



**Alaska Housing Finance Corporation
Public Housing Division**

Moving To Work Program Annual Plan for Fiscal Year 2012

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B. Overview

During Fiscal Year 2012, the AHFC Public Housing Division (AHFC) will continue to address a range of Moving to Work (MTW) activities that it proposed in its FY 2010 and FY 2011 plans. Only three initiatives are proposed in this year's plan; however, AHFC is asking for public comment on a proposal to amend the current preference system and further public comment on the issues surrounding elderly/disabled housing.

In FY 2012:

- AHFC will continue to provide Public Housing and Housing Choice Voucher subsidies for low-income families throughout Alaska with an occupancy goal of 98 percent in Public Housing and a statewide lease-up rate of at least 98 percent in the Housing Choice Voucher program.
- AHFC will continue implementing initiatives designed to reduce administrative costs and achieve greater cost efficiencies. In general, these efficiencies are designed to allow staff to assume a more proactive role when addressing local unmet needs and the provision of greater support to families seeking economic self-sufficiency. Significant among these changes is implementation of the new Yardi Voyager software system. The new system is web-based and should provide much greater ease of use to new employees and to areas outside Anchorage where the older server-based system was the cause for much delay in accessing client files. Set up of the new system requires considerable financial resources and depends on policy issues that are discussed more fully elsewhere in the plan. Among the most pressing is whether AHFC closes its Anchorage Housing Choice Voucher waiting list because of its recent growth to over 4,000 families and how that procedure would affect preference policy.
- In addition to the MTW initiatives, AHFC is proposing several changes to its business practices authorized under existing regulation. These include use of Neighborhood Stabilization Program (NSP) funds and corporate capital receipts to fund the San Roberto project in East Anchorage; updated sprinkler systems in family developments across the state; and renovation of properties to ensure compliance with the Americans with Disabilities Act.
- AHFC has conducted preliminary research into the minimum rent rate needed to determine if the rate is a fair and adequate minimum rent to sustain AHFC's operation of the Public Housing and Housing Choice Voucher Programs. The minimum rent requirement is currently set at \$50 maximum for public housing and housing choice vouchers. A number of other MTW agencies have already increased the minimum rent to between \$100 and \$150. Some housing authorities have a graduated minimum rent that increases from \$50 each year that a family receives assistance. AHFC will research the current minimum rent of \$50 and adjust it to a rate that will help sustain the viability of AHFC's housing programs.

- AHFC is proposing three new MTW initiatives. The first is a request to bring our Notice to Quit for Non-Payment of Rent into conformity with the Alaska Uniform Landlord and Tenant Act. The second is a waiver to the so-called “40 percent rule” in the Housing Choice Voucher Program; AHFC is requesting to use 50 percent as the ceiling for the family share of rent. Finally, AHFC is seeking approval to waive the HUD requirement that vouchers terminate 180 days after the last housing assistance payment to an owner; AHFC would like to lower this period to 120 days.
- AHFC will enter into its first of several Project Based Voucher (PBV) contracts with private development entities. The first will be with Rural CAP in Anchorage for its Karluk Manor project. This 48 unit development will serve chronically homeless individuals; AHFC will project base 35 vouchers there when it opens later in 2011. The second project is with Kenai Peninsula Housing Initiatives for its ten-unit MainTree Apartments family development serving people with disabilities. That project should open May 2012; both MainTree and Karluk Manor were awarded vouchers through the Planning Department’s Special Needs Housing Grant application process. The last project awarded is the Cook Inlet Housing Authority for the new Loussac Place development. CIHA was awarded 60 vouchers as part of its development application for the 2011 Low Income Housing Tax Credit award.
- On February 24, 2011 AHFC received HUD approval of a significant amendment to the Neighborhood Stabilization Program (NSP) grant for approximately \$5.1 million. Strategy number one gives the Public Housing Division the opportunity to acquire vacant land for future development of public and assisted housing. Based upon issuance of a recent Request for Information by the Planning & Program Development Department, AHFC has determined that there are available properties for sale within the HUD-designated tracts located in Anchorage. Should these tracts prove suitable for development and result in a purchase agreement, AHFC may use a portion of the NSP funding for new construction. This is of particular interest because AHFC has up to 161 units of public housing subsidy available to it under the Public Housing Reform Act of 1998. Given the enormous growth in the waiting lists for assisted housing, AHFC would like to maximize available rental assistance with the use of NSP, federal Capital Fund Program receipts, or corporate receipts for new construction.

Proposed program changes that require MTW flexibility to implement are more fully described in Section V below. Non-MTW changes are summarized in Section III below. As new policies are developed, the proposed changes are incorporated into the *Public Housing Program Admissions and Occupancy Plan (ACOP)* and the *Housing Choice Voucher Program Administrative Plan*.

C. Ongoing MTW Activities

No.	Initiative Name
2010-1	Reexamination of Income

No.	Initiative Name
2010-2	Income from Assets
2010-3	Earned Income Disallowance
2010-4	Rent Simplification
2010-5	Housing Quality Standards Inspections
2010-6	Housing Quality Standards Inspections on AHFC Properties
2010-7	Project-Based Vouchers
2010-8	Live-In Aides
2010-9	Prisoner Re-Entry
2010-10	Use of HCV Program for Persons with Disabilities
2010-11	Project-Based Voucher Assistance in Transitional Housing
2010-12	Local Preferences
2010-13	Homeownership Program
2010-14	AHFC Alternate Forms
2011-1	Simplification of Utility Allowance Schedules
2011-1	Utility Allowance Schedule Simplification
2011-2	Payment Standard Exemption
2011-3	Project-Based Vouchers - Waiver of Tenant-Based Requirement
2011-4	Establish a Sponsor-Based Rental Assistance Program
2011-5	Authorization to Project-Base Section 8 Assistance at Properties Owned by AHFC and to Exceed 25 Percent Voucher Limit Per Building

D. New MTW Activities

No.	Initiative Name
2012-1	Raise HCV Maximum Family Contribution at Lease-Up to 50 Percent
2012-2	Nonpayment of Rent
2012-3	Waiver of Automatic Termination of HAP Contract

E. AHFC Business Activities

Table 1. Public Housing Programs

Program Name	Program Name
Capital Fund Program	Public Housing Program
Energy Conservation Retrofit	Public Housing Renovation/Reconstruction Program
Environmental Cleanup and Abatement	Resident Services Program Grants
Family Investment Centers	Section 8 Moderate Rehabilitation Program
Family Self-Sufficiency Program	Section 8 Multifamily Housing Program
Gateway Literacy Program	Veterans Administration Supportive Housing
HCV Homeownership Program (under review)	Service Coordination for Public Housing and Section 8 Multifamily Programs

Program Name	Program Name
Housing Choice Voucher Program	Mental Health Voucher Program

Table 2. Energy Programs

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

Table 3. Grant Programs

Program Name	Program Name
Grant Match Programs: <ul style="list-style-type: none"> • HUD Continuum of Care Programs • Supportive Housing • Shelter Plus Care Program • USDA Housing Preservation Grant 	GOAL Program - Rental Housing Development <ul style="list-style-type: none"> • Low-Income Housing Tax Credit Program • Senior Citizens Housing Development Program
HOME Investment Partnership Act Programs <ul style="list-style-type: none"> • Home Opportunity Program (HOP) • Owner-Occupied Rehabilitation Program (ORP) 	HUD Technical Assistance Grants: <ul style="list-style-type: none"> • HOME Technical Assistance • Supportive Housing Technical Assistance
Housing Opportunities for People with AIDS (HOPWA)	Special Needs Housing Program
Teacher, Health, & Public Safety Housing Programs	Homeless Assistance Program

Table 4. Loan Programs

Program Name	Program Name
Affordable Home Ownership Guaranteed Loan Program	Rural Building Material Loan Program
Affordable Housing Enhanced Loan Program	Rural Housing Initiative Pilot Program
Assistance Provider Interest Rate Reduction Program	Rural Non-Owner-Occupied Loan Program
Association Loan Program	Rural Owner-Occupied Loan Program
Federally Guaranteed/Insured Multi-Family Mortgage Program	Rural Public Service Rental Housing Program
Home Ownership Assistance Fund Loans	Rural Small Building Material Loan Program
Interest Rate Reduction for Energy Efficiency	Second Mortgage Program

Program Name	Program Name
Interest Rate Reduction for Low-Income Borrowers	Senior Housing Loan Program
Loans to Sponsors Program	Streamlined Refinance Loan Program
Mobile Home Program	Taxable Loan Program
Multi-Family Loan Purchase Program	Tax-Exempt Loan Program
Multi-Family, Special Needs, & Congregate Housing Loan Program	Teacher and Health Professional Housing Program
Non-Conforming Loan Program	Veterans Mortgage Program

II. GENERAL OPERATING INFORMATION

A. Housing Stock Information

AHFC owns and operates 1,265 Public Housing units. Five (5) units are currently HUD-approved non-dwelling units used for various resident services and self-sufficiency programs*. Before the fiscal year end on June 30, 2011, AHFC will be removing three (3) units from AMP 274 Anchorage East under a demolition/redevelopment plan. With support from the Municipality of Anchorage, AHFC has proposed to HUD that it demolish the units due to significant deterioration and engineering estimates that renovation would exceed 80 percent of replacement costs. The potential exists for AHFC to rebuild as many as four units on the site.

Table 5. Public Housing Units Available 07/01/2011

Public Housing	Units on 06/30/11	Projected Unit Removals/ Additions during FY12	Projected Unit Count 06/30/2012
Anchorage	508	-36	472
Bethel	117	0	117
Cordova	16	0	16
Fairbanks	165	0	165
Juneau	207	0	207
Ketchikan	73	0	73
Kodiak	40	0	40
Nome	33	0	33
Sitka	44	0	44
Valdez	7	0	7
Wasilla	32	0	32
Wrangell	20	0	20
Total Public Housing	1,262	-36	1,226

*Non-dwelling units: 3 in Anchorage (Gateway Learning Center); 1 in Juneau; 1 in Sitka

Table 6. Planned Capital Expenditures by Development

AMP Development	Proposed Work	Fund Year	Amount	Percentage of Total
No development receiving over 30% for capital projects		2008, 2009, 2010, 2011	\$2,472,288.00	
Total Capital			\$2,472,288.00	
Non-Capital				
HA-Wide	A&E Fees and Costs - allocated to AMP as needed	2009	\$200,000.00	7%
HA-Wide	Computer network upgrades	2008, 2009	\$20,000.00	1%
HA-Wide	Management Fee to COCC	2009	\$212,653.00	7%
HA-Wide	Transfer to Operations	2010	\$107,172.00	4%
Total Non-Capital			\$539,825.00	

Table 7. Planned Non-Capital Uses

FY2011 PHD & COCC Activity - July 1, 2011 through June 30, 2012

Uses of Funds (Non-Capital)				
MTW Program	Federal	Other	Combined	
Personal Services	9,665,122	2,738,223	12,403,345	Operating Budget
Travel & Training	130,141	54,500	184,641	Operating Budget
Contractual	5,706,633	110,896	5,817,529	Operating Budget
Supplies & Materials	1,028,626	41,310	1,069,936	Operating Budget
Equipment	87,000	-	87,000	Operating Budget
Grants	-	-	-	Operating Budget
Housing Assistance Payments (HAP)	28,537,380	-	28,537,380	Operating Budget
	45,154,902	2,944,929	48,099,831	
Other Programs	Federal	Other	Combined	
Personal Services	3,293,350	20,201,677	23,495,027	Operating Budget
Travel & Training	40,935	796,631	837,566	Operating Budget
Contractual	2,096,287	6,407,104	8,503,391	Operating Budget
Supplies & Materials	18,772	795,790	814,562	Operating Budget
Equipment	-	88,100	88,100	Operating Budget
Grants	-	-	-	Operating Budget
Other Programs	Federal	Other	Combined	
Housing Assistance Payments (HAP)	3,462,620	-	3,462,620	Operating Budget
	8,911,964	28,289,302	37,201,266	
Combined All Programs Funds	54,066,867	31,234,231	85,301,098	
Total PHD Operating Budget:			27,097,720	
Total Agency (Less PHD) Operating Budget:			26,203,377	
Total HAP:			32,000,000	
Total Sources & Uses:			85,301,098	

New Public Housing Units by Development

AHFC will be acquiring four units for AMP 271 Anchorage South during FY12. The unit sizes will consist of two one-bedroom units and two efficiencies. One unit of each bedroom size will be designed as a fully accessible. The land for

AHFC is also working on a plan to add at least 14 units to Anchorage AMP 274. At this time, the plan is in development, subject to land acquisition through the Neighborhood Stabilization Program. Once the plan has been developed and approved internally, AHFC will approach HUD with an 'Operating Subsidy-Only' application to take advantage of available public housing subsidy under the 1998 Public Housing Reform Act.

Please see *Property Summaries and Strategies* under Section IV for a full discussion of Public Housing unit development.

Public Housing Units Removed by Development

In AMP 274, Anchorage East, 32 units are proposed for demolition during FY12 as part of the San Roberto redevelopment; in AMP 271, Anchorage South, eight units are proposed for demolition, also as part of the San Roberto redevelopment. All the units will be replaced on a one-to-one basis. Board approval for submittal of a demolition application was granted at the March 9, 2011 meeting. The Municipality of Anchorage has provided AHFC a letter of endorsement for the demolition and redevelopment. The proposed demolition is included in Table 5.

In AMP 263, Valdez, AHFC is exploring the feasibility of a HUD Voluntary Conversion application to convert the units from public housing to project-based Housing Choice Voucher subsidy. The Valdez Arms consists of only seven family housing units; construction of these units was completed in late 1999. Management and maintenance costs exceed income from rent and subsidy, which is made up through fungibility using MTW block grant authority. AHFC is pursuing other options as well, including a proposed staffing collaboration with the North Pacific Rim Indian Housing Authority, but nothing concrete has yet resulted from the dialog. If no long term solution exists, AHFC may be forced to consider disposition of the property.

Table 8. Number of MTW Voucher Units Authorized

AHFC is allocated 4,275 vouchers under MTW. It would appear that AHFC is currently under leased in some areas, however, current funding allows for a maximum per unit month (PUM) housing assistance payment (HAP) of \$556 per participant while AHFC's current PUM HAP is running at \$596. In fact, the "Adjusted Baseline" column reflects the number of units available based upon annual appropriations. The lease up rate, adjusted for available funding demonstrates a statewide lease up rate in excess of 100%. AHFC will adjust its leasing rates once new budget guidelines are approved by Congress.

	Allocation 2/1/2011	Adjusted for Budget 2/1/2011	Leased 2/1/2011	Percent Leased
MTW				
Anchorage	2,420	2,254	2,307	102.3%
Dillingham	0	0	1	100.0%
Fairbanks	324	302	291	96.4%
Homer	105	98	97	99.2%
Juneau	334	311	308	99.0%
Ketchikan	95	88	91	102.8%
Kodiak	100	93	88	94.5%
North Slope Borough ¹	10	9	7	75.2%
Petersburg	52	48	48	99.1%
Sitka	44	41	41	100.0%
Soldotna	299	279	287	103.0%
Valdez	45	42	39	93.0%
Wasilla/Mat-Su	416	387	379	97.8%
Wrangell	31	29	33	114.3%
Total MTW Vouchers	4,275	3,982	4,017	109.5%
Non-MTW				
VASH	95	86	76	88.4%
NED	45	45	47	104.4%
SRO	70	70	69	98.5%
Total Vouchers	4,485	4,183	4,209	99.4%

¹ AHFC will phase out its current program in Barrow (North Slope Borough), which was operated with the Tagiugmiullu Nunamiullu Housing Authority (TNHA). The availability of other housing assistance and lack of interest in AHFC's program culminated in a joint decision to discontinue the arrangement. AHFC will continue to administer the vouchers of current participants until they choose to leave or are terminated for some other reason. These vouchers are managed from AHFC's Valdez office.

Number of Non-MTW Voucher Units Authorized

AHFC administers 95 Veterans Affairs Supportive Housing vouchers in cooperation with the Veterans Administration. The VA asked to assign 35 of the vouchers to Fairbanks, which has proved problematic in getting families leased up. Once a referral occurs, AHFC can issue the voucher in a matter of one day. The problem has been a combination of a very tight rental market and too few referrals. AHFC and the VA are working on several strategies to improve lease up rates including improved outreach to landlords and use of the AHFC waiting list which documents a veteran's preference.

AHFC and Anchorage NeighborWorks cooperate in administration of the 70-unit Adelaide Single Room Occupancy project. This facility targets single persons who have experienced homelessness, and it remains full throughout the year. AHFC also administers 45 Non-Elderly

Disabled vouchers in Fairbanks. These vouchers were awarded as a result of the senior preference at the Golden Towers multifamily project-based development. Please see the table above for lease rates.

Number of Project-Based Voucher Units

AHFC proposes to modify the waiting list methods used for project-based voucher developments, described more fully in Section V. The change would allow owners to maintain their own site-based waiting lists. AHFC will issue public notices of waiting list openings and closings.

Presently, there are no Alaska developments with project-based voucher assistance. However, there are three developments that have been awarded project based assistance:

- 35 vouchers were awarded to Rural Cap for the Karluk Manor in Anchorage; the project will serve chronically homeless individuals and should go on-line in late 2011.
- 60 vouchers were awarded to the Cook Inlet Housing Authority for redevelopment of the new Loussac Place; that project should begin lease up in late 2012.
- 10 vouchers were awarded to Kenai Peninsula Housing Initiatives for its ten-unit MainTree Apartments family development serving people with disabilities, expected to open in early 2012.

B. Leasing Information, Planned

During Fiscal Year 2012, AHFC projects that it will achieve the leasing targets shown in the table below, subject to the award of sufficient HUD funding. The projected leasing 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.

Table 9. Anticipated MTW Public Housing Units Leased

Public Housing	Units Available for Occupancy 7/1/2011	Projected Leased on 6/30/2012	Percent Leased
Anchorage	508	467	99%
Bethel	118	116	98%
Cordova	16	16	100%
Fairbanks	165	163	99%
Juneau	207	204	99%
Ketchikan	73	73	100%
Kodiak	40	40	100%
Nome	34	34	100%
Sitka	43	43	100%
Valdez	7	7	100%

Public Housing	Units Available for Occupancy 7/1/2011	Projected Leased on 6/30/2012	Percent Leased
Wasilla	32	32	100%
Wrangell	19	118	95%
Total Public Housing	1,262	1,246	99%

Anticipated Non-MTW Public Housing Units Leased

AHFC does not have any non-MTW public housing units.

Table 10. Anticipated MTW Voucher Units Leased

AHFC may over-lease its HUD allocated voucher allocation as a result of its MTW status; however, the average monthly assistance payment is about \$42 per voucher in excess of the rate that would allow this to occur. AHFC elected to reduce its per unit month cost by reducing the 'subsidy standard' to the minimum established by federal regulations – one subsidy level for every two household members. Because we elected to implement that change at the family's second annual anniversary, it may take about a year before the impact to monthly HAP is realized. At a \$25 reduction of monthly HAP, AHFC estimates it could serve approximately 175 additional families than what current budget allows.

