

Exhibit 11-5

Non-Elderly Disabled (NED) Voucher Program

Rental assistance for non-elderly disabled families not currently receiving housing assistance in certain Section 8 project-based developments due to the owner's establishment of preferences for the admission of elderly families was authorized in Title II of Division K of the Consolidated Appropriations Act, 2008 (Public Law 110-161). Alaska Housing Finance Corporation (AHFC) received an award of 45 vouchers due to its establishment of a preference for elderly families at Golden Towers, Fairbanks¹.

1. Voucher Increments

These vouchers are governed by the rules set forth in Public and Indian Housing Notice 2013-19² and Housing Choice Voucher Program regulations at 24 CFR 982. AHFC received NED vouchers in the following increments.

- HUD funded 45 vouchers in 2008.

1.A Administration

AHFC will administer NED vouchers under the same rules as a Moving to Work Set Aside Program Voucher except as described in the sections below. In general,

1. NED vouchers are issued to non-elderly disabled families only using the Fairbanks Housing Choice Voucher Program waiting list.
2. NED vouchers will have its own monthly budget report as these vouchers have a separate funding stream. These vouchers are in addition to each office's regular voucher allocation.
3. NED families may transfer to another AHFC voucher area by following AHFC's current policy in the Family Moves exhibit.
4. NED vouchers are eligible for portability out of the state of Alaska by following AHFC's current policy in the Family Portability exhibit.

¹ Established effective February 1, 2008 with Numbered Memo 2008-03. "Revised DE Screen and Special Intake Procedures for Golden Towers, Fairbanks."

² [Public and Indian Housing Notice 2013-19](#) issued August 1, 2013; effective until amended, superseded, or rescinded. "Revised Policies and Procedures for Special Purpose Housing Choice Vouchers for Non-Elderly Disabled Families and Other Special Populations" This supersedes Public and Indian Housing Notice 2011-32.



1.B Baseline Maintenance

AHFC is obligated to maintain its baseline allocation of 45 NED vouchers each month. Any NED vouchers surrendered by a family must be issued to the next eligible NED family. AHFC may not lease more than its allocation of 45 vouchers.

PIH Notice 2013-19

Paragraph 5b. PHAs are expected to maintain a NED voucher leasing rate of 95 to 100 percent. MTW agencies are not exempt from these requirements.

1.C Eligible Population

NED vouchers are specifically reserved for those families whose head, spouse, or sole member is a person with disabilities and under the age of 62. This may include two persons with disabilities living together, or one or more disabled persons living with one or more persons determined to be essential to their care or well-being.

See the Qualify as a Family exhibit for definitions of an Elderly Family, Disabled Family, and person with a disability.

1.D Program Locations

NED vouchers are issued to non-elderly disabled families only using the Fairbanks Housing Choice Voucher Program waiting list. If marketing outreach does not identify any NED families in Fairbanks, AHFC may allocate NED vouchers to other AHFC voucher communities to maintain its baseline.

NED assistance is available in all AHFC communities once issued a voucher from the Fairbanks voucher waiting list.

2. Waiting Lists

AHFC will not run a waiting list for NED applicants.

PIH Notice 2013-19

Paragraph 5e. Regardless of the number of NED families the PHA is required to serve, the next family on the waiting list must be served in accordance with the PHA's administrative plan policies. Therefore, the PHA cannot skip over a NED family just because it is currently serving the required number of NED families.

These families may apply for other open AHFC rental assistance programs such as the Public Housing (PH) program while participating in the NED program. All applicants for AHFC's programs are placed on waiting lists in accordance with AHFC's policy and eligibility requirements at the time of application.

3. Applicant Screening

NED applicants are subject to the same criteria as other voucher families. Applicant families that are ineligible will receive the Ineligibility Notice along with the Applicant Informal Review.

4. Program Operations

All opportunities available to MTW voucher families are available to NED families. The following sections detail exceptions to HCV Administrative Plan operations.

PIH Notice 2013-19

Paragraph 5j. Existing NED participant families DO NOT “age out” of the NED program as long as the family was eligible on the day it was first assisted under a housing assistance payments (HAP) contract or the date it was established as a NED family in PIC pursuant to this notice. By “aging out,” this notice is referring to cases where the qualifying household member now qualifies as elderly due to the passage of time since the family received the NED voucher.

4.A Briefing and Voucher Issuance

See the Applicant, Participant, and Owner Briefing exhibit for briefing materials. See the Issuance and Shopping exhibit for the voucher term and extensions.

4.B Enterprise Income Verification (EIV)

These vouchers are reported to HUD. Therefore, rules regarding Enterprise Income Verification (EIV) apply.

4.C 50058 Coding

All FYI 50058s created must have code “NED” in line 2n. These vouchers will be reported in the Voucher Management System.

4.D Examinations

All NED families will be subject to regular (triennial) income and composition examinations. Families earning \$5,000 or less must complete annual examinations. See the Interim Examination Exhibit 4-3 for changes between regular examinations.

PIH Notice 2013-19

Paragraph 7h. When re-determining the annual income of a participant family that includes persons with disabilities under the HCV program, the re-determination must exclude an increase in annual income due to earnings in

accordance with 24 CFR§5.617 (Self-sufficiency incentives for persons with disabilities – Disallowance of increase in annual income).

AHFC Policy

AHFC began a waiver of this requirement in its FY2010 Moving to Work Plan, approved by the AHFC Board of Directors on April 23, 2009. HUD approval was granted on August 6, 2009. AHFC revised this requirement in its FY2025 Moving to Work Plan, approved by the AHFC Board of Directors on April 24, 2024. HUD approval was granted on July 1, 2024.

4.E Inspection Requirements

NED vouchers will follow the inspection requirements as set forth in the National Standard for the Physical Inspection of Real Estate chapter.

4.F Moves and Ports

Families are eligible:

- To move their NED voucher to any AHFC community with a voucher program.
- To port their NED voucher to any housing authority outside Alaska that administers a voucher program. AHFC will administer portability under standard HUD regulations.

4.G Data Monitoring

The Central Office will produce a report monthly for staff use.

5. Archiving

Staff will follow archiving procedures for HCV when archiving NED files. This includes ineligible and withdrawn applicant and participant files.

Numbered Memo

25-25 Implementation of the National Standard for the Physical Inspection of Real Estate for Voucher Programs