
Moving to Work Plan FY2019 Public Housing Division

Original Submission:

Public Comment: February 2, 2018
Public Hearing: Thursday, February 22, 2018
Public Comment Closes: March 5, 2018
Board Approval: Pending, April 25, 2018
To HUD: Pending
Approved by HUD: Pending

This Page Intentionally Left Blank

I.	Introduction	
A.	Table of Contents	
B.	Goals	7
B.1	Overview	7
B.2	Summary of Goals.....	9
II.	General Housing Authority Operating Information.....	10
A.	Housing Stock Information.....	10
A.1	Planned New Public Housing Units to be Added During the Fiscal Year....	10
A.2	Planned Public Housing Units to be Removed During the Fiscal Year.....	10
A.3	New Housing Choice Vouchers to be Project-Based During the Fiscal Year	10
A.4	Other Changes to the Housing Stock Anticipated During the Fiscal Year	11
A.5	General Description of All Planned Capital Fund Expenditures During the Plan Year	11
B.	Leasing Information	11
B.1	Planned Number of Households Served at the End of the Fiscal Year	11
B.2	Reporting Compliance with Statutory MTW Requirements.....	11
B.3	Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers, and/or Local, Non-Traditional Units and Possible Solutions.....	12
C.	Wait List Information	12
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	14
	2010-9 Returning Home Program	15
	2010-10 Moving Home Program	16
	2011-1 Simplification of Utility Allowance Schedules.....	17
	2011-2 Local Payment Standards.....	17
	2011-3 Project-Based Vouchers – Waiver of Tenant-Based Requirement	18
	2011-5 Project-Base Vouchers at AHFC Properties and Exceed 25 Percent Limit per Building.....	18
	2012-1 Raise HCV Maximum Family Contribution at Lease-Up to 50 Percent.....	19
	2012-2 Nonpayment of Rent	20
	2012-4 Sponsor-Based Rental Assistance Program, Karluk Manor	20
	2013-1 Making A Home Program	21
	2013-2 Empowering Choice Housing Program (ECHP).....	22

2014-1 Reasonable Rent and Family Self-Sufficiency Initiative	22
2014-1a Population Definitions.....	23
2014-1b Minimum Rent.....	23
2014-1c Utility Reimbursement Payments	24
2014-1d Jumpstart Program.....	24
2014-1e Family Choice of Rent and Flat Rents.....	26
2014-1f Ineligible Noncitizen Proration	27
2014-1g Annual Recertification Requirement.....	27
2014-1h Annual and Adjusted Annual Income Calculation	28
2014-1i Portability	29
2014-1j Income from Assets.....	30
2014-1k Earned Income Disallowance	31
2014-1l Hardship Policy and Process	31
2014-3 PBV Inspection Requirements.....	33
2014-4 Ridgeline Terrace and Susitna Square	34
2015-1 Modify Reasonable Rent Procedure for 5 Percent FMR Decrease.....	35
2018-1 Sponsor-Based Assistance, Forget-Me-Not Manor	35
B. Not Yet Implemented	36
2016-1 Section 811 Sponsor-Based Assistance.....	36
2018-2 Sponsor-Based Assistance, Dena'ina House	37
C. On Hold	38
2010-11 Project-Based Voucher Assistance in Transitional Housing.....	38
2010-13 Homeownership Program.....	38
D. Closed Out	39
2010-1 Reexamination of Income.....	39
2010-4 Rent Simplification	40
2010-8 Live-In Aides.....	41
2010-12 Local Preferences	41
2010-14 AHFC Alternate Forms.....	42
2011-4 Establish a Sponsor-Based Rental Assistance Program	42
2012-3 Waiver of Automatic Termination of HAP Contract	43
2013-3 Income Limits	43
2014-2 Use of TIC Sheets for PBV Income Calculations.....	44
V. MTW Sources and Uses of Funds.....	44
A. Estimated Sources of MTW Funding for the Fiscal Year	44
B. Estimated Uses of MTW Funding for the Fiscal Year.....	45
C. Activities Using Only MTW Single Fund Flexibility	45
D. Local Asset Management Plan.....	45
VI. Administrative	46
A. Board Resolution and Certifications of Compliance.....	47
A.1 Board Resolutions.....	47

A.2	Certifications of Compliance	47
B.	Public Review Process	47
B.1	Public Notice	47
B.2	Affidavits of Publication	47
B.3	Public Comments from the February 22, 2018 Public Hearing	47
B.4	Written Public Comments.....	47
B.5	Resident Advisory Board Comments	47
C.	PHA Evaluations	47
D.	Appendix – Non-MTW Activities	47
D.1	Preliminary Development Activities	48
D.2	Activities.....	48
2014N-1	Smoke Free Housing	48
2018N-1	Natural Disaster Displacement Preference	49
On-Going	Activities	50
E.	Annual Statement/Performance and Evaluation Reports for Period Ending December 31, 2017	51

This Page Intentionally Left Blank

B. Goals

B.1 Overview

"SUCCESS DOESN'T COME TO YOU, YOU GO TO IT." – MARVA COLLINS

The Public Housing Division serves as the State of Alaska's only Public Housing Authority. We manage 1,612 rental units and administer over 5,000 vouchers. Each night we provide over 11,000 Alaskans with decent, safe, and affordable housing. We have 150 employees in sixteen locations throughout the state, most of which are only accessible by plane or boat and separated by hundreds, or even thousands, of miles. With locations that are above the Arctic Circle and in rain forests that are closer to Seattle than our headquarters in Anchorage, our management costs are high. Despite our remoteness and high costs, we strive to provide the best possible service that we can to each family we assist and to reach out to all Alaskans in need of housing resources. For a complete overview of the scope of AHFC's activities, please reference our annual report at <https://www.ahfc.us/about-us/reports/>.

As we start our fourth full year of Rent Reform, we continue to see significant increases in work hours and income from our work-able families. Step program families are continuing to increase their income from work. Each quarter has seen about a 2 percent increase over the previous quarter. Savings realized from our Step and Classic programs enabled us to be creative and establish the following specialized programs to house:

- Victims displaced due to domestic violence and sexual assault
- Youth aging out of foster care
- Homeless youth that will access supportive services to re-integrate them into the private rental market
- Homeless persons with disabilities
- Persons leaving the corrections system and re-entering society
- Chronically homeless persons through a Housing First model in the communities of Anchorage and Juneau

Our **Jumpstart** program continues to be at the forefront of our successes. **Jumpstart** provides financial incentives for work, education (tuition and educational courses), a savings match, and supportive services funds. During 2017, AHFC paid \$172,509 in incentives to Jumpstart families. Of significance is that during the last quarter of 2017, 86 percent of incentives directly supported tuition and educational expenses. We believe these incentives directly contribute to increased work hours and incomes and will continue to provide our clients with the encouragement and resources they need to reach their self-sufficiency goals.

