

ALASKA HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS
REGULAR BOD MEETING IN ANCHORAGE

February 24, 2021

Anchorage

10:00 a.m.

- I. ROLL CALL
- II. APPROVAL OF AGENDA
- III. MINUTES: January 27, 2020
Next Resolution: #21-02
- IV. PUBLIC COMMENTS
- V. OLD BUSINESS:
- VI. NEW BUSINESS:
 - A. Consideration of a loan request of \$1,000,000 from NeighborWorks Homeownership Center under the Loans to Sponsors Program. (21-02)
 - B. Consideration of a Resolution Approving the FY2022 Moving to Work Annual Plan and Capital Fund Program. (21-03)
- VII. REPORT OF THE CHAIR
- VIII. BOARD COMMITTEE REPORTS: None
- IX. REPORT OF THE EXECUTIVE DIRECTOR
- X. ANY OTHER MATTERS TO PROPERLY COME BEFORE THE BOARD
Monthly Reports and Meeting Schedules
- XI. EXECUTIVE SESSION: Corporation's operational and personnel matters that may have an impact on the Corporation's financial matters. Board action related to this matter, if any, will take place in the public session following the Executive Session.

**The Chair may announce changes in the Order of Business during the meeting.

**ALASKA HOUSING FINANCE CORPORATION
BOARD OF DIRECTORS**

REGULAR MEETING

January 27, 2021

10:00 a.m.

Anchorage/Juneau/Fairbanks

The Board of Directors of Alaska Housing Finance Corporation met January 27, 2021 in the AHFC boardroom through WebEx, 4300 Boniface Parkway in Anchorage, AK at 10:00 a.m. Board members present via WebEx were:

BRENT LEVALLEY
Via teleconference

CHAIRMAN
Member of the Board

VIVIAN STIVER
Via teleconference

Member of the Board

HAVEN HARRIS
Via teleconference

Member of the Board

MIKE BARNHILL
Via teleconference

Designee for Commissioner
Department of Revenue

SANDRA MOLLER
Via teleconference

Designee for Commissioner
Department of Commerce,
Community & Economic
Development

ALBERT WALL
Via teleconference

Designee for Commissioner
Department of Health
& Social Services
Member of the Board

- I. ROLL CALL.** A quorum was declared present and the meeting was duly and properly convened for the transaction of business.
- II. APPROVAL OF AGENDA.** CHAIR LEVALLEY proposed the agenda be approved as presented. Seeing and hearing no objections, the agenda was approved as presented.
- III. MINUTES OF NOVEMBER 18, 2020.** CHAIR LEVALLEY asked for revisions or acceptance of the minutes. Seeing and hearing no objection, the minutes were approved as presented.

IV. **PUBLIC COMMENTS.** In Anchorage: no public were present. In Fairbanks: no public were present. In Juneau: no public were present.

V. **OLD BUSINESS.** No Old Business to discuss with the Board.

VI. **A. CONSIDERATION OF A \$705,850 LOAN REQUEST FOR THE LONG TERM REFINANCING OF A RECENTLY COMPLETED TWELVE UNIT AFFORDABLE ELDERLY HOUSING COMPLEX NAMED "KENAI MEADOWS" AND LOCATED IN KENAI, ALASKA.** BRYAN BUTCHER introduced the item and ERIC HAVELOCK presented. Mr. Havelock stated that Kenai Peninsula Housing Initiatives, Inc. has applied to Alaska Housing Finance Corporation for funding in the amount of \$705,850 under the Multifamily, Congregate and Special Needs Housing Program to refinance a 12 unit affordable elderly multifamily complex located in Kenai, Alaska. Discussion followed. HAVEN HARRIS made a motion to approve Resolution 2021-01. VIVIAN STIVER seconded the motion. The resolution was unanimously approved. (6-0)

RESOLUTION #2021-01

RESOLUTION APPROVING TERM REFINANCING FOR AN AFFORDABLE ELDERLY MULTI-FAMILY HOUSING PROJECT TO KENAI PENINSULA HOUSING INITIATIVES, INC.

VII. **REPORT OF THE CHAIR.** CHAIR LEVALLEY thanked the AHFC Staff for their continued diligence to stay operational during the COVID-19 pandemic.

VIII. **BOARD COMMITTEE REPORTS.** Audit Committee. MIKE BARNHILL gave an overview of the Audit Committee Meeting that was held earlier today.

IX. **REPORT OF THE EXECUTIVE DIRECTOR.** BRYAN BUTCHER reported on: 1.) Alaska Relief Program update; 2.) Emergency Rental Assistance (ERA) program updates: A.) 12/27/20 Stimulus Bill signed by President Trump; B.) \$200 million appropriation, \$36 million Municipality, \$95 million tribal entities; C.) LBA 1/18, are for rentals only, will include utilities; D.) Up to 12-15 months of help; E.) 65% of the funds must be obligated by 9/30, all by 12/31; F.) Working closely with other states, ANC mayor, and regional housing authorities; 3.) Legislative Updates. (First day of legislative session was Tues, 1/19) all remotely; A.) AHFC bond bill SB 54; B.) \$101 million for DOT, village safe water match; C.) Debt service paid from AHFC dividend; D.) Credit rating agencies okay with it 4.) Next Meetings: AHFC regular BOD Meeting at 10:00am (Wed, 2/24/2021).

X. **OTHER MATTERS.** CHAIR LEVALLEY asked if there were any other matters to properly come before the board.

1. **Monthly Loan Reports.** Finance, Mortgage and Planning Department reports were presented for discussion and review.
2. **Schedule of Board Meetings:**
AHFC Regular BOD Meeting February 24, 2021 10:00 am Anchorage

XI. EXECUTIVE SESSION: CORPORATION'S OPERATIONAL MATTERS THAT MAY HAVE AN IMPACT ON THE CORPORATION. No Executive Session was required today.

XII. OTHER MATTERS. CHAIR LEVALLEY asked if there were any other matters to properly come before the board. VIVIAN STIVER made a motion to adjourn. Seeing and hearing no objections, the meeting was adjourned at 11:07 a.m.

ATTESTED:

Brent LeValley - Board Chair

Bryan Butcher
CEO/Executive Director

ALASKA HOUSING FINANCE CORPORATION BOARD CONSIDERATION MEMORANDUM

Date: February 24, 2021

Staff: Melanie Smith

Item: Request for \$1,000,000 from NeighborWorks Alaska HomeOwnership Center (NAHC) and Anchorage Neighborhood Housing Services, Inc. dba NeighborWorks® Alaska (ANHS), under the Loans-to-Sponsors Program (LTSP)

Background:

Established in 1993, the Loans-to-Sponsors Program (LTSP) provides low-cost financing, subject to the availability of funds, to support an eligible sponsor's homeownership loan program. The intent of the program is to provide financing to lower-income individuals or persons who would not otherwise qualify for financing due to income limitations, down payment requirements, loan-to-value or other considerations.

Under the LTSP, AHFC lends funds to a sponsor that in turn lends the monies to its borrowers (recipients) under terms and conditions approved by AHFC. An eligible sponsor is a non-profit corporation, regional housing authority, agency of the state or a municipality in the state. The sponsor's recipients are individuals or families whose income does not generally exceed 120% of the median income for the area, adjusted for family size. AHFC takes no oversight responsibilities, other than for the sponsor's compliance with AHFC's regulations and guidelines for the program.

NeighborWorks Alaska HomeOwnership Center and Anchorage Neighborhood Housing Inc. dba NeighborWorks® Alaska have applied for \$1,000,000 in sponsor funds for the purpose of continuing its loan program, known as the Homebuyer Affordability Program (HAP), for first and second mortgage financing for borrowers, in general, earning 120% of median income or less.

Purpose of Request:

Within its application letter, NAHC states that AHFC approval of additional funding would allow it to achieve the following:

1. Continuation of its down payment assistance program covering the Anchorage and Mat-Su Valley markets with an expansion to other areas of the state;
2. Funding would provide the Sponsor with critical funds necessary to meet its allocation plan for providing assistance to borrowers who would not qualify for home ownership due to changes in the market, which include higher housing costs, low inventory in target neighborhoods and lower interest rate subsidies resulting in an increase in the need for NAHC assistance; and
3. The continuation of the partnership between ANHS and AHFC with NAHC to provide assistance to families, making homeownership possible for low-income borrowers.

Summary and Recommendation:

The Loans-to-Sponsors Program was designed to provide housing or improve the quality of housing for persons of lower incomes who would not otherwise have these opportunities. ANHS is competently administering a comprehensive program that meets the definition and intent of the LTSP and has created a new entity NAHC to continue its mission. This request for funds allows ANHS and NAHC to continue a mutually beneficial program, which has been very successful in facilitating home ownership and improving the quality of housing. (See attached Appendix 1)


Staff recommends approval of the \$1,000,000 loan, subject to the terms and conditions of the Loans-to-Sponsors guidelines. In accordance with the fee schedule, a \$5,000 loan fee will be charged.

Reviewed and accepted by senior staff as substantively stated in this memorandum, subject to Board Approval:




By: Bryan D. Butcher
CEO/Executive Director

Dated: 2-9-21



By: Mark Romick
Deputy Executive Director

Dated: 2-9-21



Michael Strand
Chief Financial Officer

Dated: 2/9/21

BOARD RESOLUTION OF ALASKA HOUSING FINANCE CORPORATION

RESOLUTION 2021-02

RESOLUTION APPROVING A \$1,000,000 LOAN TO PROVIDE FUNDS UNDER THE LOANS-TO-SPONSORS PROGRAM TO NEIGHBORWORKS ALASKA HOMEOWNERSHIP CENTER and ANCHORAGE NEIGHBORHOOD HOUSING SERVICES, INC. dba NEIGHBORWORKS® ALASKA

WHEREAS, there is a need to provide housing for and to improve the quality of housing for persons of low to moderate income;

WHEREAS, in June 1996 and at various time thereafter, Anchorage Neighborhood Housing Services, Inc. dba NeighborWorks® Alaska was approved for funding under the Loans-to-Sponsors Program to provide funds for its Homebuyer Affordability Program (“HAP”), which assists in the financing of and improvement of housing for persons of low-to-moderate income;

WHEREAS, the Homebuyer Affordability Program continues to be in demand;

WHEREAS, Neighborworks Alaska HomeOwnership Center, & Anchorage Neighborhood Housing Services, Inc. dba NeighborWorks® Alaska, have jointly applied for \$1,000,000 to fund its Homebuyer Affordability Program,

WHEREAS, the proposed financing falls within the established Loans-to-Sponsor programs regulations, and;

WHEREAS, the proposed financing is found to be an acceptable risk to Alaska Housing Finance Corporation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Alaska Housing Finance Corporation that the Board hereby approves the request substantively as stated in the February 24, 2021 Board Consideration Memorandum prepared in support of the application.

PASSED AND APPROVED by the Board of Alaska Housing Finance Corporation this 24th day of February, 2021.

Brent LeValley – Board Chair

ALASKA HOUSING FINANCE CORPORATION BOARD CONSIDERATION MEMORANDUM

Date: February 24, 2021

Staff: Catherine Stone

Item: Consideration of a Resolution Approving the FY2022 Moving to Work Annual Plan and Capital Fund Program

Background:

The Moving to Work Agreement (MTW) between AHFC and the U.S. Department of Housing and Urban Development (HUD) began in 2008. The AHFC Board of Directors approved Resolution 16-11 on May 25, 2016 extending AHFC's participation in the MTW Demonstration Program through June 2028. MTW applies to the following programs: Public Housing, Public Housing Capital Fund Program, Housing Choice Voucher Program, and Voucher administrative fees. MTW does not include the S8N Multifamily Housing Program.

Section VII of the MTW Agreement outlines AHFC's responsibilities with regard to planning and reporting. AHFC must prepare and submit to HUD an annual MTW plan providing citizen participation through a 30-day review process, a public hearing, and approval from the AHFC Board of Directors. Once approved by the Board, HUD reviews the plan for consistency with the MTW Agreement. Within 75 days from the submittal date, HUD shall notify AHFC in writing whether it approves or objects to any of the plan provisions.

Whenever AHFC seeks a waiver from either the 1937 Housing Act, or implementing regulations, it must do so through the planning process and must comply with at least one of three statutory goals:

- 1) reduce cost and achieve greater cost effectiveness in federal expenditures;
- 2) give incentives to families with children whose head of household is either working, seeking work, or participating in programs that assist them to become economically self-sufficient; and
- 3) increase housing choices for low income families.

Issue:

AHFC has one new non-MTW activity in this year's plan, 2022N-1 Disposition of Property at Williwa Manor. The FY2022 Moving to Work Annual Plan was posted on its web site on January 22, 2021 for the required 30-day public comment period with the comment period closing on February 22, 2021. A public notice advertising the comment period and public hearing were published on AHFC's web site and an email campaign was distributed to persons expressing interest in AHFC's activities.

The public hearing was held on February 4, 2021 with a court reporter transcript as documentation. Due to COVID-19 concerns, the hearing was closed to in-person attendance. There were two Resident Advisory Board members that participated telephonically, and one representative from the Municipality of Anchorage that indicated that written comments would be provided.

2022N-1 Disposition of Property at Williwa Manor:

AHFC received an offer from the State of Alaska Department of Transportation and Public Facilities to purchase a narrow strip of land that borders the fence line at Williwa Manor. The purpose of the purchase is to assist with a road-widening project for Knik-Goose Bay Road in Wasilla (see page 78 of the MTW Plan for a legal description and pictures). As part of the improvement project, a new sound-reducing barrier will replace the existing fence along Knik-Goose Bay Road.

A meeting was held with the residents of Williwa Manor explaining the disposition proposal. Residents were assured that no displacement of residents would occur as a result of the disposition.

Upon approval by the AHFC Board of Directors, a disposition package will be sent to the U.S. Department of Housing and Urban Development Special Applications Center for review and approval. Staff believes that this disposition will assist the State of Alaska with their improvement project and will not harm the residents of Williwa Manor. Proceeds from the sale will be used for the acquisition or construction of affordable housing or for activities that benefit public housing residents.

Recommendation:

Staff recommends Board approval of the attached resolution that approves its FY2022 Moving to Work Annual and Capital Fund Plan.

**BOARD RESOLUTION OF ALASKA HOUSING FINANCE CORPORATION
RESOLUTION 2021-03**

**RESOLUTION APPROVING THE FY2022 MOVING TO
WORK ANNUAL PLAN AND CAPITAL FUND PROGRAM**

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

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

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

WHEREAS, in compliance with the MTW Agreement, a draft plan for fiscal year 2022 was developed and covers activities falling within the Public Housing Program, the Capital Fund Program, and the Housing Choice Voucher Program, including but not limited to rental subsidy, operations, administration, and modernization; and

WHEREAS, AHFC invited comment on the plan through notices posted on its web site on January 22, 2021 allowing for a 30-day comment period with a public hearing held on February 4, 2021; and

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

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

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

PASSED AND APPROVED by the Board of Alaska Housing Finance Corporation this 24th day of February, 2021.

