950,000.00   |
| FY 08 CFP (Bethel Hts., NW, Loussac, CT)*                                | 2,783,264     | 314,930   | 2,468,334 | Hoyt renovation, Operations, Mgmt Fee      | \$ 1,100,000.00 |
| FY 09 CFP (Bethel Hts., BPI & II, Loussac)*                              | 2,612,535     | -         | 2,612,535 | Schoenbar renovation, Operations, Mgmt Fee | \$ 700,000.00   |

**Total: 20,177,017    13,491,149    6,685,868    Total FY10 Proposed Construction: \$ 3,030,022.00**

**Table 9. Central Office Cost Center Fund Uses**

| <b>Category</b>   | <b>Description</b>   |
|---|--|
| <b>Administrative Benefits</b><br>Leave Cash-In: 1.75%<br>Worker's Comp: 1.44%<br>Terminal Leave: 0.66%<br>FICA: 7.65%<br>Medical: 27.34%<br>PERs: 22.00%<br>ESC: 0.50%<br>Life Insurance: 0.20%<br>Total: 61.54% | Based on percent of salaries <ul style="list-style-type: none"> <li>• PERs is Alaska's Public Employees' Retirement System</li> <li>• ESC is Alaska's Employment Security Compensation Program (Unemployment Insurance)</li> </ul>   |
| <b>Administrative Salaries</b>  | Central Office Cost Center   |
| <b>Advertising</b>  | Includes media and/or marketing expense incurred for the corporate communications related to its business activity regarding the organization, its needs, products, or services offered by the Corporation.  |
| <b>Audit Fees</b>   | Includes fees paid to independent public accountants for the annual or other periodic audits of the Corporation's financial activity.  |
| <b>General Office Supplies</b>  | Includes all standard office supplies such as paper product, pens, pencils, calendars, etc., and any office equipment less than \$300.   |
| <b>Information System Technology</b>  | Includes computer and software maintenance and data communications costs.  |
| <b>Insurance</b>  | Includes insurance costs related to the Corporation's business activity such as general liability, auto, public officials, etc.  |
| <b>Memberships/ Subscriptions</b>   | Includes membership dues and/or fees to organizations supplying technical or professional information or materials concerning public housing programs. Subscriptions include the costs of periodicals, books, and any other literature, which is deemed useful in conducting business. |
| <b>Miscellaneous Sundry</b>   | Includes all items of administrative and general expense incurred in connection with the Central Office Cost Center that is not specifically outlined above.   |
| <b>Office Equipment &lt;\$5,000</b>   | Includes office equipment greater than \$300 and less than \$5,000. Includes equipment not classified as a fixed asset, such as computers, printers, copiers, telephone equipment, calculators, etc.   |
| <b>Postage</b>  | Includes the cost of postage and other minor incidental administrative shipping charges.   |
| <b>Telephone</b>  | Includes all local, long-distance telephone and mobile phone services.   |

| Category        | Description  |
|-----------------|--|
| <b>Training</b> | Includes off-site, as well as, in house training covering relevant topics such as project-based management/budgeting and other public housing specific training updates. Training expense includes all transportation costs related to the training activity such as bus, train, airplane fares and taxi fares, etc., to get to or from the training site. It also includes the pertinent per diem cost and lodging if incurred. |
| <b>Travel</b>   | Staff travels to and from properties or other locations, outside the Anchorage area for inspections, monitoring, meetings, site visits, etc. Travel expenses include all transportation costs such as bus, train, ferry, airplane fares and taxi fares, etc. It also includes pertinent per diem and lodging expenses.   |

All departments within AHFC's Central Office Cost Center (COCC) operate entirely on management fees generated by the various housing and mortgage programs the Corporation administers. Although the funds are pooled, the Public Housing Division expressly operates its COCC departments entirely within the management fee income generated specifically by federal and other housing programs under their control, as represented in Table 10.

## Table 10. Fund Sources - COCC Management Fees

Revised: 6/22/2009

| Assumptions: |  | 12 Months<br>1.5% Vacancy | Base: \$                      | 7.50 \$                      | 10.00 \$                     | LR AMP Mgmt Fees \$         | 62.160               |
|--------------|--|---------------------------|-------------------------------|------------------------------|------------------------------|-----------------------------|----------------------|
|              |  |                           |                               |                              |                              | S8N Mgmt Fees \$            | 62.160               |
|              |  |                           |                               |                              |                              | Mortgage Mgmt Fees \$       | 93.240               |
|              |  |                           | Income<br>Bookkeeping<br>Fees | Income<br>Asset Mgmt<br>Fees | Income<br>Management<br>Fees | Total<br>Management<br>Fees |                      |
| 1101         | 271 Anchorage South Housing            | 152                       | \$ 13,474.80                  | \$ 18,240.00                 | \$ 111,679.14                | \$                          | 143,393.94           |
| 1101         | 247 Anchorage Central Housing          | 120                       | \$ 10,638.00                  | \$ 14,400.00                 | \$ 88,167.74                 | \$                          | 113,205.74           |
| 1101         | 273 Anchorage North Housing            | 165                       | \$ 14,627.25                  | \$ 19,800.00                 | \$ 121,230.65                | \$                          | 155,657.90           |
| 1101         | 274 Anchorage East Housing             | 137                       | \$ 12,145.05                  | \$ 16,440.00                 | \$ 100,658.17                | \$                          | 129,243.22           |
| 1101         | 275 Fairbanks Housing                  | 165                       | \$ 14,627.25                  | \$ 19,800.00                 | \$ 121,230.65                | \$                          | 155,657.90           |
| 1101         | 277 Juneau Housing                     | 207                       | \$ 18,350.55                  | \$ 24,840.00                 | \$ 152,089.36                | \$                          | 195,279.91           |
| 1101         | 279 Ketchikan Housing                  | 73                        | \$ 6,471.45                   | \$ 8,760.00                  | \$ 53,635.38                 | \$                          | 68,866.83            |
| 1101         | 280 Sitka Housing                      | 44                        | \$ 3,900.60                   | \$ 5,280.00                  | \$ 32,328.17                 | \$                          | 41,508.77            |
| 1101         | 213 Wrangell - Etolin Heights          | 20                        | \$ 1,773.00                   | \$ 2,400.00                  | \$ 14,694.62                 | \$                          | 18,867.62            |
| 1101         | 216 Cordova - Eyak Manor               | 16                        | \$ 1,418.40                   | \$ 1,920.00                  | \$ 11,755.70                 | \$                          | 15,094.10            |
| 1101         | 244 Wasilla - Williwa Manor            | 32                        | \$ 2,836.80                   | \$ 3,840.00                  | \$ 23,511.40                 | \$                          | 30,188.20            |
| 1101         | 257 Bethel - Bethel Hieghts            | 118                       | \$ 10,460.70                  | \$ 14,160.00                 | \$ 86,698.28                 | \$                          | 111,318.98           |
| 1101         | 260 Nome - Beringvue                   | 34                        | \$ 3,014.10                   | \$ 4,080.00                  | \$ 24,980.86                 | \$                          | 32,074.96            |
| 1101         | 263 Valdez - Valdez Arms               | 7                         | \$ 620.55                     | \$ 840.00                    | \$ 5,143.12                  | \$                          | 6,603.67             |
| 1101         | 265 Kodiak - Pacific Heights           | 40                        | \$ 3,546.00                   | \$ 4,800.00                  | \$ 29,389.25                 | \$                          | 37,735.25            |
| 1201         | 351 Chugach View                       | 120                       | \$ 10,638.00                  | \$ 14,400.00                 | \$ 88,167.74                 | \$                          | 113,205.74           |
| 1201         | 352 Golden Towers                      | 96                        | \$ 8,510.40                   | \$ 11,520.00                 | \$ 70,534.20                 | \$                          | 90,564.60            |
| 1201         | 353 Ptarmigan                          | 17                        | \$ 1,507.05                   | \$ 2,040.00                  | \$ 12,490.43                 | \$                          | 16,037.48            |
| 1201         | 354 Sunset View                        | 22                        | \$ 1,950.30                   | \$ 2,640.00                  | \$ 16,164.09                 | \$                          | 20,754.39            |
| 1201         | 355 Glacier View                       | 30                        | \$ 2,659.50                   | \$ 3,600.00                  | \$ 22,041.94                 | \$                          | 28,301.44            |
| 1201         | 360 Etolin Heights                     | 32                        | \$ 2,836.80                   | \$ 3,840.00                  | \$ 23,511.40                 | \$                          | 30,188.20            |
| 1201         | 381 Alpine Terrace - Non Assisted      | 48                        | \$ 4,255.20                   | \$ 5,760.00                  | \$ 35,267.10                 | \$                          | 45,282.30            |
| 1190         | 200 Capital Management Fees            | 1                         | \$ -                          | \$ -                         | \$ 261,253.50                | \$                          | 261,253.50           |
|              | AHFC Capital Projects                  | 1                         | \$ -                          | \$ -                         | \$ 140,000.00                | \$                          | 140,000.00           |
| 2            | 104 Rental Bethel Prototype            | 1                         | \$ 88.65                      | \$ 120.00                    | \$ 734.73                    | \$                          | 943.38               |
| 1350         | 1350 Section 8 Contract Administration | 1,004                     | \$ 7,530.00                   |                              | \$ 20,491.64                 | \$                          | 28,021.64            |
| 1300         | 500 Housing Choice Voucher             | 4,296                     | \$ 386,640.00                 |                              | \$ 515,520.00                | \$                          | 902,160.00           |
| 1310         | 510 Adelaide - SRO                     | 70                        | \$ 6,205.50                   |                              | \$ 52,121.50                 | \$                          | 58,327.00            |
|              |  |                           |                               |                              |                              | \$                          | -                    |
| 2            | 102 AHFC Mortgage Loan Portfollio      | 23,000                    | \$ 2,070,000.00               |                              | \$ 25,734,240.00             | \$                          | 27,804,240.00        |
|              |  |                           | <b>\$ 2,620,725.90</b>        | <b>\$ 203,520.00</b>         | <b>\$ 27,969,730.76</b>      | <b>\$</b>                   | <b>30,793,976.66</b> |

## **VIII. Attachments**

### **A. Board Resolution and Certification of Compliance**

Attachment A contains the signed Board of Directors Resolution adopting the FY2010 MTW Annual Plan and the Certification of Compliance with the HUD Regulations.

### **B. Capital Fund Program Annual Statements**

Attachment B is comprised of a series of spreadsheets reporting on the status of the various Capital Fund Program projects.

### **C. Public Comments and AHFC Responses**

### **D. Revised Public Housing Admissions and Continued Occupancy Plan and HCV Administrative Plan**

Attachment D will contain Board of Director Resolutions adopting necessary changes to the Public Housing Admissions and Occupancy Plan and the Housing Choice Voucher Administrative Plan, resulting from the MTW Plan. These documents will be available for public review as they are presented for Board of Directors consideration.

**Attachment A**  
**Board Resolution and Certification of Compliance**

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**RESOLUTION 09-10**

**ALASKA HOUSING FINANCE CORPORATION  
BOARD OF DIRECTORS  
APPROVAL OF THE STATE FISCAL YEAR 2010  
MOVING TO WORK PLAN**

**WHEREAS**, the Alaska Housing Finance Corporation, a statewide public housing agency, developed its Public Housing Division, Moving to Work (MTW) Plan in compliance with the June 24, 2008 Moving to Work Agreement executed by the U.S. Department of Housing and Urban Development (HUD) and AHFC; and

**WHEREAS**, this annual plan is the first to be developed under the agreement, being due to HUD at least 75 days before the AHFC fiscal year end; and

**WHEREAS**, due to timing of the public release of the plan and other considerations, HUD has granted an extension for submittal of the plan to no later than April 30, 2009; and

**WHEREAS**, 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**, in accordance with the MTW Agreement, a draft plan was published on March 6, 2009 allowing for a 30 day comment period with a public hearing held on April 8, 2009; and

**WHEREAS**, AHFC invited comment through notices sent to public housing residents and Housing Choice Voucher participants, notices sent via computer list-serves to partner agencies, notices in the Anchorage Daily News, and in-person presentations to major service provider groups; and

**WHEREAS**, no objections to the MTW strategies were expressed during the public comment period or public hearing;

**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 23th day of April, 2009.



Frank Roppel, Chair  
Board of Directors

RESOLUTION 09-11

**RESOLUTION OF THE BOARD OF DIRECTORS  
ALASKA HOUSING FINANCE CORPORATION  
ADOPTING A REVISION TO THE INTERIM REEXAMINATION POLICY**

**WHEREAS**, the U.S. Department of Housing & Urban Development (HUD) requires that AHFC conduct an annual reexamination of income and family composition to ensure that families receiving public housing or Housing Choice Voucher rental assistance pay their fair share of rent; and

**WHEREAS**, HUD leaves it to the discretion of local public housing authorities as to if and when the housing authority will perform an interim reexamination of income when there is an increase in household income; and

**WHEREAS**, current policy requires the reporting of all changes in income and a change in the family share of rent when family income increases by \$200 per month; and

**WHEREAS**, the benefits of reducing the number of interim reexaminations include reductions in staff time verifying and calculating such changes, lesser imposition on program participants and a policy that encourages work, with little financial impact upon AHFC housing resources; and

**WHEREAS**, the proposed policy was included in the draft Moving to Work Plan with no objections voiced in the public comment period;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Alaska Housing Finance Corporation that AHFC amend the interim policy as outlined in the attached Board Memorandum. This policy shall apply to both the public housing and Housing Choice Voucher programs. The changes shall take effect July 1, 2009 to allow for staff training, notification to applicants and participants, and other necessary measures to ensure a smooth transition in policy. Passed and approved this 23<sup>rd</sup> day of April, 2009.



Frank Roppel, Chair  
Board of Directors

**Annual Moving to Work Plan**

**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 Directors of the Alaska Housing Finance Corporation (AHFC), as its CEO/Executive Director, I approve the submission of the Annual Moving to Work Plan for the AHFC fiscal year beginning July 1, 2009, 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 AHFC 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 Directors, and that AHFC conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Directors in order to incorporate any public comments into the Annual MTW Plan;
3. The AHFC 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.
4. The AHFC will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
5. The AHFC will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The AHFC 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.

7. The AHFC 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.
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The AHFC will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
10. The AHFC 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.
11. The AHFC will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
12. The AHFC will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
13. With respect to public housing the AHFC 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.
14. The AHFC will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The AHFC will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
16. The AHFC 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.).
17. The AHFC 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.
18. 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 AHFC and at all other times and locations identified by the AHFC in its Plan and will continue to be made available at least at the primary business office of the AHFC.

Alaska Housing Finance Corporation

AK 901/AK 001

PHA Name

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)

Daniel R. Fauske

CEO/Executive Director

Name of Authorized Official

Title

A handwritten signature in blue ink that reads "Daniel R. Fauske" is written over a horizontal line.

April 23, 2009

Signature

Date

Attachment: April 23, 2009 Board of Directors Resolution

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**Attachment B**  
**Capital Fund Program Annual Statements**

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| <b>Part I: Summary</b>  |  | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: <b>AK06P001501-09</b><br>Date of CFFP: _____ | <b>Replacement Housing Factor Grant No:</b> _____ | <b>FFY of Grant:</b> <u>2009</u><br><b>FFY of Grant Approval:</b> <u>2009</u> |               |
|---|--|---|---|---|---------------|
| PHA Name: <b>ALASKA HOUSING FINANCE CORPORATION</b>   |  |   |   |   |               |
| Type of Grant<br><input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Revised Annual Statement (revision no: )<br><input type="checkbox"/> _____ <input type="checkbox"/> Final Performance and Evaluation Report |  |   |   |   |               |
| Line  | Summary by Development Account   | Total Estimated Cost  |   | Total Actual Cost <sup>1</sup>  |               |
|   |  | Original  | Revised <sup>2</sup>                              | Obligated   | Expended      |
| 1   | Total Non-CFF Funds  |   |   |   |               |
| 2   | 1406 Operations (may not exceed 20% of line 20) <sup>3</sup>             | \$0.00  | \$0.00  | \$0.00  | \$0.00        |
| 3   | 1408 Management Improvements   | \$0.00  | \$0.00  | \$0.00  | \$0.00        |
| 4   | 1410 Administration (may not exceed 10% of line 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 Nondwelling Structures  | \$0.00  | \$0.00  | \$0.00  | \$0.00        |
| 13  | 1475 Nondwelling Equipment   | \$0.00  | \$0.00  | \$0.00  | \$0.00        |
| 14  | 1485 Demolition  | \$0.00  | \$0.00  | \$0.00  | \$0.00        |
| 15  | 1492 Moving to Work Demonstration  | \$2,559,290.00  | \$0.00  | \$0.00  | \$0.00        |
| 16  | 1495.1 Relocation Cost   | \$0.00  | \$0.00  | \$0.00  | \$0.00        |
| 17  | 1499 Development Activities <sup>4</sup>                                 | \$0.00  | \$0.00  | \$0.00  | \$0.00        |
| 18a   | 1501 Collateralization or Debt Service                                   | \$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  | <b>Amount of Annual Grant: (sum of lines 2-19)</b>                       | <b>\$2,559,290.00</b>   | <b>\$0.00</b>                                     | <b>\$0.00</b>   | <b>\$0.00</b> |
| 21  | Amount of line 20 Related to LBP Activities                              | \$0.00  | \$0.00  | \$0.00  | \$0.00        |
| 22  | Amount of line 20 Related to Section 504 Activities                      | \$0.00  | \$0.00  | \$0.00  | \$0.00        |
| 23  | Amount of line 20 Related to Security -- Soft Costs                      | \$0.00  | \$0.00  | \$0.00  | \$0.00        |
| 24  | Amount of line 20 Related to Security -- Hard Costs                      | \$0.00  | \$0.00  | \$0.00  | \$0.00        |
| 25  | Amount of line 20 Related to Energy Conservation Measures                | \$0.00  | \$0.00  | \$0.00  | \$0.00        |
| <b>Signature of Executive Director</b>  |  | <b>Signature of Public Housing Director</b>   |   | <b>Date</b>   |               |
|   |  |   |   |   |               |