Our focus this past year was on providing the tools to create incentives for families to work, seek work, or prepare for work, while maintaining the quality and stability of our Classic program for our elderly and disabled clients. We have combined that with extensive case

management services and partnerships with other agencies that support low income Alaskans.

Year in Review

“DO NOT GO WHERE THE PATH MAY LEAD, INSTEAD GO WHERE THERE IS NO PATH AND LEAVE A TRAIL.” – RALPH WALDO EMERSON

While our primary customers are Public Housing residents, voucher holders, and other low-income and elderly/disabled Alaskans, we also serve a wide variety of other internal and external stakeholders including the AHFC board, staff, landlords, community partners, HUD, Indian Housing Authorities, local governments, and the public.

We serve our customers through the following core competencies:

- Connecting to those in need.
- Obtaining and administering housing subsidy.
- Providing safe shelter.
- Providing high quality customer service.
- Assisting clients in becoming self-sufficient.

Participation in the Moving to Work Demonstration Program necessitated a re-evaluation of our staffing models and strategic plan. During 2017, we realigned staff to better serve our customers and began the process of redefining our mission, vision, values, and goals.

The following core values guide our actions:

- We are responsible stewards of the public’s resources for future generations.
- We strive for excellence in our performance and are accountable to the people of Alaska.
- We are innovative in a dynamic environment.
- We act with integrity to do what is right.
- We are one company. We are one team. Together we will achieve our vision of an Alaska where all people have a safe and affordable place to call home.

“PASSION IS ENERGY. FEEL THE POWER THAT COMES FROM FOCUSING ON WHAT EXCITES YOU.” – OPRAH WINFREY

This past year we stayed the course with our Rent Reform program, maintaining and strengthening outside partnerships, and strengthening our **Jumpstart** self-sufficiency program. Toward these goals we did the following:

- Fully implemented year four of our Rent Reform program, including moving all families in the Step program to their fourth year, rent-based subsidy schedule.
- Expanded our **Jumpstart** program statewide and enrolled over 500 participants.

- Fully leased up our 150 Moving Home Vouchers, a set aside voucher program in partnership with the Department of Health and Social Services for persons experiencing a disability.
- Expanded our Returning Home Housing Program for parolees re-entering society by adding 20 vouchers statewide through a partnership with the Department of Health and Social Services and the Department of Corrections (see activity 2013-1).
- Expanded our Making A Home Housing Program for youth aging out of foster care by adding 15 vouchers in Anchorage through a partnership with the Office of Children's Services (see activity 2010-9).
- Began rental assistance at Forget-Me-Not Manor in Juneau (see activity 2018-1).
- Initiated the process for rental assistance at Dena'ina House (see activity 2018-2).
- Implemented smoke-free rules in all AHFC-owned units. The American Lung Association recognized AHFC with their 2017 Breathe Easy Champion Award.

B.2 Summary of Goals

"YOU HAVE BRAINS IN YOUR HEAD. YOU HAVE FEET IN YOUR SHOES. YOU CAN STEER YOURSELF ANY DIRECTION YOU CHOOSE." – DR. SEUSS

Fiscal year 2019 will be our eleventh year as a Moving to Work agency. In all of our Moving to Work activities, we keep in mind the three statutory goals of the program:

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

For FY2019, we plan to align our goals with our values and MTW activities. Our goals describe our desired destination – where PHD would like to be at the end of 2020. These goals translate our vision and values into a more focused, actionable set of outcomes. This plan carefully considered feedback from management, staff and other stakeholders, and a review of internal performance data, housing alternatives, client outcomes, and other relevant research. PHD's management team will review progress quarterly and make adjustments as necessary.

Following are the five primary goals PHD will be pursuing.

1. **Maximize financial performance, preservation, and leveraging of existing housing portfolio.** PHD will assess and implement strategies that will create financially sustainable housing that meets the needs of lower-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 capacity through process redesign and technology.** PHD will implement processes and tools to enhance staff productivity, employee satisfaction, and client service.
4. **Increase affordable housing opportunities.** PHD will increase housing capacity to Alaskan households by leveraging resources and the flexibilities of the Moving to Work program and the Alaska Corporation for Affordable Housing.
5. **Ensure safety of housing options.** PHD will continue to make the safety of its residents, clients and staff a priority in order to support its mission and vision.

II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. Housing Stock Information

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

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

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

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

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

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

Anticipated Total New Vouchers to be Project-Based	0	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	155
--	---	--	-----

	Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year ¹	152
--	---	-----

¹ 98% of 155

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

AHFC does not anticipate any changes during this fiscal year.

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

The planned uses of the CFP funds are to make up the difference in funding AMP operating costs in the Public Housing program due to funding shortfalls. Any remaining funds are to be put toward funding new housing units in the affordable housing development program as laid out in the MTW plan.

B. Leasing Information

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

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/Leased***
Federal MTW Public Housing Units to be Leased ¹	1,217	14,605
Federal MTW Voucher (HCV) Units to be Utilized ²	4,127	49,524
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs ³	100	1,200
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs ⁴	294	3,528
Total Households Projected to be Served	5,738	68,857

1 – Public Housing (98% of 1,242)

2 – Moving to Work (98% of 4,212); includes Moving Home Program

3 – Karluk Manor, Forget-Me-Not Manor, and Dena'ina House (98% of 103)

4 – (98% of 301) - Empowering Choice Housing Program (185), and Making A Home (20), and Returning Home (96).

Note: NonElderly Disabled (45) and Veterans Affairs Supportive Housing (271) vouchers administrative costs are supported with MTW funds; however, these are not included in the totals.

B.2 Reporting Compliance with Statutory MTW Requirements

AHFC is currently in compliance with statutory MTW requirements.

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

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

C. Wait List Information

As of 01/01/2018, AHFC had the following waiting list statistics.

Housing Program(s)	Wait List Type*	Number of Households on List**	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Anchorage Housing Choice Voucher	Community-Wide	655	Closed	Yes
Anchorage Public Housing	Community-Wide	2,331	Partially Open	Yes
Bethel Public Housing	Community-Wide	49	Open	Yes
Cordova Public Housing	Community-Wide	7	Open	Yes
Fairbanks Housing Choice Voucher	Community-Wide	554	Open	Yes
Fairbanks Public Housing	Community-Wide	494	Open	Yes
Homer Housing Choice Voucher	Community-Wide	129	Open	Yes
Juneau Housing Choice Voucher	Community-Wide	299	Open	Yes
Juneau Public Housing	Community-Wide	218	Partially Open	Yes
Ketchikan Housing Choice Voucher	Community-Wide	150	Open	Yes
Ketchikan Public Housing	Community-Wide	135	Open	Yes
Kodiak Housing Choice Voucher	Community-Wide	66	Open	Yes
Kodiak Public Housing	Community-Wide	63	Open	Yes
Mat-Su Housing Choice Voucher	Community-Wide	681	Open	Yes
Mat-Su Public Housing	Community-Wide	148	Open	Yes
Nome Public Housing	Community-Wide	24	Open	Yes
Petersburg Housing Choice Voucher	Community-Wide	5	Open	Yes
Sitka Housing Choice Voucher	Community-Wide	47	Open	Yes
Sitka Public Housing	Community-Wide	111	Partially Open	Yes
Soldotna Housing Choice Voucher	Community-Wide	236	Open	Yes

Housing Program(s)	Wait List Type*	Number of Households on List**	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Valdez Housing Choice Voucher	Community-Wide	49	Open	Yes
Valdez Public Housing	Community-Wide	23	Open	Yes
Wrangell Housing Choice Voucher	Community-Wide	4	Open	Yes
Wrangell Public Housing	Community-Wide	28	Open	Yes

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open. All partially open waiting lists are for specific bedroom sizes, not populations.