Brent LeValley – Board Chair

Moving to Work Plan FY2022 Public Housing Division

Original Submission:

Public Comment Open: January 22, 2021
Public Hearing: February 4, 2021
Public Comment Close: Noon, February 22, 2021
Board Approval: pending, February 24, 2021
To HUD: pending
Approved by HUD: Pending

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|-------------|--|-----------|
| I. | Introduction | |
| A. | Table of Contents | |
| B. | Overview of Short-Term and Long-Term MTW Goals and Objectives..... | 7 |
| B.1 | Overview of Short-Term Objectives..... | 7 |
| B.2 | Overview of Long-Term Goals..... | 8 |
| II. | General Housing Authority Operating Information | 9 |
| A. | Housing Stock Information | 9 |
| A.1 | Planned New Public Housing Units..... | 9 |
| A.2 | Planned Public Housing Units to be Removed..... | 9 |
| A.3 | Planned New Project-Based Vouchers | 9 |
| A.4 | Planned Existing Project-Based Vouchers..... | 9 |
| A.5 | Planned Other Changes to MTW Housing Stock Anticipated During the Fiscal Year..... | 9 |
| A.6 | General Description of All Planned Capital Fund Expenditures During the Plan Year | 10 |
| B. | Leasing Information | 10 |
| B.1 | Planned Number of Households Served | 10 |
| B.2 | Discussion of any Anticipated Issues/Possible Solutions Related to Leasing | 11 |
| C. | Waiting List Information | 11 |
| C.1 | Waiting List Information Anticipated | 11 |
| C.2 | Planned Changes to Waiting List in the Plan Year..... | 13 |
| III. | Proposed MTW Activities | 13 |
| IV. | Approved MTW Activities | 13 |
| A. | Implemented..... | 13 |
| 2010-5 | HQS Inspections | 13 |
| 2010-6 | HQS Inspections on AHFC Properties | 14 |
| 2010-7 | Project-Based Vouchers – Owner-Managed Waiting Lists | 15 |
| 2010-9 | Returning Home Program | 16 |
| 2010-10 | Moving Home Program | 18 |
| 2011-1 | Simplification of Utility Allowance Schedules..... | 19 |
| 2011-2 | Local Payment Standards..... | 20 |
| 2011-3 | Project-Based Vouchers – Waiver of Tenant-Based Requirement | 21 |
| 2011-5 | Project-Base Vouchers at AHFC Properties and Exceed 25 Percent Limit per Building | 22 |
| 2012-1 | Raise HCV Maximum Family Contribution at Lease-Up to 50 Percent..... | 23 |

| | |
|---|-----------|
| 2012-2 Nonpayment of Rent | 24 |
| 2012-4 Sponsor-Based Rental Assistance Program, Karluk Manor | 25 |
| 2013-1 Making A Home Program | 26 |
| 2013-2 Empowering Choice Housing Program (EHP) | 27 |
| 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative | 28 |
| 2014-1a Population Definitions..... | 29 |
| 2014-1b Minimum Rent..... | 31 |
| 2014-1c Utility Reimbursement Payments | 31 |
| 2014-1d Jumpstart Program..... | 33 |
| 2014-1e Family Choice of Rent and Flat Rents..... | 35 |
| 2014-1f Ineligible Noncitizen Proration | 36 |
| 2014-1g Annual Recertification Requirement..... | 37 |
| 2014-1h Annual and Adjusted Annual Income Calculation | 38 |
| 2014-1i Portability | 39 |
| 2014-1j Income from Assets..... | 41 |
| 2014-1k Earned Income Disallowance | 41 |
| 2014-1l Hardship Policy and Process | 42 |
| 2014-3 PBV Inspection Requirements..... | 45 |
| 2014-4 Ridgeline Terrace and Susitna Square | 46 |
| 2015-1 Modify Reasonable Rent Procedure for 5 Percent FMR Decrease..... | 47 |
| 2016-1 Section 811 Sponsor-Based Assistance Match | 48 |
| 2018-1 Sponsor-Based Assistance, Forget-Me-Not Manor | 49 |
| 2018-2 Sponsor-Based Assistance, Dena'ina House | 50 |
| B. Not Yet Implemented..... | 51 |
| 2021-1 Step Program Set-Aside Pilot..... | 51 |
| C. Activities On Hold | 58 |
| D. Closed Out Activities | 58 |
| 2010-1 Reexamination of Income..... | 58 |
| 2010-4 Rent Simplification | 59 |
| 2010-8 Live-In Aides..... | 60 |
| 2010-11 Project-Based Voucher Assistance in Transitional Housing..... | 61 |
| 2010-12 Local Preferences | 62 |
| 2010-13 Homeownership Program..... | 63 |
| 2010-14 AHFC Alternate Forms..... | 64 |
| 2011-4 Establish a Sponsor-Based Rental Assistance Program | 65 |
| 2012-3 Waiver of Automatic Termination of HAP Contract | 65 |
| 2013-3 Income Limits | 66 |
| 2014-2 Use of TIC Sheets for PBV Income Calculations..... | 67 |
| V. Sources and Uses of MTW Funds | 69 |
| A. Estimated Sources and Uses of MTW Funds | 69 |

| | | |
|------------|--|-----------|
| A.1 | Estimated Sources of MTW Funds..... | 69 |
| A.2 | Estimated Uses of MTW Funding for the Fiscal Year..... | 69 |
| A.3 | Description of Planned Use of MTW Single Fund Flexibility..... | 70 |
| B. | Local Asset Management Plan..... | 70 |
| C. | Rental Assistance Demonstration (RAD) Participation | 70 |
| VI. | Administrative..... | 71 |
| A. | Board Resolution and Certifications of Compliance..... | 71 |
| A.1 | Board Resolution for FY2022 Annual Plan | 71 |
| A.2 | Certifications of Compliance | 71 |
| B. | Documentation of Public Process | 72 |
| B.1 | Public Notice for FY2022 Moving to Work Plan..... | 72 |
| B.2 | Public Comments from the February 4, 2021 Public Hearing..... | 72 |
| B.3 | Written Public Comments..... | 72 |
| B.4 | Resident Advisory Board Comments | 73 |
| C. | Planned and Ongoing Evaluations..... | 73 |
| D. | Lobbying Disclosures..... | 76 |
| E. | Appendix – Non-MTW Activities | 77 |
| E.1 | Alaska Corporation for Affordable Housing (ACAH) | 77 |
| E.2 | Activities..... | 77 |
| | 2010N-7 Designated Housing | 77 |
| | 2011N-6 Elder Housing Preference | 77 |
| | 2019N-1 Disposition of Six Public Housing Properties | 78 |
| | 2022N-1 Disposition of Property at Williwa Manor | 78 |
| E.3 | Annual Statement/Performance and Evaluation Reports for Period Ending December 31, 2020 | 81 |

B. Overview of Short-Term and Long-Term MTW Goals and Objectives

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

As AHFC began to experience COVID-19 with the rest of the world, we established two main goals for the year: to keep our residents and staff safe and to maintain our housing assistance. Going forward this year, and recognizing that COVID-19 is still with us, we will continue to work toward those two main goals. To keep our residents and staff safe:

- We will provide increased sanitization, social distancing, and safety measures,
- We will provide telework options for employees, and
- We will work with state and local authorities to implement testing and vaccine administration as available.

To maintain our housing assistance programs:

- We have implemented streamlined electronic processes,
- We have monitored each program to make sure we are providing vouchers and are filling empty units, and
- We have utilized new HUD and MTW policies and procedures that support our goals and allow us to keep people housed in these trying times.

Several of these processes have been long term goals to implement, but with COVID-19 we moved swiftly in that direction. We look forward to the day that COVID-19 is behind us, and we can keep those things that have worked well, while also providing our families with the quality customer service and support they have come to expect from AHFC.

B.1 Overview of Short-Term Objectives

“THERE IS NO MEDICINE LIKE HOPE, NO INCENTIVE SO GREAT, AND NO TONIC SO POWERFUL AS EXPECTATION OF SOMETHING TOMORROW.” – ORISON SWETT MARDEN (FOUNDER OF SUCCESS MAGAZINE)

These goals describe our desired destination – where PHD would like to be at the end of FY2022. They translate our vision into a more focused, actionable set of outcomes. Following are the five primary goals PHD will be pursuing over the FY2022 period, followed by a description of supporting strategies.

1. Maximize financial performance, preservation, and leveraging of existing housing portfolio. PHD will assess and implement strategies that create financially sustainable housing that meets the needs of low-income Alaskans.
2. Achieve operational excellence. PHD will create a culture of accountability and continuous improvement by developing and implementing a robust performance management process.

3. Increase staff development and capacity. PHD will implement processes and tools to improve staff productivity and increase staff satisfaction and client service.
4. Increase affordable housing opportunities. PHD will increase housing capacity to 6,850 Alaskan households by adding 500 new units/vouchers (+8% vs. FY2017) by leveraging reserves, affordable housing development funds, and the flexibilities of MTW and ACAH.
5. Ensure safety of housing options. PHD will make the safety of its residents, clients, and staff a priority to support its mission and vision by increasing safety measures within its properties, and will train staff in how to maintain their own safety in the workplace.

B.2 Overview of Long-Term Goals

“IT’S NOT ABOUT WHAT IT IS, IT’S ABOUT WHAT IT CAN BECOME.” – DR. SEUSS

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

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

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

II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. Housing Stock Information

A.1 Planned New Public Housing Units

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

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

N/A

A.2 Planned Public Housing Units to be Removed

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

A.3 Planned New Project-Based Vouchers

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

A.4 Planned Existing Project-Based Vouchers

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

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

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

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

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

B. Leasing Information

B.1 Planned Number of Households Served

| Planned Number of Households Served Through: | Planned Number of Unit Months Occupied/Leased | Planned Number of Households to be Served |
|---|---|---|
| MTW Public Housing Units Leased ¹ | 14,535 | 1,211 |
| MTW Voucher (HCV) Units Utilized ² | 51,779 | 4,315 |
| Local, Non-Traditional: Tenant-Based ³ | 6,280 | 523 |
| Local, Non-Traditional: Property-Based ⁴ | 1,435 | 120 |
| Local, Non-Traditional: Homeownership | 0 | 0 |
| Planned Total Households Served | 74,029 | 6,169 |

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

2 – Voucher Units (Planned 98% of 4,403); includes Homeownership, Project-Based, and Tenant/Enhanced Protection.

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

4 – Local, Property-Based (Planned 98% of 122); Karluk Manor (41 of 46), Forget-Me-Not Manor (56), and Dena'ina House (25)

Note: Foster Youth to Independence (25), Mainstream (65), Non-Elderly Disabled (45), and Veterans Affairs Supportive Housing (332) vouchers' administrative costs are supported with MTW funds; however, these are not included in the totals.

| Local, Non-Traditional Category | MTW Activity Name/Number | Planned Number of Unit Months Occupied/Leased | Planned Number of Households to be Served |
|---------------------------------|--------------------------|---|---|
| Tenant-Based | ECHP – 2013-2 | 2,987 | 249 |
| Tenant-Based | Moving Home – 2010-10 | 1,764 | 147 |
| Tenant-Based | Returning Home – 2010-9 | 1,000 | 83 |
| Tenant-Based | Mainstream 811 – 2016-1 | 118 | 10 |
| Tenant-Based | Making A Home – 2013-2 | 412 | 34 |
| Project-Based | Karluk – 2012-4 | 482 | 40 |
| Project-Based | Dena'ina – 2018-2 | 294 | 25 |

| Local, Non-Traditional Category | MTW Activity Name/Number | Planned Number of Unit Months Occupied/Leased | Planned Number of Households to be Served |
|---------------------------------|--------------------------|---|---|
| Project-Based | Forget-Me-Not – 2018-1 | 659 | 55 |
| Homeownership | | 0 | 0 |
| Planned Totals | | 7,716 | 643 |

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

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

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

C. Waiting List Information

C.1 Waiting List Information Anticipated

As of January 1, 2021 the following families are on AHFC waiting lists.

| Waiting List Name | Description | Number of Households on Waiting List | Waiting List Open, Partially Open or Closed | Plans to Open the Waiting List During the Plan Year |
|----------------------------------|---------------------------------|--------------------------------------|---|---|
| Anchorage Housing Choice Voucher | Community-Wide, Family | 710 | Closed | No |
| Anchorage Public Housing | Community-Wide, Family | 2,023 | Partially Open | Yes |
| Anchorage Public Housing-Senior | Community-Wide, Senior/Disabled | 490 | Partially Open | No |
| Bethel Public Housing | Community-Wide, Family | 128 | Open | Yes |
| Cordova Public Housing | Community-Wide, Family | 6 | Open | Yes |
| Fairbanks Housing Choice Voucher | Community-Wide, Family | 834 | Open | Yes |
| Fairbanks Public Housing | Community-Wide, Family | 270 | Open | Yes |
| Fairbanks Public Housing-Senior | Community-Wide, Senior/Disabled | 356 | Open | Yes |
| Homer Housing Choice Voucher | Community-Wide, Family | 161 | Open | Yes |
| Juneau Housing Choice Voucher | Community-Wide, Family | 146 | Open | Yes |
| Juneau Public Housing | Community-Wide, Family | 105 | Partially Open | Yes |
| Juneau Public Housing-Senior | Community-Wide, Senior/Disabled | 55 | Open | Yes |

| Waiting List Name | Description | Number of Households on Waiting List | Waiting List Open, Partially Open or Closed | Plans to Open the Waiting List During the Plan Year |
|-----------------------------------|---------------------------------|--------------------------------------|---|---|
| Ketchikan Housing Choice Voucher | Community-Wide, Family | 141 | Open | Yes |
| Ketchikan Public Housing | Community-Wide, Family | 75 | Open | Yes |
| Ketchikan Public Housing-Senior | Community-Wide, Senior/Disabled | 63 | Open | Yes |
| Kodiak Housing Choice Voucher | Community-Wide, Family | 55 | Open | Yes |
| Kodiak Public Housing | Community-Wide, Family | 66 | Open | Yes |
| Mat-Su Housing Choice Voucher | Community-Wide, Family | 183 | Open | Yes |
| Mat-Su Public Housing-Senior | Community-Wide, Senior/Disabled | 11 | Open | Yes |
| Nome Public Housing | Community-Wide, Family | 40 | Open | Yes |
| Petersburg Housing Choice Voucher | Community-Wide, Family | 8 | Open | Yes |
| Sitka Housing Choice Voucher | Community-Wide, Family | 16 | Open | Yes |
| Sitka Public Housing | Community-Wide, Family | 20 | Open | Yes |
| Sitka Public Housing-Senior | Community-Wide, Senior/Disabled | 9 | Open | Yes |
| Soldotna Housing Choice Voucher | Community-Wide, Family | 291 | Open | Yes |
| Valdez Housing Choice Voucher | Community-Wide, Family | 15 | Open | Yes |
| Valdez Public Housing | Community-Wide, Family | 16 | Open | Yes |
| Wrangell Housing Choice Voucher | Community-Wide, Family | 3 | Open | Yes |
| Wrangell Public Housing | Community-Wide, Family | 29 | Open | Yes |

Please describe any duplication of applicants across waiting lists:

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

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

| Waiting List Name | Description of Planned Changes to Waiting List |
|----------------------------------|--|
| Anchorage Housing Choice Voucher | AHFC anticipates opening a lottery in March or April 2021. |
| N/A | N/A |

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

III. PROPOSED MTW ACTIVITIES

There are no new activities proposed for this fiscal year.