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

| Part II: Supporting Pages                            |  |                            |  |                            |                      |                                  |                                |                |  |
|--|--|----------------------------|--|----------------------------|----------------------|----------------------------------|--------------------------------|----------------|--|
| PHA Name:<br>ALASKA HOUSING FINANCE CORPORATION      |  |                            | Grant Type and Number<br>Capital Fund Program Grant No: AK06P001501-09 CFFP (Yes/No): No<br>Replacement Housing Factor Grant No: |                            |                      | Federal FY of Grant:<br>FFY 2009 |                                |                |  |
| Development<br>Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories  | Development<br>Account No. | Quantity   | Total Estimated Cost       |                      | Total Actual Cost                |                                | Status of Work |  |
|  |  |                            |  | Original                   | Revised <sup>1</sup> | Funds<br>Obligated <sup>2</sup>  | Funds<br>Expended <sup>2</sup> |                |  |
| HA Wide<br>Operations                                | OPERATIONS<br>Operations   | 1406                       | HA Wide  | \$182,500.00               | \$0.00               | \$0.00                           | \$0.00                         |                |  |
|  | <b>TOTAL OPERATIONS</b>  | <b>Total 1406</b>          |  | <b>\$182,500.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>                    | <b>\$0.00</b>                  |                |  |
| HA Wide<br>Mgmt.                                     | MANAGEMENT IMPROVEMENTS  | 1408                       |  | \$0.00                     | \$0.00               | \$0.00                           | \$0.00                         |                |  |
|  | <b>TOTAL MANAGEMENT IMPROVEMENTS</b>   | <b>Total 1408</b>          |  | <b>\$0.00</b>              | <b>\$0.00</b>        | <b>\$0.00</b>                    | <b>\$0.00</b>                  |                |  |
| HA Wide<br>Admin.                                    | ADMINISTRATIVE COSTS<br>Management Fees  | 1410.01                    |  | \$255,929.00               | \$0.00               | \$0.00                           | \$0.00                         |                |  |
|  | <b>TOTAL ADMINISTRATIVE COSTS</b>  | <b>Total 1410</b>          |  | <b>\$255,929.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>                    | <b>\$0.00</b>                  |                |  |
| AK001000 -<br>27112731274127512771279                | <b>FEES &amp; COSTS</b><br>1. A&E fees for Anchorage, Fairbanks, Juneau,<br>and Ketchikan AMPs | 1430.01                    |  | \$250,361.00               | \$0.00               | \$0.00                           | \$0.00                         |                |  |
| AK001000273<br>HA Wide                               | 2. Energy audits: Fairmount<br>4. Sundry planning  | 1430.02<br>1430.19         |  | \$15,000.00<br>\$10,000.00 | \$0.00<br>\$0.00     | \$0.00<br>\$0.00                 | \$0.00<br>\$0.00               |                |  |
|  | <b>TOTAL FEES &amp; COSTS</b>  | <b>Total 1430</b>          |  | <b>\$275,361.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>                    | <b>\$0.00</b>                  |                |  |

| Part II: Supporting Pages                           |  |                         |          |                              |                      |                   |                                      |                             |                |  |  |
|---|--|-------------------------|----------|------------------------------|----------------------|-------------------|--------------------------------------|-----------------------------|----------------|--|--|
| PHA Name: <b>ALASKA HOUSING FINANCE CORPORATION</b> |  |                         |          |                              |                      |                   |                                      |                             |                |  |  |
| Development Number/PHA-Wide Activities              | General Description of Major Work Categories   | Development Account No. | Quantity | Total Estimated Cost         |                      | CFFP (Yes/No): No | Federal FY of Grant: <b>FFY 2009</b> |                             | Status of Work |  |  |
|   |  |                         |          | Original                     | Revised <sup>1</sup> |                   | Funds Obligated <sup>2</sup>         | Funds Expended <sup>2</sup> |                |  |  |
| HA Wide<br>HA Wide                                  | <b>PHYSICAL IMPROVEMENTS</b><br>Extraordinary Maintenance<br>Extraordinary Maintenance   | 1450<br>1460            |          | \$75,000.00<br>\$125,000.00  | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
|   | <b>TOTAL HA-WIDE Extraordinary Maintenance</b>   |                         |          | <b>\$200,000.00</b>          | <b>\$0.00</b>        |                   | <b>\$0.00</b>                        | <b>\$0.00</b>               |                |  |  |
| Chugach Manor<br>AK001000247<br>Anchorage           | 1. Dwelling construction - interior/exterior renovations<br>2. Site improvements   | 1460<br>1450            | 100%     | \$35,000.00<br>\$5,000.00    | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
| Central Terrace<br>AK001000271/274<br>Anchorage     | 1. Dwelling construction - interior/exterior renovations<br>2. Site improvements   | 1460<br>1450            | 100%     | \$50,000.00<br>\$20,000.00   | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
| Fairmount<br>AK001000273<br>Anchorage               | 1. Dwelling construction - interior/exterior renovations<br>or replacement<br>2. Site improvements   | 1460<br>1450            | 100%     | \$50,000.00<br>\$15,000.00   | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
| FSS Incentives<br>AK001000271/274<br>Anchorage      | 1. Dwelling construction - interior/exterior renovations<br>or replacement<br>2. Site improvements   | 1460<br>1450            | 100%     | \$50,000.00<br>\$20,000.00   | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
| New Willows<br>AK001000271/273/274<br>Anchorage     | 1. Dwelling construction - interior/exterior renovations<br>or replacement<br>2. Site improvements   | 1460<br>1450            | 100%     | \$55,000.00<br>\$25,000.00   | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
| Eyak Manor<br>AK001000216<br>Cordova                | 1. Dwelling construction - interior/exterior renovations<br>2. Site improvements   | 1460<br>1450            | 100%     | \$15,000.00<br>\$5,000.00    | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
| FAirbanks<br>AK001000275<br>Fairbanks               | 1. Dwelling construction - interior/exterior renovations<br>or replacement (GA, Southall, BP I & II, SP)<br>2. Site improvements (GA, Southall, BP I & II, SP)                   | 1460<br>1460            | 100%     | \$150,000.00<br>\$50,000.00  | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
| Loussac Manor<br>AK001000271<br>Anchorage           | 1. Dwelling construction - interior/exterior renovations<br>or replacement<br>2. Site improvements   | 1460<br>1450            | 100%     | \$40,000.00<br>\$20,000.00   | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
| AK001000277<br>Juneau                               | 1. Dwelling construction - interior/exterior renovations<br>or replacement (Riverbend, Geneva Woods, Mt. View, C)<br>2. Site improvements (Riverbend, Geneva Woods, Mt. View, C) | 1460<br>1450            | 100%     | \$200,000.00<br>\$140,000.00 | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
| Beringue<br>AK001000280<br>Nome                     | 1. Dwelling construction - interior/exterior renovations<br>2. Site improvements   | 1460<br>1450            | 100%     | \$35,000.00<br>\$5,000.00    | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
| Ketchikan<br>AK001000279<br>Ketchikan               | 1. Dwelling construction - interior/exterior renovations<br>or replacement (Schoenbar, Sea View Terrace)<br>2. Site improvements (Schoenbar, Sea View Terrace)                   | 1460<br>1460            | 100%     | \$225,000.00<br>\$150,000.00 | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
| AK001000280<br>Sitka                                | 1. Dwelling construction - interior/exterior renovations<br>or replacement (Swan Lake, Paxton Manor)<br>2. Site improvements (Swan Lake, Paxton Manor)                           | 1460<br>1450            | 100%     | \$25,000.00<br>\$40,000.00   | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
| Williva Manor I & II<br>AK001000244<br>Wasilla      | 1. Dwelling construction - interior/exterior renovations<br>2. Site improvements   | 1460<br>1450            | 100%     | \$5,000.00<br>\$5,000.00     | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
| Etolin Heights<br>AK001000213<br>Wrangell           | 1. Dwelling construction - interior/exterior renovations<br>2. Site improvements   | 1460<br>1450            | 100%     | \$30,000.00<br>\$12,000.00   | \$0.00<br>\$0.00     |                   | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  |  |
|   | <b>TOTAL PHYSICAL IMPROVEMENTS</b>   |                         |          | <b>\$1,477,000.00</b>        | <b>\$0.00</b>        |                   | <b>\$0.00</b>                        | <b>\$0.00</b>               |                |  |  |

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

| Part II: Supporting Pages  |   |                            |          |                            |                      |  |                                 |                                |  |                |
|--|---|----------------------------|----------|----------------------------|----------------------|--|---------------------------------|--------------------------------|--|----------------|
| PHA Name: <b>ALASKA HOUSING FINANCE CORPORATION</b>  |   |                            |          |                            |                      |  |                                 |                                |  |                |
| Grant Type and Number<br>Capital Fund Program Grant No: <b>AK06P001501-09</b> CFFP (Yes/No): <b>No</b><br>Replacement Housing Factor Grant No: |   |                            |          |                            |                      |  |                                 |                                |  |                |
| Development<br>Number/<br>Name/PHA-Wide<br>Activities  | General Description of Major Work<br>Categories   | Development<br>Account No. | Quantity | Total Estimated Cost       |                      |  | Total Actual Cost               |                                |  | Status of Work |
|  |   |                            |          | Original                   | Revised <sup>1</sup> |  | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |  |                |
|  | <b>NONDWELLING EQUIPMENT</b>  |                            |          |                            |                      |  |                                 |                                |  |                |
| HA-Wide  | 1. Vehicles to improve PHD maintenance operations<br>2. Computer hardware upgrades to service Public<br>Housing projects (PCs, printers, servers/routers,<br>and automated physical inspection devices) | 1475<br>1475               |          | \$35,000.00<br>\$10,000.00 | \$0.00<br>\$0.00     |  | \$0.00<br>\$0.00                | \$0.00<br>\$0.00               |  |                |
| <b>AMP#</b>  | <b>TOTAL NONDWELLING EQUIPMENT</b>  | <b>Total 1475</b>          |          | <b>\$45,000.00</b>         | <b>\$0.00</b>        |  | <b>\$0.00</b>                   | <b>\$0.00</b>                  |  |                |
|  | <b>RELOCATION COSTS</b>   |                            |          |                            |                      |  |                                 |                                |  |                |
| AK001000279  | 1. Relocation costs for Schoenbar Park  | 1495.1                     |          | \$10,000.00                | \$0.00               |  | \$0.00                          | \$0.00                         |  |                |
| AK001000275  | 2. Relocation costs for Birch Park I & II   | 1495.1                     |          | \$7,500.00                 | \$0.00               |  | \$0.00                          | \$0.00                         |  |                |
| AK001000279  | 3. Property managers' salary for Schoenbar Park<br>relocation work  | 1495.5                     |          | \$4,000.00                 | \$0.00               |  | \$0.00                          | \$0.00                         |  |                |
| AK001000275  | 4. Property managers' salary for Birch Park I & II<br>relocation work   | 1495.5                     |          | \$2,000.00                 | \$0.00               |  | \$0.00                          | \$0.00                         |  |                |
|  | <b>TOTAL RELOCATION COSTS</b>   | <b>Total 1495</b>          |          | <b>\$23,500.00</b>         | <b>\$0.00</b>        |  | <b>\$0.00</b>                   | <b>\$0.00</b>                  |  |                |
|  | <b>Contingency</b>  | 1502                       |          | \$100,000.00               | \$0.00               |  | \$0.00                          | \$0.00                         |  |                |
|  | <b>TOTAL CONTINGENCY</b>  | <b>Total 1502</b>          |          | <b>\$100,000.00</b>        | <b>\$0.00</b>        |  | <b>\$0.00</b>                   | <b>\$0.00</b>                  |  |                |
|  | <b>TOTAL FFY 2009 COSTS</b>   |                            |          | <b>\$2,559,290.00</b>      | <b>\$0.00</b>        |  | <b>\$0.00</b>                   | <b>\$0.00</b>                  |  |                |

Capital Fund Program - Five-Year Action Plan

Part I: Summary

| PHA Name/Number<br><b>ALASKA HOUSING FINANCE CORPORATION</b> |              | Locality (City/County & State)<br><b>ALASKA</b> |                                 |                                 | <input checked="" type="checkbox"/> Original 5-Year Plan | <input type="checkbox"/> Revision No: |     |                           |     |  |  |
|--|--------------|---|---------------------------------|---------------------------------|--|---------------------------------------|-----|---------------------------|-----|--|--|
| A. Development Number and Name                               | FFY          | Work Statement for Year 2                       |                                 | Work Statement for Year 3       |  | Work Statement for Year 4             |     | Work Statement for Year 5 |     |  |  |
|  |              | FFY Grant: 2010<br>PHA FY: 2011                 | FFY Grant: 2011<br>PHA FY: 2012 | FFY Grant: 2012<br>PHA FY: 2013 | FFY Grant: 2013<br>PHA FY: 2014                          |                                       |     |                           |     |  |  |
|  |              | Work Statement for Year 1<br><b>2009</b>        | Annual Statement                |                                 |  |                                       |     |                           |     |  |  |
| AK001000247  | ANCH CENTRAL | \$0   | \$0                             | \$0                             | \$0  | \$0                                   | \$0 | \$0                       | \$0 |  |  |
| AK001000271  | ANCH SOUTH   | \$60,000  | \$70,000                        | \$120,000                       | \$375,000  |                                       |     |                           |     |  |  |
| AK001000273  | ANCH NORTH   | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
| AK001000274  | ANCH EAST    | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
| AK001000275  | FAIRBANKS    | \$0   | \$1,155,000                     | \$500,000                       | \$0  |                                       |     |                           |     |  |  |
| AK001000277  | JUNEAU       | \$0   | \$0                             | \$0                             | \$845,546  |                                       |     |                           |     |  |  |
| AK001000257  | BETHEL       | \$1,210,000                                     | \$80,000                        | \$0                             | \$0  |                                       |     |                           |     |  |  |
| AK001000216  | CORDOVA      | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
| AK001000279  | KETCHIKAN    | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
| AK001000265  | KODIAK       | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
| AK001000260  | NOME         | \$0   | \$0                             | \$600,000                       | \$0  |                                       |     |                           |     |  |  |
| AK001000280  | SITKA        | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
| AK001000263  | VALDEZ       | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
| AK001000244  | WASILLA      | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
| AK001000213  | WRANGELL     | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
|  |              | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
|  |              | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
|  |              | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
|  |              | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
|  |              | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
|  |              | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
|  |              | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
|  |              | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
|  |              | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |
|  |              | \$0   | \$0                             | \$0                             | \$0  |                                       |     |                           |     |  |  |

Capital Fund Program - Five-Year Action Plan

| PHA Name/Number<br><b>ALASKA HOUSING FINANCE CORPORATION</b> |  | Locality (City/County & State)<br><b>ALASKA</b> |   |   |   | <input checked="" type="checkbox"/> Original 5-Year Plan<br><input type="checkbox"/> Revision No: _____ |  |
|--|--|---|---|---|---|---|--|
| A.   | Development Number and Name                    | Year 1  | Work Statement for Year 2                     | Work Statement for Year 3                     | Work Statement for Year 4                     | Work Statement for Year 5   |  |
|  |  | FFY<br><b>2009</b><br>Annual Statement          | FFY Grant: <b>2010</b><br>PHA FY: <b>2011</b> | FFY Grant: <b>2011</b><br>PHA FY: <b>2012</b> | FFY Grant: <b>2012</b><br>PHA FY: <b>2013</b> | FFY Grant: <b>2013</b><br>PHA FY: <b>2014</b>   |  |
|  |  |   |   |   |   |   |  |
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|  |  |   |   |   |   |   |  |
| B.   | HA-Wide Physical Activities                    |   | \$390,000                                     | \$390,000                                     | \$390,000                                     | \$450,000   |  |
| B.   | Physical Improvements Subtotal                 |   | \$1,660,000                                   | \$1,695,000                                   | \$1,610,000                                   | \$1,670,546   |  |
| C.   | Management Improvements                        |   | \$0   | \$0   | \$0   | \$0   |  |
| D.   | PHA-Wide Non-dwelling Structures and Equipment |   | \$45,000                                      | \$45,000                                      | \$45,000                                      | \$45,000  |  |
| E.   | Administration                                 |   | \$255,929                                     | \$255,929                                     | \$255,929                                     | \$255,929   |  |
| F.   | Other  |   | \$415,861                                     | \$380,861                                     | \$465,861                                     | \$405,315   |  |
| G.   | Operations                                     |   | \$182,500                                     | \$182,500                                     | \$182,500                                     | \$182,500   |  |
| H.   | Demolition                                     |   | \$0   | \$0   | \$0   | \$0   |  |
| I.   | Development (RHF Funds)                        |   | \$53,245                                      | \$53,245                                      | \$53,245                                      | \$53,245  |  |
| J.   | Capital Fund Financing -- Debt Service         |   | \$0   | \$0   | \$0   | \$0   |  |
| K.   | Total CFP Funds                                |   | \$2,612,535                                   | \$2,612,535                                   | \$2,612,535                                   | \$2,612,535   |  |
| L.   | Total Non-CFP Funds                            |   | \$0   | \$0   | \$0   | \$0   |  |
| M.   | Grand Total                                    |   | \$2,612,535                                   | \$2,612,535                                   | \$2,612,535                                   | \$2,612,535   |  |

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

| Activities for Year 1<br><b>2009</b> | Activities for Year 2<br>FFY Grant: <b>2010</b><br>PHA FY: <b>2011</b> |   |   | Activities for Year 3<br>FFY Grant: <b>2011</b><br>PHA FY: <b>2012</b> |   |   |
|--------------------------------------|--|---|---|--|---|---|
|                                      | Development Name/Number  | Major Work Categories   | Estimated Cost                                | Development Name/Number  | Major Work Categories   | Estimated Cost                            |
| <b>See</b>                           | AK001000257 Bethel Heights   | <b>Building (Interior/Exterior):</b><br>Interior and exterior renovation<br><b>Site:</b><br>Site Improvements<br><br><b>Total Bethel Heights:</b> | \$1,135,000<br>\$75,000<br><b>\$1,210,000</b> | AK001000271 Loussac Manor  | <b>Building (Interior/Exterior):</b><br>Interior and exterior renovation<br><b>Site:</b><br>Site Improvements<br><br><b>Total Loussac Manor:</b>  | \$50,000<br>\$20,000<br><b>\$70,000</b>   |
|                                      | <b>Annual</b>  |   |   |  |   |   |
| <b>Statement</b>                     | AK001000271 Loussac Manor  | <b>Building (Interior/Exterior):</b><br>Interior and exterior renovation<br><b>Site:</b><br>Site Improvements<br><br><b>Total Loussac Manor:</b>  | \$45,000<br>\$15,000<br><b>\$60,000</b>       | AK001000275 Birch Park I   | <b>Building (Interior/Exterior):</b><br>Interior and exterior renovation<br><b>Site:</b><br>Site Improvements<br><br><b>Total Birch Park I:</b>   | \$725,000<br>\$30,000<br><b>\$755,000</b> |
|                                      |  |   |   | AK001000275 Birch Park II  | <b>Building (Interior/Exterior):</b><br>Interior and exterior renovation<br><b>Site:</b><br>Site Improvements<br><br><b>Total Birch Park II:</b>  | \$370,000<br>\$30,000<br><b>\$400,000</b> |
|                                      |  |   |   | AK001000257 Bethel Heights   | <b>Building (Interior/Exterior):</b><br>Interior and exterior renovation<br><b>Site:</b><br>Site Improvements<br><br><b>Total Bethel Heights:</b> | \$55,000<br>\$25,000<br><b>\$80,000</b>   |