	Projected Allocation on 7/1/2011	Projected Leased on 6/30/12	Percent Leased
MTW Tenant-Based Vouchers			
Anchorage	2,420	2,405	99%
Dillingham	0	1	100%
Fairbanks	324	318	98%
Homer	105	103	98%
Juneau	334	330	99%
Ketchikan	95	94	99%
Kodiak	100	99	99%
North Slope Borough	7	7	100%
Petersburg	52	51	99%
Sitka	44	44	100%
Soldotna	299	293	98%
Valdez	45	45	100%
Wasilla/Mat-Su	416	408	98%
Wrangell	31	31	100%
MTW Tenant-Based Subtotal	4,275	4,229	99%
MTW Project-Based Vouchers			
Anchorage	35	35*	100%
Homer	10	10*	100%
Project-based Subtotal	45	45	100%
Total MTW Vouchers	4,320	4,274	99%
VASH (Anchorage, Fairbanks)	95	95	100%
NED (Fairbanks)	45	45	100%

	Projected Allocation on 7/1/2011	Projected Leased on 6/30/12	Percent Leased
SRO (Anchorage)	70	70	100%
Total MTW and Non-MTW Vouchers	4,530	4,484	99%

*These vouchers have been committed through a competitive process, but are not yet ready to be attached to a unit or leased.

Anticipated Non-MTW Voucher Units Leased

Please see the table above for projected leasing for non-MTW voucher units under the VASH, Non-Elderly Disabled, and Single room Occupancy Programs.

Project-Based Vouchers in Use

There will be no project-based vouchers in use as of the start of the fiscal year. During the fiscal year, AHFC anticipates project-basing approximately 35 vouchers for special needs populations at the Rural CAP Karluk Manor project and 10 vouchers at the MainTree project.

C. Waiting List Information

On January 31, 2011, there were 6,653 applicants on the Public Housing and Housing Choice Voucher Program waiting lists. Significant changes in the number of applicants on the statewide waiting lists are not anticipated in any region. All waiting lists are open; however, AHFC is currently discussing with local community advocates the pros and cons of closing the Anchorage Housing Choice Voucher waiting list. The election to close a waiting list is contained in the Housing Choice Voucher Administrative Plan.

Management of the waiting lists is limited to only a few options: date and time of application adjusted by any local preferences or a lottery system that may or may not include local preferences as a selection criterion. The waiting list in Anchorage has now reached a size where staff can no longer reliably predict when housing assistance might become available. At the same time that the waiting list has grown, voucher turnover has slowed to as few as nine vouchers per month in Anchorage. Between those conditions are many exacerbated applicants who frequently move up and down the waiting lists depending upon new applicants and their respective preference points.

Table 11. Number of Households on the Waiting Lists¹

Community	Public Housing	Housing Choice Vouchers
Anchorage	2,764	4,418
Bethel	44	-
Cordova	3	-
Fairbanks	204	379
Homer	-	92
Juneau	268	302
Ketchikan	85	111

Community	Public Housing	Housing Choice Vouchers
Kodiak	53	59
Nome	12	-
North Slope Borough (Barrow)	-	Discontinued
Petersburg	-	2
Sitka	88	49
Soldotna	-	157
Valdez	4	18
Wasilla/Mat-Su Borough	51	387
Wrangell	13	22
Total	3,589	5,995

¹ Numbers in the table include duplicates. It's common for applicants to apply for more than one program in a community.

III. NON-MTW ACTIVITIES

A. Planned Sources and Uses of Other Funds

For the non-MTW Activities listed below, no other HUD or other federal funds are used.

B. Proposed FY2012 Non-MTW Activities

Where HUD approval is necessary, AHFC will comply with all regulations and the 1937 Act. Although there are no specific activities proposed at this time, a discussion regarding new policy direction follows.

Preference Discussion

The first goal of any Moving to Work Agreement with HUD is, "Reduce cost and achieve greater cost effectiveness in Federal expenditures." Over the past two years, the Public Housing Division has had to rely on corporate receipts to keep the Housing Choice Voucher program viable in rural communities such as Valdez, Petersburg, Wrangell, and Sitka. At the same time, budget proposals by both the President and House of Representatives suggest a reduction in administrative fees of up to 23 percent in the voucher program.

All parties having an interest in this debate agree to one circumstance common to all Housing Choice Voucher customers, whether applicants or participants, and that is poverty. Virtually all new admissions to the program over the past ten years have family income below 30 percent of area median income, which is below the poverty line in Alaska. So who among these families deserves housing first? If a preference system is to continue, should we insist on a verification

standard comparable to AHFC's income verification standard? Once housed, should a work-able family (not disabled or elderly) have an obligation to seek and obtain employment to make room for others on the waiting list? AHFC believes these are all legitimate questions where there are almost twice as many applicants for assisted housing than units of assistance.

The current preference system was established over ten years ago in an entirely different fiscal environment. Voucher turnover occurred with greater frequency. The average time that families receive assistance has grown from about 3.5 years to about 8.5 years for work-able households. Management of the current intake and admissions policy has become increasingly complex with the growth of the statewide waiting list reaching as high as 7,000 families. In Anchorage, for example, new applications can reach 250 per month; the growth of the waiting list (approximately 4,000 families) corresponds with a dramatic reduction in voucher turnover – last year, fewer than ten vouchers per month.

It is common among housing authorities around the country that fewer than two out of every three families called into an intake interview actually appear, largely due to changing circumstance since the time of application. Among families called into an intake interview in Anchorage, about half can no longer verify the preference originally documented with their application. The result, an inordinate amount of staff time spent on managing the intake system. Second, frustration among our customers about what they perceive as an arbitrary system when they learn that their changing family circumstances will result in a re-ranking on the waiting list.

The point system assigned to various preferences and sheer number of preferences means that intake staff is on 'overload' trying to manage the system. The point system also affects otherwise qualified applicants from ever being considered for housing assistance. A recent review of the Anchorage waiting list reveals almost 100 families whose application date is over five years old. Families on the verge of homelessness by virtue of a rent burden greater than 50 percent of income comprise fewer than ten percent of new admissions.

A review of the statewide waiting lists reveals that there are 943 income eligible families whose head or co-head is disabled, but no other high point preference. The same review found 1,927 families with a "working family" preference, but no other. Under the current system, elders no longer compete for space in elderly/disabled housing because of the point differential between a disabled, homeless individual and the elderly. This is of particular concern to AHFC as Alaska's population is the fastest aging population in the nation. Under the current preference system, elders, unless disabled or homeless, stand little chance of being offered housing assistance.

Alternative Plans to Consider

Over the past month, staff has held two round table discussions with a cross section of Anchorage service providers. The participants were selected with the help of the United Way of Anchorage with a goal of bringing policy makers into the debate about how to distribute a dwindling housing resource to an ever increasing list of eligible applicants.

The list of the representative agencies includes:

- ▶ Abused Women's Aid in Crises
- ▶ Alaska Department of Corrections
- ▶ Alaska Department of Health & Social Services
- ▶ Alaska Mental Health Trust Authority
- ▶ Anchorage Community Mental Health
- ▶ Anchorage Housing Initiatives
- ▶ Anchorage School District
- ▶ Catholic Social Services
- ▶ Cook Inlet Housing Authority
- ▶ Crosspoint Community Church
- ▶ Disability Law Center of Alaska
- ▶ Municipality of Anchorage Department of Health & Human Services
- ▶ NeighborWorks Anchorage
- ▶ Rural Alaska Community Action Program, Inc.
- ▶ United Way of Anchorage

Within the next few weeks, AHFC will consolidate the input from those meetings and circulate the recorded ideas among the members to ensure accuracy. At the same time, staff will consult with select groups outside of Anchorage to ensure a broad range of opinion is considered. AHFC proposes to then issue a report more fully documenting the issues and offering several alternatives for consideration. The goal is bring before the AHFC Board of Directors a revamped intake and occupancy policy that reflects at least a modicum of consensus about how to fairly allocate this scarce housing resource. As events unfold, any changes to the preference system would go through a second public review before consideration by the Board of Directors.

C. Ongoing Non-MTW Activities

Ongoing FY2012 Activity Reporting Matrix

Activity	Description	Status
B.2 Self-Certification of Repairs	HCV owners and tenants certify to repairs without AHFC follow-up inspection.	Management has prepared guidelines for staff. Guidelines to be issued in FY2011. Activity ongoing.
B.5 Modifications to the Preference System	Explore modifications to current preference system.	A meeting with community stakeholders was held on February 15, 2011. A second meeting was held on March 8, 2011. Further discussion regarding preferences and waiting lists is pending. Activity ongoing.
B.6 Implementation of New Information Technology Systems	Procurement of new software for Public Housing and HCV Programs.	Training of "super" users commenced the week of February 14, 2011. Initial data loaded for staff to evaluate program functions and processes. Current "go live" is anticipated for October 2011. Activity ongoing.
B.7 Designated Housing	Designation of certain Public Housing buildings as elderly or disabled only.	Staff made recommendations for implementation of an elder designation with a set-aside for younger persons with disabilities. A designated housing plan for the 120 unit Chugach Manor in Anchorage was submitted to HUD the week of March 7, 2011. Before any further recommendations go before the Board of Directors, staff will consult with the same agencies used for the Chugach Manor designation; however, prior to those meetings, it will provide detailed reasons about why a designation is under consideration. Activity ongoing.
B.8 Recognition of Outstanding Performance	Recognition of staff innovations and outstanding performance	Activity ongoing.

Activity	Description	Status
C.2 “No Cash” Policy	Implementation of a “No Cash” policy at its offices	Initial survey sent to all residents. Staff prepared a policy for implementation. Decided to delay implementation of this initiative until the new housing program software is on-line. Activity ongoing.
C.3 Late Fee for Late Rent Payment	Implementation of a Late Fee in Public Housing	In August 2008, AHFC suspended its repeated late payment of rent procedure due to concerns about its application. Preliminary research has been conducted by staff. Upon advice by legal counsel, AHFC will be incorporating a late fee along with a repeated late payment plan into a new public housing lease. A public comment period will apply before the new lease is brought to the Board for approval. Activity ongoing.

IV. LONG-TERM MTW PLAN

A. MTW Long-Term Vision

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 across Alaska, in both urban and remote rural locations. Second, the MTW program allows AHFC to further enhance its program operations with the block grant authority granted to it. With that authority AHFC may merge funding from the Public Housing operating subsidy, its federal Capital Fund Program, the Housing Choice Voucher program, and the administration fees from voucher program.

There are several guiding principles AHFC established 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 support options among elderly and disabled families, continuing AHFC's longstanding tradition of ensuring these populations receive housing assistance in proportion to their numbers on statewide waiting lists.
- MTW initiatives will be designed to ensure the stability of AHFC's low income housing programs so that it may assist families with children to achieve economic stability.
- 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 synergies between the Public Housing/Housing Choice Voucher programs and other departments within the corporation in the development and operation of other affordable housing programs to low income residents of Alaska.

Past Trends

In FY2010 and FY2011, many of the MTW and non-MTW initiatives were designed to meet the statutory goal of achieving administrative efficiencies in program operations. In general, the initiatives were designed to relieve staff of some of the less productive and routine work and then redirect resources to ensure a high level of quality control, accuracy in income and rent calculations, and achievement of our asset management goals in public housing.

New Initiatives

Use of Attachment D Authority: In FY2012, AHFC will continue to explore strategies to determine if the existing preference systems for the Public Housing and HCV programs should be modified. This is more fully discussed in Section III, Non-MTW Activities. With the flexibilities authorized under its MTW Agreement, AHFC will investigate not only its preference structure, but alternate methods of meeting the needs of special populations and ways to address individual needs in the more remote and rural jurisdictions. One option AHFC will pursue with

agencies serving the homeless or victims of domestic violence is a rental set-aside. Under Attachment D to the MTW Agreement, AHFC may elect to operate a demonstration program that includes rental assistance and wrap-around case management services. A funding option is use of an AHFC public housing 'equity' account. One recent example that readers may wish to review is the "Housing Readiness Program" of the County of San Mateo. The Year One evaluation of that program is readily available online by "Googling" the title of the report. In order to exercise this option, AHFC and interested parties must agree on the design elements sufficient for AHFC to submit a letter of interest to the national MTW Office. At its approval, AHFC may then amend its MTW Plan through the public hearing process before putting a demonstration program into affect.

Rent Reform Design: In FY2012, AHFC will continue to explore more comprehensive rent reform strategies for both its public housing and HCV programs. The Cambridge Housing Authority is frequently cited as a paradigm for rent reform in public housing. Instead of using the 30 percent of adjusted income rule to establish family rent, Cambridge established a table of rents and income brackets similar to an income tax table. Rent amounts are more transparent; families pay rent more in line with what the unit size dictates; and the complexity of income and rent calculation is removed from the equation.

As mentioned before, AHFC will also be investigating its current minimum rent. AHFC will be analyzing the composition and income sources of its families to determine if excluded income, disregarded income, or lack of income is contributing to minimal family contribution towards rent. Staff will also research the impact on AHFC's disparate tenant and participant populations. Of particular concern are the diversities between rural and urban communities and their populations.

Other options exist as well and to some extent what AHFC designs is partly a function of a new software conversion. Its 19-plus-year-old, DOS-based system is being replaced by the web-based Yardi Voyager system. Full conversion is expected by October 2011. Housing authorities using Yardi who are also MTW agencies include: Portland (OR); Charlotte (NC); Chicago (IL); and Portage Metropolitan Housing Authority (OH). AHFC will examine each of these agencies for software modifications that were necessitated by rent reform activities to avoid expenses related to programming modifications.

Waiting List Management: AHFC has maintained open waiting lists for at least the past 20 years. Circumstances have dramatically changed since then, with HCV waiting lists numbers of about 7,000 statewide (4,000 in Anchorage). New applications exceed 250 per month, while new annual admissions statewide average well below 200 new families per year. In Anchorage, in particular, AHFC is considering closing its HCV waiting list because it is no longer manageable, nor reasonable, to anticipate when a new applicant might get an intake interview. Closing the waiting list creates greater opportunities for those already on it, but also requires considerable forethought about intake options when the waiting list is reopened. Often, to avoid the chaos caused by a date and time system, housing authorities revert to a lottery system. No decision has been made on that process; however, AHFC has made it known to a number of Anchorage-

based social service agencies that it may exercise the option in its Administrative Plan to close the Anchorage Housing Choice Voucher waiting list. Unless a lottery system was eventually adopted, this would not affect other Alaskan communities or the public housing program admissions and occupancy process.

New Affordable Housing: Also explained elsewhere in the plan is the desire to maximize available subsidy for the both public housing and voucher programs. AHFC has available to it 161 units of rental subsidy in the public housing program, but no units to place the subsidy. In the upcoming year, AHFC hopes to take advantage of the Neighborhood Stabilization Program to acquire raw land to build new subsidized units. In Section II of the plan, AHFC discusses several immediate options that could result in as many as 24 additional units to its public housing inventory.

In addition, AHFC has authority to buy or build a new intake office in Anchorage. AHFC would co-locate the Gateway Learning Center – the home of its Family Self Sufficiency program – into that location. An RFP was issued earlier this year without satisfactory results. AHFC is now pursuing other means to create a better facility for customers and staff that will also address the needs of families seeking training and employment.

B. Property Summaries and Strategies

AMP 271, Anchorage South

This Asset Management Property (AMP) was reconfigured in 2010 after AHFC had petitioned HUD to reduce its previous four AMPs into three. The reason was the demolition of the Loussac Manor, which is being redeveloped as a 120-unit, tax-credit, project-based voucher complex. The Anchorage South AMP now consists of 241 scattered site family units. At the 50-unit Park View Manor property, three of the units are used for the Gateway Learning center and continue to receive subsidy from HUD as an economic development activity. The AMP is supported by two property management staff and nine maintenance staff.

The Public Housing Division will develop four new units for AMP 271 Anchorage South during FY12. The AHFC Mortgage Department took possession of a property at 1248 East Ninth Avenue through a loan foreclosure. The property was subsequently granted to the Public Housing Division as a future location for new public housing units. The property is zoned R3. The preliminary plan is to construct four ground floor units on the site. Based upon waiting list needs and the unit sizes called for in the Municipality of Anchorage's 'Ten Year Plan to End Homelessness,' the units would be comprised of two one-bedroom and two efficiencies. One unit of each bedroom size will be available as a fully accessible unit.

This AMP also contains two four-plex units located at 3600 and 3640 W. 84th. These properties along with a number of other scattered site units in the Anchorage East AMP are part of a

demolition and redevelopment plan referred to as the San Roberto project, described below in more detail.

This AMP also contains the Family Investment Center that handles intake for all Anchorage-based housing programs. The building's configuration, poor proximity to public transit, and inadequate parking helped convince the legislature to approve a \$3.5 million authorization to buy or construct a new intake center. A recent Request for Proposal did not result in any responsive submittals. AHFC has released a second RFP with modifications to encourage a greater response. Should another facility become available, AHFC would sell the building it now occupies and use the proceeds for public housing capital improvements.

AMP 274, Anchorage East

This AMP was revamped with the redevelopment of the Loussac Manor and now contains 212 scattered site public housing units. The AMP is supported by three property management staff and ten maintenance staff. In addition to public housing, the AMP contains a 48-unit market-rate family building that contains six subsidized units under the HUD Multifamily Loan Set-Aside program. The property was completely renovated several years ago and is in high demand by renters. In December 2010 AHFC notified HUD and the subsidized tenants that it plans to opt-out of the project-based contract at the close of 2011. AHFC will apply for six tenant-based vouchers on behalf of the assisted households. AHFC may elect to project-base additional vouchers at the development in 2012 once it secures the six tenant protection vouchers.

San Roberto Redevelopment: AHFC currently owns ten buildings containing two- and three-bedroom apartments, totaling 40 units. These buildings were constructed in the early 1970s with "daylight basement" units on the bottom floor. The San Roberto units are currently burdened with water seepage and foundation problems. Based upon two independent analyses, renovation costs would exceed 80 percent of new construction costs, meeting the threshold for demolition and replacement.

In FY2011, AHFC received legislative authorization to use the HUD Capital Fund Financing Program for tax-exempt bond financing. This will augment \$2.3 million of corporation receipts and other federal resources to redevelop properties in East Anchorage's Russian Jack neighborhood. At its March 9 AHFC Board of Directors meeting, the Board approved a proposal to move forward with a demolition application to HUD as a first step in this redevelopment process.

Also included in this strategy is a property located at 1021 Boston Street. This is a single level building containing two two-bedroom units and one three-bedroom unit. AHFC has already submitted a *de minimis* demolition application to HUD to replace these units. The San Roberto appropriation approved by the legislature will fund this project as well.