IV. APPROVED MTW ACTIVITIES

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

A. Implemented

2010-5 HQS Inspections

1. Plan Year Approved, Implemented, Amended

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

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

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

2. Description/Update

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

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

Authorization

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

Regulation Citation

24 CFR 982.405

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2010-6 HQS Inspections on AHFC Properties**1. Plan Year Approved, Implemented, Amended**

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

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

2. Description/Update

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

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

Authorization

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

Regulation Citation

24 CFR 982.507

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

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

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

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

2. Description/Update

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

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

Statutory Objective

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

Authorization

Attachment C, paragraph D.4

Regulation Citation

24 CFR 983.251

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2010-9 Returning Home Program

1. Plan Year Approved, Implemented, Amended

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

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

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

2. Description/Update

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

HOME Funding

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

MTW Funding

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

The original benchmark was to serve 10 families per year. AHFC set a new benchmark of 20 families per year in 2010 as the eligibility criteria for families was expanded to include all families meeting State of Alaska Department of Corrections release criteria. Specifically, the requirement that parolees be persons with disabilities was eliminated.

The Anchorage Program has been so successful, that AHFC has increased the number of coupons from 20 to 30 for the remainder of 2017. This increases the overall benchmark from 70 families per year to 100 per year.

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

Statutory Objective

Increase housing choices for low-income families

Authorization

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

Regulation Citation

- 24 CFR 92.209
- 24 CFR 982

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2010-10 Moving Home Program

1. Plan Year Approved, Implemented, Amended

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

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

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

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

2. Description/Update

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

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

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

The State of Alaska Department of Health and Social Services refers eligible families directly to AHFC. Once an applicant family has leased, families are not required to maintain services in order to remain eligible for Moving Home continuing assistance. There is no time limit on these vouchers.

Statutory Objective

Increase housing choices for low-income families

MTW Authorization and Need

Attachment C, paragraphs D.3 and D.4

Regulation Citation

None

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-1 Simplification of Utility Allowance Schedules**1. Plan Year Approved, Implemented, Amended**

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

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

2. Description/Update

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

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

Authorization

Attachment C, paragraph C.11 and D.2

Regulation Citation

24 CFR 982.517

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2011-2 Local Payment Standards

1. Plan Year Approved, Implemented, Amended

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

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

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

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

2. Description/Update

This activity establishes payment standards that do not rely on HUD's Fair Market Rents for AHFC housing choice voucher jurisdictions. AHFC continues to examine each market on an annual basis to determine if the payment standard is appropriate. AHFC also ensures that it establishes a payment standard that reflects, not leads, the market. As one of its tools, staff uses an annual, independent study conducted by AHFC's Planning and Program Development Department in cooperation with the State of Alaska Department of Labor. This study surveys Alaska's communities and landlords about its housing markets including vacancy rates, market conditions, number of rentals, and utilities. Staff continues to collect its own survey data on rentals in the local market.

Statutory Objective

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

Authorization

Attachment C, paragraph D.2.a.

Regulation Citation

24 CFR 982.503.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

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

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

2. Description/Update

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

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

Authorization

Attachment C, paragraph D.1

Regulation Citation

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

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

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

2. Description/Update

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

- 1248 East 9th Avenue contains four affordable housing units in one building (two efficiency and two one-bedroom units). Two of the four units are fully accessible. All units are subsidized and were available for occupancy November 2013. Units were fully leased as of January 31, 2014.
- Alpine Terrace contains 48 affordable housing units in four buildings (all are two-bedroom units). AHFC began offering project-based rental assistance in August 2018. No residents have been displaced. AHFC will adjust the number of available project-based vouchers based on future vacancies.
- Loussac Place contains 120 affordable housing units of which 60 are project-based vouchers. The vouchers are distributed throughout the bedroom sizes (one through four) in a variety of buildings throughout the development. Based on the configuration of the development (townhouse-style units), it would have been impossible to successfully use project-based vouchers without this waiver. Units were fully leased in November 2012.
- MainTree Apartments contains 10 affordable housing units reserved for persons with developmental disabilities. Units were fully leased in 2012, and all are subsidized with a project-based voucher.
- Susitna Square contains 18 affordable housing units in three buildings (17 two-bedroom and 1 one-bedroom). All units are subsidized with project-based vouchers and were available for occupancy on September 1, 2015. Units were fully leased as of June 30, 2016.
- Ridgeline Terrace contains 70 affordable housing units in 14 buildings (a mixture of one- and two-bedroom). Sixty-three units have project-based voucher assistance attached and were available for occupancy on January 8, 2016; 53 units were leased as of June 30, 2016.

Statutory Objective

Increase housing choices for low-income families

Authorization

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

Regulation Citation

24 CFR 983.56

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2012-1 Raise HCV Maximum Family Contribution at Lease-Up to 50 Percent**1. Plan Year Approved, Implemented, Amended**

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

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

2. Description/Update

Waive HUD regulations at 24 CFR 982.508, which limit a family to paying no more than 40 percent of their adjusted monthly income toward their rental portion. A family that is subject to Moving to Work rules will be allowed to pay up to 50 percent of monthly income. Those families on the traditional HUD family contribution rules will use the 40 percent calculation.

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

Statutory Objective

Increase housing choices for low-income families

Authorization

Attachment C, paragraph D.2.a.

Regulation Citation

24 CFR 982.508

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2012-2 Nonpayment of Rent**1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors April 20, 2011

Reviewed by HUD June 21, 2011

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

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

2. Description/Update

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

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

Authorization

Attachment C, paragraph C.9.b.

Regulation Citation

24 CFR 966.4(l)(3)

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors October 26, 2011

Reviewed by HUD November 18, 2011

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

2. Description/Update

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

Effective July 1, 2015, assistance was extended to all 46 units at Karluk Manor. Records each month show that all individuals at Karluk Manor are income eligible under voucher income limits. Those units occupied by persons with Housing Choice Voucher assistance are excluded.

Statutory Objective

Increase housing choices for low-income families

Authorization

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

Regulation Citation

PIH Notice 2011-45

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2013-1 Making A Home Program

1. Plan Year Approved, Implemented, Amended

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

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

2. Description/Update

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

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

- HOME Investment Partnership Program funds pay for the monthly HAP for coupons leased outside the Anchorage jurisdiction. Operational and staff costs are supported with MTW funds. AHFC has developed a fee-for-service for each housing unit month. These HOME administrative fees are booked as Non-MTW revenue. AHFC is following HOME rules at 24 CFR 92 for tenant-based assistance. Family annual income is calculated using the rules at 24 CFR 5.630.
- The State of Alaska Department of Health and Social Services provides an annual allotment to assist ten youth families in Anchorage. The number of families assisted each year is contingent upon available funding. For purposes of consistency and administrative efficiencies, family annual income is calculated using the rules at 24 CFR 5.630.

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

Statutory Objective

Increase housing choices for low-income families

Authorization

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

Regulation Citation

None

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2013-2 Empowering Choice Housing Program (ECHP)**1. Plan Year Approved, Implemented, Amended**

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

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

2. Description/Update

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

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

Statutory Objective

Increase housing choices for low-income families

Authorization

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

Regulation Citation

None

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1 Reasonable Rent and Family Self-Sufficiency Initiative**1. Plan Year Approved, Implemented, Amended**

Approved by the AHFC Board of Directors February 27, 2013

Reviewed by HUD September 10, 2013

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

2. Description/Update

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

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

Statutory Objective

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

Authorization

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

Regulation Citation

As listed under each sub-activity below.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1a Population Definitions**1. Plan Year Approved, Implemented, Amended**

As listed under 2014-1 above.

2. Description/Update

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

- **Classic Program Family** is defined as 100 percent of adult household members are either a person with a disability (as defined in 24 CFR 5.403) or 62 years of age or older. These families may include a live-in aide (as defined in 24 CFR 5.403), minors, or full-time dependent students.
- **Full-Time Student** is defined as a dependent adult under the age of 24 who is enrolled as a student at an institution of higher education and meets the school's definition of full-time enrollment. AHFC will continue to disregard any income earned by an individual while full-time student status is maintained.
- **Set-Aside Program Family** – these are families using special purpose or direct referral vouchers that use AHFC's simplified income calculation method. This includes the Empowering Choice Housing Program, Foster Youth to Independence Initiative (FYI) Voucher Program, Mainstream Voucher Programs, Moving Home

Program, Non-Elderly Disabled Voucher Program, Project-Based Voucher Program, Tenant Protection Vouchers, and Veterans Affairs Supportive Housing Voucher Program. As of January 10, 2016, AHFC began absorbing all incoming portable vouchers and classifying families into the Step and Classic programs.

- **Step Program Family** is defined as any household that does not meet the definition of a Classic or Set-Aside Program family.

Statutory Objective

As listed under 2014-1 above.

Authorization

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

Regulation Citation

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1b Minimum Rent

1. Plan Year Approved, Implemented, Amended

As listed under 2014-1 above.

2. Description/Update

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

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

Statutory Objective

As listed under 2014-1 above.

Authorization

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

Regulation Citation

HUD regulations at 24 CFR 5.630.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1c Utility Reimbursement Payments

1. Plan Year Approved, Implemented, Amended

As listed under 2014-1 above.

2. Description/Update

HUD regulations require AHFC to establish utility allowance schedules for each Voucher and Public Housing jurisdiction, to update those schedules annually, and to pay a utility reimbursement payment when the utility allowance exceeds the family contribution. This supporting activity eliminates utility reimbursement payments for the Voucher and Public Housing programs. Families that may need an adjustment of their subsidy due to unusual or excessive utility requirements may ask for a hardship. See supporting activity 2014-1I for a discussion of the hardship policy.

Statutory Objective

As listed under 2014-1 above.

Authorization

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

Regulation Citation

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1d Jumpstart Program

1. Plan Year Approved, Implemented, Amended

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

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

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

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

2. Description/Update

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

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

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

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

Statutory Objective

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

Authorization

Attachment C, paragraph E.

Regulation Citation

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

Requested waivers are:

- 24 CFR 984.103 – Definition of self-sufficiency; AHFC developed its own definition
- 24 CFR 984.105 – Minimum program size; AHFC expanded the size and jurisdictions under the Jumpstart Program
- 24 CFR 984.202 – Program Coordinating Committee composition; AHFC will be establishing an alternate composition for this committee based on AHFC's geographic challenges
- 24 CFR 984.203 – Family selection; AHFC has defined Jumpstart family selection priorities
- 24 CFR 984.303 – Contract of Participation; AHFC developed its own Agreement for its Jumpstart participants – Jumpstart Participation and Incentives Agreement
- 24 CFR 984.303(a) – Signature of head of household; AHFC is adding a procedure for an alternate head of household
- 24 CFR 984.303(b)(2) – Independence from welfare assistance; AHFC is waiving this condition for fulfillment of a Jumpstart Agreement
- 24 CFR 984.303(b)(4) – Suitable employment; Any adult family member who signs the Agreement can fulfill this requirement.
- 24 CFR 984.303(c) – Contract term; the Jumpstart Agreement will coincide with the Step Program family's subsidized housing term (this may be less than 5 years)
- 24 CFR 984.303(d) – Contract extension; AHFC Jumpstart staff may extend an Agreement at their discretion or if authorized by the Bridge Committee
- 24 CFR 984.303(d)(5)(iii) – Consequences of noncompliance; AHFC will not terminate a family's rental assistance for failure to comply with their Agreement
- 24 CFR 984.303(g) – Completion; An Agreement is complete when the family has fulfilled all of its obligations under the Agreement and the family must be in good standing with AHFC the month they complete the Agreement
- 24 CFR 984.304 – Total tenant payment; AHFC will calculate total tenant payment in compliance with policy in its Housing Choice Voucher Administrative Plan and Public Housing Program Admissions and Occupancy Policy
- 24 CFR 984.305 – FSS Account; AHFC will not offer an FSS Account. AHFC has developed an alternate system of incentives
- 24 CFR 984.306 – Residency and portability requirements; families are not eligible to port Jumpstart participation. Families are not eligible to port FSS Program participation into AHFC's jurisdiction. AHFC will not accept FSS Account balances from other PHAs. Jumpstart incentives must be earned while in an AHFC jurisdiction.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1e Family Choice of Rent and Flat Rents

1. Plan Year Approved, Implemented, Amended

As listed under 2014-1 above.

2. Description/Update

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

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

AHFC continues to compare the fair market rent, current family rent contributions, local rental market vacancy and rental rates, and local advertising materials when selecting a reasonable contract rent. AHFC also continues to add an affordability factor as these rents are meant for low-income families.

A family may exit subsidy and remain in a unit. These families pay a Market Rent, a rate that is higher than the Contract Rent. As an internal control, AHFC sets its market rents within 15 percent of the State of Alaska Department of Labor market survey rate.

Statutory Objective

As listed under 2014-1 above.

Authorization

Attachment C, paragraph C.11.

Regulation Citation

HUD regulations at 24 CFR 960.253.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1f Ineligible Noncitizen Proration

1. Plan Year Approved, Implemented, Amended

As listed under 2014-1 above.

2. Description/Update

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

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

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

Statutory Objective

As listed under 2014-1 above.

Authorization

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

Regulation Citation

HUD regulations at 24 CFR 5.520.

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1g Annual Recertification Requirement

1. Plan Year Approved, Implemented, Amended

As listed under 2014-1 above.

2. Description/Update

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

- Classic Program – these families receive a triennial (every three years) examination. In the no examination years for Public Housing, AHFC continues to verify household composition and certify compliance with community service obligations.
- Step Program – these families receive an income examination at time of admission to determine eligibility under income limit guidelines and set their income-based rent for the first year. Each year, AHFC discusses the EIV report with the family, and the family self-certifies to its accuracy. AHFC does not conduct any additional income verification processes unless the family requests a hardship. AHFC reports these figures on the 50058.
- Set-Aside Program – these families receive an income examination every year.

Statutory Objective

As listed under 2014-1 above.

Authorization

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

Regulation Citation

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1h Annual and Adjusted Annual Income Calculation

1. Plan Year Approved, Implemented, Amended

As listed under 2014-1 above.

2. Description/Update

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

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

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

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

AHFC has previously requested waivers for the following regulations and has absorbed them into Activity 2014-1.

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

Statutory Objective

As listed under 2014-1 above.

Authorization

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

Regulation Citation

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1i Portability

1. Plan Year Approved, Implemented, Amended

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

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

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

2. Description/Update

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

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

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

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

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

Statutory Objective

As listed under 2014-1 above.

Authorization

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

Regulation Citation

Housing Choice Voucher – 24 CFR 982.353

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1j Income from Assets

1. Plan Year Approved, Implemented, Amended

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

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

2. Description/Update

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

Statutory Objective

As listed under 2014-1 above.

Authorization

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

Regulation Citation

24 CFR 5.609

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1k Earned Income Disallowance

1. Plan Year Approved, Implemented, Amended

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

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

2. Description/Update

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

Statutory Objective

As listed under 2014-1 above.

Authorization

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

Regulation Citation

24 CFR 5.617 and 960.255

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-1I Hardship Policy and Process

1. Plan Year Approved, Implemented, Amended

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

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

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

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

2. Description/Update

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

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

AHFC's hardship policy is called the Bridge Process. Families transitioning from the traditional rent calculation method to AHFC's rent reform model had access to a one-time "Safety Net".