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

| Activities for Year 1<br><b>2009</b> | Activities for Year 4<br>FFY Grant: <b>2012</b><br>PHA FY: <b>2013</b> |  |  | Activities for Year 5<br>FFY Grant: <b>2013</b><br>PHA FY: <b>2014</b> |   |   |
|--------------------------------------|--|--|--|--|---|---|
|                                      | Development Name/Number  | Major Work Categories  | Estimated Cost                             | Development Name/Number  | Major Work Categories   | Estimated Cost                            |
| <b>See Annual Statement</b>          | AK001000260, Beringvue   | <b>Building (Interior/Exterior):</b><br>Interior and exterior renovation<br><b>Site:</b><br>Site Improvements<br><br><b>Total Beringvue:</b>     | \$500,000<br>\$100,000<br><b>\$600,000</b> | AK001000277, Cedar Park/<br>Cedar Park Annex                           | <b>Building (Interior/Exterior):</b><br>Interior and exterior renovation<br><b>Site:</b><br>Site Improvements<br><br><b>Total Cedar Park Annex:</b> | \$425,300<br>\$50,000<br><b>\$475,300</b> |
|                                      | AK001000275, Birch Park I  | <b>Building (Interior/Exterior):</b><br>Interior and exterior renovation<br><b>Site:</b><br>Site Improvements<br><br><b>Total Birch Park I:</b>  | \$200,000<br>\$50,000<br><b>\$250,000</b>  | AK001000277, Riverbend   | <b>Building (Interior/Exterior):</b><br>Interior and exterior renovation<br><b>Site:</b><br>Site Improvements<br><br><b>Total Cedar Park Annex:</b> | \$320,246<br>\$50,000<br><b>\$370,246</b> |
|                                      | AK001000275, Birch Park II   | <b>Building (Interior/Exterior):</b><br>Interior and exterior renovation<br><b>Site:</b><br>Site Improvements<br><br><b>Total Birch Park II:</b> | \$200,000<br>\$50,000<br><b>\$250,000</b>  | AK001000271 Loussac Manor  | <b>Building (Interior/Exterior):</b><br>Interior and exterior renovation<br><b>Site:</b><br>Site Improvements<br><br><b>Total Loussac Manor:</b>    | \$300,000<br>\$75,000<br><b>\$375,000</b> |
|                                      | AK001000271 Loussac Manor  | <b>Building (Interior/Exterior):</b><br>Interior and exterior renovation<br><b>Site:</b><br>Site Improvements<br><br><b>Total Loussac Manor:</b> | \$100,000<br>\$20,000<br><b>\$120,000</b>  |  |   |   |

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

| Activities for Year 1<br><b>2009</b> | Activities for Year 2<br>FFY Grant: <b>2010</b><br>PHA FY: <b>2011</b>   |  |  | Activities for Year 3<br>FFY Grant: <b>2011</b><br>PHA FY: <b>2012</b>   |  |   |
|--------------------------------------|--|--|--|--|--|---|
|                                      | Development Name/Number  | Major Work Categories  | Estimated Cost   | Development Name/Number  | Major Work Categories  | Estimated Cost  |
| <b>See</b>                           | <b>HA - WIDE</b>   | Extraordinary Maintenance - 1450<br>Extraordinary Maintenance - 1460<br><b>Total Extraordinary Maintenance:</b>  | \$70,000<br>\$70,000<br><b>\$140,000</b>   | <b>HA - WIDE</b>   | Extraordinary Maintenance - 1450<br>Extraordinary Maintenance - 1460<br><b>Total Extraordinary Maintenance:</b>  | \$70,000<br>\$70,000<br><b>\$140,000</b>  |
| <b>Annual</b>                        | <b>HA - WIDE</b>   | Code compliance issues - 1450<br>Code compliance issues - 1460<br><b>Total Code Compliance:</b>  | \$125,000<br>\$125,000<br><b>\$250,000</b>   | <b>HA - WIDE</b>   | Code compliance issues - 1450<br>Code compliance issues - 1460<br><b>Total Code Compliance:</b>  | \$125,000<br>\$125,000<br><b>\$250,000</b>  |
| <b>Statement</b>                     | <b>HA - WIDE</b>   | <b>Nondwelling Equipment:</b><br>1. Vehicles to improve public housing maintenance operations<br><br>2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)<br><br><b>Total NDE:</b> | \$35,000<br><br>\$10,000<br><br><b>\$45,000</b>  | <b>HA - WIDE</b>   | <b>Nondwelling Equipment:</b><br>1. Vehicles to improve public housing maintenance operations<br><br>2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)<br><br><b>Total NDE:</b> | \$35,000<br><br>\$10,000<br><br><b>\$45,000</b>   |
|                                      | AK001000247, Chugach Manor<br>AK001000271 & AK001000274<br>FSS Incentive Properties<br>AK001000277, Mt. View<br>AK001000277, Mt. View Annex<br>AK001000271, AK001000271 &<br>AK001000271 - New Willows<br>AK001000280, Paxton Manor<br>AK001000275, Southall Manor | Energy audit<br>Energy audit<br><br>Energy audit<br>Energy audit<br>Energy audit<br><br>Energy audit<br>Energy audit   | \$20,000<br>\$7,500<br><br>\$6,000<br>\$6,000<br>\$18,000<br><br>\$7,500<br>\$7,500<br><b>\$72,500</b> | AK001000275, Birch Park I<br>AK001000275, Birch Park II<br>AK001000213, Etolin Heights<br>AK001000271, Loussac Manor<br>AK001000265, Pacific Terrace<br>AK001000279, Schoenbar Park<br>AK001000279, Sea View Terrace<br>AK001000275, Spruce Park<br>AK001000263, Valdez Arms | Energy audit<br>Energy audit<br><br>Energy audit<br>Energy audit<br>Energy audit<br><br>Energy audit<br>Energy audit   | \$7,500<br>\$7,500<br><br>\$7,500<br>\$15,000<br>\$7,500<br><br>\$15,000<br>\$7,500<br>\$7,500<br><b>\$82,500</b> |
|                                      |  | <b>Total Energy Audits:</b>  | <b>\$72,500</b>  |  | <b>Total Energy Audits:</b>  | <b>\$82,500</b>   |
|                                      |  | <b>Estimated Development Costs:</b>  | <b>\$1,660,000</b>   |  | <b>Estimated Development Costs:</b>  | <b>\$1,695,000</b>  |

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

| Activities for Year 1<br><b>2009</b> | Activities for Year 4<br>FFY Grant: <b>2012</b><br>PHA FY: <b>2013</b> |  |  | Activities for Year 5<br>FFY Grant: <b>2013</b><br>PHA FY: <b>2014</b> |  |  |
|--------------------------------------|--|--|--|--|--|--|
|                                      | Development Name/Number  | Major Work Categories  | Estimated Cost                                       | Development Name/Number  | Major Work Categories  | Estimated Cost                                       |
| <b>See</b>                           | <b>HA - WIDE</b>   | Extraordinary Maintenance - 1450<br>Extraordinary Maintenance - 1460<br><b>Total Extraordinary Maintenance:</b>  | \$70,000<br>\$70,000<br>-----<br><b>\$140,000</b>    | <b>HA - WIDE</b>   | Extraordinary Maintenance - 1450<br>Extraordinary Maintenance - 1460<br><b>Total Extraordinary Maintenance:</b>  | \$75,000<br>\$75,000<br>-----<br><b>\$150,000</b>    |
|                                      | <b>HA - WIDE</b>   | Code compliance issues - 1450<br>Code compliance issues - 1460<br><b>Total Code Compliance:</b>  | \$125,000<br>\$125,000<br>-----<br><b>\$250,000</b>  | <b>HA - WIDE</b>   | Code compliance issues - 1450<br>Code compliance issues - 1460<br><b>Total Code Compliance:</b>  | \$150,000<br>\$150,000<br>-----<br><b>\$300,000</b>  |
|                                      | <b>HA - WIDE</b>   | <b>Nondwelling Equipment:</b><br>1. Vehicles to improve public housing maintenance operations<br><br>2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)<br><b>Total NDE:</b> | \$35,000<br><br>\$10,000<br>-----<br><b>\$45,000</b> | <b>HA - WIDE</b>   | <b>Nondwelling Equipment:</b><br>1. Vehicles to improve public housing maintenance operations<br><br>2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)<br><b>Total NDE:</b> | \$35,000<br><br>\$10,000<br>-----<br><b>\$45,000</b> |
| <b>Annual Statement</b>              |  |  |  | AK001000244, Wiliwa Manor I & II                                       | Energy audit<br><br><b>Total Energy Audits:</b>  | \$15,000<br>-----<br><b>\$15,000</b>                 |
|                                      |  | <b>Estimated Development Costs:</b>  | <b>\$1,610,000</b>                                   |  | <b>Estimated Development Costs:</b>  | <b>\$1,670,546</b>                                   |

| <b>Part I: Summary</b>   |  | Grant Type and Number<br>Capital Fund Program Grant No: _____<br>Date of CFFP: _____ | Replacement Housing Factor Grant No: <b>AK06R001501-09</b> | FFY of Grant: <b>2009</b><br>FFY of Grant Approval: <b>2009</b> |               |
|--|--|--|--|---|---------------|
| PHA Name:<br><b>ALASKA HOUSING FINANCE CORPORATION</b>   |  |  |  |   |               |
| Type of Grant<br><input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies<br><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no: )<br><input type="checkbox"/> Performance and Evaluation Report for Final Performance and Evaluation Report |  |  |  |   |               |
| Line   | Summary by Development Account   | Total Estimated Cost   |  | Total Actual Cost <sup>1</sup>                                  |               |
|  |  | Original   | Revised <sup>2</sup>                                       | Obligated   | Expended      |
| 1  | Total Non-CFP Funds  |  |  |   |               |
| 2  | 1406 Operations (may not exceed 20% of line 20) <sup>3</sup>             | \$0.00   | \$0.00   | \$0.00  | \$0.00        |
| 3  | 1408 Management Improvements   | \$0.00   | \$0.00   | \$0.00  | \$0.00        |
| 4  | 1410 Administration (may not exceed 10% of line 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 <sup>4</sup>                                 | \$53,245.00  | \$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   | <b>Amount of Annual Grant: (sum of lines 2-19)</b>                       | <b>\$53,245.00</b>   | <b>\$0.00</b>  | <b>\$0.00</b>   | <b>\$0.00</b> |
| 21   | Amount of line 20 Related to LBP Activities                              | \$0.00   | \$0.00   | \$0.00  | \$0.00        |
| 22   | Amount of line 20 Related to Section 504 Activities                      | \$0.00   | \$0.00   | \$0.00  | \$0.00        |
| 23   | Amount of line 20 Related to Security -- Soft Costs                      | \$0.00   | \$0.00   | \$0.00  | \$0.00        |
| 24   | Amount of line 20 Related to Security -- Hard Costs                      | \$0.00   | \$0.00   | \$0.00  | \$0.00        |
| 25   | Amount of line 20 Related to Energy Conservation Measures                | \$0.00   | \$0.00   | \$0.00  | \$0.00        |
| Signature of Executive Director _____  |  | Signature of Public Housing Director _____   |  | Date _____  |               |

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



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

|   |  |   |
|---|--|---|
| PHA Name:<br><br><b>ALASKA HOUSING FINANCE CORPORATION</b>                    | Grant Type and Number<br>Capital Fund Program Grant No.<br>Replacement Housing Factor Grant No.: | Federal FY of Grant:<br><br><b>FFY 2004</b>   |
| <input type="checkbox"/> Original Annual Statement                            |  | <input type="checkbox"/> Revised Annual Statement (LOCCS revision as of )                             |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: |  | <input checked="" type="checkbox"/> Final Performance and Evaluation Report (Period Ending: 12/31/08) |

| Line No. | Summary by Development Account                            | Total Estimated Cost  |                       | Total Actual Cost     |                       |
|----------|---|-----------------------|-----------------------|-----------------------|-----------------------|
|          |   | Original              | Revised               | Obligated             | Expended              |
| 1        | Total Non-CFP Funds                                       |                       |                       |                       |                       |
| 2        | 1406 Operations   | \$258,665.84          | \$258,665.84          | \$258,665.84          | \$258,665.84          |
| 3        | 1408 Management Improvements                              | \$27,918.39           | \$27,918.39           | \$27,918.39           | \$27,918.39           |
| 4        | 1410 Administration                                       | \$269,371.01          | \$269,371.01          | \$269,371.01          | \$269,371.01          |
| 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                                       | \$300,829.14          | \$300,829.14          | \$300,829.14          | \$300,829.14          |
| 8        | 1440 Site Acquisition                                     | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| 9        | 1450 Site Improvement                                     | \$128,875.66          | \$128,875.66          | \$128,875.66          | \$128,875.66          |
| 10       | 1460 Dwelling Structures                                  | \$1,692,006.95        | \$1,692,006.95        | \$1,692,006.95        | \$1,692,006.95        |
| 11       | 1465.1 Dwelling Equipment-Nonexpendable                   | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| 12       | 1470 Nondwelling Structures                               | \$23,287.00           | \$23,287.00           | \$23,287.00           | \$23,287.00           |
| 13       | 1475 Nondwelling Equipment                                | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| 14       | 1485 Demolition   | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| 15       | 1490 Replacement Reserve                                  | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| 16       | 1492 Moving to Work Demonstration                         | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| 17       | 1495.1 Relocation Cost                                    | \$33,883.01           | \$33,883.01           | \$33,883.01           | \$33,883.01           |
| 18       | 1499 Development Activities                               | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| 19       | 1501 Collateralization or Debt Service                    | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| 20       | 1502 Contingency  | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| 21       | <b>Amount of Annual Grant: (sum of lines 2-20)</b>        | <b>\$2,734,837.00</b> | <b>\$2,734,837.00</b> | <b>\$2,734,837.00</b> | <b>\$2,734,837.00</b> |
| 22       | Amount of line 21 Related to LBP Activities               | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| 23       | Amount of line 21 Related to Section 504 Compliance       | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| 24       | Amount of line 21 Related to Security -- Soft Costs       | \$1,295.39            | \$1,295.39            | \$1,295.39            | \$1,295.39            |
| 25       | Amount of line 21 Related to Security -- Hard Costs       | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
| 26       | Amount of line 21 Related to Energy Conservation Measures | \$14,900.00           | \$14,900.00           | \$14,900.00           | \$14,900.00           |

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

| PHA Name:                             |  | Grant Type and Number   |          | Federal FY of Grant: |                     | Status of Work      |                     |
|---------------------------------------|--|---|----------|----------------------|---------------------|---------------------|---------------------|
| ALASKA HOUSING FINANCE CORPORATION    |  | Capital Fund Program Grant No. AK06P001501-04<br>Replacement Housing Factor Grant No: |          | FFY 2004             |                     |                     |                     |
| Development Number/HA-Wide Activities | General Description of Major Work Categories   | Development Account Number  | Quantity | Total Estimated Cost |                     | Total Actual Cost   |                     |
|                                       |  |   |          | Original             | Revised             | Funds Obligated     | Funds Expended      |
|                                       | <b>OPERATIONS</b>  |   |          |                      |                     |                     |                     |
| HA-Wide Operations                    | 1. FSS Case Management; service coordination program   | 1406  | HA Wide  | \$142,491.32         | \$142,491.32        | \$142,491.32        | \$142,491.32        |
|                                       | 2. Resident Job Skills Training Program-Gateway  | 1406  | HA Wide  | \$12,773.61          | \$12,773.61         | \$12,773.61         | \$12,773.61         |
|                                       | 3. Develop and support tutorial/after-school program partnership with community-based organizations  | 1406  | HA Wide  | \$10,000.00          | \$10,000.00         | \$10,000.00         | \$10,000.00         |
|                                       | 4. Supportive services which assist residents in financial management, job searching, life skills, and child development   | 1406  | HA Wide  | \$25,372.37          | \$25,372.37         | \$25,372.37         | \$25,372.37         |
|                                       | 5. Provide literature to residents explaining AHFC policies and lease requirements; quarterly newsletter to residents  | 1406  | HA Wide  | \$0.00               | \$0.00              | \$0.00              | \$0.00              |
|                                       | 6. Security services at low rent developments, security-related training for residents, and enhancements to building security  | 1406  | HA Wide  | \$1,295.39           | \$1,295.39          | \$1,295.39          | \$1,295.39          |
|                                       | 7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems  | 1406  | HA Wide  | \$0.00               | \$0.00              | \$0.00              | \$0.00              |
|                                       | 8. Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low rent portion) and construction-related issues | 1406  | HA Wide  | \$0.00               | \$0.00              | \$0.00              | \$0.00              |
|                                       | 9. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties  | 1406  | HA Wide  | \$0.00               | \$0.00              | \$0.00              | \$0.00              |
|                                       | 10. Train housing operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties  | 1406  | HA Wide  | \$65,466.22          | \$65,466.22         | \$65,466.22         | \$65,466.22         |
|                                       | 11. Resident Services staff training and travel related to support the FSS Program, Service Coordination, and other resident programs                                | 1406  | HA Wide  | \$1,266.93           | \$1,266.93          | \$1,266.93          | \$1,266.93          |
|                                       | 12. Section 3 program training and development for staff, residents, and businesses  | 1406  | HA Wide  | \$0.00               | \$0.00              | \$0.00              | \$0.00              |
|                                       | <b>TOTAL OPERATIONS</b>  | <b>Total 1406</b>   |          | <b>\$258,665.84</b>  | <b>\$258,665.84</b> | <b>\$258,665.84</b> | <b>\$258,665.84</b> |

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

| PHA Name:<br><b>ALASKA HOUSING FINANCE CORPORATION</b> |  | Grant Type and Number<br>Capital Fund Program Grant No. <b>AK06P001501-04</b><br>Replacement Housing Factor Grant No: |          | Federal FY of Grant:<br><b>FFY 2004</b>   |   | Status of Work   |
|--|--|---|----------|---|---|--|
| Development Number<br>Name/HA-Wide Activities          | General Description of Major Work Categories   | Total Estimated Cost  |          | Total Actual Cost   |   |  |
|  |  | Development Account Number  | Quantity | Original  | Revised   | Funds Obligated  |
| HA-Wide Mgmt. Improvements                             | <b>MANAGEMENT IMPROVEMENTS</b><br>1. Upgrades to the management information system and area-wide network enhancements at low rent developments to improve communications, operations, and disaster recovery; includes software upgrades, travel, and training for IS staff | 1408  | HA Wide  | \$27,918.39   | \$27,918.39   | Completed  |
|  | <b>TOTAL MANAGEMENT IMPROVEMENTS</b>   | <b>Total 1408</b>   |          | <b>\$27,918.39</b>  | <b>\$27,918.39</b>  |  |
| HA-Wide Admin  | <b>ADMINISTRATIVE COSTS</b><br>1. Nontechnical salaries<br>2. Technical salaries<br>3. Inspector salary and benefits - Beringvue<br>4. Employee benefits contributions<br>5. Administrative travel<br>6. Telecommunications<br>7. Sundry admin (CFP prep and advertising)  | 1410.01<br>1410.02<br>1410.02<br>1410.09<br>1410.10<br>1410.16<br>1410.19   |          | \$98,396.00<br>\$60,952.40<br>\$0.00<br>\$87,226.30<br>\$12,113.13<br>\$0.00<br>\$10,683.18 | \$98,396.00<br>\$60,952.40<br>\$0.00<br>\$87,226.30<br>\$12,113.13<br>\$0.00<br>\$10,683.18 | Completed<br>Completed<br>Completed<br>Completed<br>Completed<br>Completed |
|  | <b>TOTAL ADMINISTRATIVE COSTS</b>  | <b>Total 1410</b>   |          | <b>\$269,371.01</b>   | <b>\$269,371.01</b>   |  |
| HA-Wide Fees and Costs                                 | <b>FEES &amp; COSTS</b><br>1. A&E fees for Williwa Manor<br>2. Consultant fees for Beringvue and Williwa Manor<br>3. Energy audits for Etolin Heights and Southall Manor<br>3. Inspector salary and benefits - Beringvue<br>4. Sundry planning                             | 1430.01<br>1430.02<br>1430.02<br>1410.02<br>1430.19   |          | \$263,871.82<br>\$17,532.42<br>\$14,900.00<br>\$0.00<br>\$4,524.90                          | \$263,871.82<br>\$17,532.42<br>\$14,900.00<br>\$0.00<br>\$4,524.90                          | Completed<br>Completed<br>Completed<br>Completed<br>Completed              |
|  | <b>TOTAL FEES &amp; COSTS</b>  | <b>Total 1430</b>   |          | <b>\$300,829.14</b>   | <b>\$300,829.14</b>   |  |
|  | <b>TOTAL FEES &amp; COSTS</b>  |   |          | <b>\$300,829.14</b>   | <b>\$300,829.14</b>   |  |

