Exhibit 11-13
Stability Voucher (SV) Program

Rental assistance for individuals and families who are experiencing or at-risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking and veterans and families that meet one of the preceding criteria was authorized in the Consolidated Appropriations Act, 2021 (Public Law 116-260) (2021 Act).

AHFC signed a Memorandum of Understanding for Stability Voucher with the Alaska Coalition on Housing and Homelessness. AHFC agrees to administer the program and the balance of state Continuum of Care (CoC), the Alaska Coalition on Housing and Homelessness, will make direct referrals of qualifying individuals and families and identify any CoC-funded available supportive services.

1. Voucher Increments

AHFC received an allocation of 10 Stability Vouchers from the U.S. Department of Housing and Urban Development on June 5, 2023.

The allocation of 10 vouchers shall be utilized in voucher communities in the balance of the state to include Homer, Fairbanks, Juneau, Ketchikan, Kodiak, Matsu, Petersburg, Sitka, Soldotna, and Wrangell.

1.A Administration

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

1. SVV vouchers are issued to AKCH2 referrals only.
2. SV vouchers returned to AHFC must be offered to the next eligible SV referral until the termination date indicated in Section 9.
3. SV vouchers 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.
4. SV families may transfer to another AHFC voucher area by following AHFC's waivers in Section 8.A.
5. SV vouchers are eligible for portability out of the state of Alaska by following AHFC's waivers in Section 8.B.
6. These vouchers are reported to HUD. This means staff are required to follow Enterprise Income Verification (EIV) procedures.

1.B Moving to Work Agencies

HUD Guidance

MTW agencies that administer SVs are bound by the terms and conditions of PIH Notice 2022-24. These vouchers are not eligible for MTW fungibility but must only be used for SV eligible activities and to assist SV eligible families.

1.C Project-Based Assistance

All tenant-based SV awards can be converted to Project-Based Vouchers (PBV) at any time after award without HUD approval provided all the established PBV regulations and requirements are followed. No additional HUD Headquarters approvals are required for project basing HUD-VASH vouchers beyond the normal process. All PBV requirements in 24 CFR part 983 apply for SVs except where waived as described below. The HCV regulations at 24 CFR § 983.251(c)(1) require PHAs to select families for project-based units from its HCV waiting list (or PBV waiting list, if applicable). HUD is waiving this requirement and establishing an alternative requirement that PHAs receive SV referrals from CoC partners for vouchers as well as project-based assistance.

1.D Program Locations

SV assistance is available in all balance of the state voucher communities.

1.E Reasonable Accommodation

HUD Guidance

Civil rights requirements cannot be waived. The SV program is administered in accordance with applicable civil rights and fair housing requirements. These include applicable authorities under 24 CFR 5.105(a) and 24 CFR 982.53, including but not limited to the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title VI of the Civil Rights Act of 1964, the Age Discrimination Act, HUD’s Equal Access Rule, Title II of the Americans with Disabilities Act of 1990, and the Violence Against Women Act.

2. Family Eligibility

AHFC will not run a waiting list for SV applicants. AKCH2 will refer SV eligible families for the issuance of vouchers. Eligibility for SV is limited to individuals and families who are:

1. Homeless or at-risk of homelessness;
2. Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or
3. Veterans and families that meet one of the preceding.

Definitions for eligible populations are listed in the Memorandum of Understanding.

2.A Social Security Number

SV families may self-certify that their social security number(s) is correct during the intake process. AHFC must have verification of the social security number within 180 days of the New Admission date. Refer to the Social Security Number Requirement exhibit, page 3, for accepted forms of verification.

As an alternate method of verifying family social security numbers, AHFC will accept the EIV Identity Verification Status. If the report states that the members are "verified," write a note on the print-out that it is for verification of SSNs and place a copy of only that page in the file location where SSN card copies go. No further verification is required.

2.B Eligible Citizenship Status

SV families may self-certify that a family member(s) has eligible citizenship status. AHFC has access to the SAVE system and staff will follow the policy in the Meet Citizenship Requirements exhibit. Family members that require additional verification will not delay a family's eligibility determination. Families may be admitted and family members may have up to 180 days to provide verification of eligible status.

Family members may also choose not to disclose their status or may declare themselves as ineligible. In those cases, AHFC will prorate assistance for that family.

2.C Date of Birth

SV families may self-certify their birth date(s). AHFC must have verification within 90 days of the new admission date.