Replacement Housing Factor Funds: Replacement Housing Factor (RHF) funds were originally accumulated for use on the Loussac Manor project for replacement of public housing units, but

are now being applied to the San Roberto redevelopment project. There are currently five RHF funding years available for a total of \$728,017 that can be applied to the development and construction of replacement housing following demolition of existing public housing units.

New Office/Maintenance Space: As part of the Loussac Manor redevelopment, AHFC has moved the former 1,800 square foot shop to a vacant parcel owned by AHFC near the corner of Boniface Parkway and DeBarr Road. Built in 2002, the building will eventually replace the use of leased space for property management and maintenance staff. The building will be placed on a full basement foundation providing adequate space for maintenance materials and other suitable storage. The property is also large enough to support a secured outdoor storage yard for maintenance vehicles.

V. PROPOSED FY2012 MTW ACTIVITIES

Activities are identified by their activity number, the first four digits being the fiscal year the activity was first added to the plan.

No.	Initiative Name
2012-1	Raise HCV Maximum Family Contribution at Lease-Up to 50 Percent
2012-2	Nonpayment of Rent
2012-3	Waiver of Automatic Termination of HAP Contract
2012-4	Sponsor-Based Rental Assistance Program, Karluk Manor

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

A. Description of MTW Activity

AHFC is seeking to waive HUD regulations at 24 CFR 982.508 which limit a family to paying no more than 40 percent of their adjusted monthly income when renting a new housing choice voucher program unit.

Currently, when a family seeks to rent a new unit, staff computes the maximum subsidy AHFC will pay and the maximum gross rent a landlord may request. The maximum initial rent burden for the family cannot exceed 40 percent of adjusted income when a family chooses a unit with a gross rent that is greater than the payment standard. This process establishes a rent cap for each family depending on the family's income; however, the cap is only effective on the day the new lease subsidy begins. After that day, the family portion is determined by changes in family income, family composition, and landlord rent requests, and the 40 percent cap no longer applies.

AHFC is proposing to raise this rent cap to no more than 50 percent of a family's monthly adjusted income and to let the rents reflect the actual market rents in place in each community

much like the Voucher requirements prior to 1998. All approved rents will still be required to meet rent reasonableness criteria.

B. Relationship to MTW Statutory Objective

This activity addresses the statutory objectives to reduce cost and to expand housing choice.

C. Anticipated Impact

AHFC recently adopted Subsidy Standards based on the number of family members to reduce Housing Assistance Payments (HAP) in order to stay within its budget while continuing to assist the same number of participants. The Payment Standards continue to reflect the Subsidy Standards insofar as the family rents a unit in accordance with the assigned subsidy level. This change in Subsidy Standards will increase the family rental share while reducing HAP.

The new policy is expected to allow participants to negotiate a rent that allows them to operate within their budgets and still receive housing assistance while renting a unit they feel necessary to fulfill their needs. While Alaska has no designated poverty areas, a large number of vouchers are utilized in lower rent neighborhoods. Raising the maximum family contribution is expected to encourage expansion of rental assistance into units not currently available to families based on the rent cap limit.

D. Baselines, Proposed Benchmarks, and Metrics

Approximately 17 percent of currently assisted families pay 40 percent or more of their income for rent once the initial term of the lease has expired. As a benchmark, AHFC estimates that 28 percent of RFTAs are rejected because the rent exceeds the maximum allowed. AHFC expects there will be no rejections due to the 50 percent rule if the initiative is approved.

AHFC also plans to track how many families choose to lease at over 40 percent of their income. Current baseline is at zero.

E. Data Collection Process

AHFC will use its data system to track the number of units initially rented by participants who will pay more than 40 percent of their income for rent.

F. MTW Authorization

MTW Agreement, Attachment C, paragraph D.2.a.

Activity 2012-2 Nonpayment of Rent

A. Description of MTW Activity

With Congressional adoption of the Harvard Cost Study recommendations, most public housing authorities underwent mandatory conversion to an asset management model that reflects

business practices in the private sector. AHFC complied with those requirements under a “Stop Loss” application, which ensured that loss of Public Housing subsidy was limited to five percent of the previous funding formula. While willingly adopting those private sector models, there have been no specific changes in HUD regulations governing the Public Housing Program that assist PHAs in operating their housing portfolios similar to private market units. This proposed rule change, to reduce the time frame from 14 to 7 days when rent has not been paid, will bring AHFC policy into conformity with the Alaska Landlord and Tenant Act. It is also consistent with policies with which a Housing Choice Voucher participant must comply and policy in the HUD Multifamily Section 8 New Programs across the state.

Current HUD regulations at 24 CFR 966.4(l)(3)(i)(A) require that AHFC allow 14 days for tenants to pay rent. AHFC proposes to extend the grace period from the sixth day of the month to the seventh day of the month. Notices for Nonpayment of Rent would be served on the first business day following the seventh day of the month and receive an additional seven days to pay their rent, consistent with Alaska Landlord and Tenant Act. The grievance period would run concurrent with the payment period.

B. Relationship to MTW Statutory Objective

Reduces cost and achieves greater cost effectiveness in federal expenditures.

C. Anticipated Impact

With the current grace period and extended payment period, AHFC often finds itself at the end of the month before it can begin eviction procedures against those tenants that do not pay their rent. This causes these actions to extend into another month and accrue additional tenant charges.

AHFC manages Multifamily and unassisted units using the seven-day notice. These tenants receive proper notice of court hearings and have the right to protest the eviction action in a court of law. Prompt disposition allows AHFC to house eligible families quickly and reduce the amount of debt it carries due to vacated tenants.

AHFC is in the process of revising its public housing lease and will incorporate these new requirements into its proposed version.

D. Baselines, Proposed Benchmarks, and Metrics

In FY2010, Public Housing write offs were in excess of \$197,000 for tenant debt. Of that amount, over 36 percent was rent. With the shortened time, AHFC hopes to institute quicker turnover of these units and thus, reduce the rent amount owed when tenants finally vacate. AHFC would like to initially reduce this amount of 25 percent of tenant debt.

E. Data Collection Process

AHFC currently tracks the timelines for the court-eviction process. AHFC will need to wait to collect the comparison data until the new lease is in effect to begin tracking the data. A comparison of six months' of debt will be compared under the old and new policies to calculate actual debt reduction.

F. MTW Authorization

MTW Agreement, Attachment C, paragraph C.9.b.

Activity 2012-3 Waiver of Automatic Termination of HAP Contract

A. Description of MTW Activity

Current HUD regulations at 24 CFR 982.455 require that AHFC automatically terminate a HAP contract 180 days after the last housing assistance payment to the owner. This language also appears in the HAP Contract, Part B, Section 4, Term of HAP Contract. Due to low voucher turnover, AHFC would like to shorten this time to 120 days.

B. Relationship to MTW Statutory Objective

This activity increases housing choices for low-income families by creating quicker voucher turnover and allowing AHFC to house the next eligible family on the waiting list.

C. Anticipated Impact

Recent research by AHFC shows that average length of participation time on the voucher program has grown to just over eight years. With initial work in progress to begin studies on rent reform at AHFC, AHFC would like to have this tool in place to help move stable families off assistance and into the private market. This will increase voucher turnover rate, decrease average participation time, and house eligible families from the waiting list sooner.

AHFC will also be evaluating how many families achieve zero HAP status and then experience decreases in income to again require HAP. AHFC wants to ensure that families not only achieve increases in income, but that those increases are permanent and contribute to the family's self-sufficiency.

D. Baselines, Proposed Benchmarks, and Metrics

AHFC terminated 40 contracts during fiscal year 2010 and has terminated 19 families in this fiscal year due to zero HAP. As of its most recent report, 16 families are currently at zero HAP. This activity will not increase the number of families at zero HAP.

AHFC plans to analyze the number of families returning to subsidy in the 121 to 179 day range. This will be included as part of its measurements before implementing this initiative. AHFC is hoping to increase the number of vouchers available each month by decreasing the wait time

that families are at zero HAP. The current baseline is zero. AHFC will determine a benchmark based on the analysis and report it in the annual report due September 30, 2011.

E. Data Collection Process

AHFC currently tracks families at zero HAP on a monthly basis. Upon approval of the plan, AHFC will change the termination time from 180 days to 120 days. AHFC will monitor overall participation time to determine the effect of zero HAP on voucher turnover rate.

F. MTW Authorization

MTW Agreement, Attachment C, paragraph D.1.a and paragraph D.2.d.

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

A. Description of MTW Activity

On October 1, 2009, the U.S. Department of Housing and Urban Development issued a letter to AHFC regarding the availability of the 'broader uses of funds authority,' under AHFC's Moving to Work (MTW) Agreement with HUD. The AHFC Public Housing Division is proposing to amend its FY2012 MTW Plan by requesting HUD approval to fund rental assistance outside Section 8 rules, consistent with 'broader uses of funds' authority in Attachment D of the Agreement. AHFC originally requested such authority in its 2011 Plan, but absent a specific activity, did not propose anything further in either the 2011 or 2012 MTW plans.

The project in question is the Karluk Manor, a supportive housing development to be owned and operated by the not-for-profit Rural Alaska Community Action Program, Inc. (RurAL CAP). As outlined below, this specific proposal is intended to facilitate a "housing first" project designed to address the hard-to-serve population that Rural CAP is targeting for services. Without the waiver provision, it is virtually certain that most, if not all, of the persons targeted for assistance would not pass the AHFC Administrative Plan screening criteria due to their chronic homelessness, lack of financial resources, and references necessary to secure private sector rental housing.

In late 2009, the AHFC Planning and Program Development Department issued an RFP for its Special Needs Housing Grant (SNHG) program, a corporate funded program that assists both capital development and time-limited operating subsidy. Through that solicitation, the Public Housing Division also pledged project-based voucher assistance. RurAL CAP requested and was awarded 35 project-based vouchers based on its "housing first" proposal to place chronic homeless individuals directly into permanent housing, regardless of co-occurring health or behavioral conditions. AHFC issued an award letter for the project in April 2010.

The target population is a person simultaneously experiencing homelessness with a physical or mental disability, substance abuse, or chronic health condition such as HIV-related disease. RurAL CAP's targeted population comprises that segment of the Anchorage homeless

population that currently accounts for the highest per capita expenditure rate for police call-outs, hospitalization, and de-tox center usage.

After closer examination of the project, the population served and related factors; AHFC is requesting HUD consideration to operate a “sponsor based” rental assistance program under Attachment D of its Moving To Work Agreement.

B. Relationship to MTW Statutory Objective

This activity addresses the statutory objectives to increase housing choices for low-income families. AHFC will follow HUD policies contained in Notice PIH-2011-45 in the administration of Activity 2012-4.

C. Anticipated Impact

This expanded use of funds will enable AHFC to use its HCV budget authority to provide rental assistance – equivalent to the dollar value of 35 project based vouchers – to cover the operating costs associated with the Karluk Manor. It also enables AHFC to serve families with behavioral issues, poor tenancy history, and chronic homeless histories by bypassing its traditional voucher screening criteria and offering safe housing with appropriate services.

Certain rules, such as rent reasonableness, Housing Quality Standards, and assurances that the population is income eligible will remain in place through a contract that will substitute for a more traditional project-based Housing Assistance Payment contract.

- Households are prohibited from participation if any member has a conviction for the production or manufacture of methamphetamine on the premises of federally assisted housing, or is subject to a lifetime registration requirement under a state sex offender registration program.
- Income guidelines will follow 24 CFR 5.609 except as waived under an AHFC Moving to Work plan. RurAL CAP will perform the income verifications, tenant rent calculation, and annual re-examination of income.
- All fair housing and equal opportunity requirements in 24 CFR 5.105(a) shall apply.
- At a minimum, AHFC will conduct an annual on-site quality assurance review to ensure contract compliance.

Eligibility criteria will follow a RurAL CAP tenant selection plan to ensure applicants are income eligible, satisfy a vulnerability assessment, and are regular users of crisis systems at admission.

D. Baselines, Proposed Benchmarks, and Metrics

As this is a population traditionally not served by AHFC, the baseline for all measurements will be zero. AHFC has devised two sets of proposed benchmarks: one for initial occupancy and one for continuing occupancy.

For initial occupancy: Karluk Manor consists of 46 efficiency apartments currently under renovation. Once approved for occupancy by the Municipality of Anchorage, AHFC anticipates that the initial 35 units of project-based assistance will be fully obligated by June 30, 2012. Families will be expected to meet Housing Choice Voucher income eligibility and AHFC subsidy standards before being eligible to lease at Karluk Manor.

Continuing occupancy: After the initial year of operation, Karluk Manor hopes to achieve at least three (3) months of continuous occupancy for at least 70 percent of its population.

Karluk Manor also hopes to reduce the amount of community services consumed by this population. The purpose is to measure the financial impact of the cost of voucher subsidy versus the cost in services to the local community. As regular users of crisis systems, data is available about alcohol related admissions to hospital emergency departments, sobering and detoxification facilities and jails. AHFC is discussing data collection and privacy issues with RurAL CAP to ascertain if this data can be gathered by a third party contractor.

E. Data Collection Process

RurAL CAP will submit monthly occupancy reports to AHFC to determine the subsidy payment and length of stay for each resident. Resident confidentiality will be preserved through either a unique numeric identifier assigned to each resident or a listing by apartment number.

F. MTW Authorization

MTW Agreement, Attachment D, "Broader Uses of Funds."

VI. ONGOING MTW ACTIVITIES

A. Activities Continued from a Prior Plan Year

These activities were approved by HUD in a prior year's plan. Activities are identified by their activity number, the first four digits being the fiscal year the activity was first added to the plan. These activities have not been fully implemented in prior year's plans. AHFC will work towards implementing each initiative or determine if an activity should continue as part of its plan.

No.	Initiative Name
2010-1	Reexamination of Income
2010-2	Income from Assets
2010-3	Earned Income Disallowance
2010-4	Rent Simplification
2010-5	Housing Quality Standards Inspections
2010-6	Housing Quality Standards Inspections on AHFC Properties
2010-7	Project-Based Vouchers

No.	Initiative Name
2010-9	Prisoner Re-Entry
2010-10	Use of HCV Program for Persons with Disabilities
2010-11	Project-Based Voucher Assistance in Transitional Housing
2010-12	Local Preferences
2010-13	Homeownership Program
2010-14	AHFC Alternate Forms
2011-1	Simplification of Utility Allowance Schedules
2011-3	Project-Based Vouchers - Waiver of Tenant-Based Requirement
2011-5	Authorization to Project-Base Section 8 Assistance at Properties Owned by AHFC and to Exceed 25 Percent Voucher Limit Per Building

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Ongoing FY2012 Activity Reporting Matrix

Activity	Description	Data Collection/Status	Authorization
2010-1 Income Reexamination	Transition elderly and disabled families on fixed income to a biennial examination.	This activity was implemented by staff by Numbered Memo 10-45 on December 7, 2010 and then modified with Numbered Memo 11-08 on January 27, 2011. After consideration, staff implemented this for public housing residents only. Staff will continue to monitor for future expansion. Activity ongoing.	Attachment C, paragraph C.4 (changed, HCV eliminated)
2010-2 Income from Assets	Self-certification of assets up to \$10,000 and excludes income from assets up to \$10,000	Implemented on October 26, 2009 with Numbered Memo 09-28. Monitoring continues. Staff continues to monitor. Activity ongoing.	Attachment C, paragraphs C.11 and D.2.a.
2010-3 Earned Income Disallowance	Eliminate the Earned Income Disallowance	Implemented on October 26, 2009 with Numbered Memo 09-28. Monitoring continues. Staff continues to monitor. Activity ongoing.	Attachment C, paragraphs C.11 and D.2.a.
2010-4 Rent Simplification	Alternate rent structure	This activity began with non-MTW activity Interim Reexamination Policy and MTW activities 2010-2 and 2010-3. Staff has proposed Activities 2012-1 and 2012-2 in this plan. A new rent structure will be developed when current MTW rent structures in the new software program have been examined for possible adoption by AHFC.	Attachment C, paragraph C.11 and paragraph D.2.a (no change)
2010-5 Housing Quality Standards Inspections	Alternate HQS inspection schedule and increase in quality control inspections.	Planned implementation is in 2011.	Attachment C, paragraph D.5 (no change)

Activity	Description	Data Collection/Status	Authorization
2010-6 Housing Quality Standards Inspections on AHFC Properties	AHFC inspection of AHFC-owned units. AHFC determination of rent reasonableness.	This activity was implemented by staff by Numbered Memo 11-11 on March 22, 2011. Activity ongoing.	Attachment C, paragraph D.2.c and paragraph D.5 (no change)
2010-7 Project-Based Vouchers	Owner management of site-based waiting lists for project-based vouchers.	Preliminary owner surveys of potential project-based voucher sites completed. Guidelines addressing administrative hurdles for these diverse developments are being developed.	Attachment C, paragraph D.4 (no change)
2010-9 Prisoner Re-Entry	Develop a tenant-based assistance program targeting civilian re-entry of individuals released from the prison system.	Original benchmark was 10 families per year. After monitoring, AHFC expanded in FY2011 to eliminate disability requirement. Amendments to the Memorandum of Agreement with Department of Corrections made. Activity and monitoring are ongoing. The expansion of the program with the Department of Corrections should help AHFC achieve the original benchmark this year (FY2011).	Attachment C, paragraph D.2.d and paragraph D.3.a (no change)

Activity	Description	Data Collection/Status	Authorization
2010-10 Use of HCV Program for Persons with Disabilities	Exploration of alternate methods of providing housing assistance for persons with disabilities.	<ul style="list-style-type: none"> • A statewide waiting list is used for 24 vouchers for Qualified Medicaid Waiver clients. • Anchorage reserves 20 vouchers for Chronically Mentally Ill individuals referred through Anchorage Community Mental Health Services. • Statewide, 96 vouchers are set aside for persons with disabilities. • Monitoring waiting lists continues to ensure AHFC serves those populations with special housing needs. This special population is being considered as part of AHFC's examination of its preference and waiting lists. • This activity is also part of AHFC's current discussions with community stakeholders on AHFC's preferences and waiting lists. 	Attachment C, paragraph D.7 (no change)
2010-11 Project-Based Voucher Assistance in Transitional Housing	Project-base vouchers for no longer than 24 months in transitional housing that serves homeless populations.	No activity on this in FY2011. Possible alternate sources of funding are being researched.	Attachment C, paragraph B.4 (no change)
2010-12 Local Preferences	Remove a homeless or substandard housing preference from a family that refuses to accept an offer of one or more public housing units.	Preliminary research completed. Staff has prepared a draft of a plan for review by management. If approved by management, presentation to the Board of Directors for approval will proceed. Activity ongoing.	Attachment C, paragraph C.2 (no change)

Activity	Description	Data Collection/Status	Authorization
2010-13 Homeownership Program	Offer down payment assistance in lieu of a monthly HAP payment.	AHFC currently has 41 homeowners receiving assistance for homeownership under a HAP plan. AHFC suspended applications for this program in 2008, when administrative costs exceeded budget authority. The Board of Directors approved the permanent closure on March 9,2011. Due to 100 percent leasing, no funds were available for this activity in FY2011. Further development of this activity is tied to future leasing rates and available funds. Activity ongoing.	Attachment C, paragraph D.8.a (no change)
2010-14 AHFC Alternate Forms	Modify HUD forms to coincide with MTW activities.	AHFC received approval to create its own Housing Choice Voucher form (HUD form 52646 used as the base) to conform to AHFC's adoption of new subsidy standards. Usage of the new form began February 1, 2011. Activity ongoing.	Attachment C, paragraph D.1 (no change)
2011-1 Utility Allowance Schedule Simplification	Create a single utility allowance table in Anchorage, Mat-Su, and Valdez.	Implemented on February 1, 2011 with Numbered Memo 11-04. Monitoring of the combined forms continues. Activity ongoing.	Attachment C, paragraph C.11 and D.2 (no change)
2011-3 Project-Based Vouchers - Waiver	Waive the requirement to provide a tenant-based voucher upon termination.	AHFC plans to project-base its first vouchers later this year at Karluk Manor in Anchorage. Activity ongoing.	Attachment C, paragraph D.1 (no change)
2011-5 Project-Base Vouchers at AHFC Properties	Allow AHFC to project-base vouchers (PBV) at its own properties and to exceed the building cap.	This waiver was requested as part of the development of the replacement units at Loussac Manor. AHFC is also requesting this waiver to research PBV at its Alpine Terrace and Etolin Heights developments. Activity ongoing.	Attachment C, paragraphs D.1.e , paragraph D.7.a , and paragraph D.7.b (no change)

B. Activities from a Prior Plan Year Resolved

These activities were approved by HUD in a prior year's plan. Activities are identified by their activity number, the first four digits being the fiscal year the activity was first added to the plan. These activities have been fully resolved and do not require further action.