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

N/A

If Other Wait List Type, please describe:

N/A

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

AHFC has plans to open the Anchorage Housing Choice Voucher waiting list during FY2019. A lottery will be used to determine placement on the waiting list.

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

Description and Status

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

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 982.405

2010-6 HQS Inspections on AHFC Properties

Description and Status

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 982.507

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

Description and Status

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

Policy for management of project-based vouchers was issued to staff with Numbered Memo 12-32 on August 21, 2012. It became effective September 1, 2012.

- MainTree 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 1, 2015.
 - Ridgeline Terrace– 63 units – came on-line in January 2016.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment C, paragraph D.4 (no change)

Regulation Citation

24 CFR 983.251

2010-9 Returning Home Program

Description and Status

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 assist with the reduction of recidivism due to prisoner homelessness upon release from incarceration.

- **HOME Funding**

Operational and staff costs are supported with MTW funds. AHFC has a fee-for-service for each housing unit month. These HOME administrative fees are booked as non-MTW revenue. AHFC is following HOME rules at 24 CFR 92 for tenant-based assistance. Family annual income is calculated using the rules at 24 CFR 5.630, and families meet HOME income eligibility limits. Numbered Memo 09-30 issued on November 25, 2009 began the program.
- **MTW Funding**

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

Changes or Modifications

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 increased the number of coupons from 20 to 30 in 2017. This increases the overall benchmark from 70 families per year to 100 per year.

AHFC will also be receiving additional funds from the State of Alaska Department of Health and Social Services, Division of Behavioral Health, to prioritize parolees with several mental health or substance use issues. Monies will serve parolees wishing to be released to any of AHFC's voucher jurisdictions. At this time, monies for FY2018 and FY2019 are available.

Authorization

- HOME Funds authorization: Attachment D of the MTW Agreement signed January 30, 2012 allows for "broader uses of funds." AHFC will rely on that authority to use MTW block grant funds to partially offset administrative costs to support this HOME-funded activity.
- MTW authorization: Attachment C, paragraph D.2.d and paragraph D.3.a.

Regulation Citation

24 CFR 92.209

24 CFR 5.630

2010-10 Moving Home Program

Description and Status

This activity was formerly called Use of HCV Program for Persons with Disabilities. The Moving Home Program is a referral-based rental assistance program designed to enable persons with disabilities to rent affordable housing.

AHFC signed a Memorandum of Agreement in 2014 with the State of Alaska Department of Health and Social Services. For the purposes of the agreement, persons with a disability who are eligible for Moving Home are very low-income households (less than 50 percent of area median income) and meet the criteria below:

- Eligible for community-based, long-term services as provided through Medicaid waivers, Medicaid state plan options, state funded services, or other appropriate services related to the target population, **and**
- Meet the U.S. Department of Housing and Urban Development's definition of a disabled family (24 CFR 5.403), **or** are an Alaska Mental Health Trust Authority beneficiary
- Once an applicant family has leased, families are not required to maintain services in order to remain eligible for Moving Home continuing assistance.

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization and Changes to Authorization

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

2011-1 Simplification of Utility Allowance Schedules**Description and Status**

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 982.517

2011-2 Local Payment Standards**Description and Status**

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

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

AHFC continues to compare the fair market rent, current gross rents of program participants, local rental market vacancy and rental rates, and local advertising materials when selecting a reasonable payment standard. As an internal control, AHFC sets its payment standards within 15 percent of the DOL market survey rate. Policy exceptions are available in those

instances where extraordinary market conditions or community circumstances warrant. These exceptions are documented and explained.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 982.503.

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

Description and Status

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

The project-based voucher policy was approved by AHFC's Board of Directors on May 4, 2010 with Resolution 2010-14 and implemented in 2011. AHFC monitors the turnover at each PBV development.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment C, paragraph D.1 (no change)

Regulation Citation

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

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

Description and Status

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

- **Loussac Place** contains 120 affordable housing units (replaces 60 former public housing units at this site) of which 60 are project-based vouchers. The vouchers are

distributed across bedroom sizes (one through four bedroom units) in a variety of buildings throughout the development. Based on the configuration of the development (townhouse-style units), it would have been impossible to successfully use project-based vouchers without this waiver. The first phase was available in July 2012.

- **MainTree Apartments** contains 10 affordable housing units (new development) reserved for persons with developmental disabilities. All units are subsidized with a project-based voucher. These units were available for occupancy in March 2012.
- **Susitna Square** contains 18 affordable housing units in three buildings (replaces 16 former Public Housing units at this site). All units are subsidized with project-based vouchers and were available for occupancy in September 2015.
- **Ridgeline Terrace** contains 70 affordable housing units in 14 buildings (new development). Sixty-three units have project-based voucher assistance attached with 20 units reserved for seniors (age 55 and older). The units were available for occupancy in January 2016.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 983.56

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

Description and Status

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

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 982.508

2012-2 Nonpayment of Rent**Description and Status**

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

AHFC began this activity on September 1, 2013 with Numbered Memo 13-36. A letter was sent to all public housing residents in July 2013 to remind them of their lease provision and the new shortened period to pay their late rent.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 966.4(l)(3)

2012-4 Sponsor-Based Rental Assistance Program, Karluk Manor**Description and Status**

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

2013-1 Making A Home Program

Description and Status

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

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

- **HOME Funding**

HOME Investment Partnership Program funds pay for the monthly HAP for vouchers leased outside the Anchorage jurisdiction. Operational and staff costs are supported with MTW funds. AHFC has developed a fee-for-service for each housing unit month. These HOME administrative fees are booked as non-MTW revenue. AHFC is following HOME rules at 24 CFR 92 for tenant-based assistance. Family annual income is calculated using the rules at 24 CFR 5.630.

- **State of Alaska Funding**

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

Changes or Modifications

Due to the success of the Anchorage program, the State of Alaska provided additional funding in FY2018 to increase the number of youth served to 15 each month.

Authorization

- HOME Funds authorization: Attachment D of the MTW Agreement signed January 30, 2012 allows for “broader uses of funds.” AHFC will rely on that authority to use MTW block grant funds to partially offset administrative costs to support this HOME-funded activity.
- MTW authorization: Attachment C, paragraph D.2.d and paragraph D.3.a.