AHFC staff may use the EIV Identity Verification Status to determine if the date of birth is correct. If the report states that the members are "verified," write a note on the print-out that it is for verification of birth dates and place a copy of only that page in the file location where date of birth copies go. No further verification is required.

3. Applicant Screening

SV applicants are subject to the same criteria as other voucher families with the exception of the below listed mandatory exceptions.

1. AHFC may not deny admission if a member of the family has been evicted from federally assisted housing in the last five years (see section 2.J Prior Assisted Housing Eviction of the Meet Screening Criteria exhibit).
2. AHFC may not deny admission if a family's assistance has been terminated (see section 2.K Prior Termination of Assistance of the Meet Screening Criteria exhibit).
3. AHFC may not deny admission if a family owes money to AHFC or another PHA (see section 2.H Money Owed to PHA of the Meet Screening Criteria exhibit).
    a. AHFC will not deny admission if the family has not reimbursed any PHA for amounts paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under the lease.
    b. AHFC will not deny admission if the family breached an agreement with the PHA to pay amounts owed to a PHA, or amounts paid to an owner by a PHA.
4. AHFC may not deny admission for fraud, bribery, or any other corrupt or criminal act in connection with any Federal housing program.
5. AHFC may not deny admission for alcohol abuse (see section 1.H Alcohol Abuse of the Meet Screening Criteria exhibit).
6. AHFC may not deny admission for drug-related criminal activity (sections 1.D Drug-Related Criminal Activity Eviction and 1.E Drug-Related Activities of the Meet Screening Criteria exhibit).

Applicant families that are ineligible will receive the Ineligibility Notice along with the Applicant Informal Review. AHFC will copy the CoC point of contact or service provider with the Ineligibility Notice so they may assist the family.

3.A Income Eligibility

AHFC Policy
Under Moving to Work Activity 2014-1 Reasonable Rent and Family Self-Sufficiency Initiative approved by AHFC's Board of Directors with Resolution 2013-11 on February 27, 2013, SV vouchers are part of AHFC's Set Aside program and subject to a streamlined income calculation.

3.A.1. Supplemental Security (SSI) and Social Security (SSA or SSDI) Income Benefit Letters

SV families receiving SSI, SSA, and/or SSDI benefits can self-certify this income or AHFC will accept documentation older than 60 days. In those instances where AHFC has accepted a family's self-certification of income, staff will pull EIV after the New Admission 50058 is submitted to HUD. Staff will:

- Review the EIV report and compare to the family's reported information.
- Resolve any discrepancies between the EIV report and the family information within 60 days of the EIV report date. This is a HUD requirement.

3.A.2. All Other Sources of Income

SV families can self-certify all income or AHFC will accept documentation older than 60 days. If the income type is not reported to EIV, staff must obtain verification through state system, third party verification or tenant provided documentation. In those instances where AHFC has accepted a family's self-certification of income, pull EIV after the New Admission 50058 is submitted to HUD. Staff will:

- Review the EIV report and compare to the family's reported information.
- Resolve any discrepancies between the EIV report and the family information within 60 days of the EIV report date. This is a HUD requirement.

4. Program Operations

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

4.A 50058 Coding Requirements

HUD Guidance

A new code (SV) has been established for use on line 2n of the Family Report (form HUD–50058), which provides for an indication if the family participates in ''other special programs.''

4.B Enterprise Income Verification (EIV)

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

4.C Examinations

All SV families will be subject to annual income and composition examinations. Families are not required to maintain supportive services in order to remain eligible for assistance on the SV program.

4.D Inspection Requirements

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

5. Leasing

5.A Initial Search Term

AHFC Policy

SV families must have an initial search term of at least 120 days. Any extensions, suspensions, and progress reports will remain under the policies in the PHA's administrative plan, but will apply after the minimum 120-day initial search term.

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

5.B Initial Inspections

HUD Guidance

To expedite the leasing process for tenant-based SV, PHAs may pre-inspect available units that families may be interested in leasing to maintain a pool of eligible units. If an SV family selects a unit that passed an inspection (without intervening occupancy) within 45 days of the date of the Request for Tenancy Approval (form HUD–52517), the unit may be approved as long as it meets all other conditions under 24 CFR 982.305. As required by 24 CFR 982.353(e), a PHA is prohibited from directly or indirectly reducing the family's opportunity to select among all available units. All regulatory requirements pertaining to HQS found at 24 CFR 982.401 apply to SV.