Activity	Resolution
2010-8 Live-In Aides	PIH Notice 2009-22 revised guidance issued in 2008-20. With issuance of revised guidance, the waiver was not needed. Activity completed.
2011-2 Payment Standard Exemption	AHFC withdrew this activity in its FY2011 plan after the public comment period as current regulatory authority was sufficient. Activity completed.
2011-4 Establish a Sponsor-Based Rental Assistance Program	After advice from the MTW office, AHFC discovered this was a two-part process. AHFC will first need to submit a letter to HUD outlining the proposed architecture for a sponsor based program. With consent from the MTW HUD office, AHFC would then propose an amendment as Attachment D to the plan requiring public hearing and board approval in order to obtain final HUD approval. AHFC does not yet have any activities developed requiring MTW authority.

VII. SOURCES AND USES OF FUNDING

The table below provides a projection of sources and uses for the MTW program for Fiscal Year 2012. 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 2011 or CY 2012 funding levels. AHFC plans to use MTW funding flexibility by using \$766,547 from an MTW equity account to supplement Administrative Fees. In the Operating Fund, \$10,243,999 is the federal subsidy portion including reserves, while the \$6,079,827 consists mostly of dwelling rents and other miscellaneous income. Other than what is listed below, the Public Housing Division (PHD) does not have any other State and/or Local funds that are not capital-related.

Table 12. Planned Sources and Uses of Operating, Capital, HCV Funds

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 through 2011, funding has exceeded \$132 million. In 2012, AHFC's \$2.8 million CFP budget will be augmented by over \$6.2 million from state funding. Please see Table 13 for the breakdown of state and local funding activity.

Sources and Uses of MTW Funds - Fiscal Year 2012

REVENUE (Sources)

CFP - 2012	2,812,570	
CFP - 2006 Through 2011	2,461,918	
HCV HAP	29,737,380	
HCV Admin Fee	3,483,165	
Operating Fund	16,323,826	
Operating Transfers In/(Out)	766,547	
Total Revenue		55,585,406

EXPENSES (Uses)

Construction Activities	4,413,915	
Personal Services	11,659,851	
Travel & Training	97,421	
Contractual	6,296,306	
Supplies & Materials	923,920	
Equipment	60,000	
Grants (HAP)	29,737,380	
Total Expenses		53,188,793
NET INCOME (LOSS)		2,396,613

Sources and Uses of Non-MTW Funds - Fiscal Year 2012

REVENUE (Sources)

Section 8 New Const Program	4,412,680	
Section 8 SRO Program	465,509	
Weatherization - ARRA	1,600,000	
PHD - Capital Improvement Projects	16,417,492	
PHD - COCC (Mgmt Fees)	2,809,020	
AHFC - COCC (less PHD) (Mgmt Fees)	28,443,000	
Total Revenue		54,147,701

EXPENSES (Uses)

Construction Activities	17,156,916	
Personal Services	25,730,931	
Travel & Training	884,779	
Contractual	8,125,400	
Supplies & Materials	980,657	
Equipment	90,800	
Grants (HAP)	396,480	
Total Expenses		53,365,963
Operating Transfers In/(Out)		-
NET INCOME (LOSS)		781,738

Table 13. Planned Sources and Uses of State or Local Funds

Fund Name	Total Funding	Expended	Balance	Proposed Work for FY12	Estimated Cost
Corporate					
FY 06 CO Detectors Statewide- Low Rent/Sec 8	330,000	259,971	70,029	Replace plug-in CO detectors w/hard wired	\$ 20,400.00
FY 06 Statewide Improvements	150,000	14,891	135,109	Anchorage siding replacement	\$ 135,109.00
FY 07 Anchorage Rental Reallocation & Dispersal	1,000,000	-	1,000,000	Pending E. 9th property redevelopment	\$ 1,000,000.00
FY 07 Facility Management Monitoring	250,000	151,651	98,349	Pending completion of software	
FY 07 Statewide Fire Protection System Investigation	510,000	477,735	32,265	Priority sprinkler repairs	\$ 26,820.00
FY 07 Statewide Improvements - Low Rent/Sec 8	2,000,000	1,545,011	454,989	Anchorage dwelling & site upgrades	\$ 454,989.00
FY 08 Facility Management Monitoring	250,000	47,377	202,623	Develop data base information	
FY 08 Statewide Improvements - Low Rent/Sec 8	2,000,000	533,850	1,466,150	Bethel heating fuel system, driveway repairs in Valdez, elevator repairs, Anch. siding/windows	\$ 700,000.00
FY 08 Loussac Manor Renovation & Replacement	2,336,000	1,017,844	1,318,156	Preliminary planning, design & development	\$ 436,215.00
FY 09 Loussac Manor Renovation & Replacement	2,336,000	-	2,336,000	Demolition and redevelopment	
FY 09 Bethel Community Room & Shop	2,000,000	163,722	1,836,278	Construction	\$ 1,500,000.00
FY 09 Statewide ADA Improvements	500,000	-	500,000	UFAS compliance	\$ 500,000.00
FY 09 Statewide Energy Improvements	500,000	-	500,000	Energy efficient HVAC/windows/insulation	
FY 09 Statewide Proj. Improvements - Low Rent/Sec 8	2,500,000	512,389	1,987,611	AMP allocation, Anchorage Foundations, Riverbend Drainage	\$ 892,451.00
FY 10 Statewide Fire Protection System Upgrades	1,380,000	456,965	923,035	Mtn. View, Sprinkler systems	\$ 844,508.00
FY 10 Building System Replacement	1,000,000	334,000	666,000	Cedar Park sidewalks, Mt. View siding/paint	\$ 461,000.00
FY 10 Loussac Manor Redevelopment	5,656,000	-	5,656,000	Redevelop Loussac Manor	\$ -
FY 10 Statewide Proj. Imp. - Low Rent/Sec 8	2,000,000		2,000,000	Relevel entry porch/Cordova, Geneva Woods-paint siding, sidewalks, retaining wall/fencing, Riverbend HRV, Cedar Park foundation, Chugach View central elevators	\$ 1,600,000.00
FY 10 Statewide Security System Upgrades	300,000	-	300,000	Golden Towers/Southall Manor/Golden Ages	\$ 246,000.00
ARRA Funds (DOE Weatherization)	4,791,410	1,427,903	3,363,507	Mechanical systems replacement statewide, air-sealing, insulation and ventilation upgrades	\$ 1,600,000.00
ARRA Funds (HUD) Public Housing	3,306,953	3,306,060	893	Anchorage parking, painting, siding	
FY11 San Roberto Revelopment Project	9,708,000		9,708,000	Redevelop San Roberto Street	\$ 1,900,000.00
FY11 Building System Replacement	1,500,000	473,288	1,026,712	Chugach View roof, Riverbend siding/paint	\$ 1,000,000.00
FY11 Statewide Fire Protection System Upgrades	2,200,000	14,902	2,185,098	Mt. View, Golden Towers sprinkler systems	\$ 1,200,000.00
FY11 Statewide Security System Upgrades	500,000		500,000	Fbks Golden Ages, Q Bldg security upgrades	\$ 100,000.00
FY 11 Statewide Proj. Imp. - Low Rent/Sec 8	2,000,000		2,000,000	Anchorage citywide sidewalks, kitchen/bath cabinets, fences, carpet, elevators; Nome arctic entry, shop power/hear; Sitka bldg. skirting; Ptarmigan Park siding	\$ 1,700,000.00
FY 11 Statewide ADA Improvements	500,000		500,000	UFAS compliance	\$ 100,000.00
Total:	51,504,363	10,737,559	40,766,804	Total FY12 Proposed Construction:	\$ 16,417,492.00

Table 14. Capital Projects Funded with CFP & RHF Funds

Fund Name	Total Funding	Expended	Balance	Proposed Work for FY11	Estimated Cost
Capital Fund Program (CFP) & Replacement Housing Factor (RHF)					
FY 07 CFP/RHF	2,640,722	2,460,234	180,488	San Roberto redevelopment	\$ 180,488.00
FY 08 CFP/RHF	2,783,264	1,578,445	1,204,819	Relocation; Mgmt Improv; A&E Fees; Operatio	\$ 750,839.28
FY 09 CFP/RHF	2,612,535	1,618,965	993,570	EM Site&Dwelling;Mgmt Fees; A&E Fees	\$ 1,194,096.00
FY 10 CFP/RHF	2,963,210	75,328	2,887,882	Anch Site&Dwelling upgrades; A&E Fees;Operations	\$ 336,494.50
FY 11 CFP/RHF	2,902,308	-	2,902,308	Anch Site&Dwelling upgrades (CT/Fairmount/NW)	
FY 12 CFP/RHF	2,812,570	-	2,812,570	TBD	
Total:	16,714,609	5,732,972	10,981,637	Total FY12 Proposed Construction:	\$ 2,461,917.78

Table 15. Planned Sources and Uses of the COCC

The chart below summarizes the AHFC Central Office Cost Center Budget for the Fiscal Year 2012 (July 1, 2011 - June 30, 2012). This chart lists all planned revenue and expenditures for all Central Office Cost Center operations.

REVENUE (Sources)	
Management Fees - PHD Programs	2,809,020
Management Fees - Non-PHD Programs	28,443,000
Total Revenue	31,252,020
EXPENSES (Uses)	
Personal Services	22,939,900
Travel & Training	851,131
Contractual	6,518,000
Supplies & Materials	837,100
Equipment	88,100
Grants	-
Total Expenses	31,234,231
Operating Transfers In/(Out)	-
NET INCOME (LOSS)	17,789

Cost Allocation or Fee-for-Service Deviation from 1937 Act

AHFC is using a fee-for-service approach to collect management fees to fund its management operations. 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. AHFC is not deviating from the requirements under the 1937 Act.

Single-Fund Flexibility

Funding fungibility has allowed AHFC to utilize funding to meet the administrative requirements of AHFC's MTW programs. Due to program pro-rations and other factors, HCV Administrative Fee revenue is insufficient to cover expected expenses. AHFC plans to use \$906,728¹ of an MTW equity account to augment the HCV program Administrative Fee revenue funding, as evidenced in Table 12.

Table 16. Sources and Uses of MTW Reserve Funds – Fiscal Year 2012

Sources and Uses of MTW Reserve Funds - Fiscal Year 2012		
OPERATING RESERVE LEVELS @ March 31, 2011		
Low Rent Operating Fund	10,191,823	
Housing Choice Voucher Admin Fee	959,764	
Housing Choice Voucher HAP	1,267,986	
Total Reserves		12,419,573
PLANNED OPERATING RESERVE USES		
FY2012 Low Rent Operating Supplement	1,245,841	
FY2012 Administrative Fee Supplement	906,728	
Extraordinary Maintenance Projects	1,200,000	
2 Mths Admin Fee Expense Reserves	766,667	
1/2 Mths HAP Expense Reserves	1,243,692	
5 Mths Operating Fund Expense Reserves	7,056,645	
Total Planned Uses		12,419,573

¹ This is a change from the \$766,547 figure in the April draft due to new shortfall projections in administrative fees

VIII. ADMINISTRATIVE

A. Board Resolution and Certification of Compliance

Attachment A contains the signed Board of Directors Resolution adopting the FY2012 MTW Annual Plan and the Certification of Compliance with the HUD Regulations.

B. Agency-Directed Evaluations of the Demonstration

None at this time.

C. Public Comments and AHFC Responses

Includes the notice that was sent to Public Housing Division stakeholders and a copy of the newspaper ad notifying the general public that AHFC was accepting comments on this plan.

D. Board of Directors Resolutions Authorizing Changes to the Public Housing ACOP and HCV Administrative Plan

Attachment D contains 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.

Appendix

Capital Fund and Performance and Evaluation Reports

Attachment A

ALASKA HOUSING FINANCE CORPORATION RESOLUTION NO. 2011- 14

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ALASKA HOUSING FINANCE CORPORATION APPROVING THE PUBLIC HOUSING DIVISION MOVING TO WORK PLAN FOR FISCAL YEAR 2012.

WHEREAS, the Alaska Housing Finance Corporation, a statewide public housing agency, developed its Fiscal Year 2012 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 due to HUD at least 75 days before the AHFC fiscal year ends; 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 account for Board of Directors approval at this April 20, 2011 meeting; and

WHEREAS, the scope of the plan covers 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

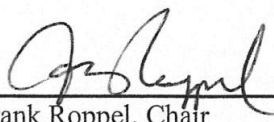
WHEREAS, in accordance with the MTW Agreement, a draft plan was published on March 9, 2011 allowing for a 30 day comment period with a public hearing held on March 23, 2011; and

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 and HUD, notices in the Anchorage Daily News, and meetings with AHFC Resident Advisory Board, and

WHEREAS, responses to public comments are contained within the plan;

NOW, THEREFORE, BE IT RESOLVED by 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 20th day of April, 2011.



Frank Roppel, Chair
Board of Directors

**Annual Moving to Work Plan
Certifications of Compliance**

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

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

Acting on behalf of the Board of Directors of the Public Housing Agency (PHA) listed below, as its CEO/Executive Director, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Directors, and that the PHA and 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 PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.
4. The PHA 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 PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
7. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
12. The PHA 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 PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
17. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
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 PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

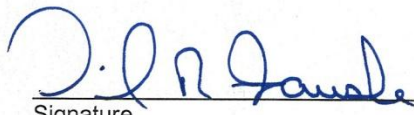
Alaska Housing Finance Corporation (AHFC)
PHA Name

AK001 / AK901
PHA Number/HA Code

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

Daniel R. Fauske
Name of Authorized Official

CEO/Executive Director
Title


Signature

4-12-11
Date

Attachment B

Public Comments and AHFC Responses

Copy of public notice placed in the *Anchorage Daily News*.

Ad # 863357

Date 02/22/2011

Time 3:42 PM

Paula,

Here are your verifications for this ad!

Thank you,
Shane

**PUBLIC HEARING
ALASKA HOUSING FINANCE CORPORATION
MOVING TO WORK PLAN - FY2012**

The public is invited to participate in a statewide teleconference to provide comments on the AHFC FY2012 MOVING TO WORK PLAN (MTW).

A public hearing will be held:
Wednesday, March 23, 2011, 4 p.m. - 6:00 p.m.
AHFC Board Room
4300 Boniface Parkway, Anchorage

Persons unable to attend in person may participate by telephone. Please dial 1-888-363-4734; the "access code" to the hearing is 7435235. If participating by phone, please curtail any background noise to avoid interruptions during the hearing.

Section 230 of the Consolidated Appropriations Act of 2008, designates AHFC as a "Moving to Work" (MTW) site. Established in 1996, the MTW designation exempts housing authorities from most of the 1937 Housing Act. Approximately 30 public authorities, nationwide, use MTW to enable innovative housing and self-sufficiency strategies that address housing needs in locally-determined ways.

In order to proceed, AHFC must provide for a 30 day public comment period and conduct a public hearing on the MTW Agreement negotiated between HUD and AHFC. The revised fiscal year 2012 MTW plan is available on the AHFC website at: www.ahfc.us.

The public may also obtain a copy of the contract by calling Regina O'Keefe at 330-8432, or 1-800-478-2432, outside of Anchorage.

Written comments will be accepted until 3 p.m. on the close of business, March 31, 2011. Please submit comments to: rokeefe@ahfc.state.ak.us or

AHFC
ATTN: REGINA O'KEEFE
PO BOX 101020
ANCHORAGE AK 99510-1020

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids or services or special modifications to participate in this public meeting should call 330-8432 three business days prior to the scheduled meeting date so that arrangements may be made.

Published: March 1 & 6, 2011

Ad shown is not actual print size

Copy of corrected public notice placed in the *Anchorage Daily News*.

Ad # 868377

Date 03/11/2011

Time 12:04 PM

Paula,

Here are the verifications for this ad!!

Shane

PUBLIC HEARING
ALASKA HOUSING FINANCE CORPORATION
MOVING TO WORK PLAN - FY2012

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In order to proceed, AHFC must provide for a 30 day public comment period and conduct a public hearing on the MTW Agreement negotiated between HUD and AHFC. The revised fiscal year 2012 MTW plan is available on the AHFC website at: www.ahfc.us, beginning March 9, 2011.

The public may also obtain a copy of the contract by calling Regina O'Keefe at 330-8432, or 1-800-478-2432, outside of Anchorage.

Written comments will be accepted until 3 p.m. on the close of business, **April 8, 2011**. Please submit comments to: rokeefe@ahfc.state.ak.us or

AHFC
ATTN: REGINA O'KEEFE
PO BOX 101020
ANCHORAGE AK 99510-1020

AHFC complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids or services or special modifications to participate in this public meeting should call 330-8432 three business days prior to the scheduled meeting date so that arrangements may be made.

Published: March 16, 2011

Ad shown is not actual print size

Public Comments from the March 23, 2011 Public Hearing

A transcript of the entire proceeding is on record at the AHFC Public Housing Division headquarters.

Catherine Stone, Housing Operations Director, Public Housing Division, opened the meeting outlining its purpose, giving general information about the plan contents, and offering a brief overview of proposed plan activities contained in Section V of the draft plan as posted on the AHFC web site on March 8, 2010.

Juneau Homeless Coalition, Juneau, AK, commented:

Future discussions on the future of the preference system for housing vouchers should not be limited to a few invited balance of state agencies, but be open to the public. With that said, members of the Juneau Homeless Coalition would like to be involved in these future discussions.