Regulation Citation

24 CFR 92
24 CFR 5.630

2013-2 Empowering Choice Housing Program (EHP)

Description and Status

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

This proposal was approved by the AHFC Board of Directors on August 29, 2012 with Resolution 2012-29 and begun on November 1, 2012 with Numbered Memo 12-42.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

2014-1 Reasonable Rent and Family Self-Sufficiency Initiative

Description and Status

This activity addresses the MTW Agreement requirement to establish a reasonable rent policy designed to encourage employment and self-sufficiency by participating families (MTW Agreement, Section III). It was approved by AHFC's Board of Directors on February 27, 2013 with Resolution 2013-11.

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

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

2014-1a Population Definitions

Description and Status

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

1. **Classic Program Family** is defined as 100 percent of adult household members are either a person with a disability (as defined in 24 CFR 5.403) or 62 years of age or older. These families may include a live-in aide (as defined in 24 CFR 5.403), minors, or full-time dependent students.
2. **Full-Time Student** is defined as a dependent adult under the age of 24 who is enrolled as a student at an institution of higher education and meets the school's definition of full-time enrollment. AHFC will continue to disregard any income earned by an individual while full-time student status is maintained.
3. **Set Aside Program Family** – these are families using special purpose or direct referral vouchers which are using AHFC's simplified income calculation method. This includes the Empowering Choice Housing Program, Moving Home Program, NonElderly Disabled Vouchers, Port-in Vouchers, Project-Based Vouchers, and Veterans Affairs Supportive Housing Vouchers. As of January 10, 2016, AHFC began absorbing all incoming portable vouchers and classifying families into the Step and Classic Programs.
4. **Step Program Family** is defined as any household that does not meet the definition of a Classic Program family. Families are limited to 5 years of rental assistance.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Public Housing – Attachment C, paragraph C.2 (no change)

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

Requested Regulation Waiver

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

2014-1b Minimum Rent

Description and Status

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

1. **Classic Program family** – the minimum rent will be \$25. This is lower than the current \$50 minimum rent. Because AHFC is anticipating that these families will not

have wage earners and will 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.

2. **Step Program family** – the minimum rent will be \$100. Staff felt that this was a more reasonable minimum rent and prepared the family for the increase in their monthly rental obligation in year 2.
3. **Set Aside Program family** – the minimum rent will be \$25. AHFC does not require a waiver for this proposal.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Public Housing – Attachment C, paragraph C.11 (no change)

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

Requested Regulation Waiver

24 CFR 5.630.

2014-1c Utility Reimbursement Payments

Description and Status

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Public Housing – Attachment C, paragraph C.11 (no change)

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

Requested Regulation Waiver

Housing Choice Voucher - 24 CFR 982.517

Public Housing –24 CFR 960.253, 965.502 through 965.506, and 966.4

Both –24 CFR 5.632

2014-1d Jumpstart Program

Description and Status

This activity was formerly called Family Self-Sufficiency Program. AHFC has operated a voluntary Family Self-Sufficiency Program since 1994. In order to meet the needs of families

participating in the Step Program, AHFC expanded its program to all its Public Housing and Housing Choice Voucher jurisdictions, as well as increasing the number of families eligible to participate. This new FSS Program is called Jumpstart.

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment C, paragraph E (no change)

Requested Regulation Waiver

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

- 24 CFR 984.103 – Definition of self-sufficiency; AHFC has developed its own definition
- 24 CFR 984.105 – Minimum program size; AHFC will be expanding the size and jurisdictions under the Jumpstart Program
- 24 CFR 984.202 – Program Coordinating Committee composition; AHFC will be establishing an alternate composition for this committee based on AHFC's geographic challenges
- 24 CFR 984.203 – Family selection; AHFC has defined Jumpstart family selection priorities in its Jumpstart Action Plan
- 24 CFR 984.303 – Contract of Participation; AHFC has developed its own Agreement for its Jumpstart participants – Jumpstart Participation Agreement
- 24 CFR 984.303(a) – Signature of head of household; AHFC is adding a procedure for an alternate head of household
- 24 CFR 984.303(b)(2) – Independence from welfare assistance; AHFC is waiving this condition for fulfillment of a Jumpstart Agreement
- 24 CFR 984.303(b)(4) – Suitable employment; any adult family member who signs the Agreement can fulfill this requirement.
- 24 CFR 984.303(c) – Contract term; the Jumpstart Agreement will coincide with the Step Program family's subsidized housing term (this may be less than 5 years)
- 24 CFR 984.303(d) – Contract extension; AHFC Jumpstart staff may extend an Agreement at their discretion or if authorized by the Bridge Committee
- 24 CFR 984.303(d)(5)(iii) – Consequences of noncompliance; AHFC will not terminate a family's rental assistance for failure to comply with their Agreement
- 24 CFR 984.303(g) – Completion; an Agreement is complete when the family has fulfilled all of its obligations under the Agreement and the family must be in good standing with AHFC the month they complete the Agreement

- 24 CFR 984.304 – Total tenant payment; AHFC will calculate total tenant payment in compliance with policy in its Housing Choice Voucher Administrative Plan and Public Housing Program Admissions and Occupancy Policy
- 24 CFR 984.305 – FSS Account; AHFC will not offer an FSS Account. AHFC has developed an alternate system of incentives
- 24 CFR 984.306 – Residency and portability requirements; families are not eligible to port Jumpstart participation. Families are not eligible to port FSS Program participation into AHFC’s jurisdiction. AHFC will not accept FSS Account balances from other PHAs. Jumpstart incentives must be earned while in an AHFC jurisdiction.

2014-1e Family Choice of Rent and Flat Rents

Description and Status

This supporting activity waives the annual requirement to offer a public housing family the choice of a flat or income-based rent. AHFC currently sets a contract rent rate for its Public Housing units. This contract rent replaces the flat rent. If a family’s income rises to a point where their required income-based contribution would exceed the contract rent, AHFC offers the family the contract rent. With the implementation of subsidy steps, families are allowed to keep any earnings over their required contribution. The need for a maximum rent cap is eliminated through the new rent calculation method.

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment C, paragraph C.11 (no change)

Requested Regulation Waiver

24 CFR 960.253.

2014-1f Ineligible Noncitizen Proration

Description and Status

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

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

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

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

Requested Regulation Waiver

24 CFR 5.520.

2014-1g Annual Recertification Requirement

Description and Status

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

- **Classic Program** – these families are moved to a triennial (every three years) examination schedule. In the no examination years for Public Housing, AHFC will continue to verify household composition and certify compliance with community service obligations.
- **Step Program** – these families receive an income examination at time of admission to determine eligibility under income limit guidelines and set their income-based rent for the first year. Each year, AHFC will discuss the EIV report with the family, and the family will self-certify to its accuracy. AHFC will report those figures on the 50058.
- **Set Aside Program** – these families receive an income examination every year.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Public Housing - Attachment C, paragraph C.4 and paragraph C.11 (no change)

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

Requested Regulation Waiver

Public Housing - 24 CFR 960.257

Housing Choice Voucher - 24 CFR 982.516

2014-1h Annual and Adjusted Annual Income Calculation

Description and Status

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

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

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

- Activity 2014-1j raising the asset threshold from \$5,000 to \$10,000. Formerly Activity 2010-2.
- Activity 2014-1k eliminating the Earned Income Disallowance program for persons with disabilities and families engaging in work activities. Formerly Activity 2010-3.