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

| PHA Name:                                 |   | Grant Type and Number   |                                       | Federal FY of Grant:  |   | Status of Work  |  |
|---|---|---|---------------------------------------|---|---|---|--|
| ALASKA HOUSING FINANCE CORPORATION        |   | Capital Fund Program Grant No. AK06P001501-04<br>Replacement Housing Factor Grant No: |                                       | FFY 2004  |   |   |  |
| Development Number/HA-Wide Activities     | General Description of Major Work Categories  | Development Account Number  | Quantity                              | Total Estimated Cost  |   | Total Actual Cost   |  |
|   |   |   |                                       | Original  | Revised   | Funds Obligated   | Funds Expended   |
| AK001060<br>Beringvue,<br>Nome            | <b>PHYSICAL IMPROVEMENTS</b><br>Build a maintenance shop and renovate office<br>Electrical upgrades<br>Replace HRV                          | 1470<br>1460<br>1460  | 1 bldg.<br>100%<br>100%               | \$23,287.00<br>\$10,209.28<br>\$38,335.05<br><b>\$71,831.33</b>                                     | \$23,287.00<br>\$10,209.28<br>\$38,335.05<br><b>\$71,831.33</b>                                     | \$23,287.00<br>\$10,209.28<br>\$38,335.05<br><b>\$71,831.33</b>                                     | Completed<br>Completed<br>Completed                                  |
| AK001042<br>Central Terrace,<br>Anchorage | Dwelling construction - interior/exterior renovations   | 1460  | 100%                                  | \$149,534.61  | \$149,534.61  | \$149,534.61  | Completed  |
| <b>TOTAL CENTRAL TERRACE</b>              |   |   |                                       | <b>\$149,534.61</b>   | <b>\$149,534.61</b>   | <b>\$149,534.61</b>   |  |
| AK001011<br>Fairmount,<br>Anchorage       | Dwelling construction - interior/exterior renovations   | 1460  | 1 bldg.                               | \$0.00  | \$0.00  | \$0.00  | Moved to CFP 506 utilizing fungibility                               |
| <b>TOTAL FAIRMOUNT</b>                    |   |   |                                       | <b>\$0.00</b>   | <b>\$0.00</b>   | <b>\$0.00</b>   |  |
| AK001050<br>New Willows,<br>Anchorage     | Install rain gutters<br>Kitchen and bath cabinets<br>Replace doors and jambs<br>Replace decks<br>Interior/exterior renovations<br>Site work | 1460<br>1460<br>1460<br>1460<br>1460<br>1450  | 1 bldg.<br>8 units<br>6 units<br>100% | \$0.00<br>\$10,409.64<br>\$11,886.78<br>\$0.00<br>\$98,089.00<br>\$20,000.00<br><b>\$140,385.42</b> | \$0.00<br>\$10,409.64<br>\$11,886.78<br>\$0.00<br>\$98,089.00<br>\$20,000.00<br><b>\$140,385.42</b> | \$0.00<br>\$10,409.64<br>\$11,886.78<br>\$0.00<br>\$98,089.00<br>\$20,000.00<br><b>\$140,385.42</b> | Completed<br>Completed<br>Completed<br>Moved to CFP 506<br>Completed |
| AK001009<br>Schoenbar Park,<br>Ketchikan  | Replace siding and downspouts<br>Site Improvements  | 1460<br>1450  | 100%<br>100%                          | \$0.00<br>\$108,875.66  | \$0.00<br>\$108,875.66  | \$0.00<br>\$108,875.66  | Moved to CFP 504<br>Moved from FFY09-fungibility                     |
| <b>TOTAL SCHOENBAR PARK</b>               |   |   |                                       | <b>\$108,875.66</b>   | <b>\$108,875.66</b>   | <b>\$108,875.66</b>   |  |
| AK001044<br>Williwa Manor,<br>Wasilla     | Dwelling construction - major interior/exterior renovations   | 1460  | 100%                                  | \$1,373,542.59  | \$1,373,542.59  | \$1,373,542.59  | Completed  |
| <b>TOTAL WILLIWA MANOR</b>                |   |   |                                       | <b>\$1,373,542.59</b>   | <b>\$1,373,542.59</b>   | <b>\$1,373,542.59</b>   |  |
| <b>TOTAL PHYSICAL IMPROVEMENTS</b>        |   |   |                                       | <b>\$1,844,169.61</b>   | <b>\$1,844,169.61</b>   | <b>\$1,844,169.61</b>   |  |

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

| PHA Name:                                     |  | Grant Type and Number   |          | Federal FY of Grant:  |                       | Status of Work        |                       |
|---|--|---|----------|-----------------------|-----------------------|-----------------------|-----------------------|
| ALASKA HOUSING FINANCE CORPORATION            |  | Capital Fund Program Grant No. AK06P001501-04<br>Replacement Housing Factor Grant No: |          | FFY 2004              |                       |                       |                       |
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                                 | Development Account Number  | Quantity | Total Estimated Cost  |                       | Total Actual Cost     |                       |
|   |  |   |          | Original              | Revised               | Funds Obligated       | Funds Expended        |
|   | <b>NONDWELLING EQUIPMENT</b>   |   |          |                       |                       |                       |                       |
|   | 1. Beringue community room furniture   | 1475  |          | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
|   | 2. Construction Dept. copier   | 1475  |          | \$0.00                | \$0.00                | \$0.00                | \$0.00                |
|   | <b>TOTAL NONDWELLING EQUIPMENT</b>   | <b>Total 1475</b>   |          | <b>\$0.00</b>         | <b>\$0.00</b>         | <b>\$0.00</b>         | <b>\$0.00</b>         |
|   | <b>RELOCATION COSTS</b>  |   |          |                       |                       |                       |                       |
|   | 1. Relocation costs for Williwa Manor  | 1495.1  |          | \$19,510.11           | \$19,510.11           | \$19,510.11           | Completed             |
|   | 2. Relocation costs for Central Terrace & Fairmount                          | 1495.1  |          | \$0.00                | \$0.00                | \$0.00                |                       |
|   | 3. Property manager's salary for Williwa Manor relocation work               | 1495.5  |          | \$14,372.90           | \$14,372.90           | \$14,372.90           | Completed             |
|   | 4. Property manager's salary for Central Terrace & Fairmount relocation work | 1495.5  |          | \$0.00                | \$0.00                | \$0.00                |                       |
|   | <b>TOTAL RELOCATION COSTS</b>  | <b>Total 1495</b>   |          | <b>\$33,883.01</b>    | <b>\$33,883.01</b>    | <b>\$33,883.01</b>    |                       |
|   | Contingency  | 1502  |          | \$0.00                | \$0.00                | \$0.00                |                       |
|   | <b>TOTAL CONTINGENCY</b>   | <b>Total 1502</b>   |          | <b>\$0.00</b>         | <b>\$0.00</b>         | <b>\$0.00</b>         |                       |
|   | <b>TOTAL FFY 2004 COSTS</b>  |   |          | <b>\$2,734,837.00</b> | <b>\$2,734,837.00</b> | <b>\$2,734,837.00</b> | <b>\$2,734,837.00</b> |

| Part I: Summary                        |  | Grant Type and Number   |                       | Replacement Housing Factor Grant No:     |                       | FFY of Grant:                  |  |
|--|--|---|-----------------------|--|-----------------------|--------------------------------|--|
| PHA Name:                              |  | Capital Fund Program Grant No: <b>AK06P001501-05</b>                  |                       | Date of CFFP:                            |                       | 2005                           |  |
| ALASKA HOUSING FINANCE CORPORATION     |  | Reserve for Disasters/Emergencies                                     |                       | Revised Annual Statement (revision no: ) |                       | 2005                           |  |
| Type of Grant                          |  | Final Performance and Evaluation Report for Period Ending: 12/31/2008 |                       | Final Performance and Evaluation Report  |                       |                                |  |
| Line                                   | Summary by Development Account   | Original  | Revised <sup>2</sup>  | Obligated                                | Expended              | Total Actual Cost <sup>1</sup> |  |
| 1                                      | Total Non-CFF Funds  |   |                       |  |                       |                                |  |
| 2                                      | 1406 Operations (may not exceed 20% of line 20) <sup>3</sup>             | \$260,000.00  | \$260,000.00          | \$263,681.00                             | \$211,924.67          |                                |  |
| 3                                      | 1408 Management Improvements   | \$0.00  | \$0.00                | \$0.00                                   | \$0.00                |                                |  |
| 4                                      | 1410 Administration (may not exceed 10% of line 20)                      | \$280,227.00  | \$280,227.00          | \$280,227.00                             | \$266,039.69          |                                |  |
| 5                                      | 1411 Audit   | \$0.00  | \$0.00                | \$0.00                                   | \$0.00                |                                |  |
| 6                                      | 1415 Liquidated Damages  | \$0.00  | \$0.00                | \$0.00                                   | \$0.00                |                                |  |
| 7                                      | 1430 Fees and Costs  | \$139,822.39  | \$139,822.39          | \$87,291.28                              | \$61,179.79           |                                |  |
| 8                                      | 1440 Site Acquisition  | \$0.00  | \$0.00                | \$0.00                                   | \$0.00                |                                |  |
| 9                                      | 1450 Site Improvement  | \$242,945.00  | \$242,945.00          | \$497,378.03                             | \$418,078.03          |                                |  |
| 10                                     | 1460 Dwelling Structures   | \$928,627.13  | \$928,627.13          | \$894,978.68                             | \$866,366.05          |                                |  |
| 11                                     | 1465.1 Dwelling Equipment-Nonexpendable                                  | \$0.00  | \$0.00                | \$0.00                                   | \$0.00                |                                |  |
| 12                                     | 1470 Non-dwelling Structures   | \$829,811.00  | \$829,811.00          | \$584,107.87                             | \$565,713.87          |                                |  |
| 13                                     | 1475 Non-dwelling Equipment  | \$95,000.00   | \$95,000.00           | \$85,118.70                              | \$85,118.70           |                                |  |
| 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  | \$15,852.48   | \$15,852.48           | \$8,675.82                               | \$8,675.82            |                                |  |
| 17                                     | 1499 Development Activities <sup>4</sup>                                 | \$0.00  | \$0.00                | \$0.00                                   | \$0.00                |                                |  |
| 18a                                    | 1501 Collateralization or Debt Service                                   | \$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)                          | \$10,000.00   | \$10,000.00           | \$0.00                                   | \$0.00                |                                |  |
| 20                                     | <b>Amount of Annual Grant: (sum of lines 2-19)</b>                       | <b>\$2,802,285.00</b>   | <b>\$2,802,285.00</b> | <b>\$2,701,458.38</b>                    | <b>\$2,483,096.62</b> |                                |  |
| 21                                     | Amount of line 20 Related to LBP Activities                              | \$0.00  | \$0.00                | \$0.00                                   | \$0.00                |                                |  |
| 22                                     | Amount of line 20 Related to Section 504 Activities                      | \$0.00  | \$0.00                | \$0.00                                   | \$0.00                |                                |  |
| 23                                     | Amount of line 20 Related to Security -- Soft Costs                      | \$15,000.00   | \$15,000.00           | \$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                | \$95,730.00   | \$95,730.00           | \$54,253.89                              | \$56,151.95           |                                |  |
| <b>Signature of Executive Director</b> |  | <b>Signature of Public Housing Director</b>                           |                       | <b>Date</b>                              |                       | <b>Date</b>                    |  |

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

| Part II: Supporting Pages                            |   |                            |  |                      |                      |                              |                |                        |                       |          |  |
|--|---|----------------------------|--|----------------------|----------------------|------------------------------|----------------|------------------------|-----------------------|----------|--|
| PHA Name:<br>ALASKA HOUSING FINANCE CORPORATION      |   |                            | Grant Type and Number<br>Capital Fund Program Grant No: AK06P001501-05 |                      |                      | Federal FY of Grant:<br>2005 |                |                        | CFPP (Yes/No): No     |          |  |
| Development<br>Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories   | Development<br>Account No. | Quantity   | Total Estimated Cost |                      | Total Actual Cost            | Status of Work | Funds                  |                       |          |  |
|  |   |                            |  | Original             | Revised <sup>1</sup> |                              |                | Obligated <sup>2</sup> | Expended <sup>2</sup> |          |  |
| HA-Wide<br>Operations                                | <b>OPERATIONS</b><br>1. FSS Case Management; service coordination program<br>2. Resident Job Skills Training Program-Gateway<br>3. Develop and support tutorial/after-school program partnership with community-based organizations<br>4. Supportive services which assist residents in financial management, job searching, life skills, and child development<br>5. Provide literature to residents explaining AHFC policies and lease requirements; quarterly newsletter to residents<br>6. Security services at low rent developments, security-related training for residents, and enhancements to building security<br>7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems<br>8. Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low rent portion) and construction-related issues<br>9. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties<br>10. Train housing operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties<br>11. Resident Services staff training and travel related to support the FSS Program, Service Coordination, and other resident programs<br>12. MIS and area-wide network upgrades and IS staff training | 1406                       | HA Wide  | \$109,000.00         | \$109,000.00         | \$152,935.00                 | On-going       | \$152,935.00           | \$141,102.42          | On-going |  |
|  |   | 1406                       | HA Wide  | \$25,000.00          | \$25,000.00          | \$20,000.00                  | On-going       | \$20,000.00            | \$12,550.92           | On-going |  |
|  |   | 1406                       | HA Wide  | \$10,000.00          | \$10,000.00          | \$20,000.00                  | On-going       | \$20,000.00            | \$20,000.00           | On-going |  |
|  |   | 1406                       | HA Wide  | \$15,000.00          | \$15,000.00          | \$13,000.00                  | On-going       | \$13,000.00            | \$10,508.01           | On-going |  |
|  |   | 1406                       | HA Wide  | \$5,000.00           | \$5,000.00           | \$0.00                       | On-going       | \$0.00                 | \$0.00                | On-going |  |
|  |   | 1406                       | HA Wide  | \$15,000.00          | \$15,000.00          | \$0.00                       | On-going       | \$0.00                 | \$0.00                | On-going |  |
|  |   | 1406                       | HA Wide  | \$10,000.00          | \$10,000.00          | \$10,000.00                  | On-going       | \$10,000.00            | \$0.00                | On-going |  |
|  |   | 1406                       | HA Wide  | \$0.00               | \$0.00               | \$0.00                       | On-going       | \$0.00                 | \$0.00                | On-going |  |
|  |   | 1406                       | HA Wide  | \$22,000.00          | \$22,000.00          | \$0.00                       | On-going       | \$0.00                 | \$0.00                | On-going |  |
|  |   | 1406                       | HA Wide  | \$28,000.00          | \$28,000.00          | \$30,446.00                  | On-going       | \$30,446.00            | \$16,116.40           | On-going |  |
|  |   | 1406                       | HA Wide  | \$3,000.00           | \$3,000.00           | \$0.00                       | On-going       | \$0.00                 | \$0.00                | On-going |  |
|  |   | 1406                       | HA Wide  | \$18,000.00          | \$18,000.00          | \$17,300.00                  | On-going       | \$17,300.00            | \$11,646.92           | On-going |  |
|  | <b>TOTAL OPERATIONS</b>   | <b>Total 1406</b>          |  | <b>\$260,000.00</b>  | <b>\$260,000.00</b>  | <b>\$263,681.00</b>          |                | <b>\$263,681.00</b>    | <b>\$211,924.67</b>   |          |  |
| HA-Wide<br>Mgmt.<br>Improvrmts                       | <b>MANAGEMENT IMPROVEMENTS</b>  | 1408                       | HA Wide  | \$0.00               | \$0.00               | \$0.00                       |                | \$0.00                 | \$0.00                |          |  |
|  | <b>TOTAL MANAGEMENT IMPROVEMENTS</b>  | <b>Total 1408</b>          |  | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>                |                | <b>\$0.00</b>          | <b>\$0.00</b>         |          |  |

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

| Part II: Supporting Pages                              |   |  |                                    |   |   |   |   |  |  |
|--|---|--|------------------------------------|---|---|---|---|--|--|
| PHA Name:<br><b>ALASKA HOUSING FINANCE CORPORATION</b> |   | Grant Type and Number<br>Capital Fund Program Grant No: <b>AK06P001501-05</b> CFFP (Yes/No): <b>No</b> |                                    | Federal FY of Grant:<br><b>2005</b>   |   |   |   |  |  |
| Development<br>Number/PHA-Wide<br>Activities           | General Description of Major Work<br>Categories   | Development<br>Account No.   | Quantity                           | Total Estimated Cost  |   | Total Actual Cost   |   | Status of Work   |  |
|  |   |  |                                    | Original  | Revised <sup>1</sup>  | Funds<br>Obligated <sup>2</sup>   | Funds<br>Expended <sup>2</sup>  |  |  |
|  | <b>ADMINISTRATIVE COSTS</b>   |  |                                    |   |   |   |   |  |  |
| HA-Wide Admin  | 1. Nontechnical salaries<br>2. Technical salaries<br>3. Inspector salary and benefits - Williwa<br>4. Employee benefits contributions<br>5. Administrative travel<br>6. Telecommunications<br>7. Sundry admin.(CFR prep and advertising)                                | 1410.01<br>1410.02<br>1410.02<br>1410.09<br>1410.10<br>1410.16<br>1410.19<br><b>Total 1410</b>         |                                    | \$101,550.00<br>\$62,500.00<br>\$0.00<br>\$99,805.00<br>\$8,872.00<br>\$0.00<br>\$7,500.00<br><b>\$280,227.00</b> | \$101,550.00<br>\$62,500.00<br>\$0.00<br>\$99,805.00<br>\$8,872.00<br>\$0.00<br>\$7,500.00<br><b>\$280,227.00</b> | \$101,550.00<br>\$62,500.00<br>\$0.00<br>\$99,805.00<br>\$1,567.17<br>\$0.00<br>\$617.52<br><b>\$266,039.69</b> | \$101,550.00<br>\$62,500.00<br>\$0.00<br>\$99,805.00<br>\$1,567.17<br>\$0.00<br>\$617.52<br><b>\$266,039.69</b> | Funds expended<br>Funds expended<br>Funds expended<br>On-going<br>On-going |  |
|  | <b>FEES &amp; COSTS</b>   |  |                                    |   |   |   |   |  |  |
| HA-Wide Fees and Costs                                 | 1. A&E fees for Central Terrace/Fairmount and Beringvue<br>2. Energy audits for Bethel Heights, Loussac Manor, Valdez Arms, Birch Park I & II, Schoenbar Park Spruce Park, and Williwa Manor I & II<br>3. Sundry planning<br>4. Inspector salary and benefits - Williwa | 1430.01<br>1430.02<br>1430.19<br><b>Total 1430</b>   |                                    | \$6,000.00<br>\$95,730.00<br>\$11,000.00<br>\$27,092.39<br><b>\$139,822.39</b>                                    | \$6,000.00<br>\$95,730.00<br>\$11,000.00<br>\$27,092.39<br><b>\$139,822.39</b>                                    | \$330.00<br>\$54,253.89<br>\$4,539.07<br>\$158.77<br><b>\$61,179.79</b>   | \$330.00<br>\$54,253.89<br>\$4,539.07<br>\$158.77<br><b>\$61,179.79</b>   | In progress<br>In progress<br>In progress<br>In progress                   |  |
|  | <b>PHYSICAL IMPROVEMENTS</b>  |  |                                    |   |   |   |   |  |  |
| AK001060 Beringvue, Nome AMP 260                       | Build a maintenance shop and renovate office<br>Electrical upgrades<br>Replace HRV<br>Site work for shop & office   | 1470<br>1460<br>1460<br>1450<br><b>Total 1430</b>  | 1 bldg.<br>100%<br>100%<br>1 bldg. | \$584,600.00<br>\$0.00<br>\$0.00<br>\$0.00<br><b>\$584,600.00</b>   | \$584,600.00<br>\$0.00<br>\$0.00<br>\$0.00<br><b>\$584,600.00</b>   | \$317,800.00<br>\$0.00<br>\$0.00<br>\$182,700.00<br><b>\$500,500.00</b>   | \$317,800.00<br>\$0.00<br>\$0.00<br>\$182,700.00<br><b>\$500,500.00</b>   | From 501-04 through fungibility<br>From 501-04 through fungibility         |  |
| AK001042 Central Terrace AMP 271/274                   | Dwelling construction - interior/exterior renovations   | 1460   |                                    | \$524,500.00  | \$524,500.00  | \$550,468.65  | \$550,468.65  | In progress  |  |
| AK001011 Fairmount AMP 273                             | Dwelling construction - interior/exterior renovations   | 1460   | 1 bldg.                            | \$83,908.00   | \$83,908.00   | \$69,125.00   | \$69,125.00   | In progress  |  |
|  | <b>TOTAL FAIRMOUNT</b>  |  |                                    | <b>\$83,908.00</b>  | <b>\$83,908.00</b>  | <b>\$69,125.00</b>  | <b>\$69,125.00</b>  |  |  |
| Loussac Manor Anchorage (271)                          | 1. Non-dwelling construction - community room renovations   | 1470   |                                    | \$0.00  | \$0.00  | \$14,194.00   | \$14,194.00   | Moved from 501-06 through fungibility                                      |  |
|  | <b>TOTAL LOUSSAC MANOR</b>  |  |                                    | <b>\$0.00</b>   | <b>\$0.00</b>   | <b>\$14,194.00</b>  | <b>\$14,194.00</b>  |  |  |