AHFC responded in writing:

Staff understands that a larger discussion about preferences and related issues concerning management of statewide waiting lists deserves the participation of the public at large. The discussion in the AHFC Moving to Work Plan was an outcome of two focus group meetings with Anchorage social service agencies. Its purpose was to get a broader understanding of what these agencies knew about technical issues related to “open versus closed” waiting lists; the value of preferences when so few offers of housing assistance are now occurring; and how other housing authorities are tackling these same issues. Staff felt it was important to have face-to-face meetings to encourage a vigorous dialog. Any proposed changes to preferences will ultimately result in a separate public hearing process and Board of Directors consideration.

Anchorage Community Mental Health Services, Inc. (ACMHS), Anchorage, AK, commented:

ACMHS supports the development of new affordable and accessible housing in Anchorage. ACMHS highly supports the San Roberto redevelopment project. ACMHS encourages AHFC to build a “significant number” of the new units as handicap accessible in order to increase the number of accessible units in Anchorage. ACMHS also recommends that AHFC consider the development of one and four bedroom apartments. One bedroom units are needed by disabled clientele, and the four bedroom units are needed by refugee families.

ACMHS supports AHFC in its efforts to revise the current preference and wait list procedures. ACMHS also supports closing the Anchorage voucher waiting list as well as looking at time limits for assistance. ACMHS does not support a time limit on assistance to disabled families. ACMHS would like AHFC to work closely with the Division of Public Assistance and Vocational Rehabilitation to make sure families receive appropriate services.

ACMHS would like to see the prisoner re-entry program expanded to include Anchorage.

AHFC responded in writing:

AHFC thanked ACMHS for their response to AHFC's proposed FY2012 plan.

AHFC appreciates comments and suggestions regarding currently overcrowded waiting lists, in particular in Anchorage. As part of its Moving to Work obligations, AHFC will be looking at rent reforms that encourage greater family self-sufficiency. We are hoping that these reforms will encourage time-limited assistance and greater turnover. AHFC will be considering both "work-able" families and families on fixed income when determining these reforms.

At this time, project-based vouchers are awarded based on awards given in the Special Needs Housing Grant Program. These developments are widely dispersed and not restricted to any particular neighborhood. AHFC agrees that special needs populations are more likely to have successful tenancies when supportive services are part of the housing. Recent awards of project-based vouchers support this viewpoint.

In the upcoming year, AHFC will investigate the use of an 'Operating Only Subsidy' application to HUD to explore the use of public housing subsidy in privately owned developments. The subsidy would come from excess capacity available to AHFC under the 1998 Public Housing Reform Act. While not as flexible as project-based rental assistance, it has the potential to increase the number of subsidized units in the community.

Due to disparities between communities and populations served by AHFC in both its Housing Choice Voucher and Public Housing Programs, AHFC will be doing extensive research before proposing any change in the minimum rent. AHFC is also considering alternative solutions to make sure that each community's program is sustainable.

Regarding the prisoner re-entry program, AHFC is using its HOME funds to offer this program outside of Anchorage; AHFC has provided public testimony to the Municipality of Anchorage encouraging them to use their HOME funds in a similar fashion. AHFC is researching alternative methods of funding using its voucher budget to run a similar program serving Anchorage. However, due to high voucher usage levels and high assistance payments, AHFC may need additional MTW waivers to support something similar to the HOME-funded program.

Catholic Social Services (CSS), Anchorage, AK, commented:

CSS supports efforts to revise current preference and waiting list procedures. CSS is also in support of closing the Anchorage waiting list so that comments regarding income limits and intake options could be considered. CSS also agrees that some type of time-limited assistance for work-able families is appropriate. Catholic Social Services supports an integrated system between AHFC, Division of Public Assistance, and Division of Vocational Rehabilitation to help homeless families and victims of domestic violence.

With regard to project-based vouchers, CSS would like to see that special needs populations have supportive services tied to housing assistance to ensure successful tenancies.

CSS would like to see the prisoner re-entry program expanded to include Anchorage.

AHFC responded in writing:

AHFC thanked Catholic Social Services for their response to AHFC's proposed FY2012 plan. AHFC appreciates comments and suggestions regarding currently overcrowded waiting lists, in particular in Anchorage. As part of its Moving to Work obligations, AHFC will be looking at rent reforms that encourage greater family self-sufficiency. We are hoping that these reforms will encourage time-limited assistance and greater turnover. AHFC will be considering both "work-able" families and families on fixed income when determining these reforms.

At this time, project-based vouchers are awarded based on awards given in the Special Needs Housing Grant Program. AHFC agrees that special needs populations are more likely to have successful tenancies when supportive services are part of the housing. Recent awards of project-based vouchers support this viewpoint.

In the upcoming year, AHFC will investigate the use of an 'Operating Only Subsidy' application to HUD to explore the use of public housing subsidy in privately owned developments. The subsidy would come from excess capacity available to AHFC under the 1998 Public Housing Reform Act. While not as flexible as project-based rental assistance, it has the potential to increase the number of subsidized units in the community.

Due to disparities between communities and populations served by AHFC in both its Housing Choice Voucher and Public Housing Programs, AHFC will be doing extensive research before proposing any change in the minimum rent. AHFC is also considering alternative solutions to make sure that each community's program is sustainable.

Regarding the prisoner re-entry program, AHFC is using its HOME funds to offer this program outside of Anchorage; AHFC has provided public testimony to the Municipality of Anchorage encouraging them to use their HOME funds in a similar fashion. AHFC is researching alternative methods of funding using its voucher budget to run a similar program serving Anchorage. However, due to high voucher usage levels and high assistance payments, AHFC may need additional MTW waivers to support something similar to the HOME funded program.

Interior Alaska Center for Nonviolent Living, Fairbanks, AK, commented:

Ms. Stanfill stated that her agency serves victims of domestic violence and sexual assault. Ms. Stanfill was in favor of removing a preference if an applicant turned down an offer of Public Housing in order to "wait" for a Housing Choice Voucher. Ms. Stanfill did feel that removal of the preferences would cripple most programs that were working to get people off the streets. Ms. Stanfill felt that AHFC was just focusing on the quantity of people on the waiting list, not the quality. Ms. Stanfill felt that AHFC might want to consider a lifetime limit on housing assistance.

AHFC responded at the hearing:

AHFC clarified that the information on preferences was truly a discussion at this point. Any further steps regarding preferences would go through a public review before going before the Board of Directors. AHFC thanked her for her input.

Alaska Department of Health and Social Services, Division of Behavioral Health, Anchorage, AK, commented:

Mr. Geraghty wanted to extend his thanks to AHFC for keeping the disabled and the Mental Health Trust beneficiary community apprised of the direction AHFC is moving. Mr. Geraghty stated that flexibility is important when considering individuals who are often the hardest to house, particularly those with mental and physical handicaps that have difficulty increasing their incomes.

AHFC responded at the hearing:

AHFC thanked Mr. Geraghty for his positive comments and input.

Attachment C

Board of Directors Resolutions Authorizing Changes to the Public Housing ACOP and HCV
Administrative Plan

Appendix

1. Capital Fund Program Grant No. AK06P001501-06
Annual Statement/Performance and Evaluation Report
2. Replacement Housing Factor Grant No. AK06R001501-06
Annual Statement/Performance and Evaluation Report
3. Replacement Housing Factor Grant No. AK06R001502-06
Annual Statement/Performance and Evaluation Report
4. Capital Fund Program Grant No. AK06P001501-07
Annual Statement/Performance and Evaluation Report
5. Replacement Housing Factor Grant No. AK06R001501-07
Annual Statement/Performance and Evaluation Report
6. Replacement Housing Factor Grant No. AK06R001502-07
Annual Statement/Performance and Evaluation Report
7. Capital Fund Program Grant No. AK06P001501-08
Annual Statement/Performance and Evaluation Report
8. Replacement Housing Factor Grant No. AK06R001501-08
Annual Statement/Performance and Evaluation Report
9. Capital Fund Program Grant No. AK06P001501-09
Annual Statement/Performance and Evaluation Report
10. Replacement Housing Factor Grant No. AK06R001501-09
Annual Statement/Performance and Evaluation Report
11. Replacement Housing Factor Grant No. AK06R001502-09
Annual Statement/Performance and Evaluation Report
Capital Fund Program Five-Year Action Plan
12. Replacement Housing Factor Grant No. AK06R001503-09
Annual Statement/Performance and Evaluation Report
Capital Fund Program Five-Year Action Plan
13. Capital Fund Program Grant No. AK06P001501-10
Annual Statement/Performance and Evaluation Report
Capital Fund Program Five-Year Action Plan
14. Replacement Housing Factor Grant No. AK06R001501-10
Annual Statement/Performance and Evaluation Report
15. Replacement Housing Factor Grant No. AK06R001502-10
Annual Statement/Performance and Evaluation Report
16. Capital Fund Program Grant No. AK06P001501-11
Annual Statement/Performance and Evaluation Report
Capital Fund Program Five-Year Action Plan
17. Replacement Housing Factor Grant No. AK06R001501-11
Annual Statement/Performance and Evaluation Report

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK06P001501-06 Date of CFFP: _____	Replacement Housing Factor Grant No: FFY of Grant: <u>2006</u> FFY of Grant Approval: <u>2006</u>
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Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: **12/31/2010**
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$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	\$2,250,382.57
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$2,460,234.00	\$2,460,234.00	\$2,460,234.00	\$2,460,234.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No: AK06P001501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:				2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide Operations	OPERATIONS							
	1. FSS Case Management; service coordination program	1406	HA Wide	\$7,268.59	\$7,268.59	\$7,268.59	\$7,268.59	Moved to MTW line
	2. Resident Job Skills Training Program-Gateway	1406	HA Wide	\$0.00	\$0.00	\$0.00	\$0.00	
	3. Service Coordination Program - Juneau	1406	HA Wide	\$6,853.75	\$6,853.75	\$6,853.75	\$6,853.75	Moved to MTW line
	4. Supportive services which assist residents in financial management, job searching, life skills, and child development; plus after-school programs in partnership w/community organizations.	1406	HA Wide	\$0.00	\$0.00	\$0.00	\$0.00	
	5. Provide literature to residents explaining AHFC policies and programs	1406	HA Wide	\$0.00	\$0.00	\$0.00	\$0.00	
	6. Security improvements (including door entry software upgrades) at senior public housing developments	1406	HA Wide	\$0.00	\$0.00	\$0.00	\$0.00	
	7. PHA-wide staff training in areas of management, budgeting, personnel law, accounting, finance, and information systems	1406	HA Wide	\$4,924.46	\$4,924.46	\$4,924.46	\$4,924.46	Moved to MTW line
	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	\$0.00	\$0.00	\$0.00	\$0.00	
	11. Resident Services staff training and travel related to support the FSS Program, Service Coordination, and other resident programs	1406	HA Wide	\$0.00	\$0.00	\$0.00	\$0.00	
	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	\$17,576.40	\$17,576.40	\$17,576.40	\$17,576.40	Moved to MTW line
	TOTAL OPERATIONS	Total 1406		\$36,623.20	\$36,623.20	\$36,623.20	\$36,623.20	
HA-Wide Mgmt. Improvements	MANAGEMENT IMPROVEMENTS	1408	HA Wide	\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL MANAGEMENT IMPROVEMENTS	Total 1408		\$0.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No: AK06P001501-06 CFFP (Yes/No) No Replacement Housing Factor Grant No:				2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide Admin	ADMINISTRATIVE COSTS							
	1. Management Fees	1410.01		\$1,308.08	\$1,308.08	\$1,308.08	\$1,308.08	Moved to MTW line
	TOTAL ADMINISTRATIVE COSTS	Total 1410		\$1,308.08	\$1,308.08	\$1,308.08	\$1,308.08	
AMP # 271 277/271/273/274 275/280	FEES & COSTS							
	1. A&E fees for Loussac Manor	1430.01		\$60,737.10	\$60,737.10	\$60,737.10	\$60,737.10	Moved to MTW line
	2. Energy audits for Cedar Park Annex, Central Terrace Fairmount, Geneva Woods, Golden Ages and Swan Lake Terrace	1430.02		\$0.00	\$0.00	\$0.00	\$0.00	
	3. Sundry planning	1430.19		\$281.95	\$281.95	\$281.95	\$281.95	Moved to MTW line
	4. Inspector salary and benefits - Loussac	1430.07		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL FEES & COSTS	Total 1430		\$61,019.05	\$61,019.05	\$61,019.05	\$61,019.05	
AMP# 271 AK001006 Loussac Manor Anchorage	PHYSICAL IMPROVEMENTS							
	1.Dwelling construction - interior/exterior renovations	1460	1 bldg.	\$30,535.96	\$30,535.96	\$30,535.96	\$30,535.96	Moved to MTW line
	2.Non-dwelling - Community Center ventilation	1470		\$2,424.76	\$2,424.76	\$2,424.76	\$2,424.76	Moved to MTW line
	TOTAL LOUSSAC MANOR			\$32,960.72	\$32,960.72	\$32,960.72	\$32,960.72	
AMP# 271/273/274 AK001050 New Willows Anchorage	Dwelling construction - interior/exterior renovations	1460	1 bldg.	\$77,940.38	\$77,940.38	\$77,940.38	\$77,940.38	Moved to MTW line
	TOTAL NEW WILLOWS			\$77,940.38	\$77,940.38	\$77,940.38	\$77,940.38	
AMP# 275 AK001051 Birch Park I Fairbanks	Non-dwelling - Boiler replacement	1470	100%	\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL BIRCH PARK I			\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL PHYSICAL IMPROVEMENTS			\$110,901.10	\$110,901.10	\$110,901.10	\$110,901.10	

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No: AK06P001501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:				2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP# 273	NONDWELLING EQUIPMENT							
	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	
	TOTAL NONDWELLING EQUIPMENT	Total 1475		\$0.00	\$0.00	\$0.00	\$0.00	
	Moving to Work	1492		\$2,250,382.57	\$2,250,382.57	\$2,250,382.57	\$2,250,382.57	Completed
	TOTAL MOVING TO WORK	Total 1492		\$2,250,382.57	\$2,250,382.57	\$2,250,382.57	\$2,250,382.57	
AMP# 271 AMP# 271	RELOCATION COSTS							
	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	
	TOTAL RELOCATION COSTS	Total 1495		\$0.00	\$0.00	\$0.00	\$0.00	
	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL CONTINGENCY	Total 1502		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL FFY 2006 COSTS			\$2,460,234.00	\$2,460,234.00	\$2,460,234.00	\$2,460,234.00	

Annual Statement /Performance and Evaluation Report

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

PHA Name:

ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number

Capital Fund Program Grant No.

Replacement Housing Factor Grant No:

AK06R001501-06

Federal FY of Grant:

FFY 2006

☐ Original Annual Statement

☐ Reserve for Disasters/Emergencies

☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending: 12/31/2010

☐ Final Performance and Evaluation Report

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

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

[illegible]

Annual Statement /Performance and Evaluation Report

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

PHA Name:

ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number

Capital Fund Program Grant No.

Replacement Housing Factor Grant No:

AK06R001502-06

Federal FY of Grant:

FFY 2006

☐ Original Annual Statement

☐ Reserve for Disasters/Emergencies

☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending: 12/31/2010

☐ Final Performance and Evaluation Report

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

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

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK06P001501-07 Date of CFFP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: <u>2007</u> FFY of Grant Approval: <u>2007</u>
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Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: 12/31/2010
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$2,687.39	\$2,687.39	\$2,687.39	\$2,687.39
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	\$55,704.65	\$55,704.65	\$55,704.65	\$55,704.65
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$58,588.44	\$58,588.44	\$58,588.44	\$58,588.44
10	1460 Dwelling Structures	\$617,021.21	\$617,021.21	\$617,021.21	\$617,021.21
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$1,690.25	\$1,690.25	\$1,690.25	\$1,690.25
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$1,814,392.28	\$1,814,392.28	\$1,814,392.28	\$768,167.28
16	1495.1 Relocation Costs	\$2,985.78	\$2,985.78	\$2,985.78	\$2,985.78
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$2,623,070.00	\$2,623,070.00	\$2,623,070.00	\$1,576,845.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # 247/271/273/274 275/277	OPERATIONS 1. Service Coordinator - Anchorage, Fairbanks, Juneau	1406		\$39,608.02	\$39,608.02	\$39,608.02	\$39,608.02	Moved to MTW line
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		\$0.00	\$0.00	\$0.00	\$0.00	
247/271/273/274 275/277/257/216 279/265/260/280 263/244/213	3. Site Staff Training - Program certifications, policy & procedure training, emergency preparedness, computer/software training	1406		\$30,391.98	\$30,391.98	\$30,391.98	\$30,391.98	Moved to MTW line
271/275/213/247	4. Resident Council support - administration	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL OPERATIONS	Total 1406		\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00	
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL MANAGEMENT IMPROVEMENTS	Total 1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	ADMINISTRATIVE COSTS 1. Management Fees	1410.01		\$2,687.39	\$2,687.39	\$2,687.39	\$2,687.39	Moved to MTW line
	TOTAL ADMINISTRATIVE COSTS	Total 1410		\$2,687.39	\$2,687.39	\$2,687.39	\$2,687.39	
257/271/273/274	FEES & COSTS 1. A&E fees for Bethel Hts., CT, Loussac Manor New Willows	1430.01		\$51,649.15	\$51,649.15	\$51,649.15	\$51,649.15	Moved to MTW line
271/273/274	2. Inspector salary and benefits - Loussac, NW, CT	1430.07		\$0.00	\$0.00	\$0.00	\$0.00	
	3. Sundry planning	1430.19		\$4,055.50	\$4,055.50	\$4,055.50	\$4,055.50	Moved to MTW line
	TOTAL FEES & COSTS	Total 1430		\$55,704.65	\$55,704.65	\$55,704.65	\$55,704.65	

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No: AK06P001501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:				2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AK001057 Bethel Heights Bethel (257)	PHYSICAL IMPROVEMENTS 1.Non-dwelling - Community Building 2. Site improvements	1470 1450	1 bldg. 100%	\$1,690.25 \$0.00	\$1,690.25 \$0.00	\$1,690.25 \$0.00	\$1,690.25 \$0.00	Moved to MTW line
	TOTAL BETHEL HEIGHTS			\$1,690.25	\$1,690.25	\$1,690.25	\$1,690.25	
Fairmount Anchorage (273)	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	3 bldg.	\$617,021.21 \$46,800.00	\$617,021.21 \$46,800.00	\$617,021.21 \$46,800.00	\$617,021.21 \$46,800.00	Moved to MTW line Moved to MTW line
	TOTAL FAIRMOUNT			\$663,821.21	\$663,821.21	\$663,821.21	\$663,821.21	
AK001050 New Willows Anchorage (271/273/274)	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	1 bldg. 100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	TOTAL NEW WILLOWS			\$0.00	\$0.00	\$0.00	\$0.00	
AK001006 Loussac Manor Anchorage (271)	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	1 bldg. 100%	\$0.00 \$1,708.00	\$0.00 \$1,708.00	\$0.00 \$1,708.00	\$0.00 \$1,708.00	Moved to MTW line
	TOTAL LOUSSAC MANOR			\$1,708.00	\$1,708.00	\$1,708.00	\$1,708.00	
AK001042 Central Terrace Anchorage (271/274)	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	1 bldg. 100%	\$0.00 \$10,080.44	\$0.00 \$10,080.44	\$0.00 \$10,080.44	\$0.00 \$10,080.44	Moved to MTW line
	TOTAL CENTRAL TERRACE			\$10,080.44	\$10,080.44	\$10,080.44	\$10,080.44	
	TOTAL PHYSICAL IMPROVEMENTS			\$677,299.90	\$677,299.90	\$677,299.90	\$677,299.90	

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # 273	NONDWELLING EQUIPMENT 1. Vehicles to improve PHD maintenance operations 2. Computer hardware upgrades to service Public Housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	1475 1475		\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	TOTAL NONDWELLING EQUIPMENT	Total 1475		\$0.00	\$0.00	\$0.00	\$0.00	
271/273/274 271/273/274	RELOCATION COSTS 1. Relocation costs for Loussac Manor (271), Central Terrace (271) and New Willows (274) 3. Property managers' salary for Loussac Manor, Central Terrace, and New Willows relocation work	1495.1 1495.5		\$363.75 \$2,622.03	\$363.75 \$2,622.03	\$363.75 \$2,622.03	\$363.75 \$2,622.03	Moved to MTW line Moved to MTW line
	TOTAL RELOCATION COSTS	Total 1495		\$2,985.78	\$2,985.78	\$2,985.78	\$2,985.78	
HA-WIDE	Moving to Work	1492		\$1,814,392.28	\$1,814,392.28	\$1,814,392.28	\$768,167.28	On-going
	TOTAL MOVING TO WORK	Total 1495		\$1,814,392.28	\$1,814,392.28	\$1,814,392.28	\$768,167.28	
	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL CONTINGENCY	Total 1502		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL FFY 2007 COSTS			\$2,623,070.00	\$2,623,070.00	\$2,623,070.00	\$1,576,845.00	

Annual Statement /Performance and Evaluation Report

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

PHA Name:

ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number

Capital Fund Program Grant No.