AHFC has adopted the following simplified rent calculation:

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

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

- Elimination of the annual \$400 allowance for an elderly/disabled family.
- Elimination of the allowance of \$480 for each minor dependent in a household.
- Elimination of the medical allowance for out-of-pocket expenses for elderly/disabled families.

- Elimination of the handicap allowance for out-of-pocket expenses which allow a person with disabilities to engage in work activities.
- Elimination of the childcare allowance for out-of-pocket expenses for care of minors under the age of 13 to allow an adult household member to engage in work activities.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

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

Requested Regulation Waiver

Public Housing - 24 CFR 960.225 and 24 CFR 966.4(b)(1)

Housing Choice Voucher – 24 CFR 982.503, 24 CFR 982.505, and 24 CFR 982.508

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

2014-1i Portability

Description and Status

This supporting activity changes AHFC's Housing Choice Voucher Administrative Plan requirements that Step Program families must meet before allowing a family to port AHFC's voucher to another housing authority's jurisdiction. These changes will not impact current HUD regulations regarding portability for Nonelderly Disabled (NED) Vouchers or Veterans Affairs Supportive Housing (VASH) Vouchers. AHFC will continue to offer portability under current HUD regulations to all MTW tenant-based voucher holders that are classified under the Classic Program.

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

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

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

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

This sub-activity was approved by AHFC's Board of Directors on August 21, 2013 with Resolution 2013-32.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Requested Regulation Waiver

24 CFR 982.353

2014-1j Income from Assets

Description and Status

AHFC allows a family to self-certify total family assets up to \$10,000 and excludes the income generated from a family's total assets when assets total less than \$10,000. This was implemented on October 26, 2009 with Numbered Memo 09-28.

This was formerly numbered as Activity 2010-2 and updated as part of the FY2016 Annual Plan. This was wrapped into Activity 2014-1 because it is part of the new AHFC rent calculation method.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 5.609

2014-1k Earned Income Disallowance

Description and Status

Eliminate the Earned Income Disallowance (EID) and its associated tracking/paperwork times. Existing clients are allowed to finish the program. This was implemented on October 26, 2009 with Numbered Memo 09-28. As of the FY2012 MTW Report, no enrollees remained.

This was formerly numbered as Activity 2010-3 and updated as part of the FY2016 Annual Plan. This was wrapped into Activity 2014-1 because methods for disregarding new earned family income were considered when developing the new AHFC rent calculation method.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 5.617 and 960.255

2014-1l Hardship Policy and Process

Description and Status

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

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

AHFC's hardship policy is called the Bridge Process and can be found in Chapter 10 of AHFC's Housing Choice Voucher Administrative Plan and Public Housing Program Admissions and Occupancy Policy. Families who transitioned from the traditional rent calculation method to AHFC's rent reform model had access to a one-time "Safety Net". Each of these hardship policies is summarized below. AHFC continues to offer a Minimum Rent Exemption procedure for those families subject to the requirement to pay a minimum rent. This sub-activity was approved by AHFC's Board of Directors on January 8, 2014 with Resolution 2014-03.

This was formerly listed in the Appendix of the Annual Plan and updated as part of the FY2016 Annual Plan. This was wrapped into Activity 2014-1 as establishing a method for families to grieve an adverse impact due to a rent reform activity is an MTW Agreement obligation.

Bridge Policy

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

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

In addition, all families must:

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

Beginning in November 2016, AHFC refined the Bridge Policy to a three-tiered process to expedite the processing of family requests.

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 will be 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 – Short-Term Medical/Health Condition of an employed adult which 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.
- 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 will also be referred to the Jumpstart program for a consultation and possible enrollment.

Tier 2

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

- Medical or Child Care Expense Allowance – an allowance for out-of-pocket expenses can be considered when the expenses causes 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.

Review of Determinations Under Tier 2

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

Safety Net

For families transitioning from the traditional public housing or voucher program to the rent reform program, AHFC provided a “safety net” during the initial transition year. Once a family transitioned from the traditional program into the new Step or Classic Program, the family was granted one opportunity for a temporary income change to address an unanticipated change to family income or composition. At the family’s transition appointment, staff counseled the family about their opportunity to process one income change while in the first year of their Step or Classic Program participation. The change was offered for a maximum period of 60 days.

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

24 CFR 5.617 and 960.255

2014-3 PBV Inspection Requirements

Description and Status

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

AHFC is basing its initial and annual inspection requirement on the needs of each individual development. AHFC reserves the right to inspect any time it suspects that the owner is not in

compliance with Housing Quality Standards (HQS) or if the failure rate reaches 20 percent at the development. AHFC will continue to investigate tenant complaints regarding the condition of a PBV unit. AHFC will also continue to conduct the initial property and unit inspections before entering into a HAP Contract for the development.

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

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

2014-4 Ridgeline Terrace and Susitna Square

Description and Status

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

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

Amendment 2 to the FY2016 MTW Annual Plan increased the income limits for families residing at this property from 50 percent of area median income to 60 percent. This will match the tax credit income limit guidelines. This was approved by AHFC's Board of Directors on April 27, 2016 with Resolution 16-08.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

2015-1 Modify Reasonable Rent Procedure for 5 Percent FMR Decrease**Description and Status**

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

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

This activity was implemented with Numbered Memo 17-13 issued on March 20, 2017. The activity began on April 1, 2017.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

Regulation Citation

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

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

This activity was formerly called, Sponsor-Based Assistance, Alder Manor." The name of the development changed, and AHFC has changed the activity to reflect the development's new name. The purpose of this activity is to provide rental assistance outside Section 8 rules for a new Housing First development, Forget-Me-Not Manor, in Juneau, Alaska. The development will be operated by the Juneau Housing First Collaborative and provide safe and secure housing for chronically homeless individuals who are chemically dependent and exhibit an extensive history of emergency service utilization.

This activity is modeled on AHFC's other sponsor-based activity, 2012-4 Karluk Manor. Like Karluk Manor, Forget-Me-Not Manor was selected under a competitive process for a Special Needs Housing Grant in 2016. The designated population is homeless families or individuals who meet the definition of an Alaska Mental Health Trust beneficiary. This is defined as a person experiencing one or more of the following:

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

Forget-Me-Not Manor is targeted to this population to reduce the high utilization rate of emergency services in Juneau and Southeast Alaska.