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

| Part II: Supporting Pages                             |   |                                      |          |                                |                       |                              |                             |                                     |  |                      |  |
|---|---|--------------------------------------|----------|--------------------------------|-----------------------|------------------------------|-----------------------------|-------------------------------------|--|----------------------|--|
| PHA Name:   |   | Grant Type and Number                |          | Capital Fund Program Grant No: |                       | AK06P001501-05               |                             | CFPP (Yes/No): No                   |  | Federal FY of Grant: |  |
| ALASKA HOUSING FINANCE CORPORATION                    |   | Replacement Housing Factor Grant No: |          | Development Account No.        |                       | Quantity                     |                             | Total Estimated Cost                |  | 2005                 |  |
| Development Number/PHA-Wide Activities                | General Description of Major Work Categories  | Development Account No.              | Quantity | Total Estimated Cost           |                       | Total Actual Cost            |                             | Status of Work                      |  |                      |  |
|   |   |                                      |          | Original                       | Revised <sup>1</sup>  | Funds Obligated <sup>2</sup> | Funds Expended <sup>2</sup> |                                     |  |                      |  |
| AK001050<br>New Willows, Anchorage<br>AMP 271/273/274 | Replace decks   | 1460                                 | 100%     | \$166,290.00                   | \$166,290.00          | \$161,004.45                 | \$161,004.45                | Completed                           |  |                      |  |
| <b>TOTAL NEW WILLOWS</b>                              |   |                                      |          |                                | <b>\$166,290.00</b>   | <b>\$161,004.45</b>          | <b>\$161,004.45</b>         |                                     |  |                      |  |
| AK001044<br>Williwa Manor, Wasilla<br>AMP 244         | 1. Site improvements<br>2. Dwelling construction - major interior/exterior renovations<br>3. Non-dwelling construction - community room renovations | 1450                                 | 100%     | \$242,945.00                   | \$242,945.00          | \$235,378.03                 | \$235,378.03                | Completed                           |  |                      |  |
| <b>TOTAL WILLIWA MANOR</b>                            |   |                                      |          |                                | <b>\$642,085.13</b>   | <b>\$569,059.85</b>          | <b>\$569,059.85</b>         |                                     |  |                      |  |
| AK001057<br>Bethel Heights<br>AMP 257                 | Build maintenance/supply shop   | 1470                                 |          | \$0.00                         | \$0.00                | \$0.00                       | \$0.00                      | Moved to 501-07 through fungibility |  |                      |  |
| <b>TOTAL BETHEL HEIGHTS</b>                           |   |                                      |          |                                | <b>\$0.00</b>         | <b>\$0.00</b>                | <b>\$0.00</b>               |                                     |  |                      |  |
| <b>TOTAL PHYSICAL IMPROVEMENTS</b>                    |   |                                      |          |                                | <b>\$2,001,383.13</b> | <b>\$1,976,464.58</b>        | <b>\$1,850,157.95</b>       |                                     |  |                      |  |
| <b>NONDWELLING EQUIPMENT</b>                          |   |                                      |          |                                |                       |                              |                             |                                     |  |                      |  |
| AMP 244   | 1. Computer hardware upgrades   | 1475                                 |          | \$10,000.00                    | \$10,000.00           | \$0.00                       | \$0.00                      |                                     |  |                      |  |
| AMP 273   | 2. Williwa Manor community room furniture   | 1475                                 |          | \$5,000.00                     | \$5,000.00            | \$8,799.70                   | \$8,799.70                  | In progress                         |  |                      |  |
| AMP 263   | 3. Vehicle - PHD  | 1475                                 |          | \$20,000.00                    | \$20,000.00           | \$19,495.00                  | \$19,495.00                 | Completed                           |  |                      |  |
| AMP 216   | 4. Vehicle - PHD  | 1475                                 |          | \$30,000.00                    | \$30,000.00           | \$29,974.00                  | \$29,974.00                 | Completed                           |  |                      |  |
|   | 5. Vehicle - PHD  | 1475                                 |          | \$30,000.00                    | \$30,000.00           | \$26,850.00                  | \$26,850.00                 | Completed                           |  |                      |  |
| <b>TOTAL NONDWELLING EQUIPMENT</b>                    |   |                                      |          |                                | <b>\$95,000.00</b>    | <b>\$95,000.00</b>           | <b>\$85,118.70</b>          | <b>\$85,118.70</b>                  |  |                      |  |
| <b>RELOCATION COSTS</b>                               |   |                                      |          |                                |                       |                              |                             |                                     |  |                      |  |
|   | 1. Relocation costs for Williwa Manor   | 1495.1                               |          | \$15,852.48                    | \$15,852.48           | \$8,675.82                   | \$8,675.82                  | Completed                           |  |                      |  |
|   | 2. Relocation costs for Central Terrace & Fairmount   | 1495.1                               |          | \$0.00                         | \$0.00                | \$0.00                       | \$0.00                      |                                     |  |                      |  |
|   | 3. Property managers' salary for Williwa Manor relocation work  | 1495.5                               |          | \$0.00                         | \$0.00                | \$0.00                       | \$0.00                      |                                     |  |                      |  |
|   | 4. Property managers' salary for Central Terrace & Fairmount relocation work  | 1495.5                               |          | \$0.00                         | \$0.00                | \$0.00                       | \$0.00                      |                                     |  |                      |  |
| <b>TOTAL RELOCATION COSTS</b>                         |   |                                      |          |                                | <b>\$15,852.48</b>    | <b>\$15,852.48</b>           | <b>\$8,675.82</b>           | <b>\$8,675.82</b>                   |  |                      |  |
|   | Contingency   | 1502                                 |          | \$10,000.00                    | \$10,000.00           | \$0.00                       | \$0.00                      |                                     |  |                      |  |
| <b>TOTAL CONTINGENCY</b>                              |   |                                      |          |                                | <b>\$10,000.00</b>    | <b>\$10,000.00</b>           | <b>\$0.00</b>               | <b>\$0.00</b>                       |  |                      |  |
| <b>TOTAL FFY 2005 COSTS</b>                           |   |                                      |          |                                | <b>\$2,802,285.00</b> | <b>\$2,802,285.00</b>        | <b>\$2,701,458.38</b>       | <b>\$2,483,096.62</b>               |  |                      |  |

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

| Part I: Summary   |  | Replacement Housing Factor Grant No:  |                       | FFY of Grant: 2006             |                       |
|---|--|---|-----------------------|--------------------------------|-----------------------|
| PHA Name:   | Grant Type and Number  | Capital Fund Program Grant No: AK06P001501-06   | Factor Grant No:      | FFY of Grant Approval: 2006    |                       |
| ALASKA HOUSING FINANCE CORPORATION  | <input type="checkbox"/> Reserve for Disasters/Emergencies               |   |                       |                                |                       |
| <input type="checkbox"/> Original Annual Statement<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 |  | <input type="checkbox"/> Revised Annual Statement (revision no: )<br><input type="checkbox"/> Final Performance and Evaluation Report |                       |                                |                       |
| Line  | Summary by Development Account   | Total Estimated Cost  |                       | Total Actual Cost <sup>1</sup> |                       |
|   |  | Original  | Revised <sup>2</sup>  | Obligated                      | Expended              |
| 1   | Total Non-CFP Funds  |   |                       |                                |                       |
| 2   | 1406 Operations (may not exceed 20% of line 20) <sup>3</sup>             | \$36,623.20   | \$36,623.20           | \$36,623.20                    | \$36,623.20           |
| 3   | 1408 Management Improvements   | \$0.00  | \$0.00                | \$0.00                         | \$0.00                |
| 4   | 1410 Administration (may not exceed 10% of line 20)                      | \$1,308.08  | \$1,308.08            | \$1,308.08                     | \$1,308.08            |
| 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  | \$61,019.05   | \$61,019.05           | \$61,019.05                    | \$61,019.05           |
| 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   | \$108,476.34  | \$108,476.34          | \$108,476.34                   | \$108,476.34          |
| 11  | 1465.1 Dwelling Equipment-Nonexpendable                                  | \$0.00  | \$0.00                | \$0.00                         | \$0.00                |
| 12  | 1470 Non-dwelling Structures   | \$2,424.76  | \$2,424.76            | \$2,424.76                     | \$2,424.76            |
| 13  | 1475 Non-dwelling Equipment  | \$0.00  | \$0.00                | \$0.00                         | \$0.00                |
| 14  | 1485 Demolition  | \$0.00  | \$0.00                | \$0.00                         | \$0.00                |
| 15  | 1492 Moving to Work Demonstration  | \$2,250,382.57  | \$2,250,382.57        | \$2,250,382.57                 | \$1,038,044.20        |
| 16  | 1495.1 Relocation Costs  | \$0.00  | \$0.00                | \$0.00                         | \$0.00                |
| 17  | 1499 Development Activities <sup>4</sup>                                 | \$0.00  | \$0.00                | \$0.00                         | \$0.00                |
| 18a   | 1501 Collateralization or Debt Service paid by the PHA                   | \$0.00  | \$0.00                | \$0.00                         | \$0.00                |
| 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  | <b>Amount of Annual Grant: (sum of lines 2-19)</b>                       | <b>\$2,460,234.00</b>   | <b>\$2,460,234.00</b> | <b>\$2,460,234.00</b>          | <b>\$1,247,895.63</b> |
| 21  | Amount of line 20 Related to LBP Activities                              | \$0.00  | \$0.00                | \$0.00                         | \$0.00                |
| 22  | Amount of line 20 Related to Section 504 Activities                      | \$0.00  | \$0.00                | \$0.00                         | \$0.00                |
| 23  | Amount of line 20 Related to Security -- Soft Costs                      | \$0.00  | \$0.00                | \$0.00                         | \$0.00                |
| 24  | Amount of line 20 Related to Security -- Hard Costs                      | \$0.00  | \$0.00                | \$0.00                         | \$0.00                |
| 25  | Amount of line 20 Related to Energy Conservation Measures                | \$0.00  | \$0.00                | \$0.00                         | \$0.00                |
| <b>Signature of Executive Director</b>  |  | <b>Signature of Public Housing Director</b>   |                       | <b>Date</b>                    |                       |

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

| Part II: Supporting Pages                              |   |   |          |                      |                          |                      |                                     |                             |                    |  |
|--|---|---|----------|----------------------|--------------------------|----------------------|-------------------------------------|-----------------------------|--------------------|--|
| PHA Name:<br><b>ALASKA HOUSING FINANCE CORPORATION</b> |   | Grant Type and Number<br>Capital Fund Program Grant No: <b>AK06P001501-06</b> |          |                      | CFFP (Yes/No): <b>No</b> |                      | Federal FY of Grant:<br><b>2006</b> |                             |                    |  |
| Development Number<br>Name/PHA-Wide Activities         | General Description of Major Work Categories  | Development Account No.   | Quantity | Total Estimated Cost |                          | Revised <sup>1</sup> | Total Actual Cost                   |                             | Status of Work     |  |
|  |   |   |          | Original             |                          |                      | Funds Obligated <sup>2</sup>        | Funds Expended <sup>2</sup> |                    |  |
| HA-Wide Operations                                     | <b>OPERATIONS</b><br>1. FSS Case Management; service coordination program<br>2. Resident Job Skills Training Program-Gateway<br>3. Service Coordination Program - Juneau<br>4. Supportive services which assist residents in financial management, job searching, life skills, and child development; plus after-school programs in partnership w/community organizations.<br>5. Provide literature to residents explaining AHFC policies and programs<br>6. Security improvements (including door entry software upgrades) at senior public housing developments<br>7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems<br>8. Train construction staff to develop skills and obtain/maintain certifications related to housing modernization (low rent portion) and construction-related issues<br>9. Train maintenance staff to develop skills and obtain/maintain certifications necessary to maintain AHFC properties<br>10. Train housing operations staff to develop skills and obtain/maintain certifications necessary to manage AHFC properties<br>11. Resident Services staff training and travel related to support the FSS Program, Service Coordination, and other resident programs<br>12. MIS and PHD area-wide network modifications to maintain communications, operations, and disaster recovery, includes public housing site visits by IS staff, and IS staff training. | 1406  | HA Wide  | \$7,268.59           | \$7,268.59               | \$7,268.59           | \$7,268.59                          | Moved to MTW line           |                    |  |
|  |   | 1406  | HA Wide  | \$0.00               | \$0.00                   | \$0.00               | \$0.00                              |                             |                    |  |
|  |   | 1406  | HA Wide  | \$6,853.75           | \$6,853.75               | \$6,853.75           | \$6,853.75                          | Moved to MTW line           |                    |  |
|  |   | 1406  | HA Wide  | \$0.00               | \$0.00                   | \$0.00               | \$0.00                              |                             |                    |  |
|  |   | 1406  | HA Wide  | \$0.00               | \$0.00                   | \$0.00               | \$0.00                              |                             |                    |  |
|  |   | 1406  | HA Wide  | \$0.00               | \$0.00                   | \$0.00               | \$0.00                              |                             |                    |  |
|  |   | 1406  | HA Wide  | \$4,924.46           | \$4,924.46               | \$4,924.46           | \$4,924.46                          | Moved to MTW line           |                    |  |
|  |   | 1406  | HA Wide  | \$0.00               | \$0.00                   | \$0.00               | \$0.00                              |                             |                    |  |
|  |   | 1406  | HA Wide  | \$0.00               | \$0.00                   | \$0.00               | \$0.00                              |                             |                    |  |
|  |   | 1406  | HA Wide  | \$0.00               | \$0.00                   | \$0.00               | \$0.00                              |                             |                    |  |
|  |   | 1406  | HA Wide  | \$17,576.40          | \$17,576.40              | \$17,576.40          | \$17,576.40                         | Moved to MTW line           |                    |  |
|  |   | <b>TOTAL OPERATIONS</b>   |          | <b>Total 1406</b>    |                          | <b>\$36,623.20</b>   | <b>\$36,623.20</b>                  | <b>\$36,623.20</b>          | <b>\$36,623.20</b> |  |
| HA-Wide Mgmt. Improvements                             | <b>MANAGEMENT IMPROVEMENTS</b>  | 1408  | HA Wide  | \$0.00               | \$0.00                   | \$0.00               | \$0.00                              |                             |                    |  |
|  | <b>TOTAL MANAGEMENT IMPROVEMENTS</b>  | <b>Total 1408</b>   |          | <b>\$0.00</b>        | <b>\$0.00</b>            | <b>\$0.00</b>        | <b>\$0.00</b>                       |                             |                    |  |

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

| <b>Part II: Supporting Pages</b>                         |   |  |          |                           |  |                           |                              |                                  |  |  |  |
|--|---|--|----------|---------------------------|--|---------------------------|------------------------------|----------------------------------|--|--|--|
| <b>PHA Name:</b>   |   | <b>Grant Type and Number</b>                         |          |                           |  | <b>CFPP (Yes/No): No</b>  |                              | <b>Federal FY of Grant: 2006</b> |  |  |  |
| <b>ALASKA HOUSING FINANCE CORPORATION</b>                |   | <b>Capital Fund Program Grant No: AK06P001501-06</b> |          |                           |  |                           |                              |                                  |  |  |  |
|  |   | <b>Replacement Housing Factor Grant No:</b>          |          |                           |  |                           |                              |                                  |  |  |  |
| Development Number/PHA-Wide Activities                   | General Description of Major Work Categories  | Development Account No.                              | Quantity | Total Estimated Cost      |  | Revised <sup>1</sup>      | Total Actual Cost            |                                  | Status of Work                         |  |  |
|  |   |  |          | Original                  |  |                           | Funds Obligated <sup>2</sup> | Funds Expended <sup>2</sup>      |  |  |  |
| HA-Wide Admin  | <b>ADMINISTRATIVE COSTS</b><br>1. Management Fees   | 1410.01  |          | \$1,308.08                |  | \$1,308.08                | \$1,308.08                   |                                  | Moved to MTW line                      |  |  |
|  | <b>TOTAL ADMINISTRATIVE COSTS</b>   | <b>Total 1410</b>                                    |          | <b>\$1,308.08</b>         |  | <b>\$1,308.08</b>         | <b>\$1,308.08</b>            |                                  |  |  |  |
| AMP # 271<br>277/271/273/274<br>275/280                  | <b>FEES &amp; COSTS</b><br>1. A&E fees for Loussac Manor<br>2. Energy audits for Cedar Park Annex, Central Terrace Fairmount, Geneva Woods, Golden Ages and Swan Lake Terrace<br>3. Sundry planning<br>4. Inspector salary and benefits - Loussac | 1430.01<br>1430.02                                   |          | \$60,737.10<br>\$0.00     |  | \$60,737.10<br>\$0.00     | \$60,737.10<br>\$0.00        |                                  | Moved to MTW line                      |  |  |
| 271  |   | 1430.19<br>1430.07                                   |          | \$281.95<br>\$0.00        |  | \$281.95<br>\$0.00        | \$281.95<br>\$0.00           |                                  | Moved to MTW line                      |  |  |
|  | <b>TOTAL FEES &amp; COSTS</b>   | <b>Total 1430</b>                                    |          | <b>\$61,019.05</b>        |  | <b>\$61,019.05</b>        | <b>\$61,019.05</b>           |                                  |  |  |  |
| AMP# 271<br>AK001006<br>Loussac Manor<br>Anchorage       | <b>PHYSICAL IMPROVEMENTS</b><br>1. Dwelling construction - interior/exterior renovations<br>2. Non-dwelling - Community Center ventilation  | 1460<br>1470   | 1 bldg.  | \$30,535.96<br>\$2,424.76 |  | \$30,535.96<br>\$2,424.76 | \$30,535.96<br>\$2,424.76    |                                  | Moved to MTW line<br>Moved to MTW line |  |  |
| AMP# 271/273/274<br>AK001050<br>New Willows<br>Anchorage | <b>TOTAL LOUSSAC MANOR</b><br>Dwelling construction - interior/exterior renovations   | 1460   | 1 bldg.  | \$32,960.72               |  | \$32,960.72               | \$32,960.72                  |                                  | Moved to MTW line                      |  |  |
| AMP# 275<br>AK001051<br>Birch Park I<br>Fairbanks        | <b>TOTAL NEW WILLOWS</b><br>Non-dwelling - Boiler replacement   | 1470   | 100%     | \$0.00                    |  | \$0.00                    | \$0.00                       |                                  |  |  |  |
|  | <b>TOTAL BIRCH PARK I</b>   |  |          | <b>\$0.00</b>             |  | <b>\$0.00</b>             | <b>\$0.00</b>                |                                  |  |  |  |
|  | <b>TOTAL PHYSICAL IMPROVEMENTS</b>  |  |          | <b>\$110,901.10</b>       |  | <b>\$110,901.10</b>       | <b>\$110,901.10</b>          |                                  |  |  |  |

