

Exhibit 11-12

New Start Voucher Program

Alaska Housing Finance Corporation (AHFC) has set aside 400 vouchers to provide rental assistance to families exiting the Stabilization and Recovery Program funded through Emergency Rental Assistance (ERA) funds.

1. Overview

The New Start Voucher (NSV) was approved by AHFC's Board of Directors with Resolution 2023- 03 on April 26, 2023. The use of Moving to Work funding and exceptions to Housing Choice Voucher regulations at 24 CFR 982 were approved with MTW Activity 2024-02 approved by the AHFC Board of Directors with Resolution 2023-03 on April 26, 2023.

1.A Administration

AHFC will administer NSV vouchers under the same rules as Moving to Work Classic/ Step Definitions. In general,

1. NSV vouchers are issued to Stabilization and Recovery clients only.
2. NSV vouchers will have a separate monthly budget report.
3. NSV families may transfer to another AHFC voucher area by following AHFC's current policy in the Leasing chapter.

1.B Definitions

NSV vouchers are reserved for those families who are exiting the Stabilization and Recovery Program. Central Office will verify participation and assign the appropriate preference on the waitlist.

1.C Program Locations and Allocations

There are 400 vouchers for NSV assistance available in all AHFC voucher communities. NSV vouchers are funded through AHFC MTW Reserve funds. Central office will coordinate the waitlist management to ensure full utilization of available NSV vouchers.

1.D Forms

NSV will utilize forms from the Housing Choice Voucher Program, but referral and application actions may require specialized forms. Staff will ensure that they are using the proper form when processing these families.

1.E Information Requests

Families interested in this program must be referred through the Stabilization and Recovery Program. If you receive calls wanting to know how to apply, refer callers to the PHD Central Office.

2. Waiting Lists

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

Referrals will include service provider point of contact for landlord or AHFC use. The Program and Policy Team will be responsible for intake processing.

3. Applicant Screening

NSV applicants are subject to the same criteria as other voucher families. Applicant families that are ineligible will receive the *Ineligibility Notice* (AP10) along with the *Applicant Informal Review* (form V02). AHFC will copy the service provider point of contact with the *Ineligibility Notice* so they may assist the family.

On a case-by-case basis, AHFC may consider exceptions to its screening criteria once the Informal Review process is complete. Requests for exceptions will be forwarded to the Public Housing Division Director or designee for consideration.

3.A Income Limits

Staff must check the income limits for each family against their local Housing Choice Voucher Program income limits. Voyager cannot provide that check as the list is a statewide list. Staff will use the current income limits table when evaluating the family for eligibility for the NSV voucher.

3.B Posting Applications

Applications for the New Start vouchers will be received through a Voyager Referral Portal.

Applications for alternate AHFC assistance will be forwarded to local offices.

4. Program Operations

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

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 Moves and Ports

All NSV families will be coded under the NSV property code regardless of their applicant or leasing location.

- Applicant families may request to move their voucher at the time of issuance to another AHFC jurisdiction. AHFC will waive the residency requirement.
- NSV families are not eligible to port their voucher outside AHFC's jurisdiction.

4.D Ongoing Monitoring

All NSV families will be subject to regular income and composition examinations. Families are not required to maintain supportive services in order to remain eligible for NSV continuing assistance.

If a family fails to accept other voucher assistance when available, the family will not be eligible to renew their NSV assistance. Field staff will notify the Policy and Program Team of these types of pending terminations.

4.E Inspection Requirements

NSV vouchers will follow the inspection requirements as set forth in Chapter 7.

4.F Data Monitoring

The Central Office will produce a report monthly for staff use. This report will be shared to assess current budget usage, status of shopping vouchers, number of vouchers leased, and number of available vouchers.

5. Archiving

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

Numbered Memo

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