- The current hardship policy is summarized below.
- AHFC continues to offer a Minimum Rent Exemption procedure for those families subject to the minimum rent.

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

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

2.A Bridge Tier 1

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

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

2.B Bridge Tier 2

This level of review is for families with hardship circumstances that exceed staff authority to grant and to provide a level of review for families that disagree with the relief offered

at Tier 1. Review at this level also includes recommendations for family requests to appear before the Bridge Committee. Hardship relief that can be granted at this level includes:

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

2.C Bridge Review of Determinations Under Tier 2

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

2.D Step Extension Process

Ongoing analyses of Step Program families' progress toward financial self-sufficiency indicates that while some families have achieved great success, others are struggling. To help families that need additional time to achieve goals or stabilize income, AHFC introduced a Step Extension Process. This was issued with Numbered Memo 18-30 on September 20, 2018 with an effective date of November 1, 2018.

Two separate, consecutive, one-year extensions to rental assistance are available. For both extensions:

- Families are required to apply for the extension each year.
- Families must pay more than 50 percent of monthly income toward rent and tenant-paid utilities.
- Families must be compliant with family obligations under their rental assistance program.
- Jumpstart enrollment:
 - For year one eligibility, families must enroll or become active in Jumpstart.
 - For year two eligibility, families must have remained active during their year one extension period.
- Rental assistance:
 - Voucher Step Program families receive 20 percent of the Payment Standard.
 - Public Housing Step Program families pay 80 percent of the unit's Contract Rent.

A log was created to track Step Program Extension applications and approvals. Reminder notices advising families of the upcoming end of their Step Program rental assistance

were created to encourage families that need additional time to apply for the Step Extension Process.

Statutory Objective

MTW Agreement, Section III

Authorization

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

Regulation Citation

24 CFR 5.617 and 960.255

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-3 PBV Inspection Requirements

1. Plan Year Approved, Implemented, Amended

Approved by the AHFC Board of Directors February 27, 2013

Reviewed by HUD September 10, 2013

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

2. Description/Update

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

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

AHFC has an additional quality assurance process for those developments with PBV and Low Income Housing Tax Credit Programs, as AHFC's Internal Audit Department conducts reviews

of the property that include unit inspections. AHFC's quality assurance staff will review Internal Audit's findings and consider those inspections as part of its inspection universe.

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

Authorization

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

Regulation Citation

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2014-4 Ridgeline Terrace and Susitna Square

1. Plan Year Approved, Implemented, Amended

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

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

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

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

2. Description/Update

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

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

Statutory Objective

Increase housing choices for low-income families

Authorization

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

Regulation Citation

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

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

1. Plan Year Approved, Implemented, Amended

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

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

2. Description/Update

Current HUD regulations require a PHA to re-determine rent reasonableness within 60 days of a five percent decrease in the Fair Market Rent (FMR) for any unit under contract. Under

Moving to Work Activity 2011-2, Local Payment Standards, AHFC sets each voucher jurisdiction's payment standard to respond to local market conditions. These are monitored annually and any changes of 5 percent or more in the local market requires an adjustment of the payment standard. Payment standard evaluation and adjustment do not typically occur at the same time that HUD publishes revised FMRs.

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

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

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

MTW Authorization and Need

Attachment C, paragraph D.2.c

Regulation Citation

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

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

2016-1 Section 811 Sponsor-Based Assistance Match

1. Plan Year Approved or Amended

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

2. Description

Formerly called the Housing First Sponsor-Based Assistance RFP. Under the Moving to Work Demonstration Program, housing authorities have the authority to fund rental assistance

outside of Section 8 and 9 regulations under the 1937 Housing Act. When this activity was first proposed in AHFC's FY2018 Annual Plan, PHD planned to collaborate with our Planning Department to offer additional project-based vouchers to incentivize owners to participate in the Section 811 project-based rental assistance program. AHFC has solicited two proposals for the award of these funds with unsuccessful responses prior to the selection of its current partner. At this time, none of the private market owners that dedicated units to the Section 811 project-based vouchers want the additional units offered by the Public Housing Division.

PHD offered to change the form of additional subsidy from a project-based voucher to sponsor-based rental assistance for ease of administration. At this time, AHFC has not received any new requests for Section 811 project-based rental assistance.

Statutory Objective

Increase housing choices for low-income families.

MTW Authorization and Need

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

Regulation Citation

PIH Notice 2011-45

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

The State of Alaska was anticipating that more private market owners would choose to participate in this program. Because the response level was low, the State of Alaska has families that would qualify under this program unable to secure a unit. As a result, the State of Alaska has dedicated monies to a tenant-based program in partnership with AHFC. At this time, the monies will serve approximately ten (10) families per year.

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

1. Plan Year Approved, Implemented, Amended

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

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

2. Description/Update

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

AHFC continues to provide and monitor funding based on its annual MTW Block Grant appropriation.

Statutory Objective

Increase housing choices for low-income families

MTW Authorization and Need

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

Regulation Citation

PIH Notice 2011-45

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

Forget-Me-Not Manor was awarded funds to expand its current 32 units to 64 units. AHFC added to its sponsor-based rental assistance for 24 of the new 32 units in August 2020. We subsidize 56 units total.

2018-2 Sponsor-Based Assistance, Dena’ina House

1. Plan Year Approved, Implemented, Amended

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

The policy exhibit was distributed on May 21, 2018 with Numbered Memo 18-24, and it was effective June 1, 2018. The building was ready and the HAP Contract signed on March 30, 2018. Our partner submitted their first billing statement effective May 1, 2018.

2. Description/Update

Fund rental assistance outside Section 8 rules consistent with “broader uses of funds” authority in Attachment D of the Agreement. Provide the funding equivalent of 25 project-

based voucher units at a development providing homeless youth with supportive services, Dena'ina House in Anchorage. This is a local, non-traditional program.

AHFC continues to monitor the funding requests each month.

Statutory Objective

Increase housing choices for low-income families

MTW Authorization and Need

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

Regulation Citation

PIH Notice 2011-45

3. Planned Non-Significant Changes

No changes to this activity during this fiscal year.

4. Planned Changes to Metrics/Data Collection

No changes to this activity during this fiscal year.

5. Planned Significant Changes

No changes to this activity during this fiscal year.

B. Not Yet Implemented

2021-1 Step Program Set-Aside Pilot

1. Plan Year Approved, Implemented, Amended

| | |
|---|-----------------|
| Approved by the AHFC Board of Directors | March 25, 2020 |
| Reviewed by HUD | August 26, 2020 |

2. Description

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

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

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

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

Statutory Objective

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

3. Metrics

CE #1: Agency Cost Savings

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

As AHFC is setting aside a portion of its current voucher allocation, we do not expect to realize cost savings from this activity. AHFC will conduct all intake and eligibility functions, as usual.

CE #2: Staff Time Savings

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

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

CE #5: Increase in Agency Rental Revenue

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

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

SS #1: Increase in Household Income

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

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

**This figure is the average earned income as of June 30, 2019 from the FY2019 Annual Report.

Minimum wage as of 01/01/2014 was \$7.75 per hour. Baseline is calculated as one adult working full-time (40 hours) at the minimum wage of \$7.75.

SS #2: Increase in Household Savings

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

SS #3: Increase in Positive Outcomes in Employment Status

| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
|---|----------|---|---------|---------------------|
| Report the following information separately for each category: | 0 | 57 percent of HHs have a full-time earner (August 2019) | Pending | Pending |
| (1) Employed Full- Time (2) Employed Part- Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other | | | | |

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

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

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

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

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

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

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

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

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

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

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

SS #8: Households Transitioned to Self Sufficiency

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

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

HC #1: Additional Units of Housing Made Available

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

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

HC #3: Decrease in Wait List Time

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

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

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

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

4. Cost Implications

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

5. Need/Justification for MTW Flexibility

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

Authorization

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

Regulation Citation

None

6. Rent Reform/Term Limit Information

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

Impact Analysis

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

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

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

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

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

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

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

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

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

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

Average Gross Annual Income

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

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

Hardship Case Criteria

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

Description of Annual Evaluation

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

Transition Period

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

AHFC is currently investigating the capabilities and opportunities available in its current computer software package for electronic application, waiting list, and intake processes. We anticipate program kick off to be in early 2021.

C. Activities On Hold

None at this time.

D. Closed Out Activities

2010-1 Reexamination of Income

1. Plan Year Approved, Implemented, Amended

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

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

2. Description

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

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

MTW Authorization and Need

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

Regulation Citation

24 CFR 960.257

3. Closure Reason

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

Final Outcomes and Lessons Learned

Staff reported positive results from reducing the number of annual examinations for families with all adults on fixed income. Success in this activity led to the use of a triennial examination schedule for Classic Program families. We also learned that the more complicated rent calculation method proposed under this activity was difficult to administer. This led to the development of the simple 28.5 percent calculation under activity 2014-1.

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

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

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

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

2010-4 Rent Simplification

1. Plan Year Approved, Implemented, Amended

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

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

2. Description

Develop an alternate rent structure.

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

MTW Authorization and Need

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

Regulation Citation

24 CFR 5.609

3. Closure Reason

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

Final Outcome and Lessons Learned

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

Former activity 2010-3 (EID Elimination) showed immediate results in the decrease of staff administrative time. AHFC wanted to incentivize families to increase income from wages, but past results from the Earned Income Disallowance did not produce long-term results by encouraging families to retain employment once the disallowance period ended. AHFC considered these results when evaluating how to better incentivize families to retain employment.

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

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

2010-8 Live-In Aides

1. Plan Year Approved, Implemented, Amended

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

2. Description

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

Statutory Objective

Increase housing choices for low-income families

MTW Authorization and Need

Attachment C, paragraph D.4

Regulation Citation

24 CFR 982.316

3. Closure Reason

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

Final Outcome and Lessons Learned

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

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

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

2010-11 Project-Based Voucher Assistance in Transitional Housing

1. Plan Year Approved, Implemented, Amended

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

2. Description

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

Statutory Objective

Increase housing choices for low-income families

MTW Authorization and Need

Attachment C, paragraph B.4

Regulation Citation

24 CFR 983.53

3. Closure Reason

AHFC has not pursued project-based vouchers in a transitional facility as AHFC has targeted voucher funds to specific, vulnerable populations (Returning Home Program (2010-9), Sponsor-Based Rental Assistance Program at Karluk Manor (2012-4), Forget-Me-Not Manor (2018-1), and Dena'ina House (2018-2), Making A Home Program (2013-1), and Empowering Choice Housing Program (2013-2)). AHFC continues to speak with its community partners for possible opportunities using this flexibility.

Final Outcomes and Lessons Learned

No comments at this time.

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

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

2010-12 Local Preferences**1. Plan Year Approved, Implemented, Amended**

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

2. Description

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

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

MTW Authorization and Need

Attachment C, paragraph C.2

Regulation Citation

24 CFR 982.205

3. Closure Reason

On July 1, 2012, AHFC altered its application process to remove the availability of preferences in favor of a list that is ranked by date and time of application. AHFC honored

preferences for those families who applied for the old preference-based waiting list. AHFC exhausted its last preference-based waiting list in FY2017. This activity is closed.

Final Outcome and Lessons Learned

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

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

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

2010-13 Homeownership Program

1. Plan Year Approved, Implemented, Amended

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

2. Description

Offer down payment assistance in lieu of a monthly HAP payment. AHFC currently has 22 voucher holders receiving assistance for homeownership under a HAP plan. AHFC suspended applications for this program in 2008, when administrative costs exceeded planned expenses. The Board of Directors approved the permanent closure on March 9, 2011.

Statutory Objective

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

MTW Authorization and Need

Attachment C, paragraph D.8.a

Regulation Citation

24 CFR 982.625

3. Closure Reason

The Year 2020 brought many challenges due to the COVID-19 pandemic. With our focus on creating a new Step Set-Aside voucher opportunity for low-income families and addressing the operations necessary for the pandemic, AHFC has not had the time or resources necessary to focus on this activity. We do not anticipate that 2021 will afford us the necessary time or resources either. We are closing this activity with the FY2022 MTW Plan and will consider this activity once the new Step Set-Aside is launched.

Final Outcome and Lessons Learned

Not applicable. AHFC did some preliminary work, but we were not able to devote the necessary resources to fully develop this activity

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

Original Benchmarks

| Metric | Baseline | Benchmark | Outcome |
|---|-------------------------|-------------------------|----------|
| Reduce administrative costs of the homeownership program. | \$6,250 per participant | \$1,562 per participant | Pending. |

2010-14 AHFC Alternate Forms

1. Plan Year Approved, Implemented, Amended

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

2. Description

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

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

MTW Authorization and Need

Attachment C, paragraph D.1

3. Closure Reason

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

Final Outcome and Lessons Learned

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

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

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

2011-4 Establish a Sponsor-Based Rental Assistance Program**1. Plan Year Approved, Implemented, Amended**

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

2. Description

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

MTW Authorization and Need

Attachment D signed by HUD on January 30, 2012

3. Closure Reason

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

Final Outcome and Lessons Learned

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

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

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

2012-3 Waiver of Automatic Termination of HAP Contract**1. Plan Year Approved, Implemented, Amended**

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

2. Description

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

MTW Authorization and Need

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

Regulation Citation

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

3. Closure Reason

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

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

Final Outcome and Lessons Learned

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

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

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

2013-3 Income Limits

1. Plan Year Approved, Implemented, Amended

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

2. Description

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

Statutory Objective

Increase housing choices for low-income families

MTW Authorization and Need

- Attachment C, paragraph C.5 (Public Housing admission)
- Attachment C, paragraph D.3 (Housing Choice Voucher admission)

Regulation Citation

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

3. Closure Reason

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

Final Outcome and Lessons Learned

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

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

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

2014-2 Use of TIC Sheets for PBV Income Calculations

1. Plan Year Approved, Implemented, Amended

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

2. Description

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

Statutory Objective

Reduce cost and achieve greater cost effectiveness in Federal expenditures

MTW Authorization and Need

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

Regulation Citation

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

3. Closure Reason

AHFC began talks with an operator of its project-based vouchers and discovered after further consultation that AHFC staff would prefer to mirror traditional Classic and Step Program calculations for ease of administration. AHFC began the process of converting its current traditional project-based voucher families to a streamlined rent calculation instead. This activity is closed as part of the submission of the FY2018 Annual Plan.

Final Outcome and Lessons Learned

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

Describe any Statutory Exceptions that Might Have Provided Benefit to Activity

No comments at this time.