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

| Part II: Supporting Pages              |  |  |  |                   |  |                       |                       |                              |                       |                             |
|--|--|--|--|-------------------|--|-----------------------|-----------------------|------------------------------|-----------------------|-----------------------------|
| PHA Name:                              |  | Grant Type and Number  |  |                   |  | CFPP (Yes/No): No     |                       | Federal FY of Grant:         |                       |                             |
| ALASKA HOUSING FINANCE CORPORATION     |  | Capital Fund Program Grant No: AK06P001501-06  |  |                   |  |                       |                       | 2006                         |                       |                             |
| Development Number/PHA-Wide Activities |  | General Description of Major Work Categories   |  | Quantity          |  | Total Estimated Cost  |                       | Total Actual Cost            |                       | Status of Work              |
|  |  |  |  |                   |  | Original              |                       | Revised <sup>1</sup>         |                       |                             |
|  |  |  |  |                   |  |                       |                       | Funds Obligated <sup>2</sup> |                       | Funds Expended <sup>2</sup> |
| AMP# 273                               |  | <b>NONDWELLING EQUIPMENT</b>   |  |                   |  |                       |                       |                              |                       |                             |
|  |  | 1. Vehicle to improve PHD maintenance operations   |  | 1475              |  | \$0.00                | \$0.00                | \$0.00                       | \$0.00                |                             |
|  |  | 2. Computer hardware upgrades to service Public Housing program (PCs, printers, disaster recovery devices, etc.) |  | 1475              |  | \$0.00                | \$0.00                | \$0.00                       | \$0.00                |                             |
|  |  | <b>TOTAL NONDWELLING EQUIPMENT</b>   |  | <b>Total 1475</b> |  | <b>\$0.00</b>         | <b>\$0.00</b>         | <b>\$0.00</b>                | <b>\$0.00</b>         |                             |
|  |  | Moving to Work   |  | 1492              |  | \$2,250,382.57        | \$2,250,382.57        | \$2,250,382.57               | \$1,038,044.20        | Work is on-going            |
|  |  | <b>TOTAL MOVING TO WORK</b>  |  | <b>Total 1492</b> |  | <b>\$2,250,382.57</b> | <b>\$2,250,382.57</b> | <b>\$2,250,382.57</b>        | <b>\$1,038,044.20</b> |                             |
| AMP# 271<br>AMP# 271                   |  | <b>RELOCATION COSTS</b>  |  |                   |  |                       |                       |                              |                       |                             |
|  |  | 1. Relocation costs for Loussac Manor  |  | 1495.1            |  | \$0.00                | \$0.00                | \$0.00                       | \$0.00                |                             |
|  |  | 3. Property managers' salary for Loussac Manor relocation work   |  | 1495.5            |  | \$0.00                | \$0.00                | \$0.00                       | \$0.00                |                             |
|  |  | <b>TOTAL RELOCATION COSTS</b>  |  | <b>Total 1495</b> |  | <b>\$0.00</b>         | <b>\$0.00</b>         | <b>\$0.00</b>                | <b>\$0.00</b>         |                             |
|  |  | Contingency  |  | 1502              |  | \$0.00                | \$0.00                | \$0.00                       | \$0.00                |                             |
|  |  | <b>TOTAL CONTINGENCY</b>   |  | <b>Total 1502</b> |  | <b>\$0.00</b>         | <b>\$0.00</b>         | <b>\$0.00</b>                | <b>\$0.00</b>         |                             |
|  |  | <b>TOTAL FFY 2006 COSTS</b>  |  |                   |  | <b>\$2,460,234.00</b> | <b>\$2,460,234.00</b> | <b>\$2,460,234.00</b>        | <b>\$1,247,895.63</b> |                             |

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

<sup>2</sup>To be completed for the Performance and Evaluation Report

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

|   |   |   |
|---|---|---|
| PHA Name:   | Grant Type and Number   | Federal FY of Grant:  |
| ALASKA HOUSING FINANCE CORPORATION  | Capital Fund Program Grant No.<br>Replacement Housing Factor Grant No: AK06R001501-06 | FFY 2006  |
| <input type="checkbox"/> Original Annual Statement  | <input type="checkbox"/> Reserve for Disasters/Emergencies                            | <input type="checkbox"/> Revised Annual Statement (revision no: ) |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 |   | <input type="checkbox"/> Final Performance and Evaluation Report  |

| Line No. | Summary by Development Account                            | Total Estimated Cost |                     |               | Total Actual Cost |               |
|----------|---|----------------------|---------------------|---------------|-------------------|---------------|
|          |   | Original             | Revised             | Obligated     | Expended          |               |
| 1        | Total Non-CFP Funds                                       |                      |                     |               |                   |               |
| 2        | 1406 Operations   | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 3        | 1408 Management Improvements                              | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 4        | 1410 Administration                                       | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 5        | 1411 Audit  | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 6        | 1415 Liquidated Damages                                   | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 7        | 1430 Fees and Costs                                       | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 8        | 1440 Site Acquisition                                     | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 9        | 1450 Site Improvement                                     | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 10       | 1460 Dwelling Structures                                  | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 11       | 1465.1 Dwelling Equipment-Nonexpendable                   | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 12       | 1470 Nondwelling Structures                               | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 13       | 1475 Nondwelling Equipment                                | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 14       | 1485 Demolition   | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 15       | 1490 Replacement Reserve                                  | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 16       | 1492 Moving to Work Demonstration                         | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 17       | 1495.1 Relocation Cost                                    | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 18       | 1499 Development Activities                               | \$176,769.00         | \$176,769.00        | \$0.00        | \$0.00            | \$0.00        |
| 19       | 1501 Collateralization or Debt Service                    | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 20       | 1502 Contingency  | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 21       | <b>Amount of Annual Grant: (sum of lines 2-20)</b>        | <b>\$176,769.00</b>  | <b>\$176,769.00</b> | <b>\$0.00</b> | <b>\$0.00</b>     | <b>\$0.00</b> |
| 22       | Amount of line 21 Related to LBP Activities               | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 23       | Amount of line 21 Related to Section 504 Compliance       | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 24       | Amount of line 21 Related to Security -- Soft Costs       | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 25       | Amount of line 21 Related to Security -- Hard Costs       | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 26       | Amount of line 21 Related to Energy Conservation Measures | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |



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

|   |   |   |
|---|---|---|
| PHA Name:<br><br><b>ALASKA HOUSING FINANCE CORPORATION</b>  | Grant Type and Number<br>Capital Fund Program Grant No.<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br><br><b>FFY 2006</b>                       |
| <input type="checkbox"/> Original Annual Statement  |   | <input type="checkbox"/> Revised Annual Statement (revision no: ) |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 |   | <input type="checkbox"/> Final Performance and Evaluation Report  |
| <input type="checkbox"/> Reserve for Disasters/Emergencies  |   | <input type="checkbox"/>  |

| Line No. | Summary by Development Account                            | Total Estimated Cost |                   |               | Total Actual Cost |               |  |
|----------|---|----------------------|-------------------|---------------|-------------------|---------------|--|
|          |   | Original             | Revised           | Obligated     | Obligated         | Expended      |  |
| 1        | Total Non-CFP Funds                                       |                      |                   |               |                   |               |  |
| 2        | 1406 Operations   | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 3        | 1408 Management Improvements                              | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 4        | 1410 Administration                                       | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 5        | 1411 Audit  | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 6        | 1415 Liquidated Damages                                   | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 7        | 1430 Fees and Costs                                       | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 8        | 1440 Site Acquisition                                     | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 9        | 1450 Site Improvement                                     | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 10       | 1460 Dwelling Structures                                  | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 11       | 1465.1 Dwelling Equipment-Nonexpendable                   | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 12       | 1470 Nondwelling Structures                               | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 13       | 1475 Nondwelling Equipment                                | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 14       | 1485 Demolition   | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 15       | 1490 Replacement Reserve                                  | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 16       | 1492 Moving to Work Demonstration                         | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 17       | 1495.1 Relocation Cost                                    | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 18       | 1499 Development Activities                               | \$3,719.00           | \$3,719.00        | \$0.00        | \$0.00            | \$0.00        |  |
| 19       | 1501 Collateralization or Debt Service                    | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 20       | 1502 Contingency  | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 21       | <b>Amount of Annual Grant: (sum of lines 2-20)</b>        | <b>\$3,719.00</b>    | <b>\$3,719.00</b> | <b>\$0.00</b> | <b>\$0.00</b>     | <b>\$0.00</b> |  |
| 22       | Amount of line 21 Related to LBP Activities               | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 23       | Amount of line 21 Related to Section 504 Compliance       | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 24       | Amount of line 21 Related to Security -- Soft Costs       | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 25       | Amount of line 21 Related to Security -- Hard Costs       | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |
| 26       | Amount of line 21 Related to Energy Conservation Measures | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |  |



| Part I: Summary   |  | Grant Type and Number                                      |                       | Replacement Housing Factor Grant No:                              |                     | FFY of Grant:  |  |
|---|--|--|-----------------------|---|---------------------|--|--|
| PHA Name:   |  | Capital Fund Program Grant No: <b>AK06P001501-07</b>       |                       | Replacement Housing Factor Grant No:                              |                     | FFY of Grant Approval: <b>2007</b>                               |  |
| ALASKA HOUSING FINANCE CORPORATION  |  | Date of CFFP:  |                       |   |                     | FFY of Grant: <b>2007</b>  |  |
| Type of Grant   |  | Reserve for Disasters/Emergencies                          |                       | Revised Annual Statement (revision no: )                          |                     | Final Performance and Evaluation Report                          |  |
| <input type="checkbox"/> Original Annual Statement  |  | <input type="checkbox"/> Reserve for Disasters/Emergencies |                       | <input type="checkbox"/> Revised Annual Statement (revision no: ) |                     | <input type="checkbox"/> Final Performance and Evaluation Report |  |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 |  |  |                       |   |                     |  |  |
| Line  | Summary by Development Account   | Total Estimated Cost                                       |                       | Total Actual Cost <sup>1</sup>                                    |                     | Expended   |  |
|   |  | Original   | Revised <sup>2</sup>  | Obligated   |                     |  |  |
| 1   | Total Non-CFFP Funds   |  |                       |   |                     |  |  |
| 2   | 1406 Operations (may not exceed 20% of line 20) <sup>3</sup>             | \$182,500.00   | \$182,500.00          | \$39,608.02   | \$39,608.02         | \$39,608.02  |  |
| 3   | 1408 Management Improvements   | \$0.00   | \$0.00                | \$0.00  | \$0.00              | \$0.00   |  |
| 4   | 1410 Administration (may not exceed 10% of line 20)                      | \$262,307.00   | \$262,307.00          | \$1,409.39  | \$1,409.39          | \$1,409.39   |  |
| 5   | 1411 Audit   | \$0.00   | \$0.00                | \$0.00  | \$0.00              | \$0.00   |  |
| 6   | 1415 Liquidated Damages  | \$0.00   | \$0.00                | \$0.00  | \$0.00              | \$0.00   |  |
| 7   | 1430 Fees and Costs  | \$171,309.00   | \$171,309.00          | \$21,514.15   | \$14,869.65         | \$14,869.65  |  |
| 8   | 1440 Site Acquisition  | \$0.00   | \$0.00                | \$0.00  | \$0.00              | \$0.00   |  |
| 9   | 1450 Site Improvement  | \$120,000.00   | \$120,000.00          | \$143,980.44  | \$31,680.44         | \$31,680.44  |  |
| 10  | 1460 Dwelling Structures   | \$990,000.00   | \$990,000.00          | \$916,100.00  | \$222,850.00        | \$222,850.00   |  |
| 11  | 1465.1 Dwelling Equipment-Nonexpendable                                  | \$0.00   | \$0.00                | \$0.00  | \$0.00              | \$0.00   |  |
| 12  | 1470 Non-dwelling Structures   | \$600,000.00   | \$600,000.00          | \$1,690.25  | \$1,690.25          | \$1,690.25   |  |
| 13  | 1475 Non-dwelling Equipment  | \$45,000.00  | \$45,000.00           | \$0.00  | \$0.00              | \$0.00   |  |
| 14  | 1485 Demolition  | \$0.00   | \$0.00                | \$0.00  | \$0.00              | \$0.00   |  |
| 15  | 1492 Moving to Work Demonstration  | \$0.00   | \$0.00                | \$0.00  | \$0.00              | \$0.00   |  |
| 16  | 1495.1 Relocation Costs  | \$51,954.00  | \$51,954.00           | \$2,622.03  | \$2,622.03          | \$2,622.03   |  |
| 17  | 1499 Development Activities <sup>4</sup>                                 | \$0.00   | \$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              | \$0.00   |  |
| 18b   | 9000 Collateralization or Debt Service paid Via System of Direct Payment | \$0.00   | \$0.00                | \$0.00  | \$0.00              | \$0.00   |  |
| 19  | 1502 Contingency (may not exceed 8% of line 20)                          | \$200,000.00   | \$200,000.00          | \$0.00  | \$0.00              | \$0.00   |  |
| 20  | <b>Amount of Annual Grant: (sum of lines 2-19)</b>                       | <b>\$2,623,070.00</b>                                      | <b>\$2,623,070.00</b> | <b>\$1,126,924.28</b>   | <b>\$314,729.78</b> |  |  |
| 21  | Amount of line 20 Related to LBP Activities                              | \$0.00   | \$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              | \$0.00   |  |
| 23  | Amount of line 20 Related to Security -- Soft Costs                      | \$0.00   | \$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              | \$0.00   |  |
| 25  | Amount of line 20 Related to Energy Conservation Measures                | \$0.00   | \$0.00                | \$0.00  | \$0.00              | \$0.00   |  |
| <b>Signature of Executive Director</b>  |  | <b>Signature of Public Housing Director</b>                |                       | <b>Signature of Public Housing Director</b>                       |                     | <b>Date</b>  |  |
|   |  |  |                       |   |                     | <b>Date</b>  |  |

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

| Part II: Supporting Pages                      |  |   |          |                      |                      |                      |                    |                              |                             |             |  |
|--|--|---|----------|----------------------|----------------------|----------------------|--------------------|------------------------------|-----------------------------|-------------|--|
| PHA Name:                                      |  | Grant Type and Number   |          |                      |                      | Federal FY of Grant: |                    | Status of Work               |                             |             |  |
| ALASKA HOUSING FINANCE CORPORATION             |  | Capital Fund Program Grant No: <b>AK06P001501-07</b> CFFP (Yes/No): <b>No</b> |          |                      |                      | 2007                 |                    |                              |                             |             |  |
| Development Number<br>Name/PHA-Wide Activities | General Description of Major Work Categories   | Development Account No.   | Quantity | Total Estimated Cost |                      | Total Actual Cost    |                    | Funds Obligated <sup>2</sup> | Funds Expended <sup>2</sup> |             |  |
|  |  |   |          | Original             | Revised <sup>1</sup> |                      |                    |                              |                             |             |  |
| <b>AMP #</b>                                   | <b>OPERATIONS</b>  |   |          |                      |                      |                      |                    |                              |                             |             |  |
| 247/271/273/274                                | 1. Service Coordinator - Anchorage, Fairbanks, Juneau  | 1406  |          | \$120,000.00         | \$120,000.00         | \$39,608.02          | \$39,608.02        | \$39,608.02                  | \$39,608.02                 | On-going    |  |
| 271/273/277                                    | 2. Resident Self Sufficiency - admin. & support costs at Loussac Learning Lab (271); Gateway Learning Center (273); and Juneau Resident Center (277) | 1406  |          | \$6,000.00           | \$6,000.00           | \$0.00               | \$0.00             | \$0.00                       | \$0.00                      | On-going    |  |
| 247/271/273/274                                | 3. Site Staff Training - Program certifications, policy & procedure training, emergency preparedness, computer/software training                     | 1406  |          | \$54,000.00          | \$54,000.00          | \$0.00               | \$0.00             | \$0.00                       | \$0.00                      | On-going    |  |
| 275/277/257/216                                |  |   |          |                      |                      |                      |                    |                              |                             |             |  |
| 279/265/260/280                                |  |   |          |                      |                      |                      |                    |                              |                             |             |  |
| 263/244/213                                    |  |   |          |                      |                      |                      |                    |                              |                             |             |  |
| 271/275/213/247                                | 4. Resident Council support - administration   | 1406  |          | \$2,500.00           | \$2,500.00           | \$0.00               | \$0.00             | \$0.00                       | \$0.00                      | On-going    |  |
|  | <b>TOTAL OPERATIONS</b>  | <b>Total 1406</b>   |          | <b>\$182,500.00</b>  | <b>\$182,500.00</b>  | <b>\$39,608.02</b>   | <b>\$39,608.02</b> | <b>\$39,608.02</b>           | <b>\$39,608.02</b>          |             |  |
|  | <b>MANAGEMENT IMPROVEMENTS</b>   |   |          | \$0.00               | \$0.00               | \$0.00               | \$0.00             | \$0.00                       | \$0.00                      |             |  |
|  | <b>TOTAL MANAGEMENT IMPROVEMENTS</b>   | <b>Total 1408</b>   |          | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>      | <b>\$0.00</b>                | <b>\$0.00</b>               |             |  |
| HA-Wide Admin                                  | <b>ADMINISTRATIVE COSTS</b>  |   |          |                      |                      |                      |                    |                              |                             |             |  |
|  | 1. Management Fees   | 1410.01   |          | \$262,307.00         | \$262,307.00         | \$1,409.39           | \$1,409.39         | \$1,409.39                   | \$1,409.39                  | On-going    |  |
|  | <b>TOTAL ADMINISTRATIVE COSTS</b>  | <b>Total 1410</b>   |          | <b>\$262,307.00</b>  | <b>\$262,307.00</b>  | <b>\$1,409.39</b>    | <b>\$1,409.39</b>  | <b>\$1,409.39</b>            | <b>\$1,409.39</b>           |             |  |
|  | <b>FEES &amp; COSTS</b>  |   |          |                      |                      |                      |                    |                              |                             |             |  |
| 257/271/273/274                                | 1. A&E fees for Bethel Hts., CT, Loussac Manor New Willows   | 1430.01   |          | \$131,184.00         | \$131,184.00         | \$10,814.15          | \$10,814.15        | \$10,814.15                  | \$10,814.15                 | In-progress |  |
| 271/273/274                                    | 2. Inspector salary and benefits - Loussac, NW, CT   | 1430.07   |          | \$30,125.00          | \$30,125.00          | \$0.00               | \$0.00             | \$0.00                       | \$0.00                      | In-progress |  |
|  | 3. Sundry planning   | 1430.19   |          | \$10,000.00          | \$10,000.00          | \$10,700.00          | \$10,700.00        | \$4,055.50                   | \$4,055.50                  |             |  |
|  | <b>TOTAL FEES &amp; COSTS</b>  | <b>Total 1430</b>   |          | <b>\$171,309.00</b>  | <b>\$171,309.00</b>  | <b>\$21,514.15</b>   | <b>\$21,514.15</b> | <b>\$14,869.65</b>           | <b>\$14,869.65</b>          |             |  |