Changes or Modifications

The Sponsor-Based Rental Assistance Contract was executed on September 20, 2017. Assistance began on that date. AHFC is providing subsidy for 32 efficiency units with a contract rent of \$795.

MTW Authorization and Need

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

Regulation Citation

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

B. Not Yet Implemented

2016-1 Section 811 Sponsor-Based Assistance

Description and Status

Formerly called the Housing First Sponsor-Based Assistance RFP. Under the Moving to Work Demonstration Program, approved housing authorities have the authority to fund rental assistance outside of Section 8 and 9 regulations under the 1937 Housing Act. Since this activity was first proposed in AHFC's FY2016 Annual Plan, AHFC has received a grant from HUD for Section 811 rental assistance. AHFC is in the process of preparing an RFP to solicit owners of private-market apartments to house individuals who meet the criteria under the Section 811 grant. To increase the attractiveness of the proposal, AHFC is also committing the equivalent of 50 project-based vouchers.

Reason for Hold

Initial interest in the Section 811 funding only option was low. AHFC has solicited two previous proposals for the award of these funds with unsuccessful responses. AHFC has been working on additional funding options to increase the level of funding and possible

financing options for constructing new units. In addition to the 50 project-based voucher equivalent funding, AHFC is considering the addition of Low Income Housing Tax Credit and National Housing Trust fund monies.

Implementation Plan and Timeline

The goal is with the addition of regular subsidy payments, a nonprofit group will be able to leverage additional funds to either develop or improve a property as well as pay for necessary supportive services.

Sponsor-based assistance will allow AHFC to expand rental assistance to vulnerable populations that may not pass the Housing Choice Voucher (HCV) screening criteria contained in the AHFC Administrative Plan due to their chronic homelessness, lack of financial resources, and references necessary to secure private sector rental housing.

AHFC is in the process of outlining the parameters for a new proposal and selection process using a variety of funding sources to develop new housing which will include the Section 811 funds as part of the process. AHFC anticipates that it will be able to begin the initial solicitation process after January 1, 2018.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment D signed January 30, 2012.

AHFC will follow the guidance set forth in PIH Notice 2011-45.

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

Description and Status

The purpose of this activity is to provide rental assistance outside Section 8 rules for a development, Dena'ina House, serving homeless and at-risk youth 18 to 24 in Anchorage, Alaska. The development is operated by Covenant House Alaska and provides safe and secure housing for homeless youth along with services to further education, employment, and life skills.

Reason for Hold

AHFC is activity working on a sponsor-based rental assistance contract that is anticipated to be executed before the end of the FY2018.

Implementation Plan and Timeline

AHFC is currently collecting the necessary documentation to inspect the building and pay the partner. AHFC is also conducting training with the operator to ensure proper income calculations. The building is currently occupied, and AHFC will not be displacing any of the current residents in order to implement this new rental assistance.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization

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

C. On Hold

2010-11 Project-Based Voucher Assistance in Transitional Housing**Description and Status**

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

Reason for Hold

AHFC has not pursued project-based vouchers in a transitional facility as AHFC has targeted voucher funds to specific, vulnerable populations (persons displaced due to domestic violence, persons with disabilities receiving state-funded services, homeless veterans, homeless youth, and two Housing First developments). AHFC continues to speak with its community partners for possible opportunities using this flexibility.

Implementation Plan and Timeline

None at this time. Once AHFC is able to identify the appropriate individuals to serve, AHFC will again explore this activity.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization and Changes to Authorization

Attachment C, paragraph B.4 (no change)

Regulation Citation

24 CFR 983.53

2010-13 Homeownership Program**Description and Status**

Offer down payment assistance in lieu of a monthly HAP payment. AHFC currently has 24 homeowners receiving assistance for homeownership under a HAP plan. AHFC suspended applications for this program in 2008, when administrative costs exceeded planned expenses. The Board of Directors approved the permanent closure on March 9, 2011.

Reason for Hold

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

Implementation Plan and Timeline

None at this time. AHFC is investigating alternative methods of funding a down payment program and tying it to AHFC's Jumpstart program.

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization and Changes to Authorization

Attachment C, paragraph D.8.a (no change)

Regulation Citation

24 CFR 982.625

D. Closed Out**2010-1 Reexamination of Income****Description and Status**

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

Reason for Closure and Year Closed

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

Metrics, Baselines, Benchmarks

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

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

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

Final Outcome and Lessons Learned

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

Authorization

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

Regulation Citation

24 CFR 960.257

2010-4 Rent Simplification

Description and Status

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

Reason for Closure and Year Closed

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

Final Outcome and Lessons Learned

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

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

Authorization and Changes to Authorization

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

Regulation Citation

24 CFR 5.609

2010-8 Live-In Aides**Description and Status**

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

Reason for Closure and Year Closed

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

Final Outcome and Lessons Learned

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

Authorization and Changes to Authorization

Attachment C, paragraph D.4 (no change)

Regulation Citation

24 CFR 982.316

2010-12 Local Preferences**Description and Status**

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

Reason for Closure and Year Closed

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

Authorization and Changes to Authorization

Attachment C, paragraph C.2 (no change)

Regulation Citation

24 CFR 982.205

2010-14 AHFC Alternate Forms**Description and Status**

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

Reason for Closure and Year Closed

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

Final Outcome and Lessons Learned

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

Changes or Modifications

No changes to this activity during this fiscal year.

Authorization and Changes to Authorization

Attachment C, paragraph D.1 (no change)

2011-4 Establish a Sponsor-Based Rental Assistance Program**Description and Status**

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

Reason for Closure and Year Closed

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

Final Outcome and Lessons Learned

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

Authorization and Changes to Authorization

Attachment D signed by HUD on January 30, 2012

2012-3 Waiver of Automatic Termination of HAP Contract

Description and Status

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

Reason for Closure and Year Closed

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

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

Final Outcome and Lessons Learned

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

Authorization and Changes to Authorization

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

Regulation Citation

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

2013-3 Income Limits

Description and Status

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

Reason for Closure and Year Closed

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

Final Outcome and Lessons Learned

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

Authorization and Changes to Authorization

Attachment C, paragraph C.5 (Public Housing admission) (no change)

Attachment C, paragraph D.3 (Housing Choice Voucher admission) (no change)

Regulation Citation

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

2014-2 Use of TIC Sheets for PBV Income Calculations

Description and Status

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

Reason for Closure and Year Closed

AHFC began talks with the property manager of its project-based voucher locations and discovered after further consultation that AHFC staff would prefer to mirror traditional Classic and Step Program calculations for ease of administration. AHFC began the process of converting its current traditional project-based voucher families to a streamlined rent calculation instead.

This activity is closed as part of the submission of the FY2016 Annual Plan.