Replacement Housing Factor Grant No:

AK06R001501-07

Federal FY of Grant:

FFY 2007

☐ Original Annual Statement

☐ Reserve for Disasters/Emergencies

☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending: 12/31/2010

☐ Final Performance and Evaluation Report

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

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

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Annual Statement /Performance and Evaluation Report

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

PHA Name:

ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number

Capital Fund Program Grant No.

Replacement Housing Factor Grant No:

AK06R001502-07

Federal FY of Grant:

FFY 2007

☐ Original Annual Statement

☐ Reserve for Disasters/Emergencies

☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending: 12/31/2010

☐ Final Performance and Evaluation Report

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

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

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No: AK06R001502-07				Federal FY of Grant: FFY 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AK001042 Central Terrace, Anchorage (271/274)	PHYSICAL IMPROVEMENTS Demolition and replacement of units	1499	0	\$4,319.00	\$4,319.00	\$0.00	\$0.00	In progress
	TOTAL CENTRAL TERRACE	Total 1499		\$4,319.00	\$4,319.00	\$0.00	\$0.00	
	TOTAL FFY 2007 COSTS			\$4,319.00	\$4,319.00	\$0.00	\$0.00	

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK06P001501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008
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Type of Grant

<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: 12/31/2010	<input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$182,500.00	\$182,500.00	\$182,500.00	\$182,500.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$1,287.65	\$1,287.65	\$1,287.65	\$1,287.65
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	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
10	1460 Dwelling Structures	\$327,215.83	\$327,215.83	\$327,215.83	\$327,215.83
11	1465.1Dwelling 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	\$2,033,286.52	\$2,033,286.52	\$2,033,286.52	\$1,091,577.73
16	1495.1Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service	\$0.00	\$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)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$2,559,290.00	\$2,559,290.00	\$2,559,290.00	\$1,617,581.21
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-08 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide Operations	OPERATIONS Operations	1406	HA Wide	\$182,500.00	\$182,500.00	\$182,500.00	\$182,500.00	Completed
	TOTAL OPERATIONS	Total 1406		\$182,500.00	\$182,500.00	\$182,500.00	\$182,500.00	
HA Wide Mgmt.	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL MANAGEMENT IMPROVEMENTS	Total 1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA Wide Admin.	ADMINISTRATIVE COSTS Management Fees	1410.01		\$1,287.65	\$1,287.65	\$1,287.65	\$1,287.65	Moved to MTW line
	TOTAL ADMINISTRATIVE COSTS	Total 1410		\$1,287.65	\$1,287.65	\$1,287.65	\$1,287.65	
AMP # 257/275 260/277/216/273	FEES & COSTS 1. A&E fees for Bethel Hts., Birch Park I & II 2. Energy audits: Beringvue, Cedar Park, Eyak Manor, Park View Manor, Riverbend 3. Inspector salary & benefits -Bethel Hts. 4. Sundry planning	1430.01 1430.02 1430.07 1430.19		\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	Moved to MTW line Moved to MTW line Moved to MTW line Moved to MTW line
HA Wide	TOTAL FEES & COSTS	Total 1430		\$0.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-08 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	PHYSICAL IMPROVEMENTS							
HA Wide	Extraordinary Maintenance	1450		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
HA Wide	Extraordinary Maintenance	1460		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
	TOTAL HA-WIDE Extraordinary Maintenance			\$0.00	\$0.00	\$0.00	\$0.00	
AK001057 Bethel Heights Bethel (257)	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
	TOTAL BETHEL HEIGHTS			\$0.00	\$0.00	\$0.00	\$0.00	
AK001051 Birch Park I AMP # 275	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
	TOTAL BIRCH PARK I			\$0.00	\$0.00	\$0.00	\$0.00	
AK001055 Birch Park II AMP # 275	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
	TOTAL BIRCH PARK II			\$0.00	\$0.00	\$0.00	\$0.00	
AK001006 Loussac Manor Anchorage (271)	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
	TOTAL LOUSSAC MANOR			\$0.00	\$0.00	\$0.00	\$0.00	
AK001009 Schoenbar Park Ketchikan (279)	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100%	\$327,215.83 \$15,000.00	\$327,215.83 \$15,000.00	\$327,215.83 \$15,000.00	\$327,215.83 \$15,000.00	Moted to MTW line Moved to MTW line
	TOTAL SCHOENBAR PARK			\$342,215.83	\$342,215.83	\$342,215.83	\$342,215.83	
	TOTAL PHYSICAL IMPROVEMENTS			\$342,215.83	\$342,215.83	\$342,215.83	\$342,215.83	

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-08 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	NONDWELLING EQUIPMENT							
HA-Wide	1. Vehicles to improve PHD maintenance operations 2. Computer hardware upgrades to service Public Housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	1475 1475		\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
	TOTAL NONDWELLING EQUIPMENT	Total 1475		\$0.00	\$0.00	\$0.00	\$0.00	
	Moving to Work	1492		\$2,033,286.52	\$2,033,286.52	\$2,033,286.52	\$1,091,577.73	On-going
	TOTAL MOVING TO WORK	Total 1492		\$2,033,286.52	\$2,033,286.52	\$2,033,286.52	\$1,091,577.73	
AMP#	RELOCATION COSTS							
257	1. Relocation costs for Bethel Heights	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
275	2. Relocation costs for Birch Park I & II	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
257	3. Property managers' salary for Bethel Heights relocation work	1495.5		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
275	4. Property managers' salary for Birch Park I & II relocation work	1495.5		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
	TOTAL RELOCATION COSTS	Total 1495		\$0.00	\$0.00	\$0.00	\$0.00	
	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL CONTINGENCY	Total 1502		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL FFY 2008 COSTS			\$2,559,290.00	\$2,559,290.00	\$2,559,290.00	\$1,617,581.21	

Annual Statement /Performance and Evaluation Report

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

PHA Name:

ALASKA HOUSING FINANCE CORPORATION

Grant Type and Number

Capital Fund Program Grant No.

Replacement Housing Factor Grant No:

AK06R001501-08

Federal FY of Grant:

FFY 2008

☐ Original Annual Statement

☐ Reserve for Disasters/Emergencies

☐ Revised Annual Statement (revision no:)

☒ Performance and Evaluation Report for Period Ending: 12/31/10

☐ Final Performance and Evaluation Report

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

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

[illegible]

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK06P001501-09 Date of CFFP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>
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Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: **12/31/2010**
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1Dwelling 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	\$2,801,663.00	\$2,801,663.00	\$2,801,663.00	\$75,328.00
16	1495.1Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service	\$0.00	\$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)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$2,801,663.00	\$2,801,663.00	\$2,801,663.00	\$75,328.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide Operations	OPERATIONS Operations	1406	HA Wide	\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
	TOTAL OPERATIONS	Total 1406		\$0.00	\$0.00	\$0.00	\$0.00	
HA Wide Mgmt.	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL MANAGEMENT IMPROVEMENTS	Total 1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA Wide Admin.	ADMINISTRATIVE COSTS Management Fees	1410.01		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
	TOTAL ADMINISTRATIVE COSTS	Total 1410		\$0.00	\$0.00	\$0.00	\$0.00	
AK001000 - 271/273/274/275/277/279	FEES & COSTS 1. A&E fees for Anchorage, Fairbanks, Juneau, and Ketchikan AMPs	1430.01		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
AK001000273	2. Energy audits: Fairmount	1430.02		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
HA Wide	4. Sundry planning	1430.19		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
	TOTAL FEES & COSTS	Total 1430		\$0.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	PHYSICAL IMPROVEMENTS							
HA Wide	Extraordinary Maintenance	1450		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
HA Wide	Extraordinary Maintenance	1460		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
	TOTAL HA-WIDE Extraordinary Maintenance			\$0.00	\$0.00	\$0.00	\$0.00	
Chugach Manor AK001000247 Anchorage	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
Central Terrace AK001000271/274 Anchorage	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
Fairmount AK001000273 Anchorage	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
FSS Incentives AK001000271/274 Anchorage	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
New Willows AK001000271/273/274 Anchorage	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
Eyak Manor AK001000216 Cordova	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
AK001000275 Fairbanks	1. Dwelling construction - interior/exterior renovations or replacement (GA, Southall, BP I & II, SP) 2. Site improvements (GA, Southall, BP I & II, SP)	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
Loussac Manor AK001000271 Anchorage	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
AK001000277 Juneau	1. Dwelling construction - interior/exterior renovations or replacement (Riverbend, Geneva Woods, Mt. View, CP) 2. Site improvements (Riverbend, Geneva Woods, Mt. View, CP)	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
Beringvue AK001000260 Nome	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
AK001000279 Ketchikan	1. Dwelling construction - interior/exterior renovations or replacement (Schoenbar, Sea View Terrace) 2. Site improvements (Schoenbar, Sea View Terrace)	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
AK001000280 Sitka	1. Dwelling construction - interior/exterior renovations or replacement (Swan Lake, Paxton Manor) 2. Site improvements (Swan Lake, Paxton Manor)	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
Williwa Manor I & II AK001000244 Wasilla	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
Etolin Heights AK001000213 Wrangell	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100%	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
	TOTAL PHYSICAL IMPROVEMENTS			\$0.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	NONDWELLING EQUIPMENT							
HA-Wide	1. Vehicles to improve PHD maintenance operations 2. Computer hardware upgrades to service Public Housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	1475 1475		\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
	TOTAL NONDWELLING EQUIPMENT	Total 1475		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Moving to Work	1492		\$2,801,663.00	\$2,801,663.00	\$2,801,663.00	\$75,328.00	On-going
	TOTAL MOVING TO WORK	Total 1492		\$2,801,663.00	\$2,801,663.00	\$2,801,663.00	\$75,328.00	
AMP#	RELOCATION COSTS							
AK001000279	1. Relocation costs for Schoenbar Park	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
AK001000275	2. Relocation costs for Birch Park I & II	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
AK001000279	3. Property managers' salary for Schoenbar Park relocation work	1495.5		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
AK001000275	4. Property managers' salary for Birch Park I & II relocation work	1495.5		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
	TOTAL RELOCATION COSTS	Total 1495		\$0.00	\$0.00	\$0.00	\$0.00	
	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
	TOTAL CONTINGENCY	Total 1502		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL FFY 2009 COSTS			\$2,801,663.00	\$2,801,663.00	\$2,801,663.00	\$75,328.00	

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No: AK06R001501-09	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: **12/31/2010**
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$42,130.00	\$42,130.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$42,130.00	\$42,130.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

PHA Name:	Grant Type and Number	Federal FY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: CFFP (Yes/No): No Replacement Housing Factor Grant No: AK06R001501-09	2009

AHFC Moving To Work Plan Page 84 of 140 11/23/2011

[illegible]

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
		CFFP (Yes/No): No AK06R001501-09						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TOTAL FFY 2009 COSTS				\$42,130.00	\$42,130.00	\$0.00	\$0.00	

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor Grant No: AK06R001502-09	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: **12/31/2010**
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$53,111.00	\$53,111.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$53,111.00	\$53,111.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

PHA Name:	Grant Type and Number	Federal FY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: CFFP (Yes/No): No Replacement Housing Factor Grant No: AK06R001502-09	2009

AHFC Moving To Work Plan Page 88 of 140 11/23/2011

[illegible]

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		CFFP (Yes/No): No AK06R001502-09		Federal FY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TOTAL FFY 2009 COSTS				\$53,111.00	\$53,111.00	\$0.00	\$0.00	

Annual Statement /Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No: AK06R001502-09			Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations and Management Improvements	09/13/09			09/13/11			
0	09/13/09			09/13/11			
0							
0	09/13/09			09/13/11			
0							
0	09/13/09			09/13/11			
0							
0	09/13/09			09/13/11			
0							

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ____
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	2007	FFY Grant: 2008 PHA FY: 2009	FFY Grant: 2009 PHA FY: 2010	FFY Grant: 2010 PHA FY: 2011	FFY Grant: 2011 PHA FY: 2012
AK001060, Beringvue, Nome	<div>Annual</div> <div>Statement</div> <div>Statement</div>	\$7,500	\$0	\$0	\$0
AK001057, Bethel Heights, Bethel		\$1,059,629	\$0	\$1,437,500	\$0
AK001051 Birch Park I		\$206,900	\$0	\$0	\$7,500
AK001055 Birch Park II		\$201,571	\$0	\$0	\$7,500
AK001061, Cedar Park, Juneau		\$7,500	\$0	\$0	\$0
AK001042, Central Terrace, Anchorage		\$0	\$380,000	\$0	\$0
AK001013, Etolin Heights, Wrangell		\$0	\$0	\$0	\$7,500
AK001047, Chugach Manor, Anchorage		\$0	\$0	\$20,000	\$0
AK001016, Eyak Manor, Cordova		\$10,000	\$0	\$0	\$0
AK001011, Fairmount, Anchorage		\$0	\$330,000	\$0	\$0
AK001056, FSS Incentive Properties		\$0	\$0	\$7,500	\$0
AK001006, Loussac Manor, Anchorage		\$0	\$550,000	\$0	\$15,000
AK001040, Mt. View, Juneau		\$0	\$0	\$6,000	\$0
AK001043, Mt. View Annex, Juneau		\$0	\$0	\$6,000	\$0
AK001050, New Willows, Anchorage		\$0	\$0	\$18,000	\$0
AK001065, Pacific Terrace, Kodiak		\$0	\$0	\$0	\$7,500
AK001041, Park View Manor, Anchorage		\$9,400	\$0	\$0	\$0
AK001064, Paxton Manor, Sitka		\$0	\$0	\$7,500	\$0
AK001059, Riverbend, Juneau		\$7,500	\$0	\$0	\$0
AK001009, Schoenbar Park, Ketchikan		\$0	\$200,000	\$0	\$1,435,000
AK001033, Sea View Terrace, Ketchikan	\$0	\$0	\$0	\$15,000	
AK001046, Southall Manor, Fairbanks	\$0	\$0	\$7,500	\$0	

Capital Fund Program Five-Year Action Plan

Part I: Summary (Continuation)

HA Name: ALASKA HOUSING FINANCE CORPORATION		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ____			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	2007	FFY Grant: 2008 PHA FY: 2009	FFY Grant: 2009 PHA FY: 2010	FFY Grant: 2010 PHA FY: 2011	FFY Grant: 2011 PHA FY: 2012
AK001062, Spruce Park, Fairbanks	Annual	\$0	\$0	\$0	\$7,500
AK001045, Swan Lake Terrace, Sitka		\$0	\$0	\$0	\$0
AK001063, Valdez Arms, Valdez		\$0	\$0	\$0	\$7,500
	Statement				
	Statement				
HA-Wide Operations & Mgmt Impr.		\$182,500	\$182,500	\$182,500	\$182,500
HA-Wide Non-dwelling equipment		\$45,000	\$45,000	\$45,000	\$45,000
Other Costs (Admin, A&E, Contingency)		\$652,135	\$702,135	\$652,135	\$652,135
CFP Funds Listed for					
5-year planning		\$2,389,635	\$2,389,635	\$2,389,635	\$2,389,635
Replacement Housing					
Factor Funds		\$209,058	\$0	\$0	\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 4			Activities for Year 5		
	FFY Grant: 2010 PHA FY: 2011			FFY Grant: 2011 PHA FY: 2012		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide	Nondwelling Equipment:		HA-Wide	Nondwelling Equipment:	
		1. Vehicles to improve public housing maintenance operations	\$35,000		1. Vehicles to improve public housing maintenance operations	\$35,000
		2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$10,000		2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$10,000
		Total NDE:	\$45,000		Total NDE:	\$45,000
	HA-Wide	OPERATIONS		HA-Wide	OPERATIONS	
		1. Service Coordinator - Anchorage, Fairbanks, and Juneau	\$120,000		1. Service Coordinator - Anchorage, Fairbanks, and Juneau	\$120,000
		2. Resident Self Sufficiency - admin. & support costs at Loussac Learning Lab; Gateway Learning Center, and Juneau Resident Center	\$6,000		2. Resident Self Sufficiency - admin. & support costs at Loussac Learning Lab; Gateway Learning Center, and Juneau Resident Center	\$6,000
		3. Site Staff Training - Program certifications policy & procedure training, emergency preparedness, computer/software training	\$54,000		3. Site Staff Training - Program certifications policy & procedure training, emergency preparedness, computer/software training	\$54,000
		4. Resident Council support - administration	\$2,500		4. Resident Council support - administration	\$2,500
		Total Operations:	\$182,500		Total Operations:	\$182,500