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

<sup>2</sup>To be completed for the Performance and Evaluation Report

| Part II: Supporting Pages                       |   |  |                 |                             |                             |                                  |                             |                   |  |  |
|---|---|--|-----------------|-----------------------------|-----------------------------|----------------------------------|-----------------------------|-------------------|--|--|
| PHA Name:                                       |   | Grant Type and Number<br>Capital Fund Program Grant No: <b>AK06P001501-07</b> CHFP (Yes/No): <b>No</b> |                 |                             |                             | Federal FY of Grant: <b>2007</b> |                             |                   |  |  |
| ALASKA HOUSING FINANCE CORPORATION              |   | Replacement Housing Factor Grant No:   |                 |                             |                             | Total Estimated Cost             |                             | Total Actual Cost |  | Status of Work                                   |
| Development Number<br>Name/PHA-Wide Activities  | General Description of Major Work Categories  | Development Account No.  | Quantity        | Original                    | Revised <sup>1</sup>        | Funds Obligated <sup>2</sup>     | Funds Expended <sup>2</sup> |                   |  |  |
| AK001057<br>Bethel Heights<br>Bethel (257)      | <b>PHYSICAL IMPROVEMENTS</b><br>1. Non-dwelling - Community Building<br>2. Site improvements    | 1470<br>1450   | 1 bldg.<br>100% | \$600,000.00<br>\$20,000.00 | \$600,000.00<br>\$20,000.00 | \$1,690.25<br>\$0.00             | \$1,690.25<br>\$0.00        |                   |  | In progress<br>In progress                       |
|   | <b>TOTAL BETHEL HEIGHTS</b>   |  |                 | <b>\$620,000.00</b>         | <b>\$620,000.00</b>         | <b>\$1,690.25</b>                | <b>\$1,690.25</b>           |                   |  |  |
| Fairmount Anchorage (273)                       | 1. Dwelling construction - interior/exterior renovations or replacement<br>2. Site improvements | 1460<br>1450   | 3 bldg.         | \$0.00<br>\$0.00            | \$0.00<br>\$0.00            | \$916,100.00<br>\$133,900.00     | \$222,850.00<br>\$21,600.00 |                   |  | Fungibility from FFY09<br>Fungibility from FFY09 |
|   | <b>TOTAL FAIRMOUNT</b>  |  |                 | <b>\$0.00</b>               | <b>\$0.00</b>               | <b>\$1,050,000.00</b>            | <b>\$244,450.00</b>         |                   |  |  |
| AK001050<br>New Willows Anchorage (271/273/274) | 1. Dwelling construction - interior/exterior renovations or replacement<br>2. Site improvements | 1460<br>1450   | 1 bldg.<br>100% | \$340,000.00<br>\$20,000.00 | \$340,000.00<br>\$20,000.00 | \$0.00<br>\$0.00                 | \$0.00<br>\$0.00            |                   |  | In progress<br>In progress                       |
|   | <b>TOTAL NEW WILLOWS</b>  |  |                 | <b>\$360,000.00</b>         | <b>\$360,000.00</b>         | <b>\$0.00</b>                    | <b>\$0.00</b>               |                   |  |  |
| AK001006<br>Loussac Manor Anchorage (271)       | 1. Dwelling construction - interior/exterior renovations or replacement<br>2. Site improvements | 1460<br>1450   | 1 bldg.<br>100% | \$350,000.00<br>\$30,000.00 | \$350,000.00<br>\$30,000.00 | \$0.00<br>\$0.00                 | \$0.00<br>\$0.00            |                   |  | In progress<br>In progress                       |
|   | <b>TOTAL LOUSSAC MANOR</b>  |  |                 | <b>\$380,000.00</b>         | <b>\$380,000.00</b>         | <b>\$0.00</b>                    | <b>\$0.00</b>               |                   |  |  |
| AK001042<br>Central Terrace Anchorage (271/274) | 1. Dwelling construction - interior/exterior renovations or replacement<br>2. Site improvements | 1460<br>1450   | 1 bldg.<br>100% | \$300,000.00<br>\$50,000.00 | \$300,000.00<br>\$50,000.00 | \$0.00<br>\$10,080.44            | \$0.00<br>\$10,080.44       |                   |  | In progress<br>In progress                       |
|   | <b>TOTAL CENTRAL TERRACE</b>  |  |                 | <b>\$350,000.00</b>         | <b>\$350,000.00</b>         | <b>\$10,080.44</b>               | <b>\$10,080.44</b>          |                   |  |  |
|   | <b>TOTAL PHYSICAL IMPROVEMENTS</b>  |  |                 | <b>\$1,710,000.00</b>       | <b>\$1,710,000.00</b>       | <b>\$11,770.69</b>               | <b>\$11,770.69</b>          |                   |  |  |

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

<sup>2</sup>To be completed for the Performance and Evaluation Report

| Part II: Supporting Pages                   |   |   |          |                            |                            |                                      |                             |                |  |                                      |  |
|---|---|---|----------|----------------------------|----------------------------|--------------------------------------|-----------------------------|----------------|--|--------------------------------------|--|
| PHA Name:                                   |   | Grant Type and Number   |          |                            |                            | Federal FY of Grant:                 |                             |                |  | 2007                                 |  |
| ALASKA HOUSING FINANCE CORPORATION          |   | Capital Fund Program Grant No: AK06P001501-07 CFFP (Yes/No): No |          |                            |                            | Replacement Housing Factor Grant No: |                             |                |  |                                      |  |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories  | Development Account No.   | Quantity | Total Estimated Cost       |                            | Total Actual Cost                    |                             | Status of Work |  |                                      |  |
|   |   |   |          | Original                   | Revised <sup>1</sup>       | Funds Obligated <sup>2</sup>         | Funds Expended <sup>2</sup> |                |  |                                      |  |
| <b>AMP #</b><br>273                         | <b>NONDWELLING EQUIPMENT</b><br>1. Vehicles to improve PHD maintenance operations<br>2. Computer hardware upgrades to service Public Housing projects (PCs, printers, servers/routers, and automated physical inspection devices) | 1475<br>1475  |          | \$35,000.00<br>\$10,000.00 | \$35,000.00<br>\$10,000.00 | \$0.00<br>\$0.00                     | \$0.00<br>\$0.00            |                |  | For future needs<br>For future needs |  |
|   | <b>TOTAL NONDWELLING EQUIPMENT</b>  | <b>Total 1475</b>   |          | <b>\$45,000.00</b>         | <b>\$45,000.00</b>         | <b>\$0.00</b>                        | <b>\$0.00</b>               |                |  | <b>\$0.00</b>                        |  |
| 271/273/274<br>271/273/274                  | <b>RELOCATION COSTS</b><br>1. Relocation costs for Loussac Manor (271) Central Terrace (271) and New Willows (274)<br>3. Property managers' salary for Loussac Manor, Central Terrace, and New Willows relocation work            | 1495.1<br>1495.5  |          | \$30,000.00<br>\$21,954.00 | \$30,000.00<br>\$21,954.00 | \$0.00<br>\$2,622.03                 | \$0.00<br>\$2,622.03        |                |  | In progress<br>In progress           |  |
|   | <b>TOTAL RELOCATION COSTS</b>   | <b>Total 1495</b>   |          | <b>\$51,954.00</b>         | <b>\$51,954.00</b>         | <b>\$2,622.03</b>                    | <b>\$2,622.03</b>           |                |  |                                      |  |
|   | Contingency   | 1502  |          | \$200,000.00               | \$200,000.00               | \$0.00                               | \$0.00                      |                |  |                                      |  |
|   | <b>TOTAL CONTINGENCY</b>  | <b>Total 1502</b>   |          | <b>\$200,000.00</b>        | <b>\$200,000.00</b>        | <b>\$0.00</b>                        | <b>\$0.00</b>               |                |  |                                      |  |
|   | <b>TOTAL FFY 2007 COSTS</b>   |   |          | <b>\$2,623,070.00</b>      | <b>\$2,623,070.00</b>      | <b>\$1,126,924.28</b>                | <b>\$314,729.78</b>         |                |  |                                      |  |

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

<sup>2</sup>To be completed for the Performance and Evaluation Report

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

|   |   |   |
|---|---|---|
| PHA Name:<br><br><b>ALASKA HOUSING FINANCE CORPORATION</b>  | Grant Type and Number<br>Capital Fund Program Grant No.<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br><br><b>FFY 2007</b>                       |
| <input type="checkbox"/> Original Annual Statement<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 |   | <input type="checkbox"/> Revised Annual Statement (revision no: ) |
| <input type="checkbox"/> Reserve for Disasters/Emergencies  |   | <input type="checkbox"/> Final Performance and Evaluation Report  |

| Line No. | Summary by Development Account                            | Total Estimated Cost |                     |               | Total Actual Cost |               |
|----------|---|----------------------|---------------------|---------------|-------------------|---------------|
|          |   | Original             | Revised             | Obligated     | Expended          |               |
| 1        | Total Non-CFP Funds                                       |                      |                     |               |                   |               |
| 2        | 1406 Operations   | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 3        | 1408 Management Improvements                              | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 4        | 1410 Administration                                       | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 5        | 1411 Audit  | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 6        | 1415 Liquidated Damages                                   | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 7        | 1430 Fees and Costs                                       | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 8        | 1440 Site Acquisition                                     | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 9        | 1450 Site Improvement                                     | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 10       | 1460 Dwelling Structures                                  | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 11       | 1465.1 Dwelling Equipment-Nonexpendable                   | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 12       | 1470 Nondwelling Structures                               | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 13       | 1475 Nondwelling Equipment                                | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 14       | 1485 Demolition   | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 15       | 1490 Replacement Reserve                                  | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 16       | 1492 Moving to Work Demonstration                         | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 17       | 1495.1 Relocation Cost                                    | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 18       | 1499 Development Activities                               | \$155,875.00         | \$155,875.00        | \$0.00        | \$0.00            | \$0.00        |
| 19       | 1501 Collateralization or Debt Service                    | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 20       | 1502 Contingency  | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 21       | <b>Amount of Annual Grant: (sum of lines 2-20)</b>        | <b>\$155,875.00</b>  | <b>\$155,875.00</b> | <b>\$0.00</b> | <b>\$0.00</b>     | <b>\$0.00</b> |
| 22       | Amount of line 21 Related to LBP Activities               | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 23       | Amount of line 21 Related to Section 504 Compliance       | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 24       | Amount of line 21 Related to Security -- Soft Costs       | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 25       | Amount of line 21 Related to Security -- Hard Costs       | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |
| 26       | Amount of line 21 Related to Energy Conservation Measures | \$0.00               | \$0.00              | \$0.00        | \$0.00            | \$0.00        |



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

|   |   |   |
|---|---|---|
| PHA Name:   | Grant Type and Number   | Federal FY of Grant:  |
| ALASKA HOUSING FINANCE CORPORATION  | Capital Fund Program Grant No.<br>Replacement Housing Factor Grant No: AK06R001502-07 | FFY 2007  |
| <input type="checkbox"/> Original Annual Statement  | <input type="checkbox"/> Reserve for Disasters/Emergencies                            | <input type="checkbox"/> Revised Annual Statement (revision no: ) |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 |   | <input type="checkbox"/> Final Performance and Evaluation Report  |

| Line No. | Summary by Development Account                            | Total Estimated Cost |                   |               | Total Actual Cost |               |
|----------|---|----------------------|-------------------|---------------|-------------------|---------------|
|          |   | Original             | Revised           | Obligated     | Expended          |               |
| 1        | Total Non-CFP Funds                                       |                      |                   |               |                   |               |
| 2        | 1406 Operations   | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 3        | 1408 Management Improvements                              | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 4        | 1410 Administration                                       | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 5        | 1411 Audit  | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 6        | 1415 Liquidated Damages                                   | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 7        | 1430 Fees and Costs                                       | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 8        | 1440 Site Acquisition                                     | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 9        | 1450 Site Improvement                                     | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 10       | 1460 Dwelling Structures                                  | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 11       | 1465.1 Dwelling Equipment-Nonexpendable                   | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 12       | 1470 Nondwelling Structures                               | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 13       | 1475 Nondwelling Equipment                                | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 14       | 1485 Demolition   | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 15       | 1490 Replacement Reserve                                  | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 16       | 1492 Moving to Work Demonstration                         | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 17       | 1495.1 Relocation Cost                                    | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 18       | 1499 Development Activities                               | \$4,319.00           | \$4,319.00        | \$0.00        | \$0.00            | \$0.00        |
| 19       | 1501 Collateralization or Debt Service                    | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 20       | 1502 Contingency  | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 21       | <b>Amount of Annual Grant: (sum of lines 2-20)</b>        | <b>\$4,319.00</b>    | <b>\$4,319.00</b> | <b>\$0.00</b> | <b>\$0.00</b>     | <b>\$0.00</b> |
| 22       | Amount of line 21 Related to LBP Activities               | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 23       | Amount of line 21 Related to Section 504 Compliance       | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 24       | Amount of line 21 Related to Security -- Soft Costs       | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 25       | Amount of line 21 Related to Security -- Hard Costs       | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |
| 26       | Amount of line 21 Related to Energy Conservation Measures | \$0.00               | \$0.00            | \$0.00        | \$0.00            | \$0.00        |



|  |   |  |   |   |
|--|---|--|---|---|
| <b>Part I: Summary</b>                                 |   | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: <b>AK06P001501-08</b><br>Date of CFFP: _____  | <b>Replacement Housing Factor Grant No:</b> _____ | <b>FFY of Grant:</b> <b>2008</b><br><b>FFY of Grant Approval:</b> <b>2008</b> |
| PHA Name:<br><b>ALASKA HOUSING FINANCE CORPORATION</b> |   | Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )<br>Performance and Evaluation Report for Period Ending: 12/31/2008 <input checked="" type="checkbox"/> Final Performance and Evaluation Report |   |   |
| <b>Type of Grant</b>                                   | <input type="checkbox"/> Original Annual Statement<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008 |  |   |   |
| <b>Line</b>  | <b>Summary by Development Account</b>   | <b>Total Estimated Cost</b>  | <b>Revised<sup>2</sup></b>                        | <b>Total Actual Cost<sup>1</sup></b>  |
|  |   | <b>Original</b>  |   | <b>Obligated</b>  |
|  |   |  |   | <b>Expended</b>   |
| 1  | Total Non-CFP Funds   |  |   |   |
| 2  | 1406 Operations (may not exceed 20% of line 20) <sup>3</sup>  | \$182,500.00   | \$0.00  | \$0.00  |
| 3  | 1408 Management Improvements  | \$0.00   | \$0.00  | \$0.00  |
| 4  | 1410 Administration (may not exceed 10% of line 20)   | \$255,929.00   | \$0.00  | \$0.00  |
| 5  | 1411 Audit  | \$0.00   | \$0.00  | \$0.00  |
| 6  | 1415 Liquidated Damages   | \$0.00   | \$0.00  | \$0.00  |
| 7  | 1430 Fees and Costs   | \$295,482.00   | \$0.00  | \$0.00  |
| 8  | 1440 Site Acquisition   | \$0.00   | \$0.00  | \$0.00  |
| 9  | 1450 Site Improvement   | \$225,000.00   | \$0.00  | \$0.00  |
| 10   | 1460 Dwelling Structures  | \$1,431,879.00   | \$0.00  | \$0.00  |
| 11   | 1465.1 Dwelling Equipment-Nonexpendable   | \$0.00   | \$0.00  | \$0.00  |
| 12   | 1470 Nondwelling Structures   | \$0.00   | \$0.00  | \$0.00  |
| 13   | 1475 Nondwelling Equipment  | \$45,000.00  | \$0.00  | \$0.00  |
| 14   | 1485 Demolition   | \$0.00   | \$0.00  | \$0.00  |
| 15   | 1492 Moving to Work Demonstration   | \$0.00   | \$0.00  | \$0.00  |
| 16   | 1495.1 Relocation Cost  | \$23,500.00  | \$0.00  | \$0.00  |
| 17   | 1499 Development Activities <sup>4</sup>  | \$0.00   | \$0.00  | \$0.00  |
| 18a  | 1501 Collateralization or Debt Service  | \$0.00   | \$0.00  | \$0.00  |
| 18b  | 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)   | \$100,000.00   | \$0.00  | \$0.00  |
| 20   | <b>Amount of Annual Grant: (sum of lines 2-19)</b>  | <b>\$2,559,290.00</b>  | <b>\$0.00</b>                                     | <b>\$0.00</b>   |
| 21   | Amount of line 20 Related to LBP Activities   | \$0.00   | \$0.00  | \$0.00  |
| 22   | Amount of line 20 Related to Section 504 Activities   | \$0.00   | \$0.00  | \$0.00  |
| 23   | Amount of line 20 Related to Security -- Soft Costs   | \$0.00   | \$0.00  | \$0.00  |
| 24   | Amount of line 20 Related to Security -- Hard Costs   | \$0.00   | \$0.00  | \$0.00  |
| 25   | Amount of line 20 Related to Energy Conservation Measures   | \$0.00   | \$0.00  | \$0.00  |
| <b>Signature of Executive Director</b>                 |   | <b>Date</b>  | <b>Signature of Public Housing Director</b>       |   |
|  |   | <b>Date</b>  | <b>Date</b>                                       |   |