Final Outcome and Lessons Learned

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

Authorization and Changes to Authorization

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

Requested Regulation Waiver

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

V. MTW SOURCES AND USES OF FUNDS

A. Estimated Sources of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$8,246,946.00
70600	HUD PHA Operating Grants	\$49,372,542.00
70610	Capital Grants	\$1,759,832.00

FDS Line Item	FDS Line Item Name	Dollar Amount
70700 (70710 + 70720 + 70730 + 70740 + 70750)	Total Fee Revenue	\$0.00
71100+72000	Interest Income	\$12,266.00
71600	Gain or Loss on Sale of Capital Assets	\$9,755.00
71200 + 71300 + 71310 + 71400 + 71500	Other Income	\$457,676.00
70000	Total Revenue	\$59,859,017.00

B. Estimated Uses of MTW Funding for the Fiscal Year

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100 + 91200 + 91400 + 91500 + 91600 + 91700 + 91800 + 91900)	Total Operating - Administrative	\$8,779,923.00
91300 + 91310 + 92000	Management Fee Expense	\$2,416,070.00
91810	Allocated Overhead	\$0.00
92500 (92100 + 92200 + 92300 + 92400)	Total Tenant Services	\$522,809.00
93000 (93100 + 93600 + 93200 + 93300 + 93400 + 93800)	Total Utilities	\$4,310,000.00
93500 + 93700	Labor	\$0.00
94000 (94100 + 94200 + 94300 + 94500)	Total Ordinary Maintenance	\$4,827,275.00
95000 (95100 + 95200 + 95300 + 95500)	Total Protective Services	\$0.00
96100 (96110 + 96120 + 96130 + 96140)	Total insurance Premiums	\$954,113.00
96000 (96200 + 96210 + 96300 + 96400 + 96500 + 96600 + 96800)	Total Other General Expenses	\$421,299.00
96700 (96710 + 96720 + 96730)	Total Interest Expense and Amortization Cost	\$0.00
97100 + 97200	Total Extraordinary Maintenance	\$13,337.00
97300 + 97350	Housing Assistance Payments + HAP Portability-In	\$33,031,904.00
97400	Depreciation Expense	\$4,582,287.00
97500 + 97600 + 97700 + 97800	All Other Expenses	\$0.00
90000	Total Expenses	\$59,859,017.00

C. Activities Using Only MTW Single Fund Flexibility

N/A.

D. Local Asset Management Plan

Is the PHA allocating costs within statute?

Yes	or	
	or	No

Is the PHA implementing a local asset management plan (LAMP)?

Has the PHA provided a LAMP in the appendix?

or No

VI. ADMINISTRATIVE

- A. Board Resolution and Certifications of Compliance
- B. Public Review Process
- C. PHA Evaluations
- D. Appendix Items – Non-MTW Activities
- E. Annual Statement/Performance and Evaluation Reports for period ending
December 31, 2017

A. Board Resolution and Certifications of Compliance

A.1 Board Resolutions

Pending

A.2 Certifications of Compliance

Pending – Page 1

Pending – Page 2

B. Public Review Process

B.1 Public Notice

Alaska Housing Finance Corporation published a public notice seeking comment on the FY2018 Annual Plan in the *Anchorage Daily News*, *Fairbanks News Miner*, and *Juneau Empire*. In addition, AHFC published the public comment notice on its web site. The notice was published on February 2, 2018.

Pending

B.2 Affidavits of Publication

Pending

B.3 Public Comments from the February 22, 2018 Public Hearing

Pending.

B.4 Written Public Comments

Pending.

B.5 Resident Advisory Board Comments

AHFC conducted a quarterly Resident Advisory Board meeting on January 25, 2018. The Board members were given an overview of the proposed plan and given the opportunity to provide comment. Electronic and paper copies of the Plan were distributed to the members in conjunction with the publication of the Public Comment Notice.

C. PHA Evaluations

None.

D. Appendix – Non-MTW Activities

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

D.1 Preliminary Development Activities

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

D.2 Activities

2014N-1 Smoke Free Housing

Description and Status

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

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

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

Anticipated Impact

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

Plan

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

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

2018N-1 Natural Disaster Displacement Preference

Description and Status

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

Alaska is one of the most seismically active areas in the world. It is not possible to predict the time and location of the next big earthquake, but the active geology of Alaska guarantees that major damaging earthquakes will continue to occur¹. Given local conditions and the occurrence of large natural disasters in other areas of the United States, AHFC would like to have the flexibility to respond timely to the housing needs of persons displaced as a result of a disaster.

Anticipated Impact

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

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

Plan

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

¹ Alaska Seismic Hazards Safety Commission, <http://seismic.alaska.gov>.

AHFC is currently in the process of writing a policy for the implementation of this activity.

Regulation Citation

Section 8 Project-Based Assistance Programs: 24 CFR 5.655(c)(5)

Public Housing: 24 CFR 960.206(b)(5)

Housing Choice Voucher Program: 24 CFR 982.207(b)(5)

On-Going Activities

The following is a table of ongoing activities.

Activity	Description	Status
2010N-7 Designated Housing	Designation of certain Public Housing buildings as elderly or disabled only	<p>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.</p> <p>AHFC received approval to extend this designation on February 26, 2016 from HUD.</p> <p>AHFC has submitted documentation to HUD to approve a second extension effective May 1, 2018.</p> <p>Activity ongoing.</p>
2014N-2 Electronic Fund Transfers for All HAP Distributions	AHFC would like to pay 100 percent of its Housing Assistance Payment (HAP) distributions through direct deposit to vendor accounts.	<p>AHFC transitioned a majority of its landlords to the electronic process. In January 2018, AHFC sent a notice to all landlords receiving a printed check to encourage them to switch to electronic payment. As of January 31, 2018, approximately 90 vendors are still receiving a printed check. AHFC will be contacting these individuals to encourage electronic payment.</p> <p>Activity on-going.</p>

E. Annual Statement/Performance and Evaluation Reports for Period Ending December 31, 2017

Capital Fund Program

- AK06P001501-14 (CFP 515)
- AK06P001501-15 (CFP 516)
- AK06P001501-16 (CFP 517)

Capital Fund and Demolition or Disposition Transitional Funding Program

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

Replacement Housing Factor Grants

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

This Page Intentionally Left Blank

Capital Fund Program

Annual Statement /Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 6/30/2017			
Part I: Summary					
PHA Name: ALASKA HOUSING FINANCE CORPORATION		Grant Type and Number Capital Fund Program Grant No: AK06P001501-14 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2014 FFY of Grant Approval: 2014	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2017					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$1,897,158.00	\$1,897,158.00	\$1,897,158.00	\$1,849,379.37
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$1,897,158.00	\$1,897,158.00	\$1,897,158.00	\$1,849,379.37
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date	Signature of Public Housing Director	Date	
¹ To be completed for the Performance and Evaluation Report ² To be completed for the Performance and Evaluation Report or a Revised Annual Statement ³ PHAs with under 250 units in management may use 100% of CFP Grants for operations. ⁴ RHF funds shall be included here.					

form HUD-50075.1 (4/2008)

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: AK06P001501-15 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: <u>2015</u> FFY of Grant Approval: <u>2015</u>
--	--	---

Type of Grant

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 31, 2017**
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$1,877,019.00	\$1,877,019.00	\$1,877,019.00	\$1,689,319.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$1,877,019.00	\$1,877,019.00	\$1,877,019.00	\$1,689,319.00
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.