Summary Table

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

V. SOURCES AND USES OF MTW FUNDS

A. Estimated Sources and Uses of MTW Funds

A.1 Estimated Sources of MTW Funds

| FDS Line Item | FDS Line Item Name | Dollar Amount |
|---|--|------------------------|
| 70500 (70300+70400) | Total Tenant Revenue | \$11,216,904.44 |
| 70600 | HUD PHA Operating Grants | \$51,725,956.75 |
| 70610 | Capital Grants | \$887,939.58 |
| 70700 (70710 + 70720 + 70730 + 70740 + 70750) | Total Fee Revenue | \$0.00 |
| 71100+72000 | Interest Income | \$51,147.88 |
| 71600 | Gain or Loss on Sale of Capital Assets | \$0.00 |
| 71200 + 71300 + 71310 + 71400 + 71500 | Other Income | \$19,189.88 |
| 70000 | Total Revenue | \$63,901,138.53 |

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

| FDS Line Item | FDS Line Item Name | Dollar Amount |
|---|--|-----------------|
| 91000 (91100 + 91200 + 91400 + 91500 + 91600 + 91700 + 91800 + 91900) | Total Operating - Administrative | \$6,524,250.93 |
| 91300 + 91310 + 92000 | Management Fee Expense | \$2,645,096.53 |
| 91810 | Allocated Overhead | \$0.00 |
| 92500 (92100 + 92200 + 92300 + 92400) | Total Tenant Services | \$352,567.89 |
| 93000 (93100 + 93600 + 93200 + 93300 + 93400 + 93800) | Total Utilities | \$4,432,761.98 |
| 93500 + 93700 | Labor | \$7,167,663.28 |
| 94000 (94100 + 94200 + 94300 + 94500) | Total Ordinary Maintenance | \$2,393,239.25 |
| 95000 (95100 + 95200 + 95300 + 95500) | Total Protective Services | \$0.00 |
| 96100 (96110 + 96120 + 96130 + 96140) | Total insurance Premiums | \$1,694,429.03 |
| 96000 (96200 + 96210 + 96300 + 96400 + 96500 + 96600 + 96800) | Total Other General Expenses | \$313.80 |
| 96700 (96710 + 96720 + 96730) | Total Interest Expense and Amortization Cost | \$0.00 |
| 97100 + 97200 | Total Extraordinary Maintenance | \$19,534.14 |
| 97300 + 97350 | Housing Assistance Payments + HAP Portability-In | \$33,209,495.25 |

| FDS Line Item | FDS Line Item Name | Dollar Amount |
|-------------------------------|-----------------------|------------------------|
| 97400 | Depreciation Expense | \$5,461,786.45 |
| 97500 + 97600 + 97700 + 97800 | All Other Expenses | \$0.00 |
| 90000 | Total Expenses | \$63,901,138.53 |

Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:

N/A

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

During FY2022, AHFC will allocate MTW Block Grant revenues among our housing and administrative programs. AHFC uses single fund authority to support the following local programs:

- Helping resident and voucher households in its Jumpstart program (see Activity 2014-1d) achieve greater economic stability through attaining education goals, overcoming barriers, and gaining job opportunities through the payment of incentives.
- Offering rental assistance to vulnerable, very low-income persons that may not be normally served in traditional HUD programs (see Activities 2012-4, 2013-1, 2013-2, 2018-1, and 2018-2).
- Pursuing low-income housing acquisition, development, preservation, and rehabilitation to increase the capacity to serve more low-income people through ACAH-owned developments.
- Providing direct support of local low-income housing operations and capital repairs to ensure safe, decent, and affordable housing.

B. Local Asset Management Plan

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

C. Rental Assistance Demonstration (RAD) Participation

AHFC does not have any RAD activities at this time.

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

VI. ADMINISTRATIVE

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

A. Board Resolution and Certifications of Compliance

A.1 Board Resolution for FY2022 Annual Plan

Pending

A.2 Certifications of Compliance

Pending

B. Documentation of Public Process

B.1 Public Notice for FY2022 Moving to Work Plan

Alaska Housing Finance Corporation published a public notice seeking comment on the FY2022 Annual Plan on its web site. The notice was published on January 22, 2021.

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

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2022 Moving to Work (MTW) Plan and Capital Fund Program. The Plan is available on the AHFC website at <https://www.ahfc.us/publichousing/resources/mtw-plans-and-reports>. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments are accepted until **Noon, February 22, 2021**. Please submit comments to pstantorf@ahfc.us or mail to:

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

2. A public hearing is scheduled for:

Thursday, February 4, 2021, 4:00-6:00 p.m.

Individuals may attend the hearing by telephone at **877-668-4493**; the "meeting number" to the hearing is **145 281 9111**. No password is required.

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

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

B.2 Public Comments from the February 4, 2021 Public Hearing

To be provided as a separate document.

B.3 Written Public Comments

To be provided as a separate document.

B.4 Resident Advisory Board Comments

To be provided as a separate document.

C. Planned and Ongoing Evaluations

Step Program Evaluation

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

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

During this past year, AHFC's Step population has changed. As we closed out the prior fiscal year (June 30, 2019), the large group of families who transitioned from the traditional HUD rent structure to Step 1 in 2014 were reaching the end of their five years under the program. With the large number of families in Year 5, average gross income for Step households was \$30,964 (for participants in all years). Families entering Year 5 reported gross annual income of \$38,737. Average shelter burden for these families, based on income at entry to Year 5, was projected to be 41 percent at exit. Upon entry to the program, shelter burden at exit for these families was anticipated to be 74.7 percent.

The following table provides the breakdown of households by year in Step, including Extensions and Market Rent households (public housing families who have graduated from Step but have chosen to stay in public housing and pay market rent), as of September 30, 2020 compared to June 30, 2019.

| Step Year | Number of Households | | |
|-------------|----------------------|----------------------|--------------|
| | as of June 30, 2019 | as of Sept. 30, 2020 | Difference |
| Year 1 | 456 | 428 | - 28 |
| Year 2 | 388 | 369 | - 19 |
| Year 3 | 262 | 290 | + 28 |
| Year 4 | 272 | 201 | - 71 |
| Year 5 | 677 | 206 | - 471 |
| Extension 1 | 41 | 86 | + 45 |
| Extension 2 | 0 | 27 | + 27 |
| Market Rent | 9 | 147 | + 138 |

As of September 30, 2020, AHFC and the families we serve were still coming to grips with the coronavirus (COVID-19) pandemic. Although some businesses had reopened, many of them had done so with uncertainty; most persons who had been laid off had not returned to work at pre-pandemic levels. The tourism and hospitality industries, common employment for many of our Step participants, have seen full closures or drastic reductions in workforce at their high season. School districts moved from in-classroom instruction to conducting school online adding further complication to families seeking steady work as they are forced with the challenge of how to work, when work was available, and the supervision of children participating in online school from home.

Employment engaged in by many persons in Step does not lend itself to teleworking, and paid leave is minimal or not available. The CARES Act's \$600 per week unemployment benefit helped many of our families. Early distribution of the Alaska Permanent Fund Dividend and a retroactively paid unemployment benefit dependent allowance increase from \$24 per child per week for up to 3 children, to \$75 per week for unlimited children served as another resource to help our families make rent. However, all of these sources of income were distributed by July 2020 and quickly exhausted. Since July, the negative economic impact of the COVID-19 pandemic has created greater hardship for these families with little new assistance to see them through.

On March 24, 2020, AHFC responded to the pandemic by providing those families who had lost income due to COVID-19 a Safety Net to reduce minimum family rent contribution to 28.5 percent of current gross income. We anticipated the Safety Net would end as the pandemic wound down by the end of June 2020. However, the economic impact remained significant past June. Two extensions to the Safety Net were offered. The second extension is scheduled to end March 31, 2021, or when a family reports a return to the income at the level they were receiving prior to the pandemic, whichever occurs sooner. As families receive an extension to the COVID-19 Safety Net, they are referred to Jumpstart for case management support.

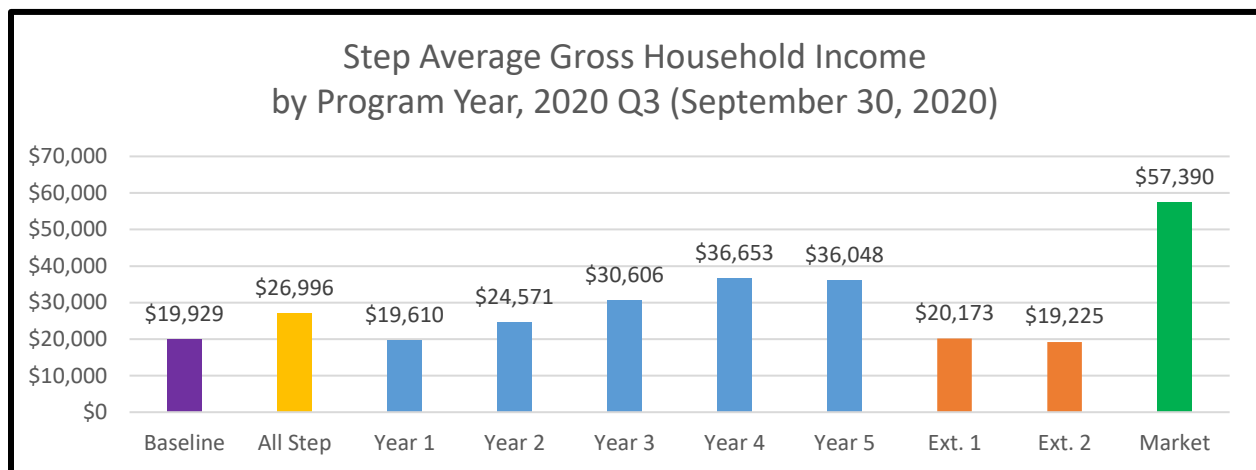
As of September 30, 2020, 746 families had received a COVID-19 Safety Net (this number includes a small number of non-Step households).

- 474 voucher families averaged an increased Housing Assistance Payment of \$398 per month.
- 272 Public Housing families are paying an average of \$503 per month less for tenant rent.

In addition to loss of income due to the pandemic, families scheduled to move to the next Step increment have reported difficulty increasing their income to keep pace with the next "step" due to the pandemic. Therefore, AHFC is implementing a Step Freeze to provide additional time for economic recovery. The Freeze will take effect as each family reaches their annual examination as of March 1, 2021 and will result in remaining at their current Step for one additional year.

Due to the way AHFC applies our hardship rent/Safety Net, the individual family's income picture will not be fully evident until the regular (annual) examination is posted in our database. As of September 30, 2020 only about one third of Step families had moved

through their examination cycle. We feel that we will not be able to measure the full COVID-19 impact on household income until after the New Year.



Average household income reported for families in each year of the program (collected from examinations as participant entered the Step year).

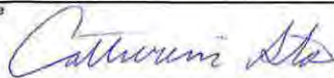
Below is a comparison of an income by program year from June 30, 2019 and September 30, 2020.

| Year in Step Program | Average Income | | |
|----------------------|----------------|---------------|------------|
| | June 30, 2019 | June 30, 2020 | Difference |
| Year 1 | \$20,496 | \$19,610 | -\$886 |
| Year 2 | \$26,319 | \$24,571 | -\$1,748 |
| Year 3 | \$33,374 | \$30,606 | -\$574 |
| Year 4 | \$34,388 | \$36,653 | \$2,265 |
| Year 5 | \$38,737 | \$36,048 | -\$2,689 |
| Extension 1 | \$24,689 | \$20,173 | -\$4,516 |
| Extension 2 | N/A | \$19,225 | N/A |

As participants work through the years of Step, we see an increase in income for years 2 through 4, similar to that of the group of first graduates. However, for September 30, 2020, average household income at each program year, except Year 4, declined from 2019. Average household income for families in Year 1 (measured at intake) was \$19,922 (slightly less than family income at the baseline established in September 2014).

Forty-four percent of all Step households reported full-time employment (at least 32 hours per week at minimum wage); this is a decrease from 57 percent of households who reported full-time employment as of June 30, 2019. Though this percentage is partially due to COVID-19, it is also affected by the large group of employed families at Step 5 who have graduated since June 2019. Full-time employment at baseline was 40 percent. Families reporting at least part-time employment also decreased from 70 to 61 percent (up from 54 percent at baseline).

D. Lobbying Disclosures

| | |
|---|---|
| Certification of Payments to Influence Federal Transactions | OMB Approval No. 2577-0157 (Exp. 11/30/2023) U.S. Department of Housing and Urban Development Office of Public and Indian Housing |
| <small>Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.</small> | |
| Applicant Name Alaska Housing Finance Corporation | |
| Program/Activity Receiving Federal Grant Funding Housing Choice Voucher and Public Housing Programs | |
| The undersigned certifies, to the best of his or her knowledge and belief, that: | |
| <div style="display: flex; justify-content: space-between;"><div style="width: 48%;"><p>(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.</p><p>(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.</p></div><div style="width: 48%;"><p>(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.</p><p>This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.</p></div></div> | |
| <p>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</p> <p>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)</p> | |
| Name of Authorized Official Catherine M. Stone | Title Director, Public Housing Division |
| Signature  | Date (mm/dd/yyyy) 02/09/2021 |
| <div style="display: flex; justify-content: space-between;">Previous edition is obsoleteform HUD 50071 (01/14)</div> | |

E. Appendix – Non-MTW Activities

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

E.1 Alaska Corporation for Affordable Housing (ACAH)

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

ACAH continues to assess opportunities to expand affordable housing in Alaska and expects to begin construction of new affordable housing in FY2022.

E.2 Activities

The following is a table of ongoing activities.

2010N-7 Designated Housing

212. Description and Status

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

- AHFC received approval to extend this designation on February 26, 2016 from HUD.
- AHFC received approval to extend this designation on January 31, 2018 from HUD.
- AHFC received approval to extend this designation on February 13, 2020 from HUD.

Activity is ongoing.

2011N-6 Elder Housing Preference

Description and Status

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

The COVID-19 pandemic has highlighted our elder's sense of vulnerability in buildings with larger numbers of young, disabled individuals. AHFC is researching and will be proposing a system of preferences during FY2022 to favor elderly admissions. We do not expect to displace any persons as part of this process.

2019N-1 Disposition of Six Public Housing Properties

1. Description

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

2. Background

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

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

3. Implementation

AHFC received Section 18 Disposition approval from the HUD Special Applications Center to dispose of these six single family properties. Staff are working through the relocation process with tenants and then the properties will be sold to low-income families.