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

Activities for Year 1	Activities for Year 2			Activities for Year 3		
	FFY Grant: 2008 PHA FY: 2009			FFY Grant: 2009 PHA FY: 2010		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AK001057 Bethel Heights	Building (Interior/Exterior): Interior and exterior renovation	\$1,059,629	AK001042 Central Terrace	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$350,000 \$30,000
		Total Bethel Heights:	\$1,059,629		Total Central Terrace:	\$380,000
	AK001051 Birch Park I	Building (Interior/Exterior): Interior and exterior renovation	\$206,900	AK001011 Fairmount	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$300,000 \$30,000
		Total Birch Park I:	\$206,900		Total Fairmount:	\$330,000
	AK001055 Birch Park II	Building (Interior/Exterior): Interior and exterior renovation	\$201,571	AK001006 Loussac Manor	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$500,000 \$50,000
		Total Birch Park II:	\$201,571		Total Loussac Manor:	\$550,000
	AK001060, Beringvue AK001061, Cedar Park AK001016, Eyak Manor AK001041, Park View Manor AK001059, Riverbend	Energy audit Energy audit Energy audit Energy audit Energy audit	\$7,500 \$7,500 \$10,000 \$9,400 \$7,500	AK001009 Schoenbar Park	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$150,000 \$50,000
		Total Energy Audits:	\$41,900		Total Schoenbar Park:	\$200,000
		Total CFP Estimated Cost	\$1,737,500		Total CFP Estimated Cost	\$1,687,500

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 4 FFY Grant: 2010 PHA FY: 2011			Activities for Year 5 FFY Grant: 2011 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AK001057 Bethel Heights	Interior and exterior renovation	\$1,437,500	AK001009, Schoenbar Park	Building (Interior/Exterior):	
		Total Bethel Heights:	\$1,437,500		Interior and exterior renovation	\$1,377,500
					Site:	
					Site Improvements	\$50,000
					Energy audit	\$7,500
					Total Schoenbar Park:	\$1,435,000
	AK001047, Chugach Manor	Energy audit	\$20,000	AK001051, Birch Park I	Energy audit	\$7,500
	AK001056, FSS Incentive Properties	Energy audit	\$7,500	AK001055, Birch Park II	Energy audit	\$7,500
	AK001040, Mt. View	Energy audit	\$6,000	AK001013, Etolin Heights	Energy audit	\$7,500
	AK001043, Mt. View Annex	Energy audit	\$6,000	AK001006, Loussac Manor	Energy audit	\$15,000
	AK001050, New Willows	Energy audit	\$18,000	AK001065, Pacific Terrace	Energy audit	\$7,500
	AK001064, Paxton Manor	Energy audit	\$7,500	AK001033, Sea View Terrace	Energy audit	\$15,000
	AK001046, Southall Manor	Energy audit	\$7,500	AK001062, Spruce Park	Energy audit	\$7,500
		Total Energy Audits:	\$72,500	AK001063, Valdez Arms	Energy audit	\$7,500
					Total Energy Audits:	\$75,000
		Total CFP Estimated Cost	\$1,737,500		Total CFP Estimated Cost	\$1,737,500

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No: AK06R001503-09	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: **12/31/2010**
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$66,306.00	\$66,306.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$66,306.00	\$66,306.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

PHA Name:	Grant Type and Number	Federal FY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: CFFP (Yes/No): No Replacement Housing Factor Grant No: AK06R001503-09	2009

AHFC Moving To Work Plan Page 98 of 140 11/23/2011

PHA Name:	Grant Type and Number	Federal FY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No:	CFFP (Yes/No): No
	Replacement Housing Factor Grant No:	AK06R001503-09 2009

[illegible]

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
		CFFP (Yes/No): No AK06R001503-09						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TOTAL FFY 2009 COSTS				\$66,306.00	\$66,306.00	\$0.00	\$0.00	

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

PHA Name: ALASKA HOUSING FINANCE CORPORATION			Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No: AK06R001503-09			Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Operations and Management Improvements	09/13/09			09/13/11			
0 0	09/13/09			09/13/11			
0 0	09/13/09			09/13/11			
0 0	09/13/09			09/13/11			
0 0	09/13/09			09/13/11			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ____
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	
	2007	FFY Grant: 2008 PHA FY: 2009	FFY Grant: 2009 PHA FY: 2010	FFY Grant: 2010 PHA FY: 2011	FFY Grant: 2011 PHA FY: 2012	
AK001060, Beringvue, Nome	<div>Annual</div> <div>Statement</div> <div>Statement</div>	\$7,500	\$0	\$0	\$0	
AK001057, Bethel Heights, Bethel		\$1,059,629	\$0	\$1,437,500	\$0	
AK001051 Birch Park I		\$206,900	\$0	\$0	\$7,500	
AK001055 Birch Park II		\$201,571	\$0	\$0	\$7,500	
AK001061, Cedar Park, Juneau		\$7,500	\$0	\$0	\$0	
AK001042, Central Terrace, Anchorage		\$0	\$380,000	\$0	\$0	
AK001013, Etolin Heights, Wrangell		\$0	\$0	\$0	\$7,500	
AK001047, Chugach Manor, Anchorage		\$0	\$0	\$20,000	\$0	
AK001016, Eyak Manor, Cordova		\$10,000	\$0	\$0	\$0	
AK001011, Fairmount, Anchorage		\$0	\$330,000	\$0	\$0	
AK001056, FSS Incentive Properties		\$0	\$0	\$7,500	\$0	
AK001006, Loussac Manor, Anchorage		\$0	\$550,000	\$0	\$15,000	
AK001040, Mt. View, Juneau		\$0	\$0	\$6,000	\$0	
AK001043, Mt. View Annex, Juneau		\$0	\$0	\$6,000	\$0	
AK001050, New Willows, Anchorage		\$0	\$0	\$18,000	\$0	
AK001065, Pacific Terrace, Kodiak		\$0	\$0	\$0	\$7,500	
AK001041, Park View Manor, Anchorage		\$9,400	\$0	\$0	\$0	
AK001064, Paxton Manor, Sitka		\$0	\$0	\$7,500	\$0	
AK001059, Riverbend, Juneau		\$7,500	\$0	\$0	\$0	
AK001009, Schoenbar Park, Ketchikan		\$0	\$200,000	\$0	\$1,435,000	
AK001033, Sea View Terrace, Ketchikan	\$0	\$0	\$0	\$15,000		
AK001046, Southall Manor, Fairbanks	\$0	\$0	\$7,500	\$0		

Capital Fund Program Five-Year Action Plan

Part I: Summary (Continuation)

HA Name: ALASKA HOUSING FINANCE CORPORATION					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ____
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	2007	FFY Grant: 2008 PHA FY: 2009	FFY Grant: 2009 PHA FY: 2010	FFY Grant: 2010 PHA FY: 2011	FFY Grant: 2011 PHA FY: 2012
AK001062, Spruce Park, Fairbanks	Annual	\$0	\$0	\$0	\$7,500
AK001045, Swan Lake Terrace, Sitka		\$0	\$0	\$0	\$0
AK001063, Valdez Arms, Valdez		\$0	\$0	\$0	\$7,500
	Statement				
	Statement				
HA-Wide Operations & Mgmt Impr.		\$182,500	\$182,500	\$182,500	\$182,500
HA-Wide Non-dwelling equipment		\$45,000	\$45,000	\$45,000	\$45,000
Other Costs (Admin, A&E, Contingency)		\$652,135	\$702,135	\$652,135	\$652,135
CFP Funds Listed for					
5-year planning		\$2,389,635	\$2,389,635	\$2,389,635	\$2,389,635
Replacement Housing					
Factor Funds		\$209,058	\$0	\$0	\$0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY: 2009			Activities for Year 3 FFY Grant: 2009 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide	Nondwelling Equipment:		HA-Wide	Nondwelling Equipment:	
		1. Vehicles to improve public housing maintenance operations	\$35,000		1. Vehicles to improve public housing maintenance operations	\$35,000
		2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$10,000		2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$10,000
		Total NDE:	\$45,000		Total NDE:	\$45,000
	HA-Wide	OPERATIONS		HA-Wide	OPERATIONS	
		1. Service Coordinator - Anchorage, Fairbanks, and Juneau	\$120,000		1. Service Coordinator - Anchorage, Fairbanks, and Juneau	\$120,000
		2. Resident Self Sufficiency - admin. & support costs at Loussac Learning Lab; Gateway Learning Center, and Juneau Resident Center	\$6,000		2. Resident Self Sufficiency - admin. & support costs at Loussac Learning Lab; Gateway Learning Center, and Juneau Resident Center	\$6,000
		3. Site Staff Training - Program certifications policy & procedure training, emergency preparedness, computer/software training	\$54,000		3. Site Staff Training - Program certifications policy & procedure training, emergency preparedness, computer/software training	\$54,000
		4. Resident Council support - administration	\$2,500		4. Resident Council support - administration	\$2,500
		Total Operations:	\$182,500		Total Operations:	\$182,500

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 4 FFY Grant: 2010 PHA FY: 2011			Activities for Year 5 FFY Grant: 2011 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide	Nondwelling Equipment:		HA-Wide	Nondwelling Equipment:	
		1. Vehicles to improve public housing maintenance operations	\$35,000		1. Vehicles to improve public housing maintenance operations	\$35,000
		2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$10,000		2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	\$10,000
		Total NDE:	\$45,000		Total NDE:	\$45,000
	HA-Wide	OPERATIONS		HA-Wide	OPERATIONS	
		1. Service Coordinator - Anchorage, Fairbanks, and Juneau	\$120,000		1. Service Coordinator - Anchorage, Fairbanks, and Juneau	\$120,000
		2. Resident Self Sufficiency - admin. & support costs at Loussac Learning Lab; Gateway Learning Center, and Juneau Resident Center	\$6,000		2. Resident Self Sufficiency - admin. & support costs at Loussac Learning Lab; Gateway Learning Center, and Juneau Resident Center	\$6,000
		3. Site Staff Training - Program certifications policy & procedure training, emergency preparedness, computer/software training	\$54,000		3. Site Staff Training - Program certifications policy & procedure training, emergency preparedness, computer/software training	\$54,000
		4. Resident Council support - administration	\$2,500		4. Resident Council support - administration	\$2,500
		Total Operations:	\$182,500		Total Operations:	\$182,500

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

Activities for Year 1	Activities for Year 2			Activities for Year 3		
	FFY Grant: 2008 PHA FY: 2009			FFY Grant: 2009 PHA FY: 2010		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AK001057 Bethel Heights	Building (Interior/Exterior): Interior and exterior renovation	\$1,059,629	AK001042 Central Terrace	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$350,000 \$30,000
		Total Bethel Heights:	\$1,059,629		Total Central Terrace:	\$380,000
	AK001051 Birch Park I	Building (Interior/Exterior): Interior and exterior renovation	\$206,900	AK001011 Fairmount	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$300,000 \$30,000
		Total Birch Park I:	\$206,900		Total Fairmount:	\$330,000
	AK001055 Birch Park II	Building (Interior/Exterior): Interior and exterior renovation	\$201,571	AK001006 Loussac Manor	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$500,000 \$50,000
		Total Birch Park II:	\$201,571		Total Loussac Manor:	\$550,000
	AK001060, Beringvue AK001061, Cedar Park AK001016, Eyak Manor AK001041, Park View Manor AK001059, Riverbend	Energy audit Energy audit Energy audit Energy audit Energy audit	\$7,500 \$7,500 \$10,000 \$9,400 \$7,500	AK001009 Schoenbar Park	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$150,000 \$50,000
		Total Energy Audits:	\$41,900		Total Schoenbar Park:	\$200,000
		Total CFP Estimated Cost	\$1,737,500		Total CFP Estimated Cost	\$1,687,500

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

Activities for Year 1	Activities for Year 4 FFY Grant: 2010 PHA FY: 2011			Activities for Year 5 FFY Grant: 2011 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
2007						
See Annual Statement	AK001057 Bethel Heights	Interior and exterior renovation	\$1,437,500	AK001009, Schoenbar Park	Building (Interior/Exterior): Interior and exterior renovation	\$1,377,500
		Total Bethel Heights:	\$1,437,500		Site: Site Improvements	\$50,000
					Energy audit	\$7,500
					Total Schoenbar Park:	\$1,435,000
Statement	AK001047, Chugach Manor	Energy audit	\$20,000	AK001051, Birch Park I	Energy audit	\$7,500
	AK001056, FSS Incentive Properties	Energy audit	\$7,500	AK001055, Birch Park II	Energy audit	\$7,500
	AK001040, Mt. View	Energy audit	\$6,000	AK001013, Etolin Heights	Energy audit	\$7,500
	AK001043, Mt. View Annex	Energy audit	\$6,000	AK001006, Loussac Manor	Energy audit	\$15,000
	AK001050, New Willows	Energy audit	\$18,000	AK001065, Pacific Terrace	Energy audit	\$7,500
	AK001064, Paxton Manor	Energy audit	\$7,500	AK001033, Sea View Terrace	Energy audit	\$15,000
	AK001046, Southall Manor	Energy audit	\$7,500	AK001062, Spruce Park	Energy audit	\$7,500
				AK001063, Valdez Arms	Energy audit	\$7,500
		Total Energy Audits:	\$72,500		Total Energy Audits:	\$75,000
		Total CFP Estimated Cost	\$1,737,500		Total CFP Estimated Cost	\$1,737,500

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No: AK06R001501-10	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: **12/31/2010**
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$82,805.00	\$82,805.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$82,805.00	\$82,805.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

PHA Name:	Grant Type and Number	CFFP (Yes/No):	Federal FY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: Replacement Housing Factor Grant No:	No AK06R001501-10	2010

[illegible]

[illegible]

PHA Name:		Grant Type and Number				Federal FY of Grant:		
ALASKA HOUSING FINANCE CORPORATION		Capital Fund Program Grant No: Replacement Housing Factor Grant No:				CFFP (Yes/No): No AK06R001501-10 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TOTAL FFY 2009 COSTS				\$82,805.00	\$82,805.00	\$0.00	\$0.00	

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK06P001501-10 Date of CFFP: _____	Replacement Housing Factor Grant No: FFY of Grant: 2010 FFY of Grant Approval: 2010
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Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: **12/31/2010**
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 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	\$2,729,765.00	\$2,729,765.00	\$0.00	\$0.00
16	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service	\$0.00	\$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)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$2,729,765.00	\$2,729,765.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$60,000.00	\$0.00	\$0.00	\$0.00

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

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide Operations	OPERATIONS Operations	1406	HA Wide	\$182,500.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
	TOTAL OPERATIONS	Total 1406		\$182,500.00	\$0.00	\$0.00	\$0.00	
HA Wide Mgmt.	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL MANAGEMENT IMPROVEMENTS	Total 1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA Wide Admin.	ADMINISTRATIVE COSTS Management Fees	1410.01		\$272,976.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
	TOTAL ADMINISTRATIVE COSTS	Total 1410		\$272,976.00	\$0.00	\$0.00	\$0.00	
AK001000 - 271/274/275/277/279 AK001000277, 275, 279 HA Wide	FEES & COSTS 1. A&E fees for Anchorage, Fairbanks, Juneau, and Ketchikan AMPs 2. Energy audits: Juneau, Fairbanks, Ketchikan 4. Sundry planning	1430.01 1430.02 1430.19		\$358,789.00 \$60,000.00 \$10,000.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	Moved to MTW line Moved to MTW line Moved to MTW line
	TOTAL FEES & COSTS	Total 1430		\$428,789.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	PHYSICAL IMPROVEMENTS							
HA Wide	Extraordinary Maintenance	1450		\$125,000.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
HA Wide	Extraordinary Maintenance	1460		\$125,000.00	\$0.00	\$0.00	\$0.00	Moved to MTW line
	TOTAL HA-WIDE Extraordinary Maintenance			\$250,000.00	\$0.00	\$0.00	\$0.00	
Anchorage Central AK001000247 Anchorage	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$35,000.00 \$15,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
Anchorage South AK001000271 Anchorage	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$72,500.00 \$29,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
Anchorage East AK001000274 Anchorage	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$77,500.00 \$31,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
AK001000263 Valdez	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$55,000.00 \$25,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
Eyak Manor AK001000216 Cordova	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$15,000.00 \$15,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
AK001000275 Fairbanks	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$150,000.00 \$50,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
AK001000265 Kodiak	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$40,000.00 \$20,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
AK001000277 Juneau	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$150,000.00 \$140,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
Beringvue AK001000260 Nome	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$35,000.00 \$5,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
AK001000279 Ketchikan	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$100,000.00 \$110,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
AK001000280 Sitka	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$45,000.00 \$40,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
Williwa Manor I & II AK001000244 Wasilla	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$15,000.00 \$15,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
Etolin Heights AK001000213 Wrangell	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$30,000.00 \$12,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
	TOTAL PHYSICAL IMPROVEMENTS			\$1,327,000.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	NONDWELLING EQUIPMENT							
HA-Wide	1. Vehicles to improve PHD maintenance operations 2. Computer hardware upgrades to service Public Housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	1475 1475		\$35,000.00 \$10,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	Moved to MTW line Moved to MTW line
	TOTAL NONDWELLING EQUIPMENT	Total 1475		\$45,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Moving to Work	1492		\$0.00	\$2,729,765.00	\$0.00	\$0.00	On-going
	TOTAL MOVING TO WORK	Total 1492		\$0.00	\$2,729,765.00	\$0.00	\$0.00	
AMP#	RELOCATION COSTS							
AMP 271/274	1. Relocation costs for Central Terrace (San Roberto)	1495.1		\$17,500.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	MOVED TO MTW LINE MOVED TO MTW LINE
AMP 271/274	2. Property managers' salary for Central Terrace (San Roberto) relocation work	1495.5		\$6,000.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	MOVED TO MTW LINE MOVED TO MTW LINE
	TOTAL RELOCATION COSTS	Total 1495		\$23,500.00	\$0.00	\$0.00	\$0.00	
	Contingency	1502		\$200,000.00	\$0.00	\$0.00	\$0.00	MOVED TO MTW LINE
	TOTAL CONTINGENCY	Total 1502		\$200,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL FFY 2010 COSTS			\$2,729,765.00	\$2,729,765.00	\$0.00	\$0.00	

<p>Capital Fund Program - Five-Year Action Plan</p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011</p>
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<p>Capital Fund Program - Five-Year Action Plan</p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011</p>
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Part I: Summary

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Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary (Continuation)

PHA Name/Number ALASKA HOUSING FINANCE CORPORATION		Locality (City/County & State) ALASKA		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No: _____	
A.	Development Number and Name FFY 2010	Year 1 2010	Work Statement for Year 2 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 4 FFY Grant: 2013 PHA FY: 2014	Work Statement for Year 5 FFY Grant: 2014 PHA FY: 2015
	Annual Statement					
	HA-Wide Physical Activities		\$390,000	\$390,000	\$390,000	\$390,000
B.	Physical Improvements Subtotal		\$1,128,136	\$1,166,000	\$1,060,000	\$1,138,300
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		\$280,166	\$280,166	\$280,166	\$280,166
F.	Other		\$415,861	\$377,997	\$483,997	\$405,697
G.	Operations		\$182,500	\$182,500	\$182,500	\$182,500
H.	Demolition		\$0	\$0	\$0	\$0
I.	Development (RHF Funds)		\$42,130	\$42,130	\$42,130	\$42,130
J.	Capital Fund Financing -- Debt Service		\$750,000	\$750,000	\$750,000	\$750,000
K.	Total CFP Funds		\$2,843,793	\$2,843,793	\$2,843,793	\$2,843,793
L.	Total Non-CFP Funds		\$0	\$0	\$0	\$0
M.	Grand Total		\$2,843,793	\$2,843,793	\$2,843,793	\$2,843,793