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

| Part II: Supporting Pages                              |  |  |  |          |                      |   |                                 |                                |                  |
|--|--|--|--|----------|----------------------|---|---------------------------------|--------------------------------|------------------|
| PHA Name:<br><b>ALASKA HOUSING FINANCE CORPORATION</b> |  |  | Grant Type and Number<br>Capital Fund Program Grant No: <b>AK06P001501-08</b> CFFP (Yes/No): <b>No</b> |          |                      | Federal FY of Grant:<br><b>FFY 2008</b> |                                 |                                |                  |
| Development Number<br>Name/PHA-Wide<br>Activities      |  |  | Development<br>Account No.   | Quantity | Total Estimated Cost |   | Total Actual Cost               |                                | Status of Work   |
|  |  |  |  |          | Original             | Revised <sup>1</sup>                    | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup> |                  |
| <b>OPERATIONS</b>                                      |  |  |  |          |                      |   |                                 |                                |                  |
| HA Wide<br>Operations                                  |  |  | 1406   | HA Wide  | \$182,500.00         | \$0.00                                  | \$0.00                          | \$0.00                         | On-going         |
| <b>TOTAL OPERATIONS</b>                                |  |  | <b>Total 1406</b>  |          | <b>\$182,500.00</b>  | <b>\$0.00</b>                           | <b>\$0.00</b>                   | <b>\$0.00</b>                  |                  |
| <b>MANAGEMENT IMPROVEMENTS</b>                         |  |  |  |          |                      |   |                                 |                                |                  |
| HA Wide<br>Mgmt.                                       |  |  | 1408   |          | \$0.00               | \$0.00                                  | \$0.00                          | \$0.00                         |                  |
| <b>TOTAL MANAGEMENT IMPROVEMENTS</b>                   |  |  | <b>Total 1408</b>  |          | <b>\$0.00</b>        | <b>\$0.00</b>                           | <b>\$0.00</b>                   | <b>\$0.00</b>                  |                  |
| <b>ADMINISTRATIVE COSTS</b>                            |  |  |  |          |                      |   |                                 |                                |                  |
| HA Wide<br>Admin.                                      |  |  | 1410.01  |          | \$255,929.00         | \$0.00                                  | \$0.00                          | \$0.00                         | On-going         |
| <b>TOTAL ADMINISTRATIVE COSTS</b>                      |  |  | <b>Total 1410</b>  |          | <b>\$255,929.00</b>  | <b>\$0.00</b>                           | <b>\$0.00</b>                   | <b>\$0.00</b>                  |                  |
| <b>FEES &amp; COSTS</b>                                |  |  |  |          |                      |   |                                 |                                |                  |
| AMP #<br>257/275<br>260/277/216/273                    |  |  | 1430.01  |          | \$213,457.00         | \$0.00                                  | \$0.00                          | \$0.00                         | On-going         |
|  |  |  | 1430.02  |          | \$41,900.00          | \$0.00                                  | \$0.00                          | \$0.00                         | On-going         |
| 257<br>HA Wide   |  |  | 1430.07  |          | \$30,125.00          | \$0.00                                  | \$0.00                          | \$0.00                         | For future needs |
|  |  |  | 1430.19  |          | \$10,000.00          | \$0.00                                  | \$0.00                          | \$0.00                         | On-going         |
| <b>TOTAL FEES &amp; COSTS</b>                          |  |  | <b>Total 1430</b>  |          | <b>\$295,482.00</b>  | <b>\$0.00</b>                           | <b>\$0.00</b>                   | <b>\$0.00</b>                  |                  |

| <b>Part II: Supporting Pages</b>                           |  |  |  |  |  |   |  |  |  |  |  |
|--|--|--|--|--|--|---|--|--|--|--|--|
| <b>PHA Name:<br/>ALASKA HOUSING FINANCE CORPORATION</b>    |  |  | <b>Grant Type and Number<br/>Capital Fund Program Grant No: AK06P001501-08</b> |  |  | <b>Federal FY of Grant:<br/>FFY 2008</b>    |  |  |  |  |  |
| <b>Development Number<br/>Name/PHA-Wide<br/>Activities</b> |  |  | <b>General Description of Major Work<br/>Categories</b>                        |  |  | <b>Replacement Housing Factor Grant No:</b> |  |  | <b>CFFP (Yes/No): No</b>               |  |  |
|  |  |  |  |  |  | <b>Development<br/>Account No.</b>          |  |  | <b>Total Estimated Cost</b>            |  |  |
|  |  |  |  |  |  | <b>Quantity</b>                             |  |  | <b>Original</b>                        |  |  |
|  |  |  |  |  |  | <b>Revised<sup>1</sup></b>                  |  |  | <b>Funds<br/>Obligated<sup>2</sup></b> |  |  |
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| Part II: Supporting Pages                            |   |                            |  |                            |  |                      |                                 |                                  |                                      |  |
|--|---|----------------------------|--|----------------------------|--|----------------------|---------------------------------|----------------------------------|--------------------------------------|--|
| PHA Name:<br>ALASKA HOUSING FINANCE CORPORATION      |   |                            | Grant Type and Number<br>Capital Fund Program Grant No: AK06P001501-08 |                            |  | CFFP (Yes/No): No    |                                 | Federal FY of Grant:<br>FFY 2008 |                                      |  |
| Development<br>Number<br>Name/PHA-Wide<br>Activities | General Description of Major Work<br>Categories   | Development<br>Account No. | Quantity   | Total Estimated Cost       |  | Revised <sup>1</sup> | Total Actual Cost               |                                  | Status of Work                       |  |
|  |   |                            |  | Original                   |  |                      | Funds<br>Obligated <sup>2</sup> | Funds<br>Expended <sup>2</sup>   |                                      |  |
|  | <b>NONDWELLING EQUIPMENT</b>  |                            |  |                            |  |                      |                                 |                                  |                                      |  |
| HA-Wide  | 1. Vehicles to improve PHD maintenance operations<br>2. Computer hardware upgrades to service Public<br>Housing projects (PCs, printers, servers/routers,<br>and automated physical inspection devices) | 1475<br>1475               |  | \$35,000.00<br>\$10,000.00 |  | \$0.00<br>\$0.00     | \$0.00<br>\$0.00                | \$0.00<br>\$0.00                 | For future needs<br>For future needs |  |
|  | <b>TOTAL NONDWELLING EQUIPMENT</b>  | <b>Total 1475</b>          |  | <b>\$45,000.00</b>         |  | <b>\$0.00</b>        | <b>\$0.00</b>                   | <b>\$0.00</b>                    |                                      |  |
|  | <b>RELOCATION COSTS</b>   |                            |  |                            |  |                      |                                 |                                  |                                      |  |
| AMP#   |   |                            |  |                            |  |                      |                                 |                                  |                                      |  |
| 257  | 1. Relocation costs for Bethel Heights  | 1495.1                     |  | \$10,000.00                |  | \$0.00               | \$0.00                          | \$0.00                           | For future needs                     |  |
| 275  | 2. Relocation costs for Birch Park I & II   | 1495.1                     |  | \$7,500.00                 |  | \$0.00               | \$0.00                          | \$0.00                           | For future needs                     |  |
| 257  | 3. Property managers' salary for Bethel Heights<br>relocation work  | 1495.5                     |  | \$4,000.00                 |  | \$0.00               | \$0.00                          | \$0.00                           | For future needs                     |  |
| 275  | 4. Property managers' salary for Birch Park I & II<br>relocation work   | 1495.5                     |  | \$2,000.00                 |  | \$0.00               | \$0.00                          | \$0.00                           | For future needs                     |  |
|  | <b>TOTAL RELOCATION COSTS</b>   | <b>Total 1495</b>          |  | <b>\$23,500.00</b>         |  | <b>\$0.00</b>        | <b>\$0.00</b>                   | <b>\$0.00</b>                    |                                      |  |
|  | <b>Contingency</b>  |                            |  | \$100,000.00               |  | \$0.00               | \$0.00                          | \$0.00                           |                                      |  |
|  | <b>TOTAL CONTINGENCY</b>  | <b>Total 1502</b>          |  | <b>\$100,000.00</b>        |  | <b>\$0.00</b>        | <b>\$0.00</b>                   | <b>\$0.00</b>                    |                                      |  |
|  | <b>TOTAL FFY 2008 COSTS</b>   |                            |  | <b>\$2,559,290.00</b>      |  | <b>\$0.00</b>        | <b>\$0.00</b>                   | <b>\$0.00</b>                    |                                      |  |

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

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

|   |   |   |
|---|---|---|
| PHA Name:   | Grant Type and Number   | Federal FY of Grant:  |
| ALASKA HOUSING FINANCE CORPORATION  | Capital Fund Program Grant No.<br>Replacement Housing Factor Grant No: AK06R001501-08 | FFY 2008  |
| <input type="checkbox"/> Original Annual Statement  | <input type="checkbox"/> Reserve for Disasters/Emergencies                            | <input type="checkbox"/> Revised Annual Statement (revision no: ) |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/08 |   | <input type="checkbox"/> Final Performance and Evaluation Report  |

| Line No. | Summary by Development Account                            | Total Estimated Cost |               |               | Total Actual Cost |               |
|----------|---|----------------------|---------------|---------------|-------------------|---------------|
|          |   | Original             | Revised       | Obligated     | Expended          |               |
| 1        | Total Non-CFP Funds                                       |                      |               |               |                   |               |
| 2        | 1406 Operations   | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 3        | 1408 Management Improvements                              | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 4        | 1410 Administration                                       | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 5        | 1411 Audit  | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 6        | 1415 Liquidated Damages                                   | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 7        | 1430 Fees and Costs                                       | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 8        | 1440 Site Acquisition                                     | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 9        | 1450 Site Improvement                                     | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 10       | 1460 Dwelling Structures                                  | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 11       | 1465.1 Dwelling Equipment-Nonexpendable                   | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 12       | 1470 Nondwelling Structures                               | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 13       | 1475 Nondwelling Equipment                                | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 14       | 1485 Demolition   | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 15       | 1490 Replacement Reserve                                  | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 16       | 1492 Moving to Work Demonstration                         | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 17       | 1495.1 Relocation Cost                                    | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 18       | 1499 Development Activities                               | \$53,245.00          | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 19       | 1501 Collateralization or Debt Service                    | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 20       | 1502 Contingency  | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 21       | <b>Amount of Annual Grant: (sum of lines 2-20)</b>        | <b>\$53,245.00</b>   | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b>     | <b>\$0.00</b> |
| 22       | Amount of line 21 Related to LBP Activities               | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 23       | Amount of line 21 Related to Section 504 Compliance       | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 24       | Amount of line 21 Related to Security -- Soft Costs       | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 25       | Amount of line 21 Related to Security -- Hard Costs       | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |
| 26       | Amount of line 21 Related to Energy Conservation Measures | \$0.00               | \$0.00        | \$0.00        | \$0.00            | \$0.00        |



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**Attachment C**  
**Public Comments and AHFC Responses**

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**FY 2010 Moving to Work Plan**  
**Summary of Written and Oral Comments**

AHFC posted the draft Plan on its web page on March 6, 2009 for the required 30 day public comment period, which ended on April 8, 2009. Notification of the plan was made through list-serves obtained from the Planning and Program Development Department; additionally, at the request of AHFC, HUD distributed the announcement through its housing partners list serve. Notices were mailed to all voucher participants; and public housing residents received a notice through the House Calls newsletter. A display ad was published in Anchorage Daily News announcing the plan and the public hearing date. Presentations were made to the Anchorage and Statewide Homeless Coalitions, the HUD Affordable Housing Partnership meeting and several service provider meetings.

A public hearing was held on April 8, 2009. 'R&R Court Reporters' compiled a transcript of the hearing, a copy of which is on file in the Public Housing Division central office.

**The following is a summary of written comments and remarks make at the public hearing, and the AHFC response to those comments.**

1. Several comments were received from rental assistance participants who interpreted the title of the plan to mean that AHFC would now perform functions similar to the responsibilities of the state Department of Labor and Workforce Development. They were requesting information about employment opportunities that they perceived were being made available through the Public Housing Division.

***AHFC Response:*** In presentations made to various social service groups with an interest in assisted housing, similar questions arose. The heading was perhaps more relevant when MTW was originally authorized, given that it paralleled welfare reform legislation and passage of the Temporary Assistance to Needy Families act. Staff will consider whether AHFC can or should change the name to more closely reflect our objectives as the year one plan goes into affect.

2. A comment from a Housing Choice Voucher participant argued that voucher assistance should be targeted more toward people with disabilities. If not disabled, the writer suggested that retention of the voucher be coupled to a work requirement.

***AHFC Response:*** AHFC has a long standing relationship with the Alaska Division of Public Assistance to help administer it Family Self Sufficiency program. The partnership ensures that FSS is available to families outside Anchorage where AHFC does not have the financial resources to administer the program. Its limitation is that families must be beneficiaries of both housing assistance and Temporary Assistance to Needy Families assistance. In FY10, staff will be examining ways to use MTW authority to expand the scope of the FSS program. Any changes will require board approval of a possible amendment to the MTW plan.

3. The Director of the Municipality of Anchorage, Department of Neighborhoods (DoN), made several comments to the plan. (1) Redevelopment of the Loussac Manor. The DoN fully supports the redevelopment including writing of a letter of support to the Senate and House Finance Committees. They also suggest establishment of a technical advisory committee to include the Municipality to lay the groundwork for community buy-in. (2) The DoN asked for further clarification about how use of the 71 units of available public housing subsidy might affect affordable housing in Anchorage. (3) Regarding various MTW strategies, the DoN recommends AHFC establish a technical advisory committee to provide input in policy development regarding use of voucher funding for families with disabilities, use of vouchers in transitional housing, and local preferences. (4) The DoN indicated an interest in work AHFC is doing to help prisoners reenter civilian life using Municipality HOME dollars in the same way AHFC may use its HOME funding.

**AHFC Response:** Staff appreciates the support of Municipality for redevelopment of Loussac Manor. Cooperation with the Municipality is essential as it must sign off on any proposed demolition plans before submittal to HUD. Until legislative funding is secured to go forward with the plan, a technical advisory committee is premature; however, AHFC has contacted the Municipal Planning Department inviting staff to a on site visit regarding site plans and zoning related issues.

Reuse of Annual Contributions Contract (ACC) subsidy is available to AHFC from demolition or disposition of properties that date back to October 1, 1999. The number of units that AHFC had in its portfolio on that date is fixed in law. Units removed the inventory since then may now be applied to other properties - even privately owned ones - with the public housing subsidy used similar to how the project based voucher program. Several options are being explored to put these ACC units back into use. One a recommendation is reached; staff will present it for public review and board approval.

In response to the DoN recommendation about an advisory committee for the selected strategies, staff is concerned that establishment of separate committees is possibly redundant and time consuming. Numerous advisory agencies are already available for consultation. Establishment of separate committees may result in the inadvertent omission of stakeholders. AHFC would prefer to use extant organizations by recommending a subcommittee format that could then report back to the at large body.

In response to the prisoner reentry proposal, AHFC is very interested in the potential collaboration. AHFC HOME dollars can only be spent outside Anchorage, yet 55% of prisoners return to the Anchorage where a similar program will require Municipality HOME funding or an option as proposed in the MTW plan.

4. In the public hearing, AHFC heard from staff from Cook Inlet Housing Authority. The comments were in support of the plan and, in particular, the redevelopment of Loussac Manor. There were no specific concerns except a general interest in what others had to say about the plan and the planning process.
5. In the public hearing, AHFC heard from staff of Neighborworks, Anchorage Inc. They also expressed interest in the redevelopment issues and attended primarily to keep apprised of developments.
6. In the public hearing, AHFC heard from staff of Catholic Social Services. A concern was raised about the proposal to deny a homeless preference to families on the HCV waiting list after they had turned down one or more public housing units. The question was raised about the stigma of living in public housing. They also explained some of the programs CSS provides to address homelessness.

**AHFC Response:** The reason AHFC is seeking the regulatory exemption for wait list management is to address economic efficiency in the expenditure of federal funds. Considerable staff time is involved in calling families from the waiting list, briefing them, and showing them a unit. For legitimate reasons such as location to employment or children's school, AHFC will offer a family a second choice that more closely meets their needs. Because of the homeless preference, a large majority of new admissions have verified that they've experienced homelessness. For the family to refuse a rental unit begs the question of the actual nature of their housing condition.

As to whether living in public housing bears any stigma, staff believes that circumstance is a relic of high rise urban developments. AHFC public housing is predominately comprised of scatted site or small townhouse style units that frequently exceed the standard of upkeep and appearance of the local neighborhoods.

7. Shortly after the public comment period closed, AHFC received a letter from the Anchorage School District. Regarding non-MTW activities, the ASD indicated the number of homeless families served by McKinney/Vento assistance has risen dramatically and encouraged ongoing dialog about how to address the issue. The ASD supported Strategy 2010-11 as a means of addressing the homeless issues. The ASD requested participation in any future dialog about the preference system; in addition, they asked for clarification about families who claim homelessness, but reject an available public housing unit.

**AHFC Response:** AHFC appreciates the work of the ASD and other school districts in their assistance to the homeless. Collaboration with statewide school districts resulted in a special referral process for new applicant that has worked very well. Staff looks forward to whatever assistance ASD can provide to help simplify the intake process and the use of preferences. Data recently compiled from

the Anchorage waiting list suggest that the point system used to rank applicants is producing a bias against other legitimate homeless families whose date of application may be months older, but who lack one or two additional points because of unemployment, the absence of any disability or other factors. We have found homeless families with tenure on the waiting list that exceeds one year. Clearly the process is not functioning as intended. ASD's interest in helping address this system is most welcome. An Anchorage meeting of stakeholders is anticipated during the month of May.

**Attachment D**  
**Revised Public Housing Admissions and Continued Occupancy Plan and HCV**  
**Administrative Plan**

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**RESOLUTION 09-11**

**RESOLUTION OF THE BOARD OF DIRECTORS  
ALASKA HOUSING FINANCE CORPORATION  
ADOPTING A REVISION TO THE INTERIM REEXAMINATION POLICY**

**WHEREAS**, the U.S. Department of Housing & Urban Development (HUD) requires that AHFC conduct an annual reexamination of income and family composition to ensure that families receiving public housing or Housing Choice Voucher rental assistance pay their fair share of rent; and

**WHEREAS**, HUD leaves it to the discretion of local public housing authorities as to if and when the housing authority will perform an interim reexamination of income when there is an increase in household income; and

**WHEREAS**, current policy requires the reporting of all changes in income and a change in the family share of rent when family income increases by \$200 per month; and

**WHEREAS**, the benefits of reducing the number of interim reexaminations include reductions in staff time verifying and calculating such changes, lesser imposition on program participants and a policy that encourages work, with little financial impact upon AHFC housing resources; and

**WHEREAS**, the proposed policy was included in the draft Moving to Work Plan with no objections voiced in the public comment period;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Alaska Housing Finance Corporation that AHFC amend the interim policy as outlined in the attached Board Memorandum. This policy shall apply to both the public housing and Housing Choice Voucher programs. The changes shall take effect July 1, 2009 to allow for staff training, notification to applicants and participants, and other necessary measures to ensure a smooth transition in policy. Passed and approved this 23<sup>rd</sup> day of April, 2009.



Frank Roppel, Chair  
Board of Directors

**ALASKA HOUSING FINANCE CORPORATION  
RESOLUTION NO. 2009-20**

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE ALASKA HOUSING FINANCE CORPORATION  
APPROVING SUBMITTAL OF A DEMOLITION APPLICATION  
FOR THE LOUSSAC MANOR**

**WHEREAS**, the Loussac Manor is public housing development consisting of 62 units, a community room, office and shop, all in need of significant repair or replacement as determined by an independent architectural and engineering report; and

**WHEREAS**, such report estimates that repair costs exceed 80% of the total replacement cost for the development; and

**WHEREAS**, through a series of Legislative appropriations, AHFC has accumulated approximately \$10 million of corporate receipts for the purpose of redevelopment of Loussac Manor; and

**WHEREAS**, at the encouragement of HUD officials, it is recommended that AHFC submit a demolition/disposition application as soon as possible; and

**WHEREAS**, staff has briefed Municipality of Anchorage officials and tenants about the proposed demolition, having also received endorsement from the Municipality in the form of a letter of support; and

**WHEREAS**, relocation costs are covered under the Uniform Relocation Act and submittal of the demolition/disposition application is a necessary step to apply for Housing Choice Vouchers to assist current tenants with relocation;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of the Alaska Housing Finance Corporation that staff proceeds with the preparation of a demolition/disposition application for the Loussac Manor and its submittal to the U.S. Department of Housing and Urban Development.

This resolution shall take effect immediately. Passed and approved this 24<sup>th</sup> day of June, 2009.



Frank C. Roppel, Chair  
Board of Directors