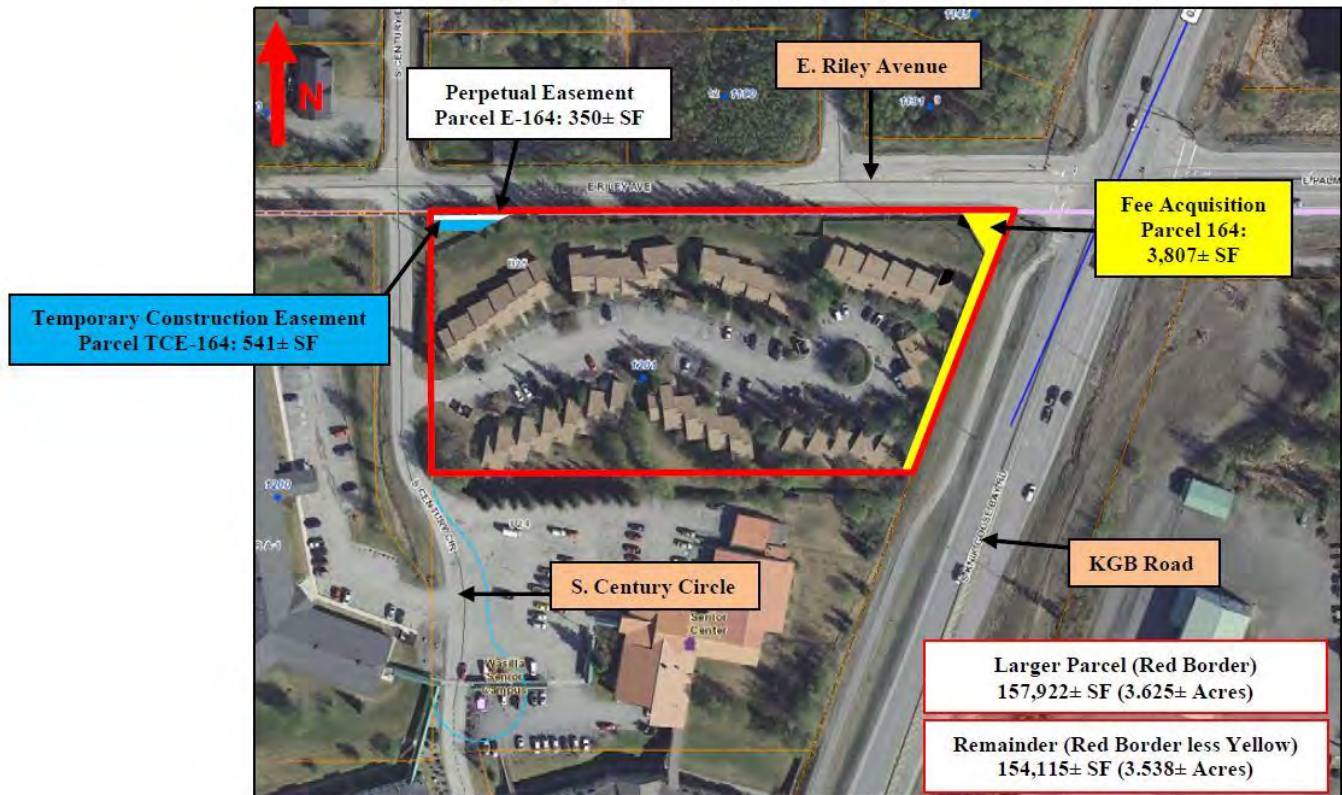
- A tenant relocation plan has been developed to ensure public housing residents are appropriately relocated during the disposition process.
- AHFC will partner with a third party to sell the homes to low-income families.
- Any proceeds from the sale of these properties will be returned to AHFC for the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

2022N-1 Disposition of Property at Williwa Manor

1. Description

The State of Alaska Department of Transportation and Public Facilities (DOT) is planning a road widening project for Knik-Goose Bay Road, which is located on one side of AHFC's Williwa Manor development (AK001000244). DOT is proposing to purchase a corner of Williwa Manor's lot, which is bordered by East Riley Avenue on one side and Knik-Goose Bay Road on the other side.

Aerial Image of Acquisition, Easement, and Remainder Areas



The legal description of the property is:

A Tract of land located in the Northwest one-quarter of the Northwest one-quarter (NW1/4 NW1/4) of Section 15, Township 17 North, Range 1 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska, and more particularly described as follows: Beginning at the Northwest (NW) corner of Section 15, marked by a General Land Office brass cap monument; thence North 89° 53' 00" East along the Section line between Section 15 and Section 10 a distance of 275.00 feet to the true point of beginning; thence South 00° 07' 00" East a distance of 280.04 feet; thence North 89° 53' 00" East a distance of 513.78 feet to the West right-of-way of the Knik Road; thence North 20° 54' 00" East, along the right-of-way to the Section line, a distance of 300.00 feet; thence South 89° 53' 00" West, along the Section line, a distance of 612.37 feet to the true point of beginning.

DOT proposes to acquire 3,807 square feet of land (shown in yellow in the picture) at a price of \$14,400. An appraisal report conducted by MacSwain Associates, LLC, will be included with the package sent to the U.S. Department of Housing and Urban Development, Special Applications Center.

2. Implementation

In accordance with 24 CFR 970, AHFC will be sending a Section 18 Disposition application to the HUD Special Applications Center to remove this portion of the property from Williwa Manor.

- No tenants will be displaced as the location of the property is outside the fence line for the property.
- The existing fence will be replaced with a sound barrier wall to minimize noise.
- Any proceeds from the sale of this property will be used for the provision of low-income housing or to benefit public housing residents.



Direction: Northeast view *Description:* View of proposed acquisition along east boundary



Direction: South view *Description:* Acquisition area proximate to northeast corner

E.3 Annual Statement/Performance and Evaluation Reports for Period Ending December 31, 2020

- AK01P001501-17 (CFP 518)
- AK01P001501-18 (CFP 519)
- AK01P001501-19 (CFP 520)
- AK01P001501-20 (CFP 521)
- AK01P001501-21 (CFP 522)

Part I: Summary

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

Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: **December 31, 2020**
☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|-----------------------|-----------------------|--------------------------------|---------------------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 21) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 5 | 1411 Audit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 6 | 1415 Liquidated Damages | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 7 | 1430 Fees and Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 8 | 1440 Site Acquisition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 9 | 1450 Site Improvement | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 10 | 1460 Dwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 12 | 1470 Non-dwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | 1475 Non-dwelling Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | 1492 Moving to Work Demonstration | \$2,030,737.00 | \$2,030,737.00 | \$2,030,737.00 | \$548,349.99 |
| 16 | 1495.1 Relocation Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 17 | 1499 Development Activities ⁴ | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | \$0.00 | | | \$0.00 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 20 | Amount of Annual Grant: (sum of lines 2-19) | \$2,030,737.00 | \$2,030,737.00 | \$2,030,737.00 | \$548,349.99 |
| 21 | Amount of line 20 Related to LBP Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 20 Related to Section 504 Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 20 Related to Security – Soft Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 24 | Amount of line 20 Related to Security – Hard Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 25 | Amount of line 20 Related to Energy Conservation Measures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| | | | |
|---------------------------------|------|--------------------------------------|------|
| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|---------------------------------|------|--------------------------------------|------|

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

PHA Name: **ALASKA HOUSING FINANCE CORPORATION**

Grant Type and Number
Capital Fund Program Grant No: **AK01P001501-17**
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No:

[illegible]

FY2022 AHFC MTW Plan

Part I: Summary

| | | |
|---|---|---|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No: AK01P001501-18 Replacement Housing Factor Grant No: Date of CFFP: | FFY of Grant: 2018 FFY of Grant Approval: 2018 |
|---|---|---|

Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: **December 31, 2020**
☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|-----------------------|-----------------------|--------------------------------|--------------------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 21) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 5 | 1411 Audit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 6 | 1415 Liquidated Damages | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 7 | 1430 Fees and Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 8 | 1440 Site Acquisition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 9 | 1450 Site Improvement | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 10 | 1460 Dwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 12 | 1470 Non-dwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | 1475 Non-dwelling Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | 1492 Moving to Work Demonstration | \$2,944,471.00 | \$2,978,070.00 | \$2,978,070.00 | \$14,359.82 |
| 16 | 1495.1 Relocation Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 17 | 1499 Development Activities ⁴ | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | \$0.00 | | | \$0.00 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 20 | Amount of Annual Grant: (sum of lines 2-19) | \$2,944,471.00 | \$2,978,070.00 | \$2,978,070.00 | \$14,359.82 |
| 21 | Amount of line 20 Related to LBP Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 20 Related to Section 504 Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 20 Related to Security – Soft Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 24 | Amount of line 20 Related to Security – Hard Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 25 | Amount of line 20 Related to Energy Conservation Measures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| | | | |
|---------------------------------|------|--------------------------------------|------|
| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|---------------------------------|------|--------------------------------------|------|

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

PHA Name: **ALASKA HOUSING FINANCE CORPORATION**

Grant Type and Number
Capital Fund Program Grant No: **AK01P001501-18**
CFFP (Yes/No): **No**
Replacement Housing Factor Grant No:

Federal FY of Grant: 2018

[illegible]

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

Part I: Summary

| | | |
|---|---|---|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No: AK01P001501-19 Replacement Housing Factor Grant No: Date of CFFP: | FFY of Grant: 2019 FFY of Grant Approval: 2019 |
|---|---|---|

Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: **December 31, 2020**
☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|-----------------------|-----------------------|--------------------------------|---------------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 21) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 5 | 1411 Audit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 6 | 1415 Liquidated Damages | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 7 | 1430 Fees and Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 8 | 1440 Site Acquisition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 9 | 1450 Site Improvement | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 10 | 1460 Dwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 12 | 1470 Non-dwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | 1475 Non-dwelling Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | 1492 Moving to Work Demonstration | \$2,941,459.00 | \$2,957,669.00 | \$2,957,669.00 | \$0.00 |
| 16 | 1495.1 Relocation Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 17 | 1499 Development Activities ⁴ | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | \$0.00 | | | \$0.00 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 20 | Amount of Annual Grant: (sum of lines 2-19) | \$2,941,459.00 | \$2,957,669.00 | \$2,957,669.00 | \$0.00 |
| 21 | Amount of line 20 Related to LBP Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 20 Related to Section 504 Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 20 Related to Security – Soft Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 24 | Amount of line 20 Related to Security – Hard Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 25 | Amount of line 20 Related to Energy Conservation Measures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| | | | |
|--|-------------|---|-------------|
| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|--|-------------|---|-------------|

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

| | | |
|--|---|----------------------------------|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No: AK01P001501-19 CFFP (Yes/No): No Replacement Housing Factor Grant No: | Federal FY of Grant: 2019 |
|--|---|----------------------------------|

[illegible]

² To be completed for the Performance and Evaluation Report.

Part I: Summary

| | | |
|--|--|---|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No: AK01P001501-20 Replacement Housing Factor Grant No: Date of CFFP: _____ | FFY of Grant: 2020 FFY of Grant Approval: 2020 |
|--|--|---|

Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no:)
 ☒ Performance and Evaluation Report for Period Ending: **December 31, 2020**
☐ Final Performance and Evaluation Report

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|-----------------------|-----------------------|--------------------------------|---------------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 21) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 5 | 1411 Audit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 6 | 1415 Liquidated Damages | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 7 | 1430 Fees and Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 8 | 1440 Site Acquisition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 9 | 1450 Site Improvement | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 10 | 1460 Dwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 12 | 1470 Non-dwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | 1475 Non-dwelling Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | 1492 Moving to Work Demonstration | \$3,035,482.00 | \$3,057,543.00 | \$3,057,543.00 | \$0.00 |
| 16 | 1495.1 Relocation Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 17 | 1499 Development Activities ⁴ | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | \$0.00 | | | \$0.00 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 20 | Amount of Annual Grant: (sum of lines 2-19) | \$3,035,482.00 | \$3,057,543.00 | \$3,057,543.00 | \$0.00 |
| 21 | Amount of line 20 Related to LBP Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 20 Related to Section 504 Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 20 Related to Security – Soft Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 24 | Amount of line 20 Related to Security – Hard Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 25 | Amount of line 20 Related to Energy Conservation Measures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| | | | |
|---------------------------------|------|--------------------------------------|------|
| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|---------------------------------|------|--------------------------------------|------|

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

| | | |
|--|---|----------------------------------|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No: AK01P001501-20 CFFP (Yes/No): No Replacement Housing Factor Grant No: | Federal FY of Grant: 2020 |
|--|---|----------------------------------|

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary

| | | |
|---|---|---|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No: AK01P001501-21 Replacement Housing Factor Grant No: Date of CFFP: | FFY of Grant: <u>2021</u> FFY of Grant Approval: <u>2021</u> |
|---|---|---|

Type of Grant

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

☐ Performance and Evaluation Report for Period Ending:

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|-----------------------|----------------------|--------------------------------|---------------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total Non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3 | 1408 Management Improvements | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 21) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 5 | 1411 Audit | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 6 | 1415 Liquidated Damages | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 7 | 1430 Fees and Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 8 | 1440 Site Acquisition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 9 | 1450 Site Improvement | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 10 | 1460 Dwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 12 | 1470 Non-dwelling Structures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 13 | 1475 Non-dwelling Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 15 | 1492 Moving to Work Demonstration | \$3,057,543.00 | \$0.00 | \$0.00 | \$0.00 |
| 16 | 1495.1 Relocation Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 17 | 1499 Development Activities ⁴ | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | \$0.00 | | | \$0.00 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 20 | Amount of Annual Grant: (sum of lines 2-19) | \$3,057,543.00 | \$0.00 | \$0.00 | \$0.00 |
| 21 | Amount of line 20 Related to LBP Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 20 Related to Section 504 Activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 20 Related to Security – Soft Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 24 | Amount of line 20 Related to Security – Hard Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 25 | Amount of line 20 Related to Energy Conservation Measures | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| | | | |
|---------------------------------|------|--------------------------------------|------|
| Signature of Executive Director | Date | Signature of Public Housing Director | Date |
|---------------------------------|------|--------------------------------------|------|

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

| | | |
|--|---|----------------------------------|
| PHA Name: ALASKA HOUSING FINANCE CORPORATION | Grant Type and Number Capital Fund Program Grant No: AK01P001501-21 CFFP (Yes/No): No Replacement Housing Factor Grant No: | Federal FY of Grant: 2021 |
|--|---|----------------------------------|

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

² To be completed for the Performance and Evaluation Report.

B. Documentation of Public Process

B.1 Public Notice for FY2022 Moving to Work Plan

Alaska Housing Finance Corporation published a public notice seeking comment on the FY2022 Annual Plan on its web site. The notice was published on January 22, 2021.

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

The public is invited to participate in a 30-day public comment period and a statewide teleconference to provide comments on the Alaska Housing Finance Corporation (AHFC) FY2022 Moving to Work (MTW) Plan and Capital Fund Program. The Plan is available on the AHFC website at <https://www.ahfc.us/publichousing/resources/mtw-plans-and-reports>. The public may also obtain a copy of the Plan by calling Regina O'Keefe at 907-330-8432 or 800-478-2432, outside of Anchorage.

1. Written comments are accepted until **Noon, February 22, 2021**. Please submit comments to pstantorf@ahfc.us or mail to:

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

2. A public hearing is scheduled for:

Thursday, February 4, 2021, 4:00-6:00 p.m.

Individuals may attend the hearing by telephone at **877-668-4493**; the "meeting number" to the hearing is **145 281 9111**. No password is required.

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

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

B.2 Public Comments from the February 4, 2021 Public Hearing

A transcript of the entire proceeding is on record at the AHFC Public Housing Division headquarters. Attendance: AHFC staff members attending (two), three members of the public called into the public hearing.

Catherine Stone provided an introduction to the public hearing and explained the purpose of the hearing. Ms. Stone then provided a short description of the proposed non-MTW activity, 2022N-1. This activity proposes to sell a portion of land along Knik-Goose Bay Road to the Alaska Department of Transportation and Public Facilities as part of their road improvement project.

Georgia Stephan, Resident Advisory Board member, commented:

Ms. Stephan indicated that she was just attending to listen and did not have any comments.

AHFC: AHFC thanked Ms. Stephan for attending.

Hugh Brown, Resident Advisory Board member, commented:

Mr. Brown stated that he was a recipient of the program and thinks it is a wonderful way to help folks. He was pleased to be a part of the Resident Advisory Board and to provide input to AHFC. He wondered if the program would be expanded this year due to budget uncertainty.

AHFC: AHFC thanked Mr. Brown for attending. Ms. Stone stated that AHFC is not planning a reduction in its programs, but that AHFC is focused on maintaining the health and safety of residents and staff during the COVID-19 pandemic. AHFC plans to maintain the status quo, and we are pleased that he is enjoying some of the benefits of the programs.