5.C Initial Lease Term

HUD Guidance

Under the HCV program, voucher participants must enter into an initial lease with the owner for one year, unless a shorter term would improve housing opportunities for the tenant and the shorter term is a prevailing market practice. To provide a greater range of housing opportunities for SV families, initial leases may be less than 12 months regardless of whether the shorter term is a prevailing market practice.; therefore, both section 8(o)(7)(A) of the USHA of 1937, 42 U.S.C. 1437f(o)(7)(A), and 24 CFR 982.309(a)(2)(ii) are waived.

SV families may lease less than 12 months regardless of whether the shorter term is a prevailing market practice.

5.D Exception to Payment Standards

HUD Guidance

The HCV regulations at 24 CFR § 982.505(c)(4) require that if the payment standard amount is increased during the term of the HAP contract, the increased payment standard amount shall be used to calculate the monthly housing assistance payment for the family beginning at the effective date of the family's first regular reexamination on or after the effective date of the increase in the payment standard amount.

HUD is waiving this requirement and, as an alternative requirement, providing a PHA with the discretion to establish a policy in the PHA administrative plan on when to apply the increased payment standard (e.g., interim reexamination, owner rent increase) after the effective date of the increase in the payment standard amount, provided the increased payment standard is used to calculate the HAP no later than the effective date of the family's first regular reexamination following the change.

6. Archiving

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

7. Services to Be Provided to Eligible SV Families

The balance of state Continuum of Care (CoC) agrees to establish standards for determining what types of services program participants need to achieve housing stability objectives. This includes coordinating with partner agencies to provide services as needed to achieve housing stability objectives. Service partnerships vary regionally, although services that can be expected to be offered may include, but are not limited to, Trauma-Informed Care, Physical & Behavioral Health Services, Future Planning, Parenting Classes, Culturally-informed programs, Community Connections, Budgeting, Nutrition, Legal Assistance, and referrals to mainstream benefits. The CoC will coordinate with statewide advocacy organizations and culturally appropriate providers to identify service providers as needed in regions throughout the state.

Families are not required to maintain supportive services to be eligible for Stability Vouchers. As funding permits, families may return to a supportive service provider to access eligible services.

8. 8. Mobility and Portability

8.A In-State Moves

SV families may move their voucher to any AHFC voucher jurisdictions. SV families do not have to meet the residency requirement at the time of admission and may request to move at voucher issuance.

8.B Portability Billing and Absorption

SV families may port their voucher to any PHA administering a voucher program at the time of admission. A receiving PHA cannot refuse to assist an incoming SV family, regardless of whether the PHA does or does not currently administer SVs.

HUD Guidance

If the SV family moves under portability to another PHA that administers its own SVs:

1. The receiving PHA may only absorb the incoming SV family with an SV (assuming it has an SV voucher available to do so). If the PHA does not have an SV available to absorb the family, it must bill the initial PHA. The receiving PHA must allow the family to lease the unit with SV assistance and may not absorb the family with a regular HCV when the family leases the unit.

2. Regardless of whether the receiving PHA absorbs or bills the initial PHA for the family's SV assistance, the SV administration of the voucher is in

accordance with the receiving PHA's SV policies, although neighboring PHAs and PHAs in the same metro area or region are strongly encouraged to work collaboratively with one another to align SV policies and help facilitate SV portability moves between their jurisdictions.

3. If the SV family moves under portability to another PHA that does not administer its own SV, the receiving PHA may absorb the family into its regular HCV program or may bill the initial PHA.

8.C Portability- HAP and Administrative Fees

HUD Guidance

HAP and ongoing fees: The requirements at 982.355(e) apply to portability billing arrangements on behalf of an SV family:

1. The initial PHA must promptly reimburse the receiving PHA for the full amount of the housing assistance payments made by the receiving PHA for the family.
2. The initial PHA must promptly reimburse the receiving PHA for the lesser of 80 percent of the initial PHA's SV ongoing administrative fee or 100 percent of the receiving PHA's ongoing administrative fee (or the receiving PHA's SV ongoing administrative fee if the receiving PHA administers the SV program). If both PHAs agree, the PHAs may negotiate a different amount of reimbursement.

Abbreviations

1. **AKCH2** - Alaska Coalition on Housing and Homelessness
2. **CoC-** Continuum of Care
3. **EIV**- Enterprise Income Verification
4. **HUD** – U.S. Department of Housing and Urban Development
5. **MOU**- Memorandum of Understanding
6. **PIH**- Public and Indian Housing
7. **SV**- Stability Voucher

Numbered Memo

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