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2010	Activities for Year 2 FFY Grant: 2011 PHA FY: 2012			Activities for Year 3 FFY Grant: 2012 PHA FY: 2013		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AK001000257 Bethel Heights	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$585,000 \$75,000 <hr/> Total Bethel Heights: \$660,000	AK001000271 Loussac Manor	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$65,000 \$31,000 <hr/> Total Loussac Manor: \$96,000
	AK001000271 Loussac Manor	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$63,136 \$15,000 <hr/> Total Loussac Manor: \$78,136	AK001000274	CFP Financing - Debt Service	\$750,000 <hr/> Total : Central Terrace (San Roberto) \$750,000
	AK001000274 San Roberto Development	CFP Financing - Debt Service	\$750,000 <hr/> Total : Central Terrace (San Roberto) \$750,000	AK001000275 Birch Park I & II	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$200,000 \$30,000 <hr/> Total Birch Park I & II: \$230,000
				AK001000257 Bethel Heights	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$425,000 \$25,000 <hr/> Total Bethel Heights: \$450,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2010	Activities for Year 4 FFY Grant: 2013 PHA FY: 2014			Activities for Year 5 FFY Grant: 2014 PHA FY: 2015		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AK001000260, Beringvue	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$450,000 \$100,000 <hr/> \$550,000	AK001000277, Cedar Park/ Cedar Park Annex	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$310,300 \$50,000 <hr/> \$360,300
	AK001000274 San Roberto Developm	CFP Financing - Debt Service	\$750,000 <hr/> \$750,000	AK001000277, Riverbend	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$238,000 \$50,000 <hr/> \$288,000
	AK001000275, Birch Park I & II	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$0 \$0 <hr/> \$0	AK001000271 Loussac Manor	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$50,000 \$50,000 <hr/> \$100,000
	AK001000271 Loussac Manor	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$100,000 \$20,000 <hr/> \$120,000	AK001000274 San Roberto Developm	CFP Financing - Debt Service	\$750,000 <hr/> \$750,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2010	Activities for Year 2 FFY Grant: 2011 PHA FY: 2012			Activities for Year 3 FFY Grant: 2012 PHA FY: 2013		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460 Total Extraordinary Maintenance:	\$70,000 \$70,000 \$140,000	HA - WIDE	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460 Total Extraordinary Maintenance:	\$70,000 \$70,000 \$140,000
	HA - WIDE	Code compliance issues - 1450 Code compliance issues - 1460 Total Code Compliance:	\$125,000 \$125,000 \$250,000	HA - WIDE	Code compliance issues - 1450 Code compliance issues - 1460 Total Code Compliance:	\$125,000 \$125,000 \$250,000
	HA - WIDE	Nondwelling Equipment: 1. Vehicles to improve public housing maintenance operations 2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices) Total NDE:	\$35,000 \$10,000 \$45,000	HA - WIDE	Nondwelling Equipment: 1. Vehicles to improve public housing maintenance operations 2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices) Total NDE:	\$35,000 \$10,000 \$45,000
	AK001000247, Chugach Manor AK001000271 & AK001000274 FSS Incentive Properties AK001000277, Mt. View AK001000277, Mt. View Annex AK001000271, AK001000271 & AK001000271 - New Willows AK001000280, Paxton Manor AK001000275, Southall Manor	Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit	\$20,000 \$7,500 \$6,000 \$6,000 \$18,000 \$7,500 \$7,500	AK001000275, Birch Park I AK001000275, Birch Park II AK001000213, Etolin Heights AK001000271, Loussac Manor AK001000265, Pacific Terrace AK001000279, Schoenbar Park AK001000279, Sea View Terrace AK001000275, Spruce Park AK001000263, Valdez Arms	Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit	\$7,500 \$7,500 \$7,500 \$15,000 \$7,500 \$7,500 \$15,000 \$7,500 \$7,500
		Total Energy Audits:	\$72,500		Total Energy Audits:	\$82,500

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2010	Activities for Year 4 FFY Grant: 2013 PHA FY: 2014			Activities for Year 5 FFY Grant: 2014 PHA FY: 2015		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460 Total Extraordinary Maintenance:	\$70,000 \$70,000 \$140,000	HA - WIDE	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460 Total Extraordinary Maintenance:	\$70,000 \$70,000 \$140,000
	HA - WIDE	Code compliance issues - 1450 Code compliance issues - 1460 Total Code Compliance:	\$125,000 \$125,000 \$250,000	HA - WIDE	Code compliance issues - 1450 Code compliance issues - 1460 Total Code Compliance:	\$125,000 \$125,000 \$250,000
	HA - WIDE	Nondwelling Equipment: 1. Vehicles to improve public housing maintenance operations 2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices) Total NDE:	\$35,000 \$10,000 \$45,000	HA - WIDE	Nondwelling Equipment: 1. Vehicles to improve public housing maintenance operations 2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices) Total NDE:	\$35,000 \$10,000 \$45,000
				AK001000244, Williwa Manor I & II	Energy audit Total Energy Audits:	\$15,000 \$15,000

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No: AK06R001502-10	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: **12/31/2010**
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$89,738.00	\$89,738.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$89,738.00	\$89,738.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

[illegible]

[illegible]

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		CFFP (Yes/No): No AK06R001502-10		Federal FY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TOTAL FFY 2009 COSTS				\$89,738.00	\$89,738.00	\$0.00	\$0.00	

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK06P001501-11 Date of CFFP: _____	Replacement Housing Factor Grant No: FFY of Grant: 2011 FFY of Grant Approval: 2011
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Type of Grant

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 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	\$2,729,765.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service	\$0.00	\$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)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$2,729,765.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$60,000.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-11 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide Operations	OPERATIONS Operations	1406	HA Wide	\$182,500.00	\$0.00	\$0.00	\$0.00	
	TOTAL OPERATIONS	Total 1406		\$182,500.00	\$0.00	\$0.00	\$0.00	
HA Wide Mgmt.	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL MANAGEMENT IMPROVEMENTS	Total 1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA Wide Admin.	ADMINISTRATIVE COSTS Management Fees	1410.01		\$272,976.00	\$0.00	\$0.00	\$0.00	
	TOTAL ADMINISTRATIVE COSTS	Total 1410		\$272,976.00	\$0.00	\$0.00	\$0.00	
AK001000 - 271/274/275/277/279 260/280/216 AK001000277, 275 HA Wide	FEES & COSTS 1. A&E fees for Anchorage, Fairbanks, Juneau, Ketchikan, Nome Sitka, and Cordova AMPs 2. Energy audits: Juneau and Fairbanks 4. Sundry planning	1430.01 1430.02 1430.19		\$358,789.00 \$60,000.00 \$10,000.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	
	TOTAL FEES & COSTS	Total 1430		\$428,789.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-11 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	PHYSICAL IMPROVEMENTS							
HA Wide	Extraordinary Maintenance	1450		\$125,000.00	\$0.00	\$0.00	\$0.00	
HA Wide	Extraordinary Maintenance	1460		\$125,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL HA-WIDE Extraordinary Maintenance			\$250,000.00	\$0.00	\$0.00	\$0.00	
Anchorage Central AK001000247 Anchorage	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$35,000.00 \$15,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Anchorage South AK001000271 Anchorage	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$72,500.00 \$29,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Anchorage East AK001000274 Anchorage	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$77,500.00 \$31,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000263 Valdez	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$55,000.00 \$25,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Eyak Manor AK001000216 Cordova	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$15,000.00 \$15,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000275 Fairbanks	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$150,000.00 \$50,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000265 Kodiak	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$40,000.00 \$20,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000277 Juneau	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$150,000.00 \$140,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Beringview AK001000260 Nome	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$35,000.00 \$5,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000279 Ketchikan	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$100,000.00 \$110,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
AK001000280 Sitka	1. Dwelling construction - interior/exterior renovations or replacement 2. Site improvements	1460 1450	100% 100%	\$45,000.00 \$40,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Williwa Manor I & II AK001000244 Wasilla	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$15,000.00 \$15,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
Etolin Heights AK001000213 Wrangell	1. Dwelling construction - interior/exterior renovations 2. Site improvements	1460 1450	100% 100%	\$30,000.00 \$12,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	TOTAL PHYSICAL IMPROVEMENTS			\$1,327,000.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-11 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	NONDWELLING EQUIPMENT							
HA-Wide	1. Vehicles to improve PHD maintenance operations	1475		\$35,000.00	\$0.00	\$0.00	\$0.00	
	2. Computer hardware upgrades to service Public Housing projects (PCs, printers, servers/routers, and automated physical inspection devices)	1475		\$10,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL NONDWELLING EQUIPMENT	Total 1475		\$45,000.00	\$0.00	\$0.00	\$0.00	
	RELOCATION COSTS							
AMP#								
AMP 271/274/275/277	1. Relocation costs for Central Terrace (San Roberto), Fairbanks and Juneau	1495.1		\$17,500.00	\$0.00	\$0.00	\$0.00	
AMP 271/274/275/277	2. Property managers' salary for Central Terrace (San Roberto), Fairbanks, and Juneau relocation work	1495.5		\$0.00	\$0.00	\$0.00	\$0.00	
				\$6,000.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL RELOCATION COSTS	Total 1495		\$23,500.00	\$0.00	\$0.00	\$0.00	
	Contingency	1502		\$200,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL CONTINGENCY	Total 1502		\$200,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL FFY 2011 COSTS			\$2,729,765.00	\$0.00	\$0.00	\$0.00	

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary

PHA Name/Number ALASKA HOUSING FINANCE CORPORATION		Locality (City/County & State) ALASKA		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revision No: _____	
A.	Development Number and Name FFY	Work Statement for Year 1 2011	Work Statement for Year 2 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 3 FFY Grant: 2013 PHA FY: 2014	Work Statement for Year 4 FFY Grant: 2014 PHA FY: 2015	Work Statement for Year 5 FFY Grant: 2015 PHA FY: 2016	
	Annual Statement						
	AK001000247 ANCH CENTRAL		\$0	\$0	\$0	\$0	
	AK001000271 ANCH SOUTH		\$78,136	\$96,000	\$120,000	\$100,000	
	AK001000274 ANCH EAST		\$0	\$0	\$0	\$0	
	AK001000275 FAIRBANKS		\$0	\$230,000	\$0	\$0	
	AK001000277 JUNEAU		\$0	\$0	\$0	\$583,592	
	AK001000257 BETHEL		\$595,292	\$385,292	\$0	\$0	
	AK001000216 CORDOVA		\$0	\$0	\$0	\$0	
	AK001000279 KETCHIKAN		\$0	\$0	\$0	\$0	
	AK001000265 KODIAK		\$0	\$0	\$0	\$0	
	AK001000260 NOME		\$0	\$0	\$485,292	\$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

Part I: Summary (Continuation)

PHA Name/Number ALASKA HOUSING FINANCE CORPORATION		Locality (City/County & State) ALASKA		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No: _____
A.	Development Number and Name FFY 2011	Year 1 2011	Work Statement for Year 2 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 3 FFY Grant: 2013 PHA FY: 2014	Work Statement for Year 4 FFY Grant: 2014 PHA FY: 2015
	Annual Statement				
	HA-Wide Physical Activities		\$390,000	\$390,000	\$390,000
B.	Physical Improvements Subtotal		\$1,063,428	\$1,101,292	\$995,292
C.	Management Improvements		\$0	\$0	\$0
D.	PHA-Wide Non-dwelling Structures and Equipment		\$45,000	\$45,000	\$45,000
E.	Administration		\$272,976	\$272,976	\$272,976
F.	Other		\$415,861	\$377,997	\$483,997
G.	Operations		\$182,500	\$182,500	\$182,500
H.	Demolition		\$0	\$0	\$0
I.	Development (RHF Funds)		\$82,805	\$82,805	\$82,805
J.	Capital Fund Financing -- Debt Service		\$750,000	\$750,000	\$750,000
K.	Total CFP Funds		\$2,812,570	\$2,812,570	\$2,812,570
L.	Total Non-CFP Funds		\$0	\$0	\$0
M.	Grand Total		\$2,812,570	\$2,812,570	\$2,812,570

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2011	Activities for Year 2 FFY Grant: 2012 PHA FY: 2013			Activities for Year 3 FFY Grant: 2013 PHA FY: 2014		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AK001000257 Bethel Heights	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$520,292	AK001000271	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$65,000
			\$75,000	Central Terrace, New Willows, FSS		\$31,000
		Total Bethel Heights:	\$595,292		Total AMP 271:	\$96,000
	AK001000271	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$63,136	AK001000274	CFP Financing - Debt Service	\$750,000
	Central Terrace, New Willows, FSS		\$15,000			
		Total AMP 271	\$78,136		Total : AMP 274 (San Roberto)	\$750,000
	AK001000274 San Roberto Redevelopment	CFP Financing - Debt Service	\$750,000	AK001000275 Birch Park I & II	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$200,000
						\$30,000
		Total : AMP 274 (San Roberto)	\$750,000		Total Birch Park I & II:	\$230,000
				AK001000257 Bethel Heights	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$360,292
						\$25,000
					Total Bethel Heights:	\$385,292

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

Activities for Year 1 2011	Activities for Year 4 FFY Grant: 2014 PHA FY: 2015			Activities for Year 5 FFY Grant: 2015 PHA FY: 2016		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AK001000260, Beringvue	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$385,292 \$100,000 Total Beringvue: \$485,292	AK001000277, Cedar Park/ Cedar Park Annex	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$277,946 \$50,000 Total Cedar Park Annex: \$327,946
	AK001000274 San Roberto Redevelopment Fairmount, FSS	CFP Financing - Debt Service	\$750,000 Total : AMP 274 (San Roberto) \$750,000	AK001000277, Riverbend	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$205,646 \$50,000 Total Riverbend \$255,646
	AK001000275, Birch Park I & II	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$0 \$0 Total Birch Park I & II: \$0	AK001000271 Central Terrace, New Willows, FSS	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$50,000 \$50,000 Total AMP 271: \$100,000
	AK001000271 Central Terrace, New Willows, FSS	Building (Interior/Exterior): Interior and exterior renovation Site: Site Improvements	\$100,000 \$20,000 Total AMP 271: \$120,000	AK001000274 San Roberto Redevelopment Fairmount, FSS	CFP Financing - Debt Service	\$750,000 Total : AMP 274 (San Roberto) \$750,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2011	Activities for Year 2 FFY Grant: 2012 PHA FY: 2013			Activities for Year 3 FFY Grant: 2013 PHA FY: 2014		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460 Total Extraordinary Maintenance:	\$70,000 \$70,000 \$140,000	HA - WIDE	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460 Total Extraordinary Maintenance:	\$70,000 \$70,000 \$140,000
	HA - WIDE	Code compliance issues - 1450 Code compliance issues - 1460 Total Code Compliance:	\$125,000 \$125,000 \$250,000	HA - WIDE	Code compliance issues - 1450 Code compliance issues - 1460 Total Code Compliance:	\$125,000 \$125,000 \$250,000
	HA - WIDE	Nondwelling Equipment: 1. Vehicles to improve public housing maintenance operations 2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices) Total NDE:	\$35,000 \$10,000 \$45,000	HA - WIDE	Nondwelling Equipment: 1. Vehicles to improve public housing maintenance operations 2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices) Total NDE:	\$35,000 \$10,000 \$45,000
	AK001000247, Chugach Manor AK001000271 & AK001000274 FSS Incentive Properties AK001000277, Mt. View AK001000277, Mt. View Annex AK001000271, AK001000271 & AK001000271 - New Willows AK001000280, Paxton Manor AK001000275, Southall Manor	Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit	\$20,000 \$7,500 \$6,000 \$6,000 \$18,000 \$7,500 \$7,500	AK001000275, Birch Park I AK001000275, Birch Park II AK001000213, Etolin Heights AK001000271, CT, NW, FSS AK001000265, Pacific Terrace AK001000279, Schoenbar Park AK001000279, Sea View Terrace AK001000275, Spruce Park AK001000263, Valdez Arms	Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit Energy audit	\$7,500 \$7,500 \$7,500 \$15,000 \$7,500 \$7,500 \$15,000 \$7,500 \$7,500
		Total Energy Audits:	\$72,500		Total Energy Audits:	\$82,500

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2011	Activities for Year 4 FFY Grant: 2014 PHA FY: 2015			Activities for Year 5 FFY Grant: 2015 PHA FY: 2016		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460 Total Extraordinary Maintenance:	\$70,000 \$70,000 \$140,000	HA - WIDE	Extraordinary Maintenance - 1450 Extraordinary Maintenance - 1460 Total Extraordinary Maintenance:	\$70,000 \$70,000 \$140,000
	HA - WIDE	Code compliance issues - 1450 Code compliance issues - 1460 Total Code Compliance:	\$125,000 \$125,000 \$250,000	HA - WIDE	Code compliance issues - 1450 Code compliance issues - 1460 Total Code Compliance:	\$125,000 \$125,000 \$250,000
	HA - WIDE	Nondwelling Equipment: 1. Vehicles to improve public housing maintenance operations 2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices) Total NDE:	\$35,000 \$10,000 \$45,000	HA - WIDE	Nondwelling Equipment: 1. Vehicles to improve public housing maintenance operations 2. Computer hardware upgrades to service public housing projects (PCs, printers, servers/routers, and automated physical inspection devices) Total NDE:	\$35,000 \$10,000 \$45,000
				AK001000244, Williwa Manor I & II	Energy audit Total Energy Audits:	\$15,000 \$15,000

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No: AK06R001501-11	FFY of Grant: 2011 FFY of Grant Approval: 2011
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Type of Grant

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$82,805.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$82,805.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

PHA Name:	Grant Type and Number	Federal FY of Grant:
ALASKA HOUSING FINANCE CORPORATION	Capital Fund Program Grant No: CFFP (Yes/No): No Replacement Housing Factor Grant No: AK06R001501-11	2011

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
K001000271/274	PHYSICAL IMPROVEMENTS Demolition/replacement of units	1499		\$82,805.00				
Anchorage								
	TOTAL 1499	Total 1499		\$82,805.00				
	TOTAL FFY 2010 COSTS			\$82,805.00	\$0.00	\$0.00	\$0.00	

[illegible]

Part II: Supporting Pages

PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:		
		CFFP (Yes/No): No AK06R001501-11				2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TOTAL FFY 2009 COSTS				\$82,805.00	\$0.00	\$0.00	\$0.00	

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