Nancy Burke, Housing and Homeless Services Coordinator, Municipality of Anchorage, commented:

Ms. Burke stated that she did not have any comments at this time, but would be submitting written comments.

AHFC: AHFC thanked Ms. Burke for attending and confirmed the email address for comments.

B.3 Written Public Comments

No written comments were provided as of the close of the public comment period.

B.4 Resident Advisory Board Comments

The FY2022 Plan was presented to the Resident Advisory Board on February 10, 2021 at their quarterly meeting. There were no additional comments provided at that time.

ALASKA HOUSING FINANCE CORPORATION

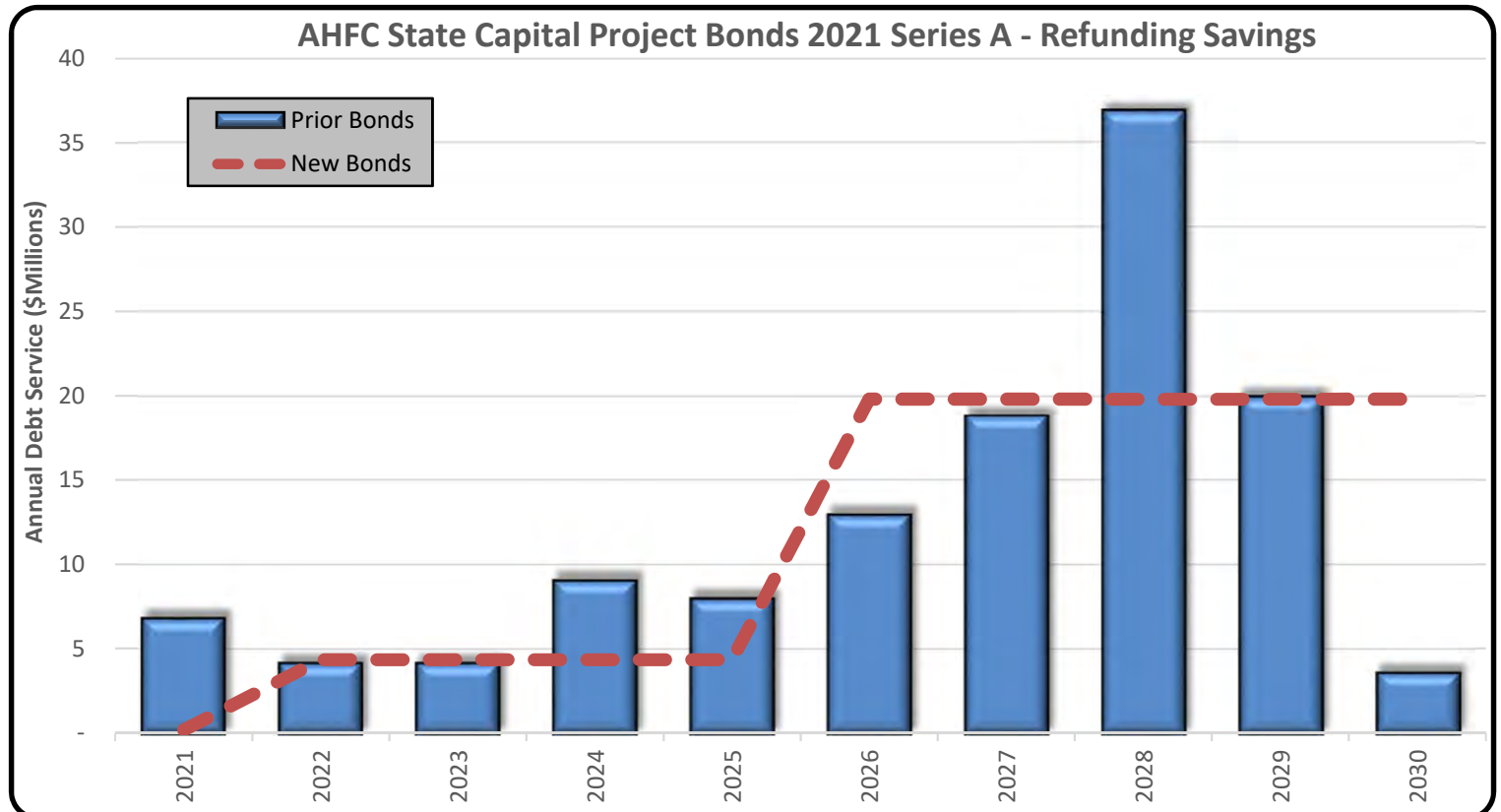
Finance Board Report

| January 2021 | Current Month | 1 Year Ago | 2 Years Ago | 1 Year Ago | 2 Years Ago |
|---------------------------------|----------------------|----------------------|----------------------|-------------|--------------|
| | 01/31/21 | 01/31/20 | 01/31/19 | % Change | % Change |
| Total Mortgage Portfolio | 3,116,522,486 | 3,414,689,429 | 3,375,342,130 | (9%) | (8%) |
| 12-Month Mortgage Change | (298,166,943) | 39,347,299 | 275,914,415 | | |
| Mortgage Average Rate | 4.29% | 4.47% | 4.54% | (4%) | (6%) |
| Delinquency (% of \$) | 6.12% | 3.02% | 3.38% | 103% | 81% |
| Foreclosure (% of \$) | 0.08% | 0.25% | 0.31% | (68%) | (74%) |
| Total Bonds Outstanding | 2,497,285,000 | 2,576,385,000 | 2,372,340,000 | (3%) | 5% |
| 12-Month Bond Change | (79,100,000) | 204,045,000 | 207,750,000 | | |
| Bond Average Rate | 3.14% | 3.52% | 3.73% | (11%) | (16%) |
| Mortgage/Bond Spread | 1.15% | 0.95% | 0.81% | 21% | 42% |
| Mortgage/Bond Ratio | 1.25 | 1.33 | 1.42 | (6%) | (12%) |

STATE CAPITAL PROJECT BONDS 2021 SERIES A

| | | | |
|-----------------|--------------|--------------------|------------|
| Senior Manager | Wells Fargo | Par Amount * | 86,615,000 |
| Tax Status | Tax-Exempt | Bond Premium * | 24,270,000 |
| Interest Type | Fixed Rate | Bond Yield * | 0.84% |
| Credit Ratings | AA+/Aa2 | Escrow Yield * | 0.21% |
| Proceed Uses | Refunding | Average Life * | 7 Years |
| Special Status | Social Bonds | Bonds Refunded * | 90,985,000 |
| Pricing Date * | 03/10/21 | Savings NPV \$ * | 9,000,000 |
| Delivery Date * | 04/21/21 | Savings NPV % * | 10% |
| Maturity Date * | 06/01/30 | Arb Efficiency % * | 87% |

* Projected



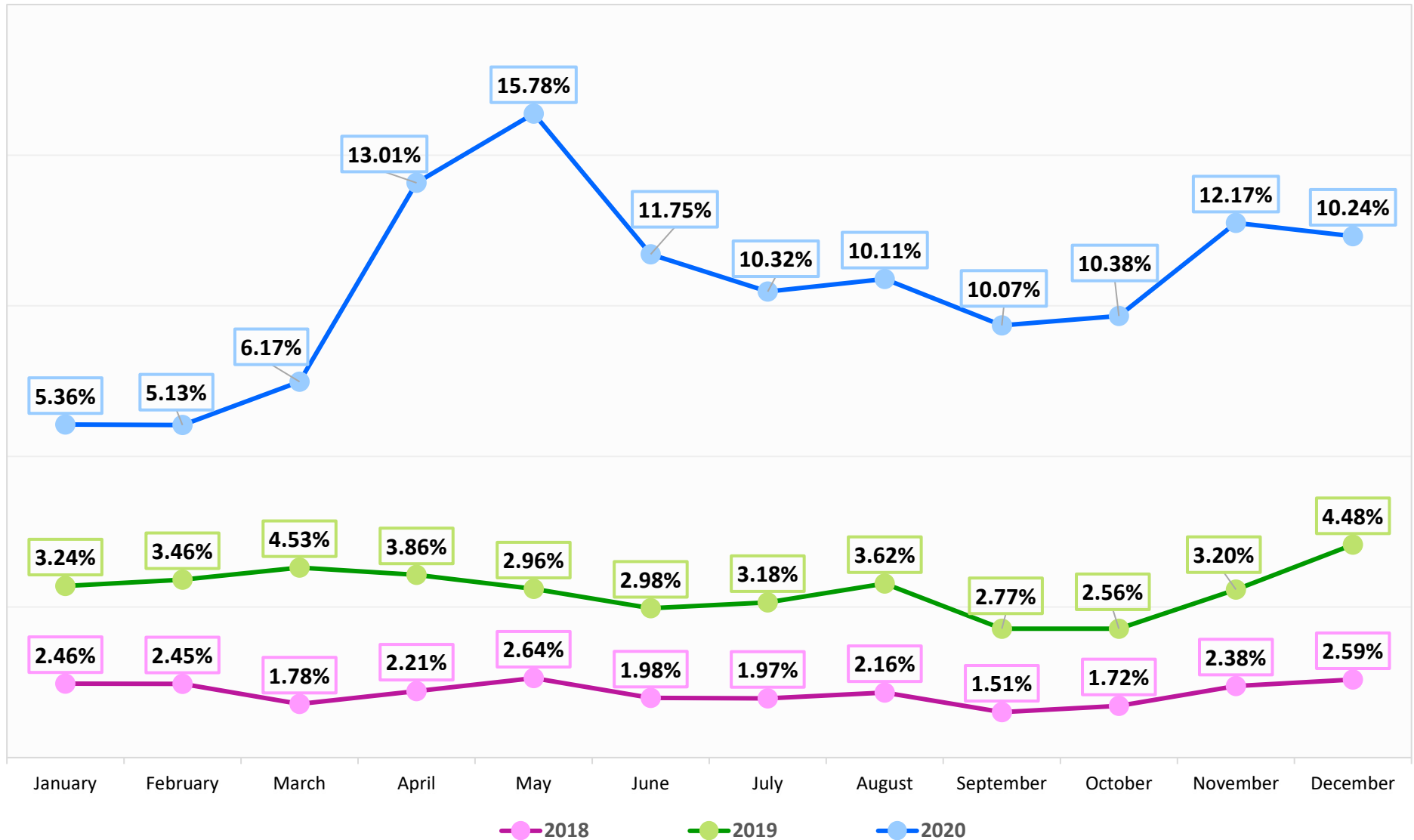
Mortgage Operations

MORTGAGE ACTIVITY SUMMARY LOANS PURCHASED BY PROGRAM

| LOAN PROGRAM | January 2021 | | January 2020 | | FY 2021 Thru 01/31/2021 | | FY 2020 Thru 01/31/2020 | |
|--|--------------|---------------------|--------------|---------------------|-------------------------|---------------------|-------------------------|---------------------|
| | # of Loans | Total Dollar Volume | # of Loans | Total Dollar Volume | # of Loans | Total Dollar Volume | # of Loans | Total Dollar Volume |
| First Home Limited/TEP | 39 | 7,980,882 | 54 | 10,623,621 | 276 | 57,234,777 | 407 | 83,485,682 |
| First Home/TFTHB | 23 | 6,806,945 | 23 | 5,437,124 | 163 | 48,216,648 | 159 | 46,174,613 |
| Veterans Mortgage Program | 5 | 1,717,121 | 7 | 2,418,823 | 48 | 16,615,683 | 58 | 18,713,297 |
| My Home/Taxable | 51 | 17,491,853 | 48 | 16,574,145 | 281 | 95,932,824 | 286 | 93,547,266 |
| Uniquely Alaskan/Non-Conforming | 0 | 0 | 3 | 740,350 | 0 | 0 | 33 | 7,655,231 |
| Rural Loan Program | 26 | 6,644,836 | 22 | 5,158,252 | 141 | 34,972,835 | 126 | 30,201,183 |
| Streamline Refinance | 25 | 6,051,622 | 8 | 2,466,208 | 132 | 36,721,469 | 56 | 20,339,940 |
| Rural Streamline Refinance | 18 | 4,418,972 | 2 | 362,750 | 94 | 24,590,139 | 14 | 4,393,243 |
| Other: SME, BML | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential Loan Program Totals | 187 | 51,112,231 | 167 | 43,781,273 | 1,135 | 314,284,375 | 1,139 | 304,510,455 |
| Multi-Family | 1 | 363,300 | 1 | 414,000 | 16 | 19,933,600 | 8 | 3,944,950 |
| Rural Multi-Family | 2 | 1,043,000 | 0 | 0 | 2 | 1,043,000 | 0 | 0 |
| Condominium Association loan | 0 | 0 | 0 | 0 | 2 | 302,500 | 3 | 609,655 |
| Loans to Sponsor | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Multi-Family Loan Program Totals | 3 | 1,406,300 | 1 | 414,000 | 20 | 21,279,100 | 11 | 4,554,605 |
| Total Loans Purchased | 190 | 52,518,531 | 168 | 44,195,273 | 1,155 | 335,563,475 | 1,150 | 309,065,060 |
| LOAN PROGRAM OPTIONS (Included in Total Loans Purchased) | | | | | | | | |
| Interest Rate Reduction Low Income Borrowers | 7 | 1,167,455 | 4 | 598,244 | 49 | 8,253,210 | 61 | 10,174,950 |
| Energy Efficiency Interest Rate Reduction | 3 | 1,159,000 | 17 | 6,251,802 | 29 | 10,661,582 | 67 | 22,993,573 |
| Closing Cost Assistance Program | 5 | 1,153,252 | 3 | 529,785 | 33 | 8,170,571 | 10 | 2,472,774 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| RESIDENTIAL PIPELINE as of 01/31/2021 | | | | | | | | |
| | # | Amount | | | | | | |
| Lock-ins: | 191 | 61,195,236 | | | | | | |
| Commitments: | 452 | 128,832,649 | | | | | | |
| Total: | 643 | 190,027,885 | | | | | | |