Part I: Summary

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

Type of Grant

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 31, 2017**
 Final Performance and Evaluation Report

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

Capital Fund and Demolition or Disposition Transitional Funding Program

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

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

Part I: Summary

PHA Name: 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, 2017**
 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	\$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)	\$2,030,737.00	\$2,030,737.00	\$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.

Capital Fund Program - Five-Year Action Plan

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

Part I: Summary

PHA Name/Number		Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revision No: _____	
ALASKA HOUSING FINANCE CORPORATION - AK001		ALASKA					
	Development Number and Name	FFY	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
			2017	FFY Grant: 2018 PHA FY: 2019	FFY Grant: 2019 PHA FY: 2020	FFY Grant: 2020 PHA FY: 2021	FFY Grant: 2021 PHA FY: 2022
			Annual Statement				
A.	HA - WIDE : Moving to Work Demonstration			\$2,030,737	\$2,030,737	\$2,030,737	\$2,030,737
B.	Physical Improvements Subtotal			\$0	\$0	\$0	\$0
C.	Management Improvements			\$0	\$0	\$0	\$0
D.	PHA-Wide Non-dwelling Structures and Equipment			\$0	\$0	\$0	\$0
E.	Administration			\$0	\$0	\$0	\$0
F.	Other			\$0	\$0	\$0	\$0
G.	Operations			\$0	\$0	\$0	\$0
H.	Demolition			\$0	\$0	\$0	\$0
I.	Development			\$0	\$0	\$0	\$0
J.	Capital Fund Financing --Debt Service			\$0	\$0	\$0	\$0
K.	Total CFP Funds (estimated)			\$2,030,737	\$2,030,737	\$2,030,737	\$2,030,737
L.	Total Non-CFP Funds			\$0	\$0	\$0	\$0
M.	Grand Total			\$2,030,737	\$2,030,737	\$2,030,737	\$2,030,737

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

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

Activities for Year 1 2017	Activities for Year 2 FFY Grant: 2018 PHA FY: 2019			Activities for Year 3 FFY Grant: 2019 PHA FY: 2020		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Moving to Work Demonstration	\$2,030,737.00	HA - WIDE	Moving to Work Demonstration - CFP	\$2,030,737.00
		Subtotal of Estimated Cost		\$2,030,737.00	Subtotal of Estimated Cost	

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

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

Activities for Year 1 2017	Activities for Year 4 FFY Grant: 2020 PHA FY: 2021			Activities for Year 5 FFY Grant: 2021 PHA FY: 2022		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Moving to Work Demonstration - CFP	\$2,030,737.00	HA - WIDE	Moving to Work Demonstration - CFP	\$2,030,737.00
		Subtotal of Estimated Cost	\$2,030,737.00		Subtotal of Estimated Cost	\$2,030,737.00

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: 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	\$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)	\$2,030,737.00	\$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.

Capital Fund Program - Five-Year Action Plan

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

Part I: Summary

PHA Name/Number		Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revision No: _____	
ALASKA HOUSING FINANCE CORPORATION - AK001		ALASKA					
	Development Number and Name	FFY	Work Statement for Year 1 2018	Work Statement for Year 2 FFY Grant: 2019 PHA FY: 2020	Work Statement for Year 3 FFY Grant: 2020 PHA FY: 2021	Work Statement for Year 4 FFY Grant: 2021 PHA FY: 2022	Work Statement for Year 5 FFY Grant: 2022 PHA FY: 2023
			Annual Statement				
A.	HA - WIDE : Moving to Work Demonstration			\$2,030,737	\$2,030,737	\$2,030,737	\$2,030,737
B.	Physical Improvements Subtotal			\$0	\$0	\$0	\$0
C.	Management Improvements			\$0	\$0	\$0	\$0
D.	PHA-Wide Non-dwelling Structures and Equipment			\$0	\$0	\$0	\$0
E.	Administration			\$0	\$0	\$0	\$0
F.	Other			\$0	\$0	\$0	\$0
G.	Operations			\$0	\$0	\$0	\$0
H.	Demolition			\$0	\$0	\$0	\$0
I.	Development			\$0	\$0	\$0	\$0
J.	Capital Fund Financing --Debt Service			\$0	\$0	\$0	\$0
K.	Total CFP Funds (estimated)			\$2,030,737	\$2,030,737	\$2,030,737	\$2,030,737
L.	Total Non-CFP Funds			\$0	\$0	\$0	\$0
M.	Grand Total			\$2,030,737	\$2,030,737	\$2,030,737	\$2,030,737

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

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

Activities for Year 1 2018	Activities for Year 2 FFY Grant: 2019 PHA FY: 2020			Activities for Year 3 FFY Grant: 2020 PHA FY: 2021		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Moving to Work Demonstration	\$2,030,737.00	HA - WIDE	Moving to Work Demonstration - CFP	\$2,030,737.00
		Subtotal of Estimated Cost	\$2,030,737.00		Subtotal of Estimated Cost	\$2,030,737.00

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

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

Activities for Year 1 2018	Activities for Year 4 FFY Grant: 2021 PHA FY: 2022			Activities for Year 5 FFY Grant: 2022 PHA FY: 2023		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA - WIDE	Moving to Work Demonstration - CFP	\$2,030,737.00	HA - WIDE	Moving to Work Demonstration - CFP	\$2,030,737.00
		Subtotal of Estimated Cost	\$2,030,737.00		Subtotal of Estimated Cost	\$2,030,737.00

Replacement Housing Factor Grants

Part I: Summary

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

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 31, 2017**
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$115,681.00	\$115,681.00	\$115,681.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$115,681.00	\$115,681.00	\$115,681.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

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

form HUD-50075.1 (4/2008)

Part I: Summary

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

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 31, 2017**
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$114,193.00	\$114,193.00	\$114,193.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$114,193.00	\$114,193.00	\$114,193.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Part I: Summary

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

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 31, 2017**
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$114,807.00	\$114,807.00	\$114,807.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$114,807.00	\$114,807.00	\$114,807.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Part I: Summary

PHA Name: ALASKA HOUSING FINANCE CORPORATION	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AK06R001502-15 Date of CFFP: _____	FFY of Grant: <u>2015</u> FFY of Grant Approval: <u>2015</u>
--	--	---

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 31, 2017**
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$64,945.00	\$64,945.00	\$64,945.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$64,945.00	\$64,945.00	\$64,945.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Part I: Summary

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

Type of Grant

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **December 31, 2017**
 Final Performance and Evaluation Report

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

This Page Intentionally Left Blank