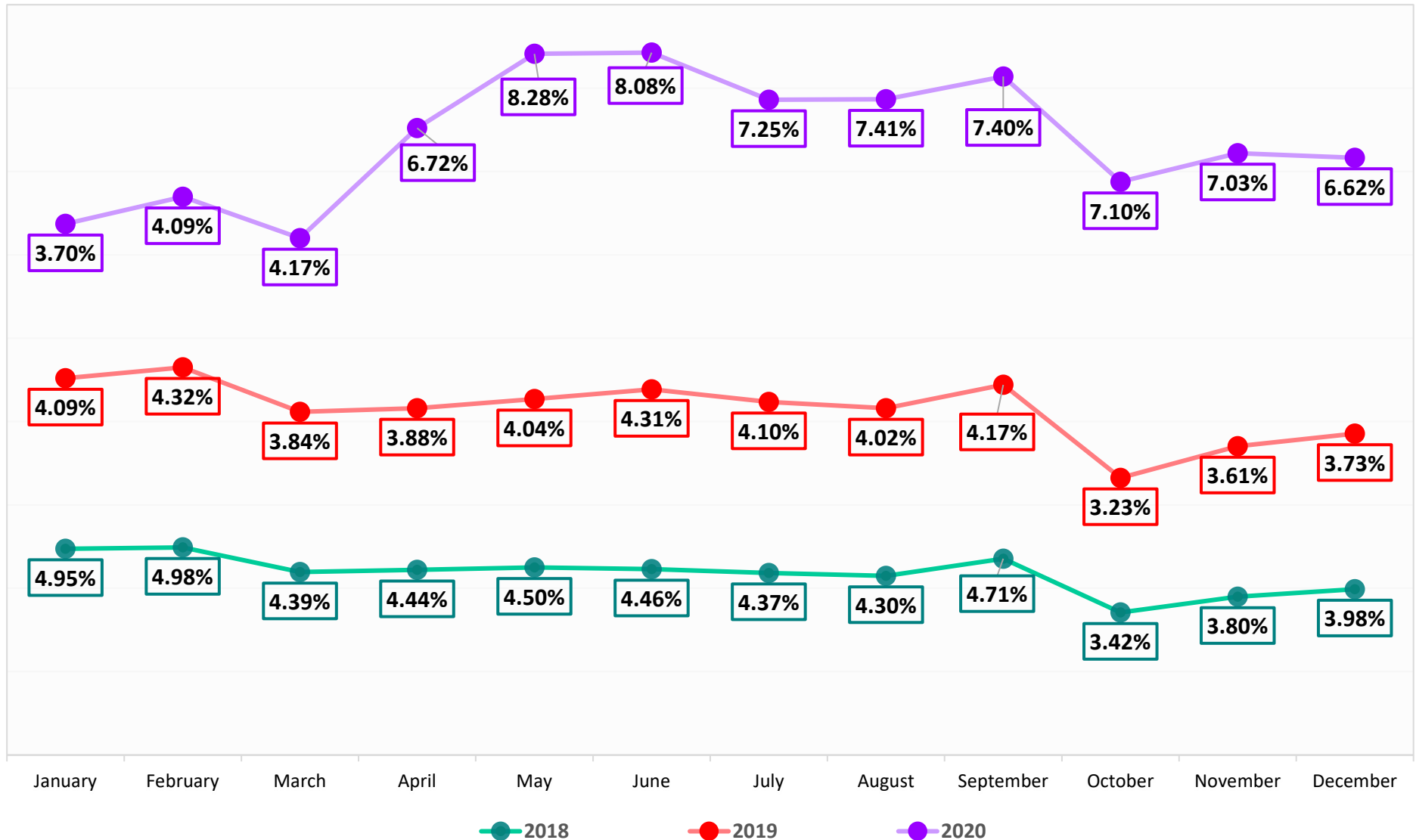
Mortgage Operations

Multi-Family Delinquency Percentage by Calendar Year



Mortgage Operations

Single-Family Delinquency Percentage by Calendar Year



Mortgage Operations

AK Real Estate Cumulative Statistics YTD – 4th QTR (2019 vs 2020)

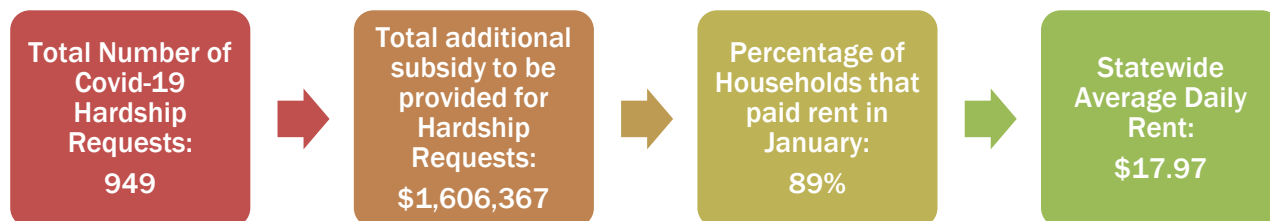
| | NEW LISTINGS | | | | NUMBER SOLD | | | | AVG SALES PRICE | | | | DAYS ON MARKET | | |
|------------------------|--------------|-------|---------|--|-------------|-------|---------|--|-----------------|---------|--------|--|----------------|------|---------|
| | 2019 | 2020 | % Chg | | 2019 | 2020 | % Chg | | 2019 | 2020 | % Chg | | 2019 | 2020 | % Chg |
| Anchorage Residential | 3,819 | 3,910 | 2.38% | | 2,723 | 3,252 | 19.43% | | 374,848 | 396,873 | 5.88% | | 51 | 41 | -19.61% |
| Anchorage Condo | 1,559 | 1,601 | 2.69% | | 1,033 | 1,158 | 12.10% | | 211,169 | 216,812 | 2.67% | | 68 | 54 | -20.59% |
| Mat Su Residential | 2,845 | 2,609 | -8.30% | | 1,955 | 2,133 | 9.10% | | 273,851 | 301,406 | 10.06% | | 62 | 53 | -14.52% |
| Mat Su Condo | 48 | 46 | -4.17% | | 37 | 39 | 5.41% | | 154,257 | 176,771 | 14.60% | | 101 | 35 | -65.35% |
| Kenai Pen. Residential | 1,275 | 1,077 | -15.53% | | 786 | 871 | 10.81% | | 252,981 | 274,829 | 8.64% | | 93 | 94 | 1.08% |
| Kenai Pen. Condo | 10 | 11 | 10.00% | | 5 | 10 | 100.00% | | 159,200 | 147,759 | -7.19% | | 86 | 72 | -16.28% |
| FNSB Residential | 1,938 | 1,826 | -5.78% | | 1,252 | 1,398 | 11.66% | | 246,472 | 264,572 | 7.34% | | 51 | 66 | 29.41% |
| FNSB Condo | 100 | 109 | 9.00% | | 56 | 62 | 10.71% | | 122,360 | 130,155 | 6.37% | | 63 | 67 | 6.35% |
| SE Residential | 103 | 80 | -22.33% | | 135 | 124 | -8.15% | | 390,541 | 404,830 | 3.65% | | 83 | 68 | -18.07 |
| SE Condo | 28 | 27 | -3.57% | | 25 | 35 | 40.00% | | 206,837 | 191,174 | -7.57% | | 54 | 53 | -1.85% |

Courtesy: Alaska MLS, Fairbanks Board of Realtors & Southeast Board of Realtors

Public Housing Operations Update

February 2021

Covid-19 Hardship Requests and Rental Stats:



Operations Updates:

- Coordination with Planning on the Emergency Rental Assistance, Alaska Housing Rental Relief program and providing it to Public Housing families.
- Work developing Yardi Rent Café to provide improved electronic access for landlords and residents and provide on line waiting lists and client portals.
- End of calendar year showed continued growth in income for families on Step program. Baseline income was \$19,929, Step five average income is \$36,644.
- Jumpstart classes are now all on line via Zoom and available Statewide!

Facilities Management & Construction Updates:

- **Juneau** – Working with A&E on feasibility study to renovate the main office at Cedar Park for more office space and functional community center; Geneva Woods siding replacement project is underway.
- **Wrangell** – Phase II of retaining wall project funded, awaiting quotes. Project documentation drafted to finish replacement of isolation valves and zone valves at Etolin Heights.
- **Anchorage** – Fireplace removal project continues as properties vacated; funding issued for deferred maintenance projects to include asphalt and concrete replacement, heat plant replacement, interior common area renewals. Alpine Terrace: Sprinkler/Fire Alarm project underway for code compliant replacement/upgrades to aging systems, contractor on site.
- **Seward** – Quote for protective rock fence received, awaiting award to contractor. Purchase Requests submitted for interior flooring Phase I and other property enhancements.
- **Sitka** – Gutter removal and replacement project funded, awaiting quotes.
- **Project management** - working with AMPS to develop contract scopes for deferred maintenance repair/replacement projects; managing several maintenance contracts for the Corporation; assisting AMP 274 on N. Bliss fire renovation.
- **Extraordinary Maintenance Team (EMT)** - Actively working on the modernization of E 18th single family home; ongoing building maintenance; building sanitization of corporate offices.
- **Statewide A&E Term Contract** - Design Alaska Request for Design Services proposal response: Golden Towers Exterior Envelope Repairs; Chugach View and Manor Standby Generator Installation; Nome Raise and Support Foundations; Statewide Site Adaptable Playgrounds; Chugach Manor window replacement project; Cedar Park Site office redesign.

Research and Rural Development Department

February 24, 2021 Board Report

The Research and Rural Development Department promotes a sustainable built environment so that Alaskans have access to safe, quality and affordable housing. The department accomplishes this mission through management of a variety of programs, services, education, technical assistance, and resources.

The Supplemental Housing Development Grant program provides funding to Regional Housing Authorities for housing infrastructure projects, specifically for electrical distribution, water, roads, and energy efficiency. Research and Rural Development recently published a notice of intent to award 10 Housing Authorities with Supplemental program funding.

New Funding for Program Year 2021
Total Awarded \$1,589,145.10

| <u>Housing Authority</u> | <u>Award</u> |
|---|--------------|
| Bristol Bay Housing Authority | \$162,160.12 |
| Baranof Island Housing Authority | \$162,160.12 |
| Bering Strait Regionals Housing Authority | \$162,160.13 |
| Cook Inlet Housing Authority | \$162,160.12 |
| Copper River Basin Housing Authority | \$162,160.12 |
| Interior Regional Housing Authority | \$162,160.12 |
| Northwest Inupiat Housing Authority | \$162,160.13 |
| North Pacific Rim Housing Authority | \$129,704.00 |
| Tagiugmiullu Nunamiullu Housing Authority | \$162,160.12 |
| Tlingit-Haida Regional Housing Authority | \$162,160.12 |

Planning and Program Development

February, 2021

Fast Facts

- Managing 16 Active Housing Programs: 5 Development Programs, 11 Service Programs
- Managing 155 Active Grant Agreements, Tax Credit Awards and Contracts
- Housing Development Programs Awards Issued
 - o No new housing awards issued during the month of January
 - o Significant progress made developing the new statewide housing relief program that will operate in partnership with several agencies throughout the state using a single point of entry designed by AHFC.

Homeless Assistance and Special Needs Housing Grant Programs: These data report the number of Alaskans served during the entire month of December

- Emergency Shelter: 678
- Transitional Housing: 378
- Prevention Programs: 529 – these numbers exclude the CARES funded Housing Relief
- Permanent Supportive Housing: 330

AHFC Funded Homeless and Support Service Programs

| Homeless Assistance and Special Needs Housing Grant Program Awards | Active Awards | Annualized Awards |
|---|------------------|----------------------|
| Services - Adult General | 33 | \$5,358,970 |
| Service - Permanent Supportive Housing | 17 | \$3,002,720 |
| Service - Prevention | 7 | \$1,200,144 |
| Service - Shelter | 9 | \$1,156,106 |
| Services - Domestic Violence | 7 | \$589,830 |
| Service - Permanent Supportive Housing | 1 | \$133,162 |
| Service - Prevention | 3 | \$128,847 |
| Service - Shelter | 3 | \$327,821 |
| Services - Family | 6 | \$2,647,849 |
| Service - Permanent Supportive Housing | 1 | \$197,816 |
| Service - Prevention | 2 | \$717,383 |
| Service - Shelter | 3 | \$1,732,650 |
| Services - Youth | 3 | \$699,291 |
| Service - Shelter | 3 | \$699,291 |
| Grand Total | 49 | \$9,295,940 |

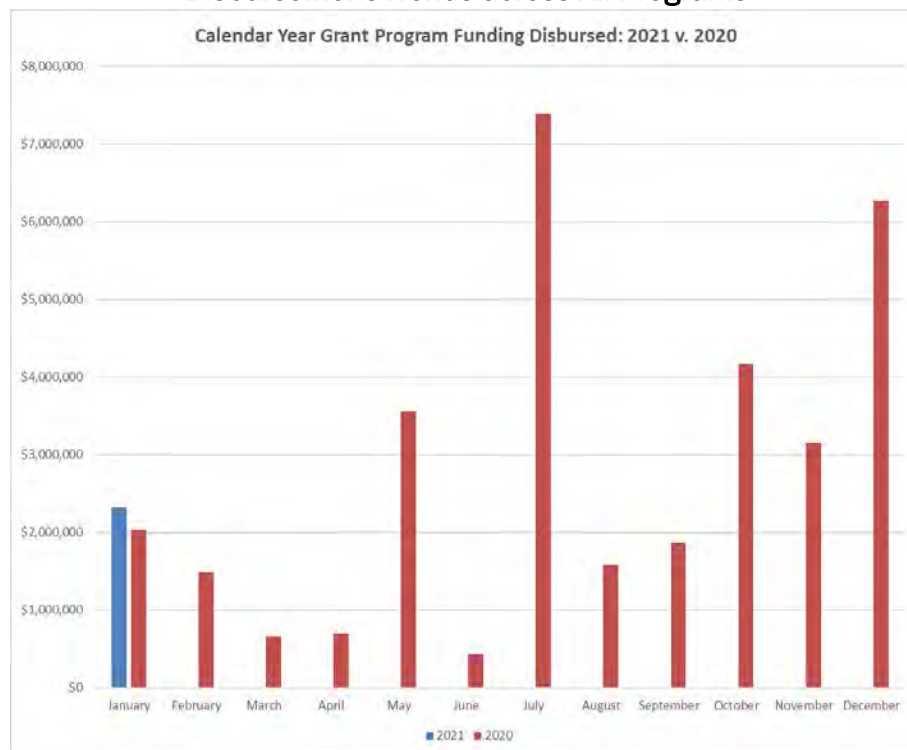
Development Programs Activity

| Active Developments by Housing Type | Number of Active Awards Managed | Housing Units Being Built | Total Development Costs |
|-------------------------------------|---------------------------------|---------------------------|-------------------------|
| Families | 22 | 654 | \$185,790,326 |
| Rural Professionals | 16 | 60 | \$20,720,505 |
| Senior Housing | 7 | 233 | \$59,424,229 |
| Supportive Housing | 1 | 24 | \$4,604,521 |
| Grand Total | 46 | 971 | \$270,539,581 |

Development Program Notes:

- 25 distinct development partners are currently building in 27 distinct communities
- 19 of 27 communities with active developments meet AHFC's small communities definition

Disbursement Trends across All Programs



Disbursement Activity Notes:

- Fifty-three (53) disbursements were processed during the month of January. Historically, between 24 to 88 disbursements are paid out each month.
 - o In Calendar year 2020, \$33.3M in total funding was disbursed to grantees
 - o In calendar year 2019, \$19.6M in total funding was disbursed to grantees
 - o In calendar year 2018, \$20.5M in total funding was disbursed to grantees



AHFC BOARD OF DIRECTORS
SCHEDULE 2021

~~January 27, 2021 (AHFC Regular & Audit Committee)~~

February 24, 2021 (AHFC Regular)

April 28, 2021 (Audit Committee, AHCC Annual Membership & Board and AHFC Regular)

May 26, 2021 (AHFC Regular)

June 30, 2021 (AHFC Regular)

July 28, 2021 BOD (Audit Committee & AHFC Regular)

August 25, 2021 (AHFC Annual)

(NCSHA Annual Conference 2021)

October 20, 2021 (Audit Committee, ACAH Annual Membership & Board and AHFC Regular)

November 17, 2021 (NTSC Annual Membership & Board, and AHFC